



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of December 12, 2009**

**DATE: November 19, 2009**

**SUBJECT:** Approval and Authorization to Accept a Quitclaim Deed from Virginia Electric and Power Company Concerning Certain Utility Easement Rights to the County Board at Fairlington Community Center, 3308 South Stafford Street, Arlington, Virginia (RPC 30012001).

### **C. M. RECOMMENDATIONS:**

1. Approve the attached Deed of Quitclaim (“Deed”) between Virginia Electric and Power Company (“DVP”) and the County Board of Arlington County, Virginia (“County Board”) conveying to the County Board certain DVP utility easement rights no longer needed to provide service to the Fairlington Community Center, 3308 South Stafford Street, Arlington, Virginia (RPC 30012001).
2. Authorize the Real Estate Bureau Chief, Engineering and Capital Projects Division, Department of Environmental Services, or his designee, to accept the Deed, on behalf of the County Board, subject to approval as to form by the County Attorney.

**ISSUE:** The Code of Virginia requires that for any conveyance of real property to the County Board to be effective, the conveyance must be accepted on behalf of the County Board. No issues have been identified.

**SUMMARY:** In November 2008, the County Board approved the grant of a Utilities Easement Agreement (“New Easement”) to DVP for the relocation and undergrounding of DVP’s electric line that serves the Fairlington Community Center (“Center”) located at 3308 South Stafford Street, Arlington, Virginia (RPC 30012001) (“Property”). The utilities relocation and undergrounding work was completed in early 2009. The Work was done in furtherance of site improvements that have been planned for the Property. Now that the installation of the underground line is complete, DVP is terminating two previously recorded utility easements that are no longer needed for providing utility service to the Property.

**BACKGROUND:** In November 2003, the County Board approved plans for the renovation of the Center. The Plans called for, among other things, exterior site improvements that would

County Manager: BMD/MAA

County Attorney: BRU/CA

Staff: Kevin Connolly, DES

necessitate the relocation and undergrounding of their existing utility line that crossed the Property. In November 2008, the County Board approved the New Easement to facilitate the installation and future maintenance of their underground utilities on the Property. As part of its work, DVP recently removed all of the inactive utilities and utility poles from the Property. These facilities were rendered unnecessary by the installation of DVP's underground utilities. Following the completion of its work, DVP no longer needs two easements previously granted to DVP by the County School Board of Arlington County, Virginia in the 1960's ("Original Easements") before the County School Board of Arlington County, Virginia conveyed the Property to the County Board in the 1980's. The Original Easements were granted to DVP for the maintenance and repair of the utilities that have been relocated and undergrounded.

**DISCUSSION:** The Original Easements being released by the Deed are no longer needed because of the undergrounding of the DVP electric line within the boundaries of the New Easement, approved by the County Board in November 2008. The Deed of Quitclaim (attached hereto as Exhibit A) is a standard DVP quitclaim deed. It releases DVP's interest in the Original Easements, the physical area of which are shown on the vicinity map attached hereto as Exhibit B & Exhibit B-1.

**FISCAL IMPACT:** Because DVP is quitclaiming to the County Board DVP's interests in the Original Easements for nominal consideration, there is no fiscal impact.

**CONCLUSION:** It is recommended that the County Board approve the attached Deed and authorize the Real Estate Bureau Chief to accept the Deed of Quitclaim on behalf of the County Board, subject to approval as to form by the County Attorney.



IN WITNESS WHEREOF, Virginia Electric and Power Company has caused its name to be signed hereto by its Manager Electric Distribution Design, thereunto duly authorized, the day and year first above written.

VIRGINIA ELECTRIC AND POWER COMPANY  
a Virginia public service corporation, doing business  
in Virginia as Dominion Virginia Power

By *Julius M. Griles, Jr.*  
Julius M. Griles, Jr.  
Manager Electric Distribution Design

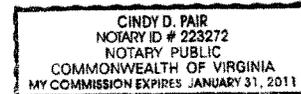
COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me this 12/1/09  
day of January, 2009 by Julius M. Griles, Jr., as Manager Electric Distribution Design of  
Virginia Electric and Power Company, a Virginia public service corporation, on behalf of  
the corporation.

*Cindy D. Pair*  
Notary Public ID# 223272

My commission expires: 1-31-11



GRANTEE:

ACCEPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009, on behalf of The County Board of Arlington County, Virginia, as authorized by an action of the County Board on November 14, 2009.

By: \_\_\_\_\_  
REAL ESTATE BUREAU CHIEF

COMMONWEALTH OF VIRGINIA  
COUNTY OF ARLINGTON, to-wit:

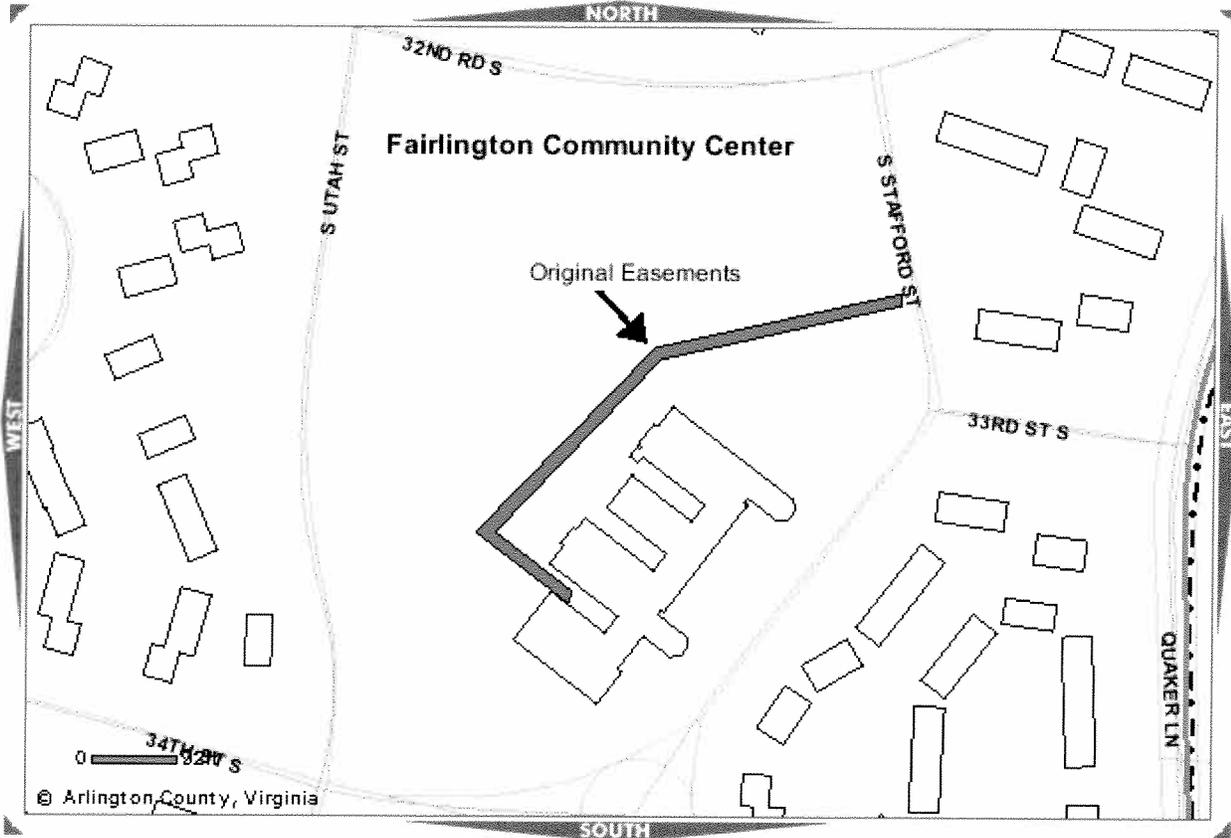
The foregoing instrument was acknowledged before me by \_\_\_\_\_, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate and politic, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

APPROVED as to form: \_\_\_\_\_  
COUNTY ATTORNEY

**EXHIBIT B**

**VICINITY MAP SHOWING LOCATION OF THE EASEMENTS TO BE  
TERMINATED BY DEED OF QUITCLAIM BETWEEN DVP AND THE COUNTY,  
DATED JANUARY, 14<sup>TH</sup>, 2009**



**EXHIBIT B-1**

**VICINITY MAP SHOWING LOCATION OF THE EASEMENTS TO BE  
TERMINATED BY DEED OF QUITCLAIM BETWEEN DVP AND THE COUNTY,  
DATED JANUARY, 14<sup>TH</sup>, 2009**

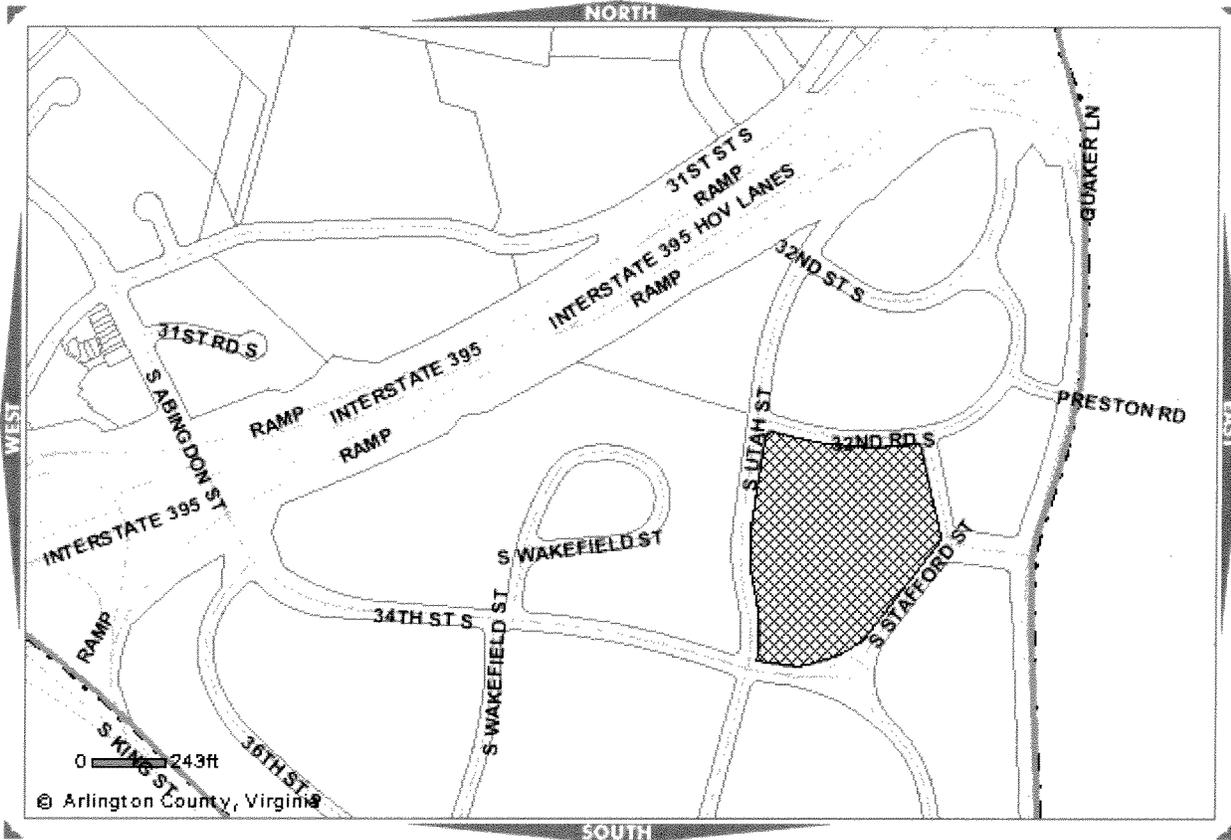


EXHIBIT C

PLAN SHOWING THE LOCATION OF EASEMENT GRANTED TO DVP IN NOVEMBER, 2008

