

ORDINANCE NO. 7766-22

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST, ON BEHALF OF THE CITY OF NEWPORT NEWS, VIRGINIA, ANY AND ALL DOCUMENTS, INCLUDING DEEDS, NECESSARY TO EFFECTUATE THE CONVEYANCE OF CERTAIN CITY-OWNED PROPERTY TO THE HAMPTON ROADS SANITATION DISTRICT.

WHEREAS, the City Council adopted Ordinance No. 7741-21 on October 12, 2021 which vacated a portion of that certain undeveloped and unpaved portion of an easement of right of way, sometimes referred to as Old Lucas Creek Road, located at the intersection of Lucas Creek Road and Old Lucas Creek Road in the City of Newport News, herein more particularly described, and as shown on a plat attached hereto as Exhibit A; and

WHEREAS, this vacation left an adjacent remainder owned by the City of Newport News, and by action of law transferred the 2,084 sq. ft. portion of the vacated easement of right of way adjacent to Parcel B back to the City of Newport News; and

WHEREAS, this portion is shown as Area 3 on a plat entitled "EXHIBIT SHOWING AREA TO BE CONVEYED TO HAMPTON ROADS SANITATION DISTRICT (D.B. 1476. PG 2020) NEWPORT NEWS, VIRGINIA," dated November 8, 2021, and prepared by Precision Measurements, Inc., which is attached hereto as Exhibit B; and

WHEREAS, Area 2 and Area 3 together consist of 8,649 sq. ft., 0.199 acres, as shown on Exhibit B, are to be conveyed to the HAMPTON ROADS SANITATION DISTRICT ("HRSD") for the purpose of construction of a sanitary sewer pump station; and

WHEREAS, the notice of the proposed action has been published pursuant to the statutory requirements of §15.2-1800 and §15.2-2006 of the Code of Virginia, 1950, as amended; and

WHEREAS, the procedures required by §15.2-1800 and § 15.2-2006 have been followed; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia:

1. That it hereby authorizes and directs the City Manager to execute and the City Clerk to attest, on behalf of the City of Newport News, Virginia any and all documents, including deeds, necessary to effectuate the conveyance, by special warranty, to the Hampton Roads Sanitation District.
2. That the documents necessary to implement the property conveyance authorized herein shall either be prepared by or reviewed and approved by the City Attorney prior to their execution.
3. That this ordinance shall be in effect on and after the date of its adoption, January 11, 2022.

ORDINANCE NO. 7766-22

PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON JANUARY 11, 2022

Mabel Washington Jenkins,
MMC City Clerk

McKinley L. Price, DDS
Mayor

A true copy, teste:

City Clerk



PRECISION MEASUREMENTS, INC.
SURVEYORS - HYDRO - LAND SURVEYING
1800 Beach Boulevard - West - Chesapeake
Virginia Beach, Virginia 23462
Tel: (757) 338-0445



PLANNING SHOWING
A PORTION OF
**LUCAS CREEK ROAD
TO BE CLOSED**
P.P.S. & P.C. 20
NEWPORT NEWS, VIRGINIA



REVISED: 9-17-2021 PER CITY COMMENTS REMOVE VARIABLE WIDTH ACCESS EASEMENT.

NORTH ARROW
NORTH ARROW POINTS SOUTH (ARROW)
NORTH ARROW POINTS NORTH (ARROW)

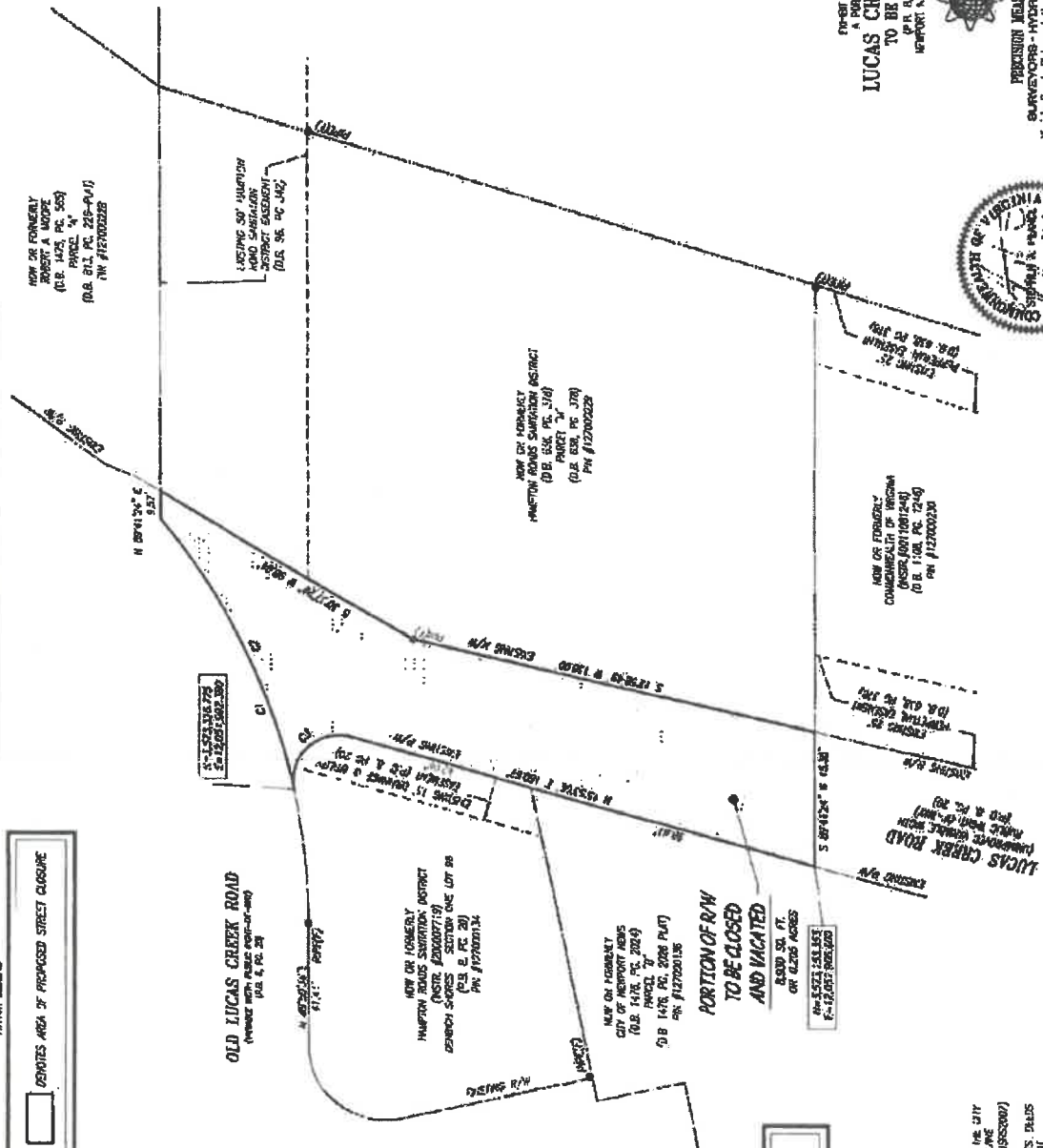
START TABLE

LINE	START	END	LENGTH	AREA
1	0+00	0+50	50.00	1000.00
2	0+50	1+00	50.00	1000.00
3	1+00	1+50	50.00	1000.00
4	1+50	2+00	50.00	1000.00
5	2+00	2+50	50.00	1000.00
6	2+50	3+00	50.00	1000.00
7	3+00	3+50	50.00	1000.00
8	3+50	4+00	50.00	1000.00
9	4+00	4+50	50.00	1000.00
10	4+50	5+00	50.00	1000.00

MONUMENT LEGEND
● 80% REC TUBES (ACCESS ORANGE HOLES)
HATCH LEGEND
□ DENOTES AREA OF PROPOSED STREET CLOSURE



PROPERTY OF:
**CITY OF NEWPORT NEWS
(RIGHT-OF-WAY)**
REFERENCES:
P.P.S. & P.C. 20
NO PER APPROVAL



LUCAS CREEK ROAD
(FORMERLY LUCAS CREEK ROAD WEST)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(P.P.S. & P.C. 20)

OLD LUCAS CREEK ROAD
(FORMERLY PUBLIC RIGHT-OF-WAY)
(P.P.S. & P.C. 20)

**PORTION OF R/W
TO BE CLOSED
AND VACATED**
8,500 SQ. FT.
OR 0.226 ACRES
P-12-007-000-000
F-12-007-000-000

AREA TABLE
PORTION OF R/W TO BE CLOSED AND VACATED
AREA OF 8,500 SQUARE FEET OR 0.226 ACRES

- NOTES:
1. ALL SURVEY DATA IS THE PROPERTY OF SURVEYOR'S JURISDICTION. THE CITY OF NEWPORT NEWS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS. THE PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, PLATS ON RECORD, AND ACTUAL FIELD MEASUREMENTS. THIS PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
 2. THIS SURVEY IS BASED ON THE RECORDS OF THE SURVEYOR'S OFFICE AND THE PROPERTY SURVEYORS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS. THE PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, PLATS ON RECORD, AND ACTUAL FIELD MEASUREMENTS. THIS PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR ENCROACHMENTS. THE PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, PLATS ON RECORD, AND ACTUAL FIELD MEASUREMENTS. THIS PLAN DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.



PRECISION MEASUREMENTS, INC.
SURVEYORS - HYDRO - AS - CD
Virginia Beach - Richmond - Newport News - Chesapeake
623 PROBEK DRIVE, SUITE 100
NEWPORT NEWS, VIRGINIA 23602
TEL: (757) 368-0645



EXHIBIT SHOWING AREA TO BE CONVEYED TO
**HAMPTON ROADS
SANITATION DISTRICT**
(D.B. 1476, P.C. 2020)
NEWPORT NEWS, VIRGINIA
SCALE: 1" = 50' NOVEMBER 8, 2021

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD	HEIGHT	CHORD BEARING	DELTA ANGLE	TANGENT	APPROX.
C1	N 89°41'24" E	18.48	N 77°45'06" E	6.00	N 77°45'06" E	80.94	18.48	80.94
C2	N 89°41'24" E	64.81	N 06°03'15" W	22.72	N 27°29'17" W	59.23	64.81	59.23
C3	N 89°41'24" E	148.42	N 69°25'48" E	40.79	N 69°25'48" E	71.76	148.42	71.76
C4	N 89°41'24" E	101.77	N 63°22'20" E	28.02	N 63°22'20" E	52.45	101.77	52.45
C5	N 89°41'24" E	25.78	N 43°21'33" W	11.87	N 43°21'33" W	25.71	25.78	25.71

LINE TABLE

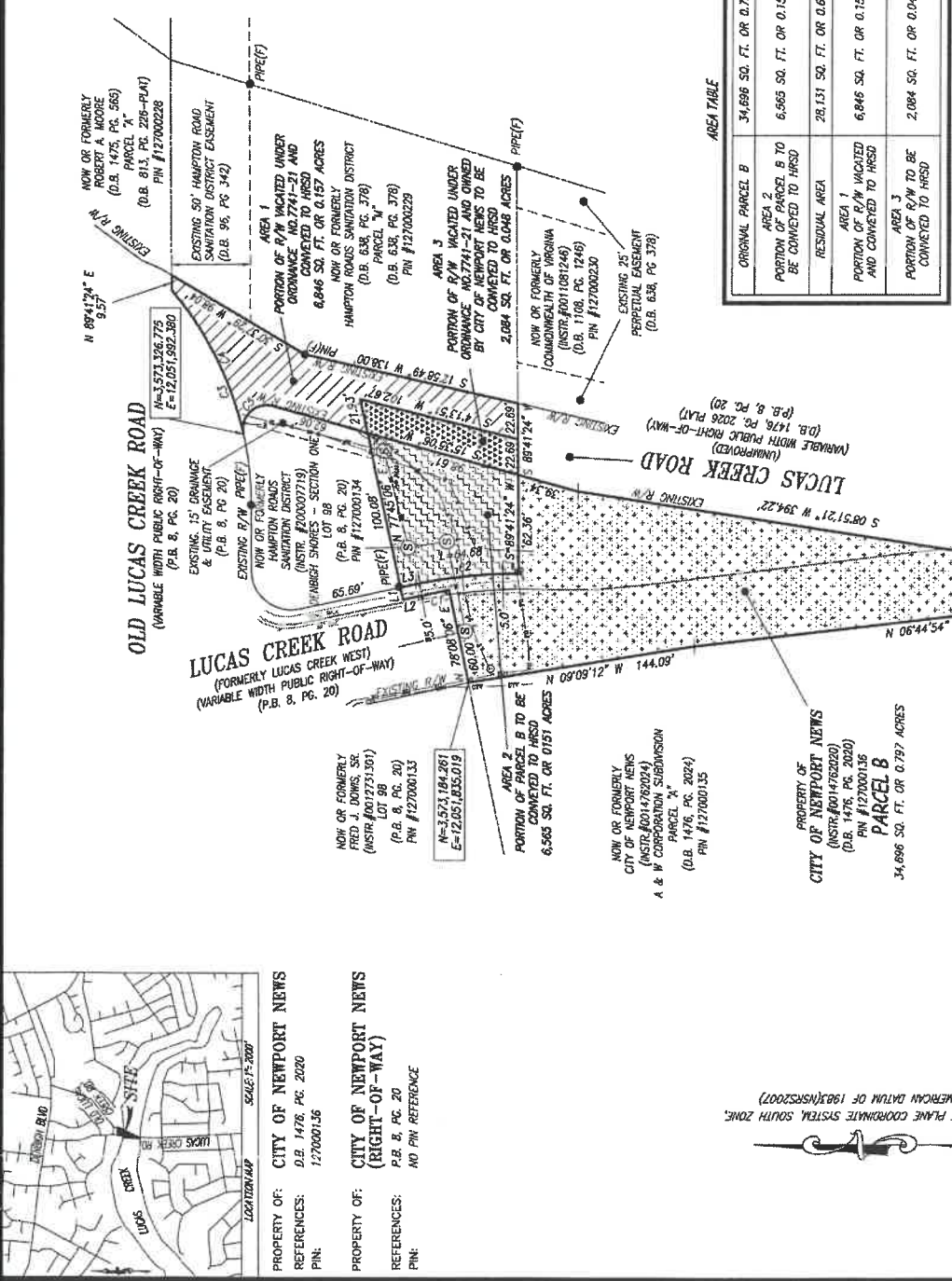
LINE	BEARING	DISTANCE
L1	N 77°45'06" E	6.00
L2	N 12°14'54" W	10.00
L3	N 12°14'54" W	10.00

MONUMENT LEGEND

- IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

HATCH LEGEND

- DENOTES SUBJECT PROPERTY
- DENOTES AREA 2 TO BE CONVEYED TO HRSD
- DENOTES RESIDUAL AREA
- DENOTES AREA 1 OF PROPOSED STREET CLOSURE
- DENOTES AREA 3 OF PROPOSED STREET CLOSURE



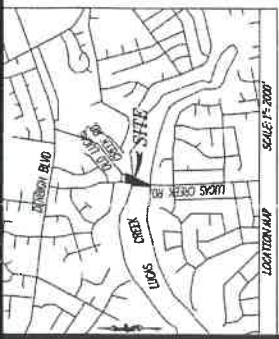
AREA TABLE

DESCRIPTION	AREA (ACRES)
ORIGINAL PARCEL B	34.696 SQ. FT. OR 0.797 ACRES
AREA 2	6.565 SQ. FT. OR 0.151 ACRES
PORTION OF PARCEL B TO BE CONVEYED TO HRSD	28.131 SQ. FT. OR 0.646 ACRES
RESIDUAL AREA	6.846 SQ. FT. OR 0.157 ACRES
AREA 1	6.846 SQ. FT. OR 0.157 ACRES
PORTION OF R/W VACATED AND CONVEYED TO HRSD	2.084 SQ. FT. OR 0.046 ACRES
AREA 3	2.084 SQ. FT. OR 0.046 ACRES
PORTION OF R/W TO BE CONVEYED TO HRSD	



REVISIONS: 12-03-2021 PER COMMENTS

- NOTES:**
- NORTH MERIDIAN BASED ON THE CITY OF NEWPORT NEWS GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83) (US SURVEY FEET).
 - PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD, AND ACTUAL FIELD MEASUREMENTS. THIS PLAT DOES NOT REPRESENT A GUARANTEED SURVEY. THE SOURCE OF THE INFORMATION AND THE PROPERTY MAY NOT SHOW ANY/HALL EASEMENTS THAT MAY AFFECT THE PROPERTY SHOWN HEREON.
 - SOURCE OF TITLE AND LAST PLACE OF RECORD: D.B. 1476, P.C. 2020.



PROPERTY OF: CITY OF NEWPORT NEWS
D.B. 1476, P.C. 2020
PIN: 127000156

PROPERTY OF: CITY OF NEWPORT NEWS
(RIGHT-OF-WAY)
P.B. 8, P.C. 20
NO PIN REFERENCE

NOW OR FORMERLY
FRED J. DOWNS, SR.
(NSTR #001273101)
LOT 98
(P.B. 8, P.C. 20)
PIN #127000133

NOW OR FORMERLY
CITY OF NEWPORT NEWS
(NSTR #0014762020)
A & B CORPORATION, SUBDIVISION
PARCEL X
(D.B. 1476, P.C. 2024)
PIN #127000135

PROPERTY OF
CITY OF NEWPORT NEWS
(NSTR #0014762020)
(D.B. 1476, P.C. 2020)
PIN #127000136
PARCEL B
34.696 SQ. FT. OR 0.797 ACRES

NORTH AMERICAN DATUM OF 1983 (NAD83) (US SURVEY FEET)