

ORDINANCE NO. 7885-23

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO MAKE OFFERS TO ACQUIRE, BY PURCHASE OR CONDEMNATION, PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY HEREINAFTER MORE PARTICULARLY DESCRIBED, FOR THE UPC # 111065 TRAFFIC SIGNAL AND TURN LANE INSTALLATION: ROCK LANDING DRIVE AND OMNI BOULEVARD PROJECT, TO PROVIDE FUNDS FOR THIS PURPOSE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND THE CITY CLERK TO ATTEST ALL DOCUMENTS NECESSARY TO EFFECT THE PURCHASES AUTHORIZED HEREIN.

WHEREAS, in the opinion of the Council of the City of Newport News, a public necessity exists for the acquisition of certain real property interests, hereinafter more particularly described, for the purpose of the UPC #111065 Turn Signal and Turn Lane Installation: Rock Landing Drive and Omni Boulevard Project (“the Project”), for a permanent drainage easement and a permanent pedestrian/utility easement on Parcel 01 for the preservation of the safety, health, peace, good order, comfort, convenience, morals and welfare of the City of Newport News.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Newport News, Virginia, after a properly noticed Public Hearing on March 28, 2023, pursuant to Virginia Code §15.2-1903:

Section 1. That the Council hereby authorizes the acquisition of the required interests on each parcel by general warranty deed or other interests in the properties identified in Section 6 of this ordinance.

Section 2. That the City Attorney be, and hereby is, authorized and directed to acquire in a manner provided by Title 15.2, Chapter 19 and Title 25.1, Chapter 3, of the Code of Virginia, 1950, as amended, interests in those certain properties located in the City of Newport News, Virginia, together with all rights appurtenant thereto, if appropriate, to implement the Project, the said properties where the interests are to be acquired, and a preliminary indication of ownership being more particularly described in Section 6 of this ordinance.

Section 3. That the City Manager is hereby authorized and directed to act for and on behalf of the City of Newport News in agreeing and disagreeing with the owners of the properties upon the compensation to be paid therefor within the limits of the funds provided herein for this purpose as set out in Section 6 of this ordinance and further to execute any documents necessary to accomplish this purpose.

Section 4. That in order to provide funds for the acquisition of interests in the said properties and to defray the costs incident thereto, the sum of SEVEN HUNDRED TWENTY-THREE AND 00/100 DOLLARS (\$723.00) or so much thereof as may be necessary, is hereby designated from funds appropriated for acquisition of the hereinafter described properties.

Section 5. That the authority to acquire interests in the property listed in Section 6 of this ordinance shall include all necessary authority to acquire clear title to those properties and shall, without intending to be a limitation, include the authority to institute proceedings against successors in title or to institute eminent domain proceedings in order to establish clear title.

Section 6. That the present owners of the properties to be acquired, or interests therein, and a description of said properties or their interests, and the funds necessary to compensate the owners of the properties are as follows:

Parcel 01 - A permanent drainage easement, containing 133 SQ. FT./0.0031 AC, for ONE HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$165.00) and a permanent pedestrian/utility easement, containing 451 SQ. FT./0.0104 AC, for FIVE HUNDRED FIFTY-EIGHT AND 00/100 DOLLARS (\$558.00) from Bridgeway Holding Company, LLC. The interests to be acquired affect a parcel identified as 11800 Rock Landing Drive, Newport News, Virginia, Tax Parcel ID # 185000306, and more particularly described on a plat attached to this Ordinance as Exhibit 1.

Section 7. That the sum from Section 4 is hereby appropriated for this Project.

Section 8. That this ordinance shall be in effect on and after the date of its adoption, March 28, 2023.

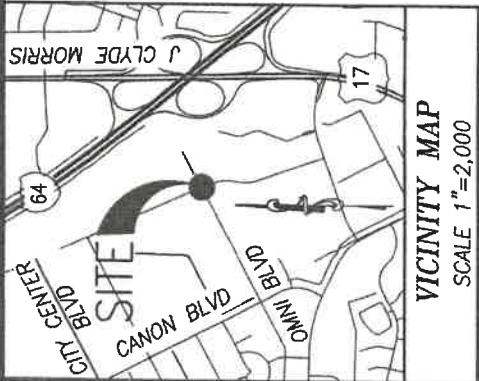
PASSED BY THE COUNCIL OF THE CITY OF NEWPORT NEWS ON MARCH 28, 2023

Mabel Washington Jenkins, MMC
City Clerk

Phillip D. Jones
Mayor

A true copy, teste:

City Clerk



PROPERTY OF: BRIDGEWAY HOLDING COMPANY, LLC

REFERENCES:

INST# 19008933
D.B. 1913, PG. 668 PLAT

PID:

185000306

PROPERTY ADDRESS:

11800 ROCK LANDING DRIVE

AREA TABLE

PARCEL AREA PER PLAT	SQUARE FT.	ACRES
PEDESTRIAN/UTILITY EASEMENT TO BE ACQUIRED	164,883	3.7852
DRAINAGE EASEMENT TO BE ACQUIRED	451	0.0104
RESIDUAL PARCEL AREA	133	0.0031
	164,883	3.7852

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
C1	25.00'	93°31'10"	40.81'	26.58'	36.42'	N 70°40'18" W
C2	25.00'	19°09'52"	8.36'	4.22'	8.32'	S 72°09'03" W
C3	25.00'	74°21'18"	32.44'	18.96'	30.21'	N 61°05'22" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°57'52" E	3.01'
L2	N 66°05'17" E	17.97'
L3	S 46°32'09" E	15.57'
L4	S 00°30'10" W	13.79'
L5	S 66°05'17" W	3.11'
L6	N 66°05'17" E	14.86'

NOTES:

- THIS PLAT IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(MSR 2007). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
- PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
- THIS PLAT IS FOR ACQUISITION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NOR A SUBDIVISION OF LAND.
- EASEMENTS SHALL BE ACQUIRED BY DEED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS OR RESTRICTIONS THAT AFFECT THE PROPERTY.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT MEETS MINIMUM ACCURACY STANDARDS, INCLUDING A CLOSURE OF NOT LESS THAN 1:20,000.



PLAT SHOWING PEDESTRIAN/UTILITY EASEMENT AND DRAINAGE EASEMENT, FOR THE
CITY OF NEWPORT NEWS, VIRGINIA
 TO BE ACQUIRED FROM
BRIDGEWAY HOLDING COMPANY, LLC
 PROJECT: UPC 111065 TRAFFIC SIGNAL & TURN LANE AT ROCK LANDING DR. & OMNI BLVD.
 PROJECT PARCEL: 001
 NEWPORT NEWS, VIRGINIA

SHEET 1 OF 2

DATE: 07/09/2021 SCALE: 1" = 20'

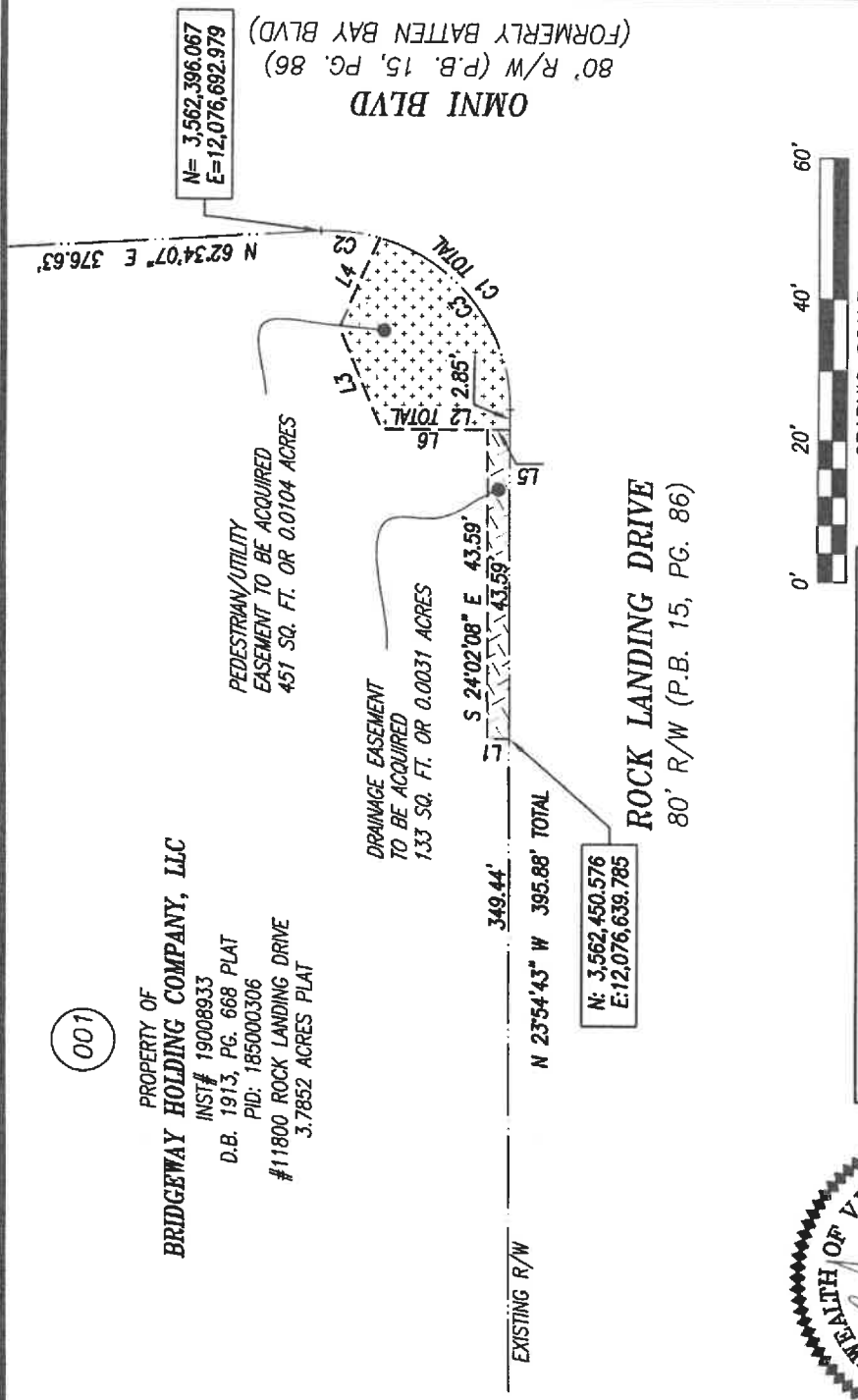
PRECISION MEASUREMENTS, INC.
 SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
 VIRGINIA BEACH—RICHMOND—NEWPORT NEWS—CHANTILLY, VIRGINIA
 11835 CANON BLVD, SUITE B-103
 NEWPORT NEWS, VIRGINIA 23606
 TEL: (757) 995-7570

SEE NOTE 1

PROPERTY OF
BRIDGEWAY HOLDING COMPANY, LLC
 INST# 19008933
 D.B. 1913, PG. 668 PLAT
 PID: 185000306
 #11800 ROCK LANDING DRIVE
 3.7852 ACRES PLAT

001

SEE SHEET 1 FOR
 NOTES, LINE TABLE,
 CURVE TABLE AND
 AREA TABLE



DATE: 07/09/2021 SCALE: 1" = 20'

PLAT SHOWING PEDESTRIAN/UTILITY EASEMENT
 AND DRAINAGE EASEMENT,
 FOR THE

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 TO BE ACQUIRED FROM
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 PROJECT: UPC 111065 TRAFFIC SIGNAL & TURN LANE
 AT ROCK LANDING DR. & OMNI BLVD.
 PROJECT PARCEL: 001
 NEWPORT NEWS, VIRGINIA



HATCH LEGEND:

DENOTES PEDESTRIAN/UTILITY
 EASEMENT TO BE ACQUIRED

DENOTES DRAINAGE EASEMENT
 TO BE ACQUIRED

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