

**TOWN OF LEESBURG  
NOTICE OF PUBLIC HEARING**

**ORDINANCE TO CONSIDER  
SALE AND CONVEYANCE OF A PORTION OF REAL PROPERTY  
OWNED BY THE TOWN OF LEESBURG, VIRGINIA  
TO THE LOUDOUN COUNTY SANITATION AUTHORITY  
(d/b/a LOUDOUN WATER) AND LOCATED AT THE  
KENNETH B. ROLLINS WATER TREATMENT PLANT SITE  
PIN 110-37-6809**

**AND TO CONVEY CERTAIN PERMANENT AND  
TEMPORARY EASEMENTS ACROSS TOWN PROPERTIES  
PIN 110-27-0452  
PIN 110-37-6809**

**ALL FOR THE CONSTRUCTION OF A RAW WATER TRANSMISSION/INTAKE  
MAIN AND RAW WATER PUMPING STATION**

Pursuant to §§ 15.2-1800, 15.2-2100 and 15.2-2101 of the Code of Virginia of 1950, as amended, the **LEESBURG TOWN COUNCIL** will hold a Public Hearing on **Tuesday, January 28, 2014, at 7:30 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, to consider the sale and conveyance of approximately 1.18 acres of real property owned by the Town of Leesburg, Virginia, (“Town”) and located at the Kenneth B. Rollins Water Treatment Plant site, to the Loudoun County Sanitation Authority (“Loudoun Water”) for construction of a Raw Water Transmission/Intake Main and Raw Water Pumping Station. The Town Council will also consider the granting and conveyance of permanent and temporary easements across adjacent public property to support the facility.

The proposed sale and conveyance of real property owned by the Town is a portion of real property located at the Kenneth B. Rollins Water Treatment Plant, 43234 Edwards Ferry Road, Leesburg, Virginia, 20176, Lot 2, PIN 110-37-6809. The conveyance of temporary and permanent easements will be considered over and across PINS 110-27-0452 and 110-37-6809.

A copy of the Purchase and Sale Agreement between the Town and Loudoun Water, Deed of Boundary Line Adjustment, Conveyance, Deeds of Easement and additional information regarding the proposed sale and conveyance of real property and the conveyance of permanent and temporary easements is available from the Town Clerk, located in Town Hall, 25 West Market Street, Leesburg, Virginia, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.); or by calling Lee Ann Green, Town Clerk, at 703-771-2733.

At this hearing, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations should contact the Clerk of Council at 703-771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

1/15/14, 1/22/14



**Date of Council Meeting: January 28, 2014**

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Whether the Town Council should enact an ordinance, pursuant to Code of Virginia §§15.2-1800, 15.2-2100, and 15.2-2101 authorizing the sale of approximately 1.18 acres of Town-owned real property located at the site of the Kenneth B. Rollins Water Treatment Plant, as well as conveying certain permanent and temporary easements to Loudoun County Sanitation Authority (d/b/a Loudoun Water) for the construction of Loudoun Water's Raw Water Intake and Potomac Raw Water Pumping Station Project.

**Staff Contact:** Amy Wyks, Director of Utilities  
Barbara Notar, Deputy Town Attorney

**Recommendation:** After a public hearing, the Town Council should enact an ordinance, pursuant to Code of Virginia §15.2-2100, to sell approximately 1.18 acres of Town-owned real property located at the site of the Kenneth B. Rollins Water Treatment Plant, as well as convey certain permanent and temporary easements to Loudoun Water and the Board of Supervisors of Loudoun County for the construction its Raw Water Intake and Potomac River Pumping Station Project.

**Issue:** Loudoun Water seeks to purchase real property owned by the Town and adjacent to the Town's Water Treatment Plant in order to install and construct a Raw Water Intake Facility adjacent to the Potomac River.

**Fiscal Analysis:** The Town and Loudoun Water have negotiated and agreed upon a purchase price for the land. In addition to the purchase price, Loudoun Water has also agreed to convey and construct for the town: 1) An emergency raw water connection to serve the town; and 2) A river access easement through Loudoun Water's land, to allow town vehicles access to the Potomac River. In exchange for the purchase price, the Town will convey 1.18 acres of land along with a permanent and temporary easements. The sales price for the land and easements are based upon the Town's analysis of comparable sales within the area.

**Background:** Loudoun Water and the Town have been negotiating the land rights and purchase price necessary to allow Loudoun Water to construct a Raw Water Intake Facility and Pumping Station adjacent to the Potomac River. Town Council has passed several resolutions initiating the sale of the land to Loudoun Water. (Resolution Nos. 2013-099 and 2013-109) In order to complete the sale and transfer of land rights, the following documents have been prepared and approved by the Town Attorney's Office and general counsel for Loudoun Water:

1. Purchase and Sale Agreement and Exhibits
2. Boundary Line Adjustment Deed
3. Deed of Easement (TOL to LW)(permanent access, temp. construct., temp. overswing)

4. Deed of Easement (TOL to BOS) (storm drainage)
5. Deed of Easement (LW to TOL) (waterline, river access)

Once the ordinance is enacted, the Mayor will have the authority to execute the aforementioned documents to complete the sale and to convey the land rights needed by Loudoun Water to construct its facilities.

Pursuant to Code of Virginia, §15.2-2100, the sale of land and easements shall occur only if an ordinance is passed by an recorded affirmative vote of  $\frac{3}{4}$  of all members elected to the council.

Attachments: Ordinance  
BLA Plat  
Easement Plats

PRESENTED: January 28, 2014

ORDINANCE NO. \_\_\_\_\_

ADOPTED: \_\_\_\_\_

AN ORDINANCE: APPROVING AND AUTHORIZING THE SALE OF APPROXIMATELY 1.8 ACRES OF REAL PROPERTY OWNED BY THE TOWN OF LEESBURG, LOCATED ADJACENT TO THE KENNETH B. ROLLINS WATER TREATMENT PLANT, TO LOUDOUN COUNTY SANITATION AUTHORITY AND GRANTING CERTAIN PERMANENT AND TEMPORARY EASEMENTS TO LOUDOUN COUNTY SANITATION AUTHORITY AND THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY.

WHEREAS, the Town of Leesburg (“Town”) owns vacant real property located adjacent to the Kenneth B. Rollins Water Treatment Plant (“Water Treatment Plant”) 43234 Edwards Ferry Rd., Leesburg, Virginia, PINS 110-37-6809 and 110-27-0452, these parcels of land being dedicated to the Town on or about November 22, 1993, from River Creek, L.P., and July 21, 1999, from Coscan Washington, Inc.; and

WHEREAS, this vacant land is located in Loudoun County; and

WHEREAS, Loudoun Water owns approximately 22.73 acres of vacant real property (PIN 110-27-9263) adjacent to the town-owned property; and

WHEREAS, the Loudoun County Sanitation Authority, doing business as Loudoun Water (“Loudoun Water”), desires to construct a Raw Water Intake Facility and Pumping Station on the Potomac River in order to obtain water from the river for its operations; and

WHEREAS, Loudoun Water has proposed to purchase approximately 1.18 acres of town-owned property which lies adjacent the Loudoun Water land in order to build the Raw Water Intake Facility and Pumping Station along with permanent and temporary easements to support the facility; and

WHEREAS, Loudoun Water proposes to effectuate the purchase by way of a Deed of Boundary Line Adjustment; and

WHEREAS, the Town Council, on advice from the Town Manager and Department of Utilities, has determined that this 1.18 acre of vacant land will not be needed for expansion of the Water Treatment Plant and authorized Town staff to negotiate the potential sale of the land and conveyance of easements; and

WHEREAS, the Town's land acquisition manager has appraised and determined the fair market value of the 1.18 acre portion of real property as well as the easements to be granted to Loudoun Water based upon comparable sales in the area and Loudoun Water has agreed to this price; and

WHEREAS, the Town Council is of the opinion that the sale of this property is in the public interest.

The Council of the Town of Leesburg in Virginia hereby ordains:

**SECTION I.** That the sale of the real property, as well as the conveyance and acceptance of easements described below to Loudoun County Sanitation Authority for the sum of \$126,405.00, is hereby approved and authorized;

Approximately 1.18 acres of Town-owned vacant land, PIN 110-37-6809, to be conveyed to Loudoun Water by Deed of Boundary Line Adjustment; the conveyance of a permanent access easement, temporary construction easement and temporary overswing easement to Loudoun Water over and across this same parcel; the conveyance of a storm drainage easement to the Board of Supervisors of Loudoun County over and across this parcel; and the acceptance of permanent waterline and river access easements from Loudoun Water through and across the adjacent Loudoun Water-owned property PIN 110-27-9263.

**SECTION II.** That the Mayor is hereby authorized, on behalf of the Town of Leesburg, to do all things necessary and desirable to carry out the sale of the real property, conveyance and

acceptance of easements described in Section 1, including but not limited to, the execution and delivery of a purchase and sale agreement, deeds and other closing documents.

**SECTION III.** All prior ordinances in conflict herewith are hereby repealed.

**SECTION IV.** Severability. If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of the Leesburg Town Code.

**SECTION** This ordinance shall be effective upon its adoption.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Kristen C. Umstattd, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council



VICINITY MAP  
SCALE: 1" = 2000'

**(OLD) AREA TABULATION:**

PIN 110-37-6809	784,476 SQUARE FEET OR 18,099.10 ACRES
PIN 110-27-9263	990,043 SQUARE FEET OR 22,728.68 ACRES
TOTAL AREA	1,774,519 SQUARE FEET OR 40,737.36 ACRES

**(NEW) AREA TABULATION:**

PIN 110-37-6809	733,433 SQUARE FEET OR 16,837.35 ACRES
PIN 110-27-9263	1,041,084 SQUARE FEET OR 23,900.01 ACRES
TOTAL AREA	1,774,519 SQUARE FEET OR 40,737.36 ACRES

**AREA DIFFERENCE TABULATION:**

FROM PIN 110-37-6809	-51,041 SQUARE FEET OR -1,171.75 ACRES
TO PIN 110-27-9263	+51,041 SQUARE FEET OR +1,171.75 ACRES

APPROVED IN ACCORDANCE WITH CHAPTER 1243 OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE TO WHICH REFERENCE IS HEREBY MADE FOR DETAILED SPECIFICATIONS OF SUCH REVIEW AND APPROVAL.

DATE

**NOTES (continued):**

- ANY DEVELOPMENT IMPACTING THE FLOODPLAIN SHALL BE DONE IN ACCORDANCE WITH SECTION 4-1500 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- BECAUSE OF THE PRESENCE OF STEEP SLOPES, THE PROPERTIES ARE SUBJECT TO THE REQUIREMENTS OF SECTION 5-1500B OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. APPROVAL OF A LOCATIONAL CLEARANCE PERMIT IS REQUIRED PRIOR TO ANY USE IN THESE AREAS INVOLVING LAND DISTURBING ACTIVITIES.
- STRUCTURES SUBJECT TO REVISED 1993 ZONING ORDINANCE MINIMUM YARD REQUIREMENTS WHICH ARE NOT SHOWN ON THE PLAN WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.

**SOILS NOTE:**

THE SUBJECT PROPERTY IS LOCATED WITHIN CERTAIN CLASSES, I, II, AND/OR C, AS SHOWN ON THE LATEST COUNTY SOILS MAP, AS INDICATED BY THE INTERRELATIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.

**NOTES:**

- THE PROPERTIES BELINEATED ON THIS PLAN ARE SHOWN ON LOUDOUN COUNTY MAP PIN 110-37-6809, AND PIN 110-27-9263, AND ARE ZONED J1M-3, PD-1B AND FOD (FLOODPLAIN OVERLAY DISTRICT) UNDER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- ADDITIONAL INFORMATION IS TAKEN FROM DEEDS OR PLATS OF RECORD AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
- THIS REPORT WAS NOT FURNISHED, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.
- WATER AND SEWER FOR THESE PROPERTIES WILL BE PROVIDED BY THE TOWN OF LEESBURG.
- ZONING REQUIREMENTS: PD-H3  
MINIMUM LOT AREA = 6,000 SQUARE FEET  
MINIMUM LOT WIDTH = 50 FEET

- MINIMUM BUILDING YARDS:  
SIDE YARD = 8 FEET, 16 FEET MINIMUM BETWEEN STRUCTURES  
REAR YARD = 25 FEET
- YARD LINES:  
MINIMUM RATIO = 6:1  
MAXIMUM BUILDING COVERAGE = 50%  
MAXIMUM BUILDING HEIGHT = 40 FEET
- ZONING REQUIREMENTS J1M-3  
MINIMUM LOT AREA = 20,000 SQUARE FEET  
MINIMUM LOT WIDTH = 80 FEET

- MINIMUM BUILDING YARDS:  
SIDE YARD = 10 FEET  
REAR YARD = 25 FEET
- MAXIMUM BUILDING HEIGHT = 40 FEET

- STRUCTURES SUBJECT TO ZONING ORDINANCE MINIMUM YARD REQUIREMENTS, WHICH ARE NOT SHOWN ON THE PLAN, WILL BE REMOVED, UNLESS SATISFACTORY ALTERNATE ARRANGEMENTS HAVE BEEN APPROVED BY THE DIRECTOR.
- DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE FOLLOWING LAND DEVELOPMENT APPLICATIONS:  
VA IV-2013-0038, PENDING  
ZCOR-2011-0221, APPROVED 12/14/11  
ZMAP-1988-0015, APPROVED 05/19/83  
CWP-2004-0005, APPROVED 07/11/05  
SPEX-2004-0011, APPROVED 07/11/05

- EX. 125' HERITAGE TRAIL EASEMENT  
D.B. 1269 PG. 1833
- EX. STORM DRAINAGE AND 100-YEAR FLOODPLAIN EASEMENT  
D.B. 1269 PG. 1829
- EX. 25' LSCA WATERLINE EASEMENT  
INSTR. #20031219-0164620
- EX. 25' LSCA WATERLINE EASEMENT  
INSTR. #20100810-0047036
- EX. LSCA INGRESS/EGRESS EASEMENT  
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INSTR. #20130301-0016339
- EX. 10' T.O.L. FORCEMAIN EASEMENT  
INSTR. #20130301-0016339
- EX. 15' T.O.L. FORCEMAIN EASEMENT  
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- EX. 15' X 20' TOWN FACILITY EASEMENT  
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D.B. 1689 PG. 287
- LANDSCAPE AND MAINTENANCE EASEMENT  
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- PRIVATE ACCESS AND PERMANENT EMERGENCY VEHICLE EASEMENT  
D.B. 1689 PG. 287  
INSTR. #20031219-0164620  
INSTR. #20101203-0077911
- EX. INGRESS/EGRESS EASEMENT  
D.B. 1773 PG. 282
- EX. 30' SIGN AND LANDSCAPE MAINTENANCE EASEMENT  
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**EX. EASEMENT LEGEND:**

No.	County Comments	Revision	Date
1			12/03/13

**SURVEYOR'S CERTIFICATE:**

I, STANLEY D. HESER, A LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT HEREON SHOWN ARE TRUE AND CORRECT AS RECORDED IN DEED BOOK 1269 AT PAGE 1829, AS ADJUSTED BY INSTRUMENT NUMBER 20130301-0016339 AND LOUDOUN COUNTY SANITATION AUTHORITY AS RECORDED IN DEED BOOK 1268 AT PAGE 1829, ALL AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND DESCRIBED IN THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT AND ALL COURSES ARE REFERENCED TO THE VIRGINIA STATE GRID NORTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUDOUN COUNTY LAND SUBDIVISION AND DEVELOPMENT ORDINANCE. I FURTHER AGREE THAT SHOULD WILLIAM H. GORDON ASSOCIATES, INC., SERVICES BE CONTRACTED FOR THE PURPOSE, IRON PIPES WILL BE SET PER THE REQUIREMENTS OF THE LOUDOUN COUNTY SANITATION AND DEVELOPMENT DIVISION, PRIOR TO THE RELEASE OF THE PERFORMANCE GUARANTEE.



DATE

BOUNDARY LINE ADJUSTMENT PLAT  
ON THE PROPERTIES OF  
TOWN OF LEESBURG  
AND  
LOUDOUN COUNTY  
SANITATION AUTHORITY  
CATOCHIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA  
SCALE: N/A  
DATE: AUGUST 21, 2013

William H. Gordon Associates, Inc.  
Civil Engineering & Surveying  
Site Security Consulting • GIS  
4501 Daily Drive, Suite 200  
Chantilly, Virginia 20151  
Phone: (703) 283-1900 Fax: (703) 283-0766 www.wfga.com

POTOMAC RIVER

LOUDOUN COUNTY, VIRGINIA

499.83

570.99' 00" E

125.83

577.28' 28" 00" E

125.83

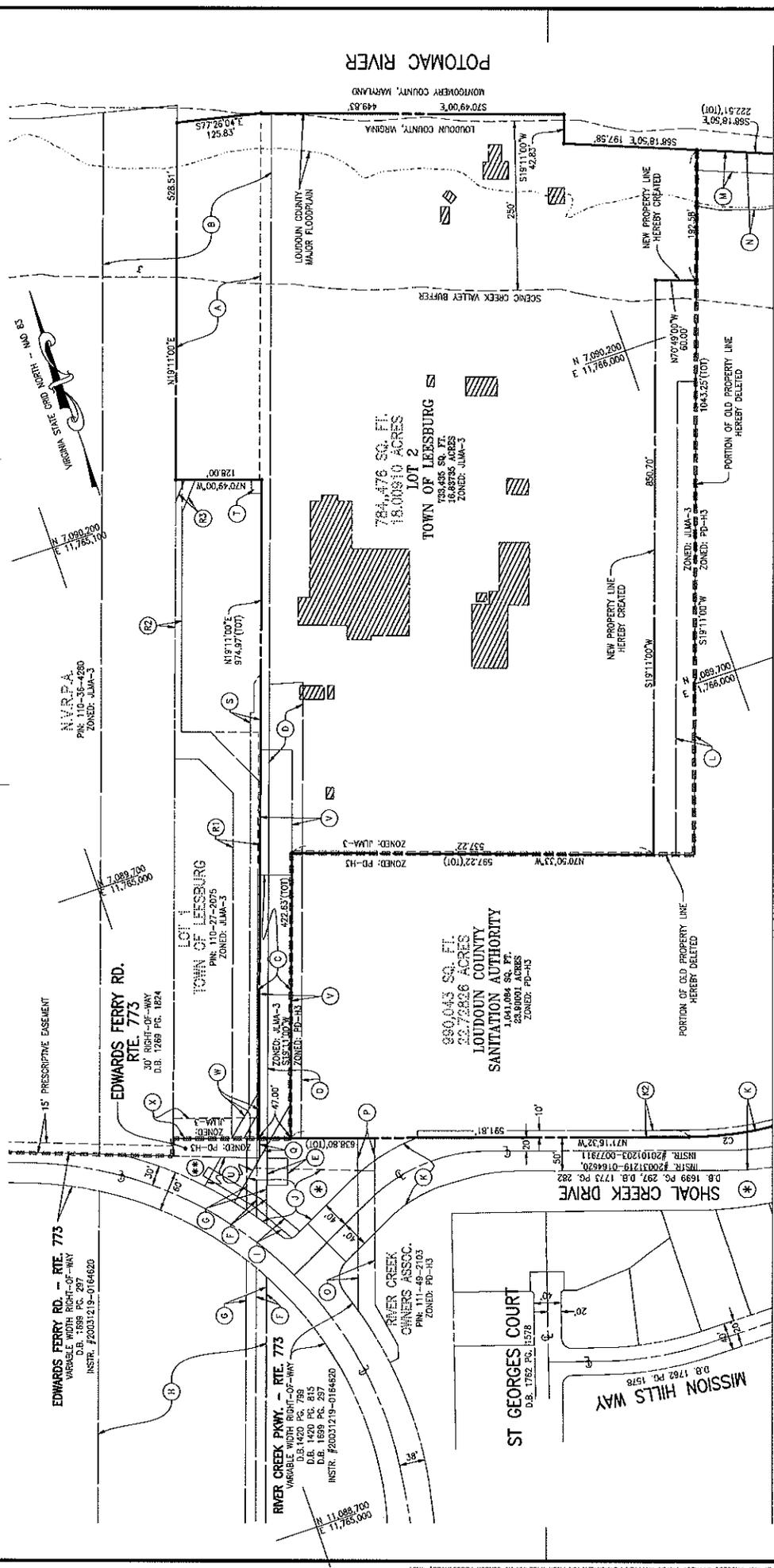
BOUNDARY LINE ADJUSTMENT PLAT  
ON THE PROPERTIES OF  
**TOWN OF LEESBURG**  
AND  
**LOUDOUN COUNTY**  
**SANITATION AUTHORITY**

GAUCOM ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA  
SCALE: 1" = 100'  
DATE: AUGUST 21, 2013



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4801 Doby Drive, Suite 200  
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Phone: (703) 263-1900 Fax: (703) 263-0786  
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2975-0101 8324 DUP ACAD FILE: 2975-0101\_bld02.dwg SHEET 2 OF 3



MATCH LINE SHEET 3

**LEGEND:**  
--- DENOTES EXISTING STRUCTURE

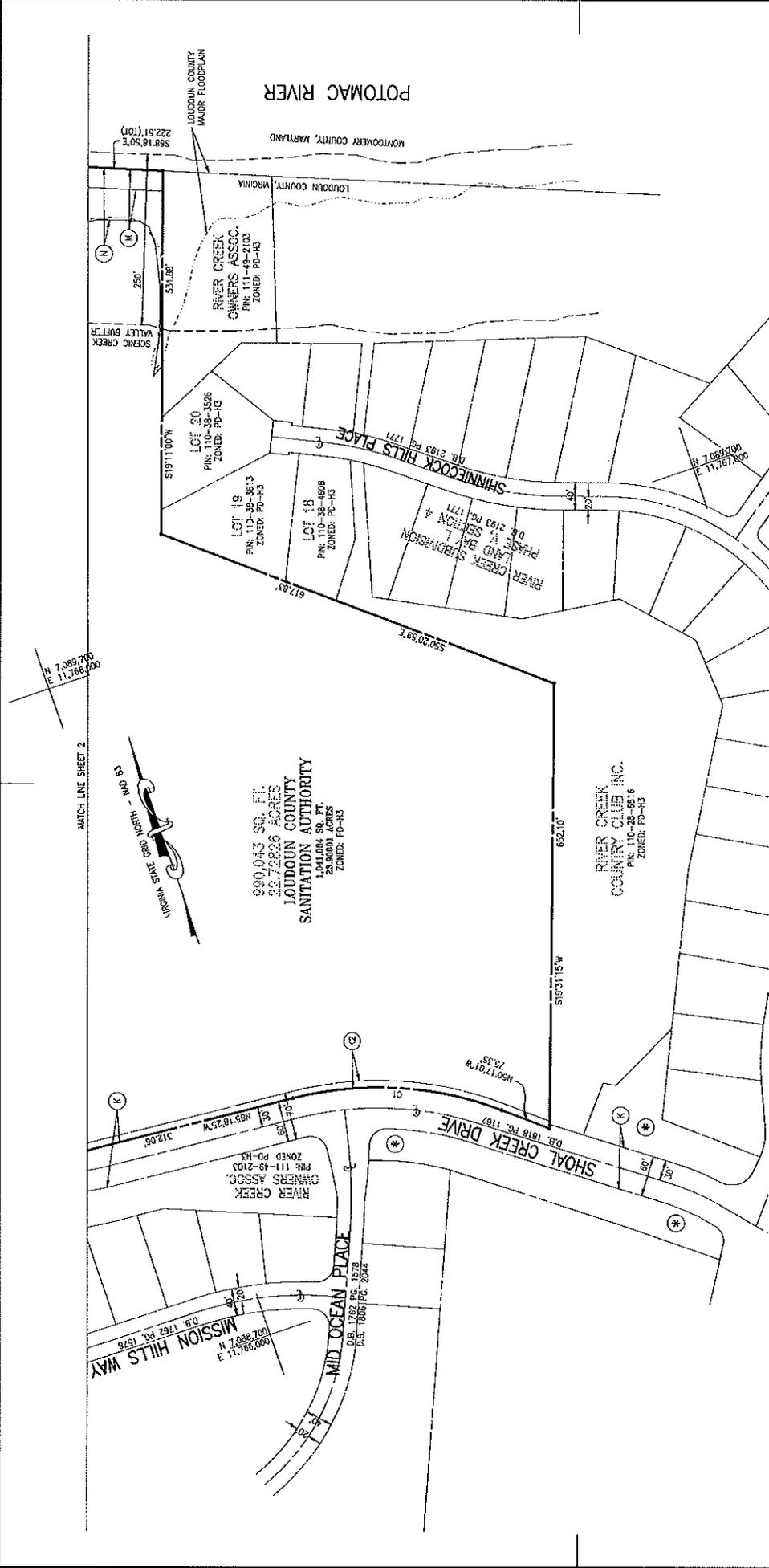
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	311.75'	510.00'	35.0174°	159.97'	308.97'	N67.47.43°W
C2	124.90'	510.00'	14.9135°	62.76'	124.59'	S28.17.35°E

**ADJOINING PROPERTY OWNER LEGEND:**

- ⊙ - RIVER CREEK OWNERS ASSOCIATION  
PIN: 111-49-2103  
ZONED: PD-H3
- ⊙ - TOWN OF LEESBURG  
PIN: 110-27-0452  
ZONED: PD-H3



No.	REVISION	DATE
1	COUNTY COMMENTS	12/03/13

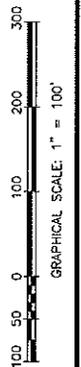


**ADJOINING PROPERTY OWNER LEGEND:**

- ⊛ - RIVER CREEK COUNTRY CLUB OWNERS ASSOCIATION  
PIN: 111-49-2103  
ZONED: PD-H3

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARINGS
C1	311.75'	510.00'	35.0174°	180.92'	308.97'	N87.47.43°W
C2	174.90'	510.00'	14.0135°	87.76'	174.59'	S78.17.35°E

No.	Revision	Date
1	COUNTY COMMENTS	12/03/13



**BOUNDARY LINE ADJUSTMENT PLAT**  
ON THE PROPERTIES OF  
**TOWN OF LEESBURG**  
AND  
**LOUDBON COUNTY**  
**SANITATION AUTHORITY**

DATE: AUGUST 21, 2013  
SCALE: 1"=100'



William H. Gordon Associates, Inc.  
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2975-0101 B324 DLP ACAD FILE 2975-0101\_b3d2.dwg

**NOTES:**

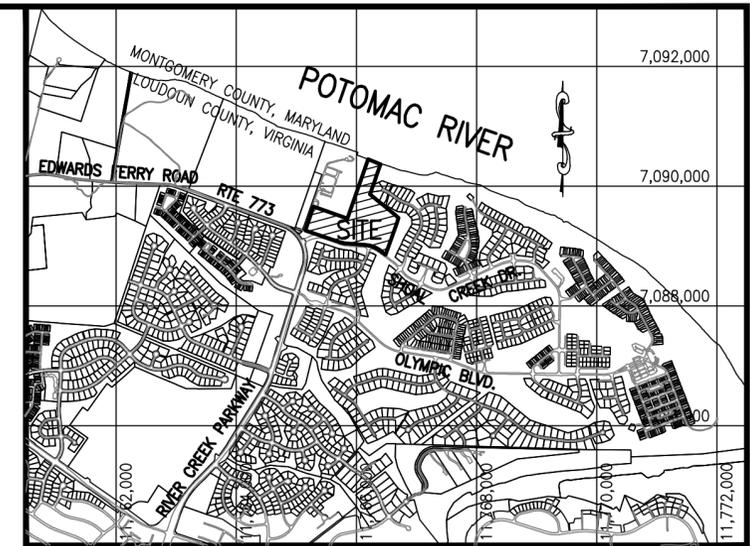
1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON LOUDOUN COUNTY MAP PIN'S 110-27-9263, AND IS ZONED PD-H3.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF LOUDOUN COUNTY SANITATION AUTHORITY, AS RECORDED BY DEED BOOK 1269 AT PAGE 1829, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION IS TAKEN FROM DEEDS OR PLATS OF RECORD AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.
5. ZONING REQUIREMENTS:  
 ZONING REQUIREMENTS: PD-H3  
 MINIMUM LOT AREA = 6,000 SQUARE FEET  
 MINIMUM LOT WIDTH = 50 FEET  
 MINIMUM BUILDING YARDS:  
 FRONT YARD = 25 FEET  
 SIDE YARD = 8 FEET, 16 FEET MINIMUM BETWEEN STRUCTURES  
 REAR YARD = 25 FEET  
 YARD LINES  
 MAXIMUM LENGTH/WIDTH RATIO = 6:1  
 MAXIMUM BUILDING COVERAGE = 50%  
 MAXIMUM BUILDING HEIGHT = 40 FEET
6. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH AN EASEMENT IS HEREBY GRANTED FOR STORM DRAINAGE PURPOSES SHALL BE RESPONSIBLE FOR MAINTENANCE OF SUCH STORM DRAINAGE EASEMENT, UNLESS SUCH RESPONSIBILITY SHALL BE GIVEN TO ITS SUCCESSORS OR TO AN OWNER'S ASSOCIATION UNDER THE PROVISIONS OF ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS HERETOFORE OR HEREAFTER RECORDED; NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°16'32"E	47.60'
L2	N53°33'03"E	62.22'
L3	N12°43'00"E	31.00'
L4	N81°17'09"W	15.63'
L5	N46°35'38"E	9.00'
L6	S79°50'15"E	43.23'
L7	S09°17'15"W	7.01'
L8	S87°27'43"W	15.00'
L9	S12°43'00"W	55.00'
L10	S53°33'03"W	38.13'
L11	S19°11'00"W	192.58'
L12	S72°00'00"E	20.08'
L13	N17°59'59"E	9.00'
L14	S72°00'01"E	20.00'
L15	S17°59'59"W	9.00'
L16	S72°00'00"E	9.00'
L17	S18°00'00"W	20.00'
L18	N72°00'00"W	71.08'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	124.90'	510.00'	14°01'55"	62.76'	124.59'	S78°17'36"E
C2	57.46'	76.06'	43°17'12"	30.18'	56.10'	S59°38'33"E
C3	46.97'	80.65'	33°22'04"	24.17'	46.31'	S63°09'13"E
C4	17.36'	90.00'	11°02'57"	8.71'	17.33'	S66°28'31"E
C5	17.28'	11.00'	90°00'01"	11.00'	15.56'	N63°00'00"E
C6	17.28'	11.00'	89°59'59"	11.00'	15.56'	S27°00'00"E
C7	17.74'	110.00'	9°14'32"	8.89'	17.72'	N67°22'44"W

**EX. EASEMENT LEGEND:**

- (A) - EX. 125' HERITAGE TRAIL EASEMENT  
D.B. 1269 PG. 1824
- (B) - APPROX. LOCATION OF  
EX. 250' VEPCO EASEMENT  
D.B. 444 PG. 428
- (C) - EX. 50' LCSA ACCESS EASEMENT  
D.B. 1269 PG. 1835
- (D) - EX. 50' ACCESS EASEMENT  
D.B. 548 PG. 55
- (E) - APPROX. LOCATION OF EX. 30'  
OVERHEAD VIRGINIA POWER EASEMENT  
D.B. 1391 PG. 935
- (F) - APPROX. LOCATION OF EX. 15'  
UNDERGROUND VIRGINIA POWER EASEMENT  
D.B. 1391 PG. 935
- (G) - APPROX. LOCATION OF EX. 30'  
EFFLUENT FORCEMAIN EASEMENT  
D.B. 1388 PG. 1097
- (H) - APPROX. LOCATION OF  
EX. 250' VEPCO EASEMENT  
D.B. 432 PG. 90
- (I) - EX. STORM DRAINAGE EASEMENT  
D.B. 1699 PG. 297
- (J) - LANDSCAPE AND MAINTENANCE EASEMENT  
INSTR. #20031219-0164620
- (K1) - PRIVATE ACCESS AND PERMANENT  
EMERGENCY VEHICLE EASEMENT  
D.B. 1699 PG. 297  
INSTR. #20031219-0164620  
INSTR. #20101203-0077911
- (K2) - EX. INGRESS/EGRESS EASEMENT  
D.B. 1773 PG. 282
- (L) - EX. 27' LCSA EASEMENT  
D.B. 1269 PG. 1835
- (M) - EX. 30' T.O.L. UTILITY EASEMENT  
D.B. 1269 PG. 1835
- (N) - EX. STORM DRAINAGE AND 100-YEAR  
FLOODPLAIN EASEMENT  
D.B. 1269 PG. 1829
- (O) - EX. 25' LCSA WATERLINE EASEMENT  
INSTR. #20031219-0164620
- (P) - EX. 25' LCSA WATERLINE EASEMENT  
INSTR. #20100810-0047037
- (Q) - EX. LCSA INGRESS/EGRESS EASEMENT  
INSTR. #20100810-0047037
- (R1) - EX. 40' T.O.L. FORCEMAIN EASEMENT  
INSTR. #20130301-0018338
- (R2) - EX. 10' T.O.L. FORCEMAIN EASEMENT  
INSTR. #20130301-0018338
- (R3) - EX. 15' T.O.L. FORCEMAIN EASEMENT  
INSTR. #20130301-0018338
- (S) - EX. TOWN FACILITY EASEMENT  
INSTR. #20130301-0018338
- (T) - EX. 15' X 20' TOWN FACILITY EASEMENT  
INSTR. #20130301-0018338
- (U) - EX. 50' ACCESS EASEMENT TO THE BENEFIT OF  
LOTS 1 AND 2 AND THE OWNER  
OF PIN: 110-27-9263  
INSTR. #20130301-0018338
- (V) - EX. 46.99' ACCESS EASEMENT  
TO THE BENEFIT OF LOT 1  
INSTR. #20130301-0018338
- (W) - EX. ACCESS EASEMENT TO THE BENEFIT OF LOT 2  
AND THE OWNER OF PIN: 110-27-9263  
INSTR. #20130301-0018338
- (X) - EX. 30' SIGN AND LANDSCAPE  
MAINTENANCE EASEMENT  
INSTR. #20130301-0018338



**VICINITY MAP**  
SCALE: 1" = 2000'



PLAT SHOWING  
**15' UTILITY EASEMENT,  
 T.O.L. RIVER ACCESS EASEMENT and  
 STORM DRAINAGE EASEMENTS**  
 ON THE PROPERTY OF  
**LOUDOUN COUNTY  
 SANITATION AUTHORITY**  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA  
 SCALE: N/A DATE: AUGUST 27, 2013

**William H. Gordon Associates, Inc.**  
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 Site Security Consulting • GIS  
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No.	Revision	Date
1	COMMENTS	xx/xx/xx

EDWARDS FERRY RD. - RTE. 773  
 VARIABLE WIDTH RIGHT-OF-WAY  
 INSTR. #20031219-0164620

EDWARDS FERRY RD.  
 RTE. 773  
 30' RIGHT-OF-WAY  
 D.B. 1269 PG. 1835

N.V.R.P.A.  
 PIN: 110-36-4280

LOT 1  
 TOWN OF LEESBURG  
 PIN: 110-27-2075

RIVER CREEK PKWY. - RTE. 773  
 VARIABLE WIDTH RIGHT-OF-WAY  
 D.B. 1420 PG. 799  
 D.B. 1420 PG. 815  
 D.B. 1699 PG. 297  
 INSTR. #20031219-0164620

RIVER CREEK OWNERS  
 ASSOCIATION, INC.  
 PIN: 111-49-2103

ST. GEORGES COURT  
 PRIVATE ACCESS EASEMENT

LOUDOUN COUNTY  
 SANITATION AUTHORITY  
 PIN: 110-27-9263  
 D.B. 1269 PG. 1829

LOT 2  
 TOWN OF LEESBURG  
 PIN: 110-37-6809

LOUDOUN COUNTY  
 SANITATION AUTHORITY  
 PIN: 110-27-9263  
 D.B. 1269 PG. 1829

RIVER CREEK SUBDIVISION  
 LAND BAY L  
 PHASE V, SECTION 4  
 D.B. 2193 PG. 1771

RIVER CREEK OWNERS  
 ASSOCIATION, INC.  
 PIN: 111-49-2103

PLAT SHOWING  
 15' UTILITY EASEMENT,  
 T.O.L. RIVER ACCESS EASEMENT and  
 STORM DRAINAGE EASEMENTS  
 ON THE PROPERTY OF

LOUDOUN COUNTY  
 SANITATION AUTHORITY  
 CATOCTIN ELECTION DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=100' DATE: AUGUST 27, 2013



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ADJOINING PROPERTY OWNER LEGEND:

- \* - RIVER CREEK OWNERS ASSOCIATION, INC.  
 PIN: 111-49-2103
- \*\* - PARCEL 2  
 NORTHLAKE SUBDIVISION  
 (TOWN OF LEESBURG)  
 PIN: 110-27-0452



GRAPHICAL SCALE: 1" = 100'



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No.	Revision	Date
1	COMMENTS	xx/xx/xx

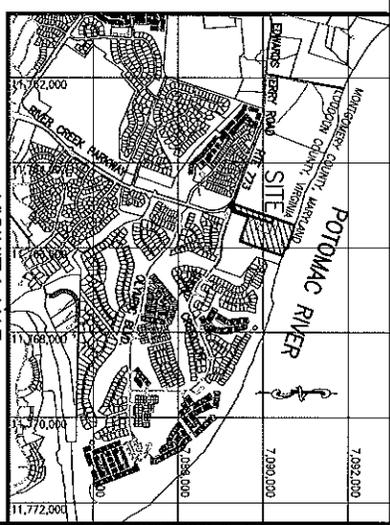
**NOTES:**

1. THE PROPERTIES DELINEATED ON THIS PLAN ARE SHOWN ON LODDICON COUNTY MAP PIN'S 110-27-2075, 110-27-0452 & 110-57-8809, AND AREA ZONED PD-43 AND JLM-A-3.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THE TOWN OF LEESBURG, AS RECORDED BY DEED BOOK 1899 PG. 297, AND DEED BOOK 1269 AT PAGE 1824 LAST MODIFIED BY INSTRUMENT NUMBER 2013-0301-0076339, ALL AMONG THE LAND RECORDS OF LODDICON COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION IS TAKEN FROM DEEDS OR PLATS OF RECORD AND DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN HEREON.
5. ZONING REQUIREMENTS:
  - ZONING REQUIREMENTS: PD-43
  - MINIMUM LOT AREA = 5,000 SQUARE FEET
  - MINIMUM LOT WIDTH = 50 FEET
- MINIMUM BUILDING YARDS:
  - MINIMUM FRONT YARD = 10 FEET
  - MINIMUM SIDE YARD = 6 FEET
  - MINIMUM REAR YARD = 25 FEET
  - MINIMUM BUILDING HEIGHT = 40 FEET
- MINIMUM BUILDING YARDS:
  - MINIMUM LOT AREA = 20,000 SQUARE FEET
  - MINIMUM LOT WIDTH = 80 FEET
- MINIMUM BUILDING YARDS:
  - MINIMUM FRONT YARD = 15 FEET
  - MINIMUM SIDE YARD = 10 FEET
  - MINIMUM REAR YARD = 25 FEET
  - MINIMUM BUILDING HEIGHT = 40 FEET
6. THE OWNER OF FEET TITLE TO ANY PROPERTY ON WHICH AN EASEMENT IS HEREBY GRANTED FOR STORM DRAINAGE PURPOSES SHALL BE RESPONSIBLE FOR MAINTENANCE OF SUCH STORM DRAINAGE EASEMENT, UNLESS SUCH RESPONSIBILITY SHALL BE GIVEN TO ITS SUCCESSORS OR TO AN OWNER'S ASSOCIATION UNDER THE PROVISIONS OF ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS HEREON. THE PRINCIPAL RECORDS AND INSTRUMENTS AND THE PRECEDING THE COUNTRY SHALL BE THE BASIS FOR THE PRINCIPAL INFORMATION OF STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°44'42"E	205.43'	L24	S19°09'20"W	21.77'
L2	S46°51'09"W	75.00'	L25	S75°28'18"W	63.23'
L3	N72°16'32"W	175.00'	L26	S80°19'50"W	81.23'
L4	N72°48'00"W	75.82'	L27	S40°48'40"W	55.69'
L5	N19°11'00"E	95.01'	L28	S82°21'00"W	94.65'
L6	N90°04'00"E	88.02'	L29	S91°31'42"W	168.73'
L7	S71°28'07"E	80.03'	L30	S19°11'00"W	478.19'
L8	N45°13'47"W	5.87'	L31	N71°16'32"W	25.00'
L9	S85°57'28"W	20.17'	L32	N19°11'00"E	478.90'
L10	N45°13'47"W	5.87'	L33	N21°31'44"E	170.24'
L11	S85°57'28"W	14.92'	L34	N18°29'05"E	130.01'
L12	N01°00'00"E	47.85'	L35	N82°27'30"E	35.28'
L13	S42°28'22"W	47.85'	L36	N51°18'09"E	65.69'
L14	N72°00'01"W	15.00'	L37	N15°45'31"E	88.27'
L15	S17°00'18"E	10.14'	L38	S73°34'42"E	107.55'
L16	S91°14'21"E	20.00'	L39	N19°08'57"E	104.55'
L17	N42°28'22"E	49.75'	L40	S72°19'22"E	78.97'
L18	N82°08'51"W	43.98'	L41	N81°11'00"E	192.83'
L19	N97°42'58"W	28.89'			
L20	N07°44'28"W	28.87'			
L21	S07°57'09"W	28.87'			
L22	N07°44'28"W	55.63'			
L23	N85°34'27"W	54.95'			

**EX. EASEMENT LEGEND:**

- (A) - EX. 125' WAREHOUSE RENT EASEMENT D.B. 1899 PG. 1824
- (B) - APPROX. LOCATION OF EX. 250' VERCO EASEMENT D.B. 444 PG. 428
- (C) - EX. 50' LECA ACCESS EASEMENT D.B. 1249 PG. 1835
- (D) - EX. 50' ACCESS EASEMENT D.B. 548 PG. 55
- (E) - APPROX. LOCATION OF EX. 30' OVERHEAD VIRGINIA POWER EASEMENT D.B. 1391 PG. 935
- (F) - APPROX. LOCATION OF EX. 15' UNDERGROUND VIRGINIA POWER EASEMENT D.B. 1391 PG. 935
- (G) - APPROX. LOCATION OF EX. 30' EFFLUENT FORCEMAIN EASEMENT D.B. 1388 PG. 1097
- (H) - APPROX. LOCATION OF EX. 250' VERCO EASEMENT D.B. 432 PG. 90
- (I) - EX. STORM DRAINAGE EASEMENT D.B. 1899 PG. 297
- (J) - LANDSCOPE AND MAINTENANCE EASEMENT INSTR. #20031219-0164820
- (K) - PRIVATE ACCESS AND REPAIR AND EMERGENCY VEHICLE EASEMENT D.B. 1899 PG. 297 INSTR. #20031219-0164820
- (L) - EX. INGRESS/EGRESS EASEMENT D.B. 1775 PG. 282
- (M) - EX. 27' LECA EASEMENT D.B. 1259 PG. 1835
- (N) - EX. 30' T.O.L. UTILITY EASEMENT D.B. 1259 PG. 1835
- (O) - EX. STORM DRAINAGE AND 100-YEAR FLOODPLAIN EASEMENT D.B. 1259 PG. 1829
- (P) - EX. 25' LECA WAREHOUSE EASEMENT INSTR. #20031219-0164820
- (Q) - EX. 25' LECA WAREHOUSE EASEMENT INSTR. #20100810-0047037
- (R) - EX. LECA INGRESS/EGRESS EASEMENT INSTR. #20100810-0047037
- (S) - EX. 40' T.O.L. FLOODPLAIN EASEMENT INSTR. #20130301-0018338
- (T) - EX. 10' T.O.L. FLOODPLAIN EASEMENT INSTR. #20130301-0018338
- (U) - EX. 15' T.O.L. FLOODPLAIN EASEMENT INSTR. #20130301-0018338
- (V) - EX. TOWN FACILITY EASEMENT INSTR. #20130301-0018338
- (W) - EX. 15' X 20' TOWN FACILITY EASEMENT INSTR. #20130301-0018338
- (X) - EX. 50' ACCESS EASEMENT TO THE BENEFIT OF LOTS 1 AND 2 AND THE OWNER OF PIN: 110-27-9283 INSTR. #20130301-0018338
- (Y) - EX. 45.99' ACCESS EASEMENT TO THE BENEFIT OF LOT 1 INSTR. #20130301-0018338
- (Z) - EX. ACCESS EASEMENT TO THE BENEFIT OF AND THE OWNER OF PIN: 110-27-9283 INSTR. #20130301-0018338
- (AA) - EX. 30' SIGN AND LANDSCOPE MAINTENANCE EASEMENT INSTR. #20130301-0018338



*Received 12/16/13*

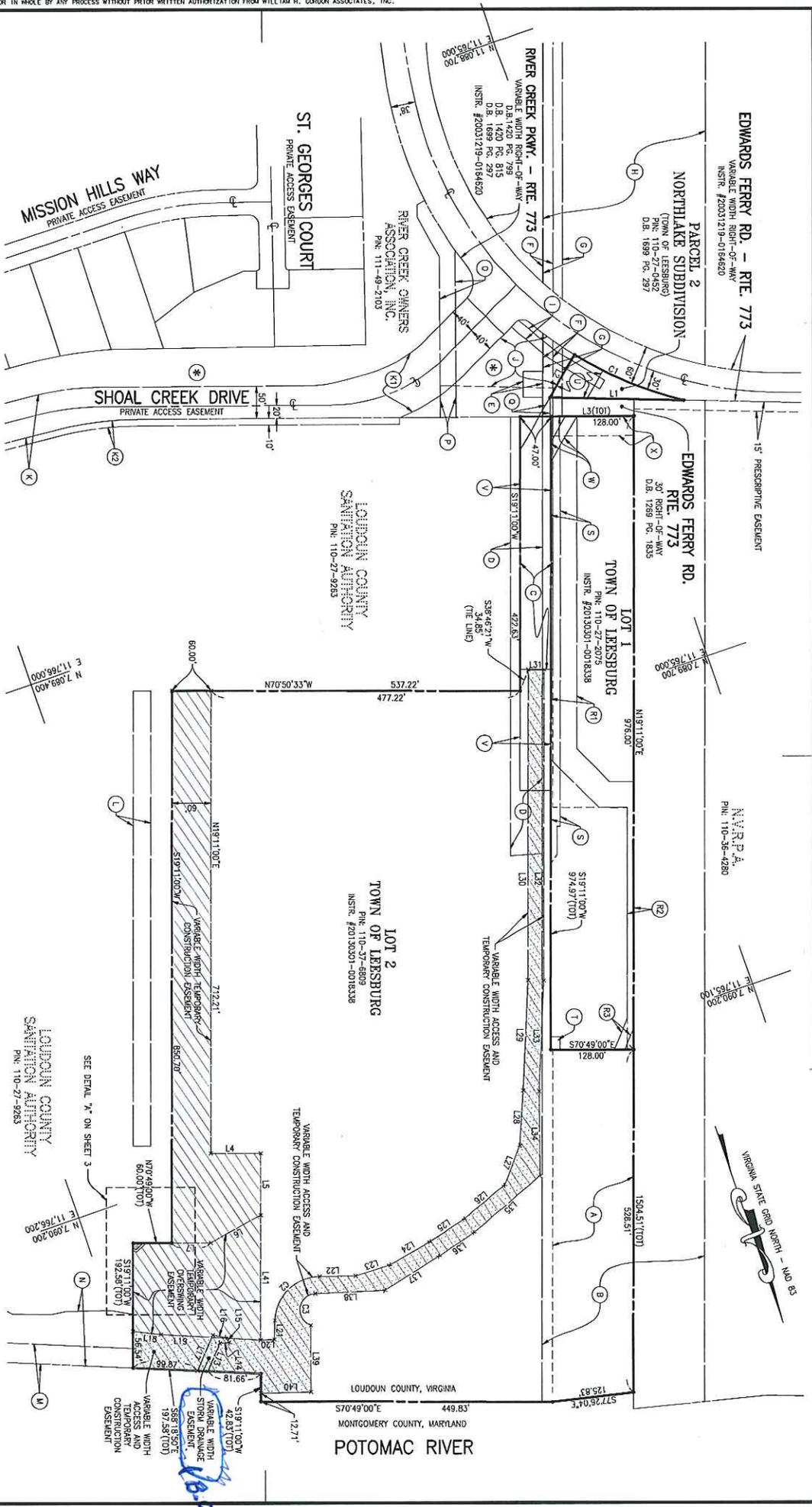
No.	COMMENTS	kw/kw/kc	Date
1	Revision		



**VARIOUS EASEMENTS**  
ON THE PROPERTIES OF  
**TOWN OF LEESBURG**  
LODDICON COUNTY, VIRGINIA  
DATE: AUGUST 27, 2013

**WILLIAM H. GORDON ASSOCIATES, INC.**  
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4391 South Lakes Drive, Suite 200  
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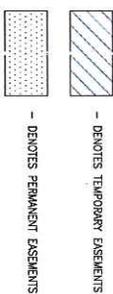
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Sheet 1 of 3



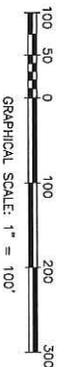
**ADJOINING PROPERTY OWNER LEGEND:**

⊛ - RIVER CREEK OWNERS ASSOCIATION, INC.  
PIN: 111-49-2103

**PROPOSED EASEMENT LEGEND:**



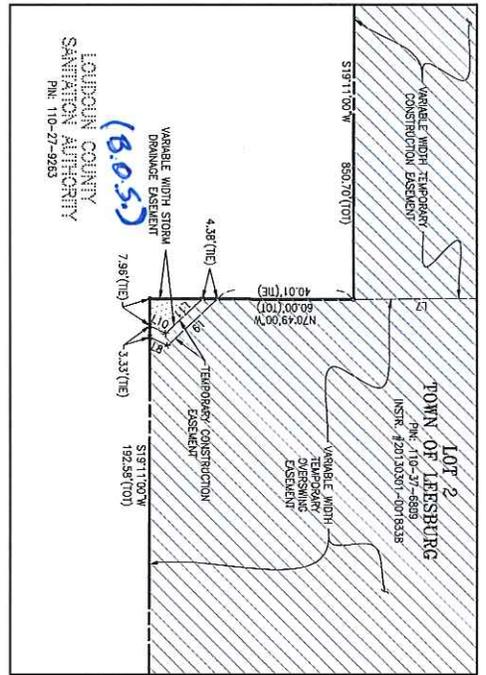
No.	Revision	Date
1	COMMENTS	xx/xx/xx



**VARIOUS EASEMENTS**  
ON THE PROPERTIES OF  
**TOWN OF LEESBURG**  
LOUDOUN COUNTY, VIRGINIA  
DATE: AUGUST 27, 2013



William H. Gordon Associates, Inc.  
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Cherry Hill, Virginia 20151  
Phone: (703) 263-1900 Fax: (703) 263-0786  
www.wgac.com



DETAIL "A"  
SCALE 1" = 25'

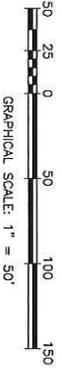
**PROPOSED EASEMENT LEGEND:**

-  - DENOTES TEMPORARY EASEMENTS
-  - DENOTES PERMANENT EASEMENTS

**ADJOINING PROPERTY OWNER LEGEND:**

⊛ - RIVER CREEK OWNERS ASSOCIATION, INC.  
P/N: 11-49-2103

No.	Comments	Rev/Iss/Iss	Date
1	COMMENTS	xx/xx/xx	
	Revision		



PART SHOWING  
VARIOUS EASEMENTS  
ON THE PROPERTIES OF  
**TOWN OF LEEBURG**  
CAROLIN ELECTION DISTRICT  
LOUISIAN COUNTY, VIRGINIA  
SCALE: N/A DATE: AUGUST 27, 2013

William H. Gordon Associates, Inc.  
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Charlottesville, Virginia 22904