



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 10, 2012

DATE: February 13, 2012

SUBJECT: Approval and Acceptance of Deeds of Easement for Public Sidewalk, Utilities and Drainage Purposes on Properties Located at 901 21st Street S. (RPC No. 36-022-012), 839 21st Street S. (RPC No. 36-021-001), 900 21st Street S. (RPC No. 36-025-010), 901 22nd Street S. (RPC No. 36-025-011), 900 22nd Street S. (RPC No. 36-032-009), and, 2215 S. Ives Street (RPC No. 36-031-007), Arlington, Virginia.

C. M. RECOMMENDATION:

1. Approve six Deeds of Easement for Public Sidewalk, Utilities and Drainage Purposes Located at 901 21st Street S. (RPC No. 36-022-012), 839 21st Street S. (RPC No. 36-021-001), 900 21st Street S. (RPC No. 36-025-010), 901 22nd Street S. (RPC No. 36-025-011), 900 22nd Street S. (RPC No. 36-032-009), and, 2215 S. Ives Street (RPC No. 36-031-007), Arlington, Virginia; and
2. Authorize the Real Estate Bureau Chief, Department of Environmental Services or his designee to accept, on behalf of the County Board, the six Deeds of Easement attached to this Board Report as Attachments 1 through 6, subject to approval as to form by the County Attorney.

ISSUES: This is a request for the County Board to approve six Deeds of Easements for the construction, installation and maintenance of public sidewalk, utilities and drainage purposes. There are no issues associated with the approval and acceptance of the Deeds.

SUMMARY: The subject Deeds of Easement (Attachments 1 through 6) are offers to grant and convey to the County six easements, each on a separate parcel of land. These easements are being conveyed to the County by the respective owners of each parcel for nominal consideration. The easements are needed by the County for the construction, installation and maintenance of public sidewalk, utilities and drainage facilities along South Ives Street, as part of Neighborhood Conservation Project #N506.

BACKGROUND: The six subject parcels are located along both the east and west sides of S. Ives Street in the blocks between 20th Street South and 23rd Street South. The locations of the parcels, and permanent easements on portions of these parcels, are more particularly shown on

County Manager:

County Attorney:

18.

Staff: Betsy Herbst – DES, Real Estate Bureau

the Vicinity Maps attached to this Board Report as Attachments 7 and 8. All of the properties are located in the Aurora Highlands Civic Association.

DISCUSSION: Deeds conveying properties to the County Board must be accepted by, or on behalf of, the County Board in order to be valid. The easements to be conveyed to the County by these Deeds of Easement are needed by the County for the construction, installation, and maintenance of a new sidewalk, utilities and drainage facilities. The six Deeds of Easement are signed by the respective property owners. The County Board is requested to authorize the Real Estate Bureau Chief, Department of Environmental Services to execute the deeds, indicating acceptance thereof on behalf of the County Board.

The permanent easement (Area=16 Sq. Ft.) on a portion of 901 21st Street S. (RPC No. 36-022-012) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 1 - Block 22, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

The permanent easement (Area=8 Sq. Ft.) on a portion of 839 21st Street S. (RPC No. 36-021-001) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 20 - Block 14, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

The permanent easement (Area=31 Sq. Ft.) on a portion of 900 21st Street S. (RPC No. 36-025-010) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 38 - Block 23, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

The permanent easement (Area=8 Sq. Ft.) on a portion of 901 22nd Street S. (RPC No. 36-025-011) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 1 - Block 23, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

The permanent easement (Area=8 Sq. Ft.) on a portion of 900 22nd Street S. (RPC No. 36-032-009) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 38 - Block 24, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

The permanent easement (Area=126 Sq. Ft.) on a portion of 2215 S. Ives Street (RPC No. 36-031-007) is more particularly described on the plat attached to the Deed of Easement, entitled “Plat Showing Easement Acquired for Public Sidewalk, Utilities and Drainage Purposes on Lot 20 - Block 12, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia.”

FISCAL IMPACT: Because the easements will be conveyed to the County Board for nominal consideration, there will be no fiscal impact related to the acquisition of the easements.

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this ____ day of _____, 20__, by **FRANKLIN R. FIDLER, Jr. and SANDRA L. FIDLER**, his wife ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$ 1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **Sixteen (16)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 1 - Block 22, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia**", which plat was approved on **September 7, 2011** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantors by deed dated **October 15, 1977**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **1954** at Page **1032**, and more particularly described therein as "**Lots numbered ONE (1) and TWO (2), Block numbered TWENTY-TWO (22) of the Subdivision of ADDISON HEIGHTS, as the same appears duly dedicated, platted and recorded in Liber U, Not. 4, at Page 56 of the Arlington County land records**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantors covenant that Grantors are seized of and have the right to convey the Easement, and that Grantors shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

Franklin R. Fidler, Jr.
FRANKLIN R. FIDLER, JR.

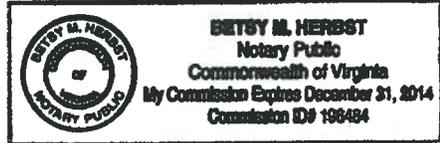
State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 11th day of Oct., 2011, by **Franklin R. Fidler, Jr.**, Grantor.

Notary Public: Betsy M. Herbst

My Commission expires: 12/31/2014



GRANTOR:

Sandra L. Fidler
SANDRA L. FIDLER

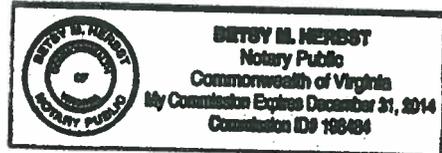
State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 11th day of Oct., 2011, by **Sandra L. Fidler**, Grantor.

Notary Public: Betsy M. Herbst

My Commission expires: 12/31/2014



GRANTEE:

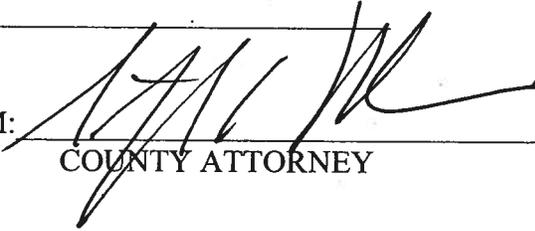
Accepted this ____ day of _____, 20____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20____.

By: _____
For the County Board of Arlington County, Virginia

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, this ____ day of _____, 20____.

Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM:  _____
COUNTY ATTORNEY



VCS 1983

BLOCK 22
ADDISON HEIGHTS
LIBER U-4, PG. 56

N1° 59' 53"W 120.00'

36

EASEMENT FOR PUBLIC
SIDEWALK, UTILITIES
AND DRAINAGE PURPOSES
AREA = 16 SQ. FT.

2

37

42.00'

1

38

21ST STREET
SOUTH

ARLINGTON COUNTY CENTERLINE

S88° 00' 07"W

S88° 00' 07"W 50.00'

S1° 59' 53"E 120.00'

116.00'

S1° 59' 53"E

20.00'

N88° 00' 07"E

50.00'

SOUTH IVES STREET

ARLINGTON COUNTY CENTERLINE 17

17

P.O.T. 16+25.30 S. IVES STREET
P.I. 16+87.93 21ST STREET S.
Δ = 90°00'00" LT.

RPC 36022012
OWNER: FRANKLIN R. FIDLER, JR.
& SANDRA L. FIDLER
D.B. 1954, PG. 1032
ADDRESS: 901 21ST STREET S.



GRAPHIC SCALE

SCALE: 1" = 25'



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 1 - BLOCK 22
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN BY: RLF	CHECKED BY: JMB
CADD FILE: PLAT\MAP85\02\RPC36022012.DWG		
APPROVED: 9-7-11	APPROVED: 9-7-2011	
County Surveyor: <i>Robert L. Franca</i>	Subdivision & Bonds Administrator: <i>Sandra L. Fidler</i>	

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this ____ day of _____, 20____, by **AGAZI BERHANE** ("Grantor"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **Eight (8)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 20-Block 14, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia**", which plat was approved on **February 10, 2012** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by Grantor by deed dated **January 27, 2012**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **4527** at Page **1794**, and more particularly described therein as "**Lots NINETEEN (19) and TWENTY (20) in Block FOURTEEN (14), in a subdivision known as "ADDISON HEIGHTS", now called "VIRGINIA HIGHLANDS", as per plat recorded in Deed Book U-4 at page 56, among the land records of Arlington County, Virginia**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Project: S. Ives Street from 20th Street S. to 23rd Street S. - Project # N506 (the "Project")
RPC: 36021001
Address: 839 21st Street S., Arlington, Virginia

Grantor covenants that Grantor is seized of and has the right to convey the Easement, and that Grantor shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

Agazi Berhane
AGAZI BERHANE

State: Virginia
County: Fairfax

The foregoing instrument was acknowledged before me on this 27 day of January, 2012, by **Agazi Berhane**, Grantor.

Notary Public: *Jennifer Mason Halsted*
My Commission expires: 4/30/15



GRANTEE:

Accepted this _____ day of _____, 20____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20____.

By: _____
For the County Board of Arlington County, Virginia

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, this _____ day of _____, 20____.

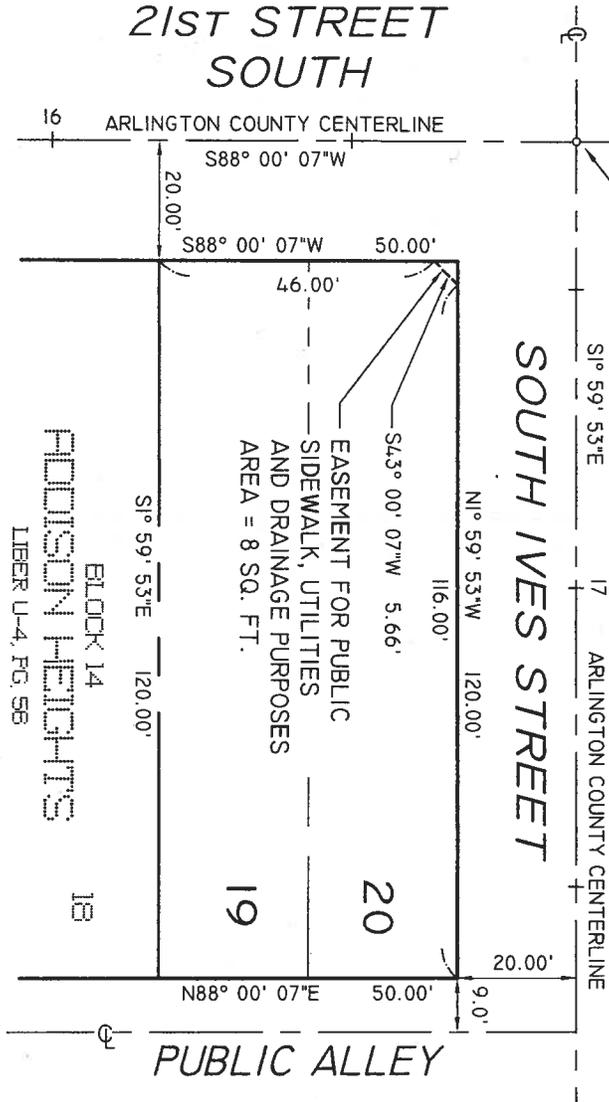
Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM: _____
COUNTY ATTORNEY



VCS 1983

P.O.T. 16+25.30 S. IVES STREET
P.I. 16+87.93 21ST STREET S.
Δ = 90°00'00" LT.



RPC 36021001
OWNER: AGAZI BERHANE
D.B. 4527, PG. 1794
ADDRESS: 839 21ST STREET S.



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 20 - BLOCK 14,
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 25'	DRAWN BY : RLF	CHECKED BY : JMB
CADD FILE : PLAT51MAP851021RPC36021001.DWG	APPROVED : 2-10-12	APPROVED : 2-10-2012
COUNTY SURVEYOR	<i>Robert L. Franca</i>	<i>Robert L. Franca</i>
		SUBDIVISION & BONDS ADMINISTRATOR

**-RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this ____ day of _____, 20__, by **EUGENE H. PROFFITT and EVELYN PROFFITT**, his wife ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **Thirty-one (31)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 38 -BLOCK 23, ADDISON HEIGHTS, Liber U-4, Pg 56, Arlington County, Virginia**", which plat was approved on **September 7, 2011** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantors by deed dated **December 7, 1974**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **1875** at Page **587**, and more particularly described therein as "**Lots THIRTY-SEVEN (37) and THIRTY-EIGHT (38), in Block TWENTY-THREE (23), of the Subdivision of ADDISON HEIGHTS, as the same is duly platted and recorded in Liber U No. 4 at page 56 et seq. of the Arlington County, Virginia Land Records**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantors covenant that Grantors are seized of and have the right to convey the Easement, and that Grantors shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

Eugene H. Proffitt

EUGENE H. PROFFITT

State: Va.

County: Art.

The foregoing instrument was acknowledged before me on this 05 day of December 2011, by **Eugene H. Proffitt**, Grantor.

Notary Public: [Signature]

My Commission expires: 03-31-12



GRANTOR:

Evelyn Proffitt

EVELYN PROFFITT

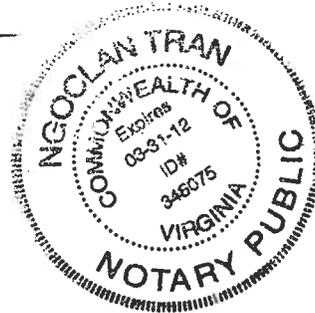
State: Va

County: Art

The foregoing instrument was acknowledged before me on this 05 day of December 2011, by **Evelyn Proffitt**, Grantor.

Notary Public: [Signature]

My Commission expires: 03-31-12



GRANTEE:

Accepted this _____ day of _____, 20____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20____.

By: _____
For the County Board of Arlington County, Virginia

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, this _____ day of _____, 20____.

Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM: _____
COUNTY ATTORNEY



VCS 1983

BLOCK 23

ADDISON HEIGHTS

LIBER U-4, PG. 56

N1° 59' 53"W 120.00'

20.00'

20.00'

3 36 37

S88° 00' 07"W 13.00'

N57° 08' 54"W 7.00'

N88° 00' 07"E 50.00'

1 38

EASEMENT FOR PUBLIC
SIDEWALK, UTILITIES
AND DRAINAGE PURPOSES
AREA = 31 SQ. FT.

115.00'

S1° 59' 53"E 120.00'

20.00'

15 ARLINGTON COUNTY CENTERLINE

S1° 59' 53"E

16

17

S88° 00' 07"W

ARLINGTON COUNTY CENTERLINE

21ST STREET
SOUTH

SOUTH IVES STREET

P. O. T. 16+25.30 S. IVES STREET

P. I. 16+87.93 21ST STREET S.

Δ = 90°00'00" LT.

RPC 36025010
OWNER: EUGENE H. PROFFITT
& EVELYN PROFFITT
D.B. 1875, PG. 587
ADDRESS: 900 21ST STREET S.

GRAPHIC SCALE



SCALE: 1" = 25'



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 38 - BLOCK 23
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 25'	DRAWN BY : RLF	CHECKED BY : JMB
CADD FILE : PLAT\MAP85102\RPC36025010.DWG		
APPROVED : <i>[Signature]</i> 9-7-11	APPROVED : <i>[Signature]</i> 9-7-2011	
COUNTY SURVEYOR	SUBDIVISION & BONDS ADMINISTRATOR	

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this 22nd day of September, 2011, by **THE THIN FAMILY LIMITED PARTNERSHIP** (by Mya Saw Shin and Tun Thin, General Partners), a Virginia limited partnership ("Grantor"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **Eight (8)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 1 - Block 23, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia**" which plat was approved on **September 7, 2011** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantor by deed dated **August 29, 2007**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **4132** at Page **1157**, and more particularly described therein as "**All of Lots One (1) and TWO (2), in Block TWENTY-THREE (23), of the subdivision of ADDISON HEIGHTS, as the same appears duly dedicated, platted and recorded in Deed Book U-4 at Page 56 among the land records of Arlington County, Virginia**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantor covenants that Grantor is seized of and has the right to convey the Easement, and that Grantor shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantor: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

THE THIN FAMILY LIMITED PARTNERSHIP

By: Mya Saw Shin
MYA SAW SHIN, General Partner

State: VA

County: Arlington

The foregoing instrument was acknowledged before me on this 22 day of Sept, 2011, by **Mya Saw Shin, General Partner of The Thin Family Limited Partnership**, a Virginia limited partnership, Grantor.

Notary Public: [Signature]

My Commission expires: 4/30/2014

THE THIN FAMILY LIMITED PARTNER SHIP

By: Mya Saw Shin, POA, for Tun Thin
TUN THIN, General Partner

State: VA

County: Arlington

The foregoing instrument was acknowledged before me on this 22 day of Sept, 2011, by **Tun Thin, General Partner of The Thin Family Limited Partnership**, a Virginia limited partnership, Grantor.

Notary Public: [Signature]

My Commission expires: 4/30/2014

GRANTEE:

Accepted this ____ day of _____, 20__, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20__.

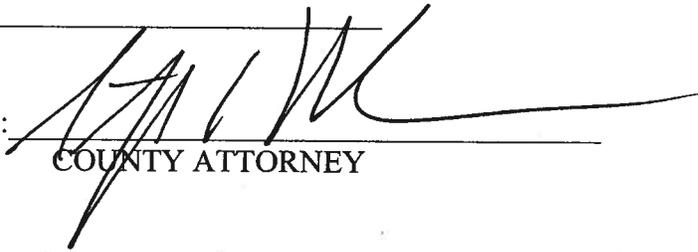
By: _____
For the County Board of Arlington County, Virginia

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

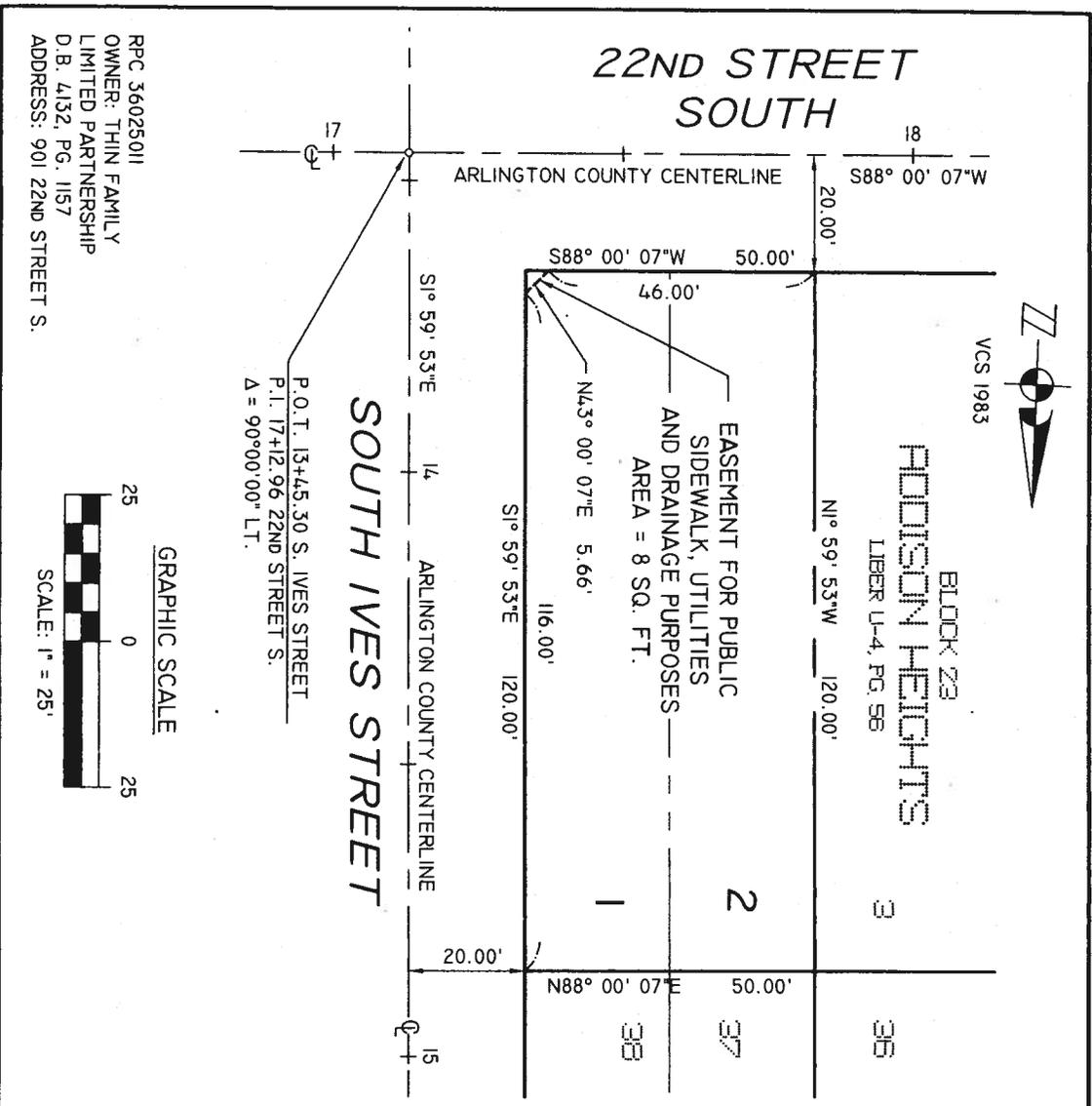
The foregoing instrument was acknowledged before me by _____, on behalf of THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA, a body corporate, this ____ day of _____, 20__.

Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM:



COUNTY ATTORNEY



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 1 - BLOCK 23
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 25'	DRAWN BY : RLF	CHECKED BY : JMB
CADD FILE : PLATSMAP85102\RPC36025011.DWG		
APPROVED : 9-7-11	APPROVED : 9-7-2013	
<i>Robert L. Franca</i>	<i>Stacy L. ...</i>	
COUNTY SURVEYOR	SUBDIVISION & BONDS ADMINISTRATOR	

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this ____ day of _____, 20__, by **JONATHAN GAFFNEY and TRACY MALONE**, Husband And Wife ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of one dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **Eight (8)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement For Pubic Sidewalk, Utilities and Drainage Purposes on Lot 38 - Block 24, ADDISON HEIGHTS, Liber U-4, PG. 56, Arlington County, Virginia**" which plat was approved on **September 7, 2011** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantors by deed dated **November 4, 2002**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **3397** at Page **1418**, and more particularly described therein as "**Lot 37 and 38, Block 24, ADDISON HEIGHTS, as per plat recorded in Liber U-4 at Page 56, among the land records of Arlington County, Virginia**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantors covenant that Grantors are seized of and have the right to convey the Easement, and that Grantors shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

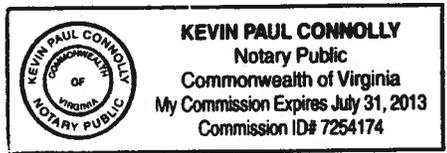
GRANTOR:

[Signature]
JONATHAN GAFFNEY

State: Virginia
County: Arlington

The foregoing instrument was acknowledged before me on this 9 day of December 2011, by Jonathan Gaffney, Grantor.

Notary Public: [Signature]
My Commission expires: July 31, 2013



GRANTOR:

Tracy Malone

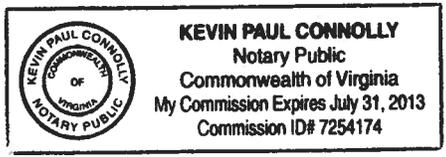
TRACY MALONE

State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 9 day of December, 2011, by Tracy Malone, Grantor.

Notary Public: Kevin Connolly
My Commission expires: July 31, 2013



GRANTEE:

Accepted this _____ day of _____, 20____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20____.

By: _____
For the County Board of Arlington County, Virginia

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, this _____ day of _____, 20____.

Notary Public: _____
My Commission expires: _____

APPROVED AS TO FORM: _____
COUNTY ATTORNEY



VCS 1983

BLOCK 24

ADDISON HEIGHTS

LIBER U-4, PG. 56

PT. 3

N1° 59' 53"W 120.00'

18

20.00'

50.00'

37

EASEMENT FOR PUBLIC
SIDEWALK, UTILITIES
AND DRAINAGE PURPOSES
AREA = 8 SQ. FT.

1

38

116.00'

S1° 59' 53"E 120.00'

ARLINGTON COUNTY CENTERLINE

13

12

S1° 59' 53"E ARLINGTON COUNTY CENTERLINE

SOUTH IVES STREET

P.O.T. 13+45.30 S. IVES STREET
P.I. 17+12.96 22ND STREET S.
Δ = 90°00'00" LT.

17

S88° 00' 07"W

22ND STREET
SOUTH

46.00'

N88° 00' 07"E

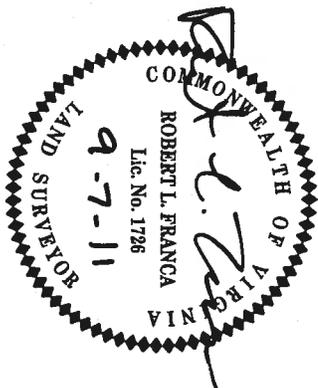
5.66'

RPC 36032009
OWNER: JONATHAN GAFFNEY
& TRACY MALONE
D.B. 3397, PG. 1418
ADDRESS: 900 22ND STREET S.

GRAPHIC SCALE



SCALE: 1" = 25'



ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 38 - BLOCK 24
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'

DRAWN BY: RLF

CHECKED BY: JMB

CADD FILE: PLAT\MAP85\02\RPC36032009.DWG

APPROVED: 9-7-11

APPROVED: 9-7-2011

COUNTY SURVEYOR

SUBDIVISION & BONDS ADMINISTRATOR

**RECORDING REQUESTED BY,
AND WHEN RECORDED RETURN TO:**

Real Estate Bureau Chief
Engineering & Capital Projects Division
Department of Environmental Services
Arlington County Government
2100 Clarendon Boulevard, Suite 800
Arlington, Virginia 22201

Exempt from Recordation Tax
Per Virginia Code § 58.1-811.A.3

DEED OF EASEMENT

This DEED OF EASEMENT is made this 11th day of October, 2011, by **RICHARD J. KELLY and CINDY L. MACINTYRE**, husband and wife ("Grantors"), and **THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA**, a body corporate ("Grantee").

For and in consideration of the sum of One Dollar (\$1.00) and the mutual benefits to be derived by the parties hereto, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant and convey unto the Grantee a perpetual easement for public sidewalk, utilities and drainage purposes over, under, upon and across **One Hundred Twenty-six (126)** square feet of land ("Easement Area") situated in Arlington County, Virginia, as shown on the plat attached hereto and made a part hereof, entitled "**Plat Showing Easement for Public Sidewalk, Utilities and Drainage Purposes on Lot 20 - Block 12, ADDISON HEIGHTS, Liber U-4, Pg. 56, Arlington County, Virginia**" which plat was approved on **September 7, 2011** by the Arlington County Subdivision and Bonds Administrator of the Department of Environmental Services (the "Plat"), being a portion of the same property acquired by the Grantors by deed dated **May 7, 1999**, recorded in the Land Records of the Arlington County Circuit Court in Deed Book **2981** at Page **1525**, and more particularly described therein as "**Lots EIGHTEEN (18), NINETEEN (19) and TWENTY (20), Block Twelve (12), as shown on the plat of subdivision known as ADDISON HEIGHTS, as recorded in Deed Book U-4 at Page 56, of the land records of Arlington County, Virginia**" (the "Property"), together with the right of Grantee to construct, maintain, repair, reconstruct, replace and/or remove public sidewalk, utilities, and storm drainage facilities, including accessories and appurtenances thereto, within said Easement Area, and for such other purposes as are incidental and related thereto, and together with the right of ingress and egress over the Property, in order to construct, maintain, repair, reconstruct or replace the public sidewalk, utilities and storm drainage facilities within the above-described Easement Area (the Easement Area, and the rights related thereto, are referred to herein jointly as the "Easement").

Reference is hereby made to the Plat attached hereto and incorporated herein for a more full and complete description of the Easement Area hereby conveyed.

Grantors covenant that Grantors are seized of and have the right to convey the Easement, and that Grantors shall make no use of the Easement Area which is inconsistent with the Easement rights hereby conveyed.

Grantee agrees that, as soon as practicable after the completion of construction, maintenance, repair, reconstruction, or replacement of the public sidewalk, utilities, and storm drainage system within the Easement Area, the Grantee will, at no cost to the Grantors: (1) restore the disturbed area adjacent to the Easement Area as nearly as practicable to its original condition; (2) reseed (or resod, at the sole option of the Grantee) all damaged grass areas adjacent to the Easement Area; (3) reset (or replace with new nursery stock, at the sole option of Grantee), all existing trees, plants, shrubbery, and hedges on or adjacent to the Easement Area that are affected by the construction, maintenance, repair, reconstruction, or replacement of the public streets, sidewalks, utilities and drainage facilities within or adjacent to the Easement Area; and (4) guarantee any new nursery stock trees, plants, shrubbery, and hedges for one year against damage from the date of planting.

All facilities installed or constructed by the Grantee shall be and remain the property of the Grantee. No additional charge shall at any time be made for the property used or occupied by the Grantee's facilities. The Grantee shall have all rights and privileges reasonably necessary for the use of the Easement.

This Deed of Easement incorporates all agreements between the parties hereto. No representations or statements have been made which would modify, add to or change the terms of this Deed of Easement.

This Deed of Easement is contingent upon acceptance on behalf of the County Board of Arlington, Virginia.

This Deed of Easement shall be construed, interpreted, and applied according to the law of the Commonwealth of Virginia.

WITNESS the following signature(s):

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

Richard J. Kelly

RICHARD J. KELLY

State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 11th day of October, 2011, by **Richard J. Kelly**, Grantor.

Notary Public: Jennifer Moore

My Commission expires: 2/28/14

7023648



GRANTOR:

Cindy L. MacIntyre

CINDY L. MACINTYRE

State: Virginia

County: Arlington

The foregoing instrument was acknowledged before me on this 11th day of October, 2011, by **Cindy L. MacIntyre**, Grantor.

Notary Public: Jennifer Moore

My Commission expires: 2/28/14

7023648



GRANTEE:

Accepted this _____ day of _____, 20____, on behalf of the County Board of Arlington County, Virginia, pursuant to a resolution, motion, or action of the said Board duly adopted on _____, 20____.

By: _____
For the County Board of Arlington County, Virginia

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, this _____ day of _____, 20____.

Notary Public: _____
My Commission expires: _____

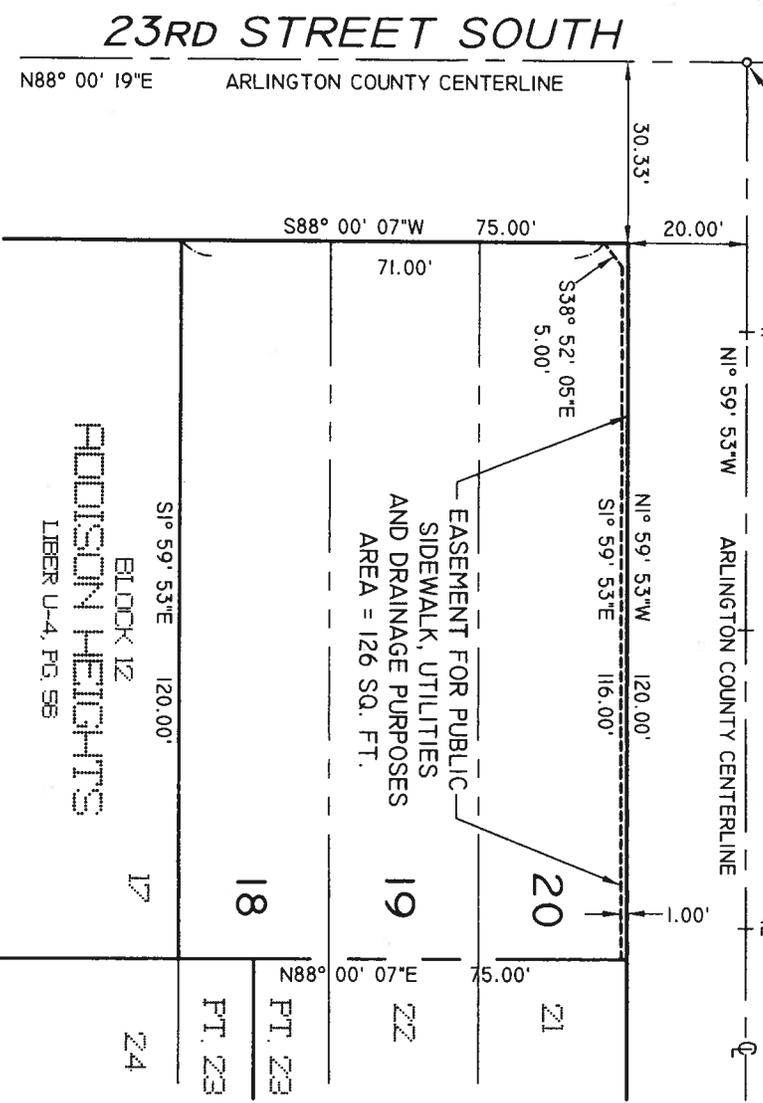
APPROVED AS TO FORM: 
COUNTY ATTORNEY



VCS 1983

P.O.T. 10+54.97 (AHD) S. IVES STREET
P.I 25+16.12 23RD STREET S.
Δ = 89°59'48" LT.

SOUTH IVES STREET



ARLINGTON COUNTY CENTERLINE

ADDISON HEIGHTS
BLOCK 12
LIBER U-4, PG. 56



RPC 36031007
OWNER: RICHARD J. KELLY
& CINDY L. MACINTYRE
D.B. 2981, PG. 1525
ADDRESS: 2215 S IVES STREET

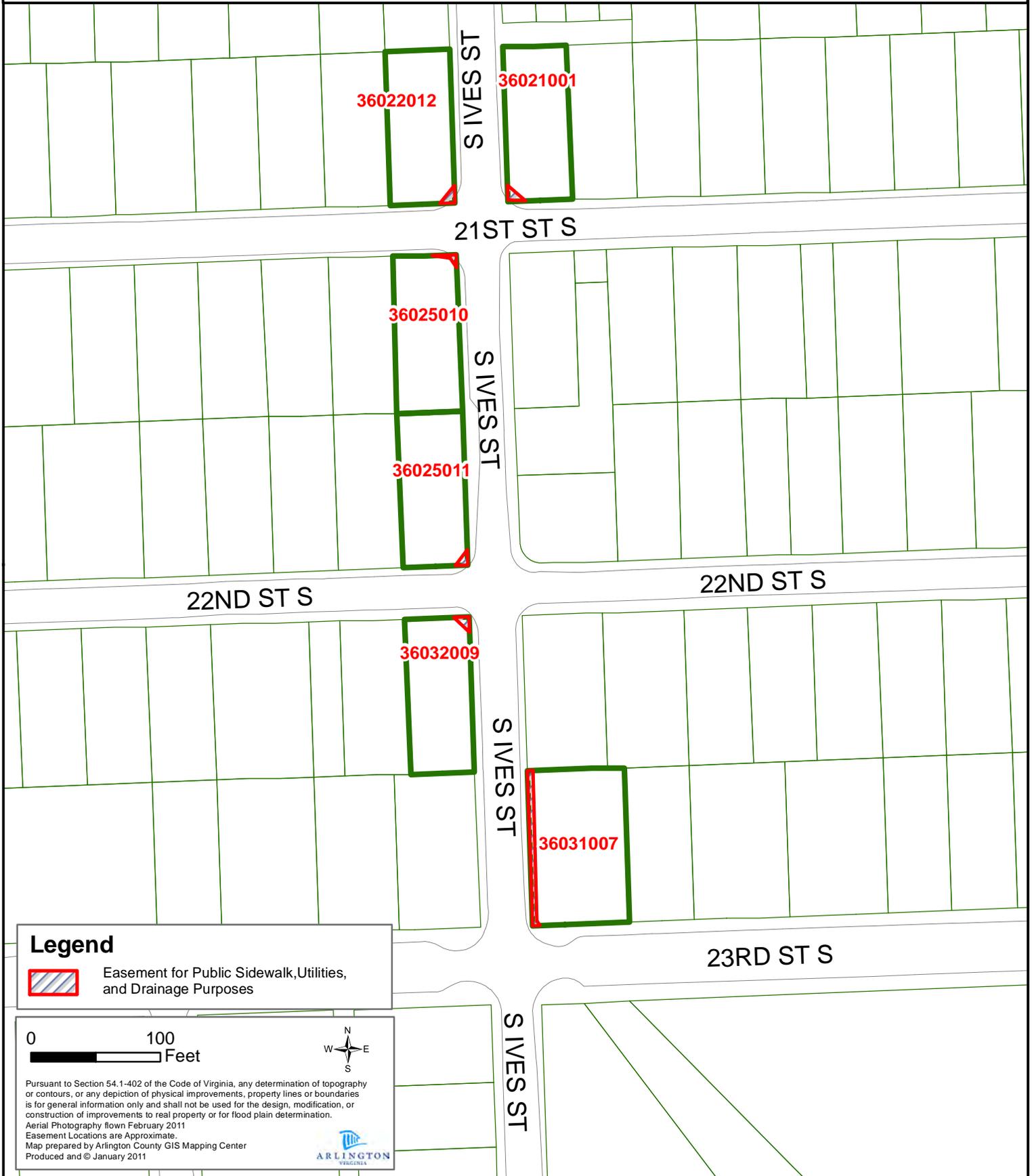
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
ENGINEERING BUREAU - SURVEY SECTION

PLAT SHOWING
EASEMENT FOR
PUBLIC SIDEWALK, UTILITIES AND DRAINAGE PURPOSES ON
LOT 20 - BLOCK 12
ADDISON HEIGHTS
LIBER U-4, PG. 56
ARLINGTON COUNTY, VIRGINIA

SCALE : 1" = 25'	DRAWN BY : RLF	CHECKED BY : JMB
CADD FILE : PLATSYMAP85\021RPC36031007.DWG		
APPROVED : <i>9-7-11</i>	APPROVED : <i>9-7-2011</i>	
COUNTY SURVEYOR <i>Robert L. Franca</i>	SUBDIVISION & BONDS ADMINISTRATOR <i>Shackelford</i>	

Vicinity Map

South Ives Street - 20th ST S to 23rd ST S
RPC# 36022012, 36021001, 36025010, 36025011,
36032009, and 36031007



Legend

 Easement for Public Sidewalk, Utilities, and Drainage Purposes

0 100 Feet



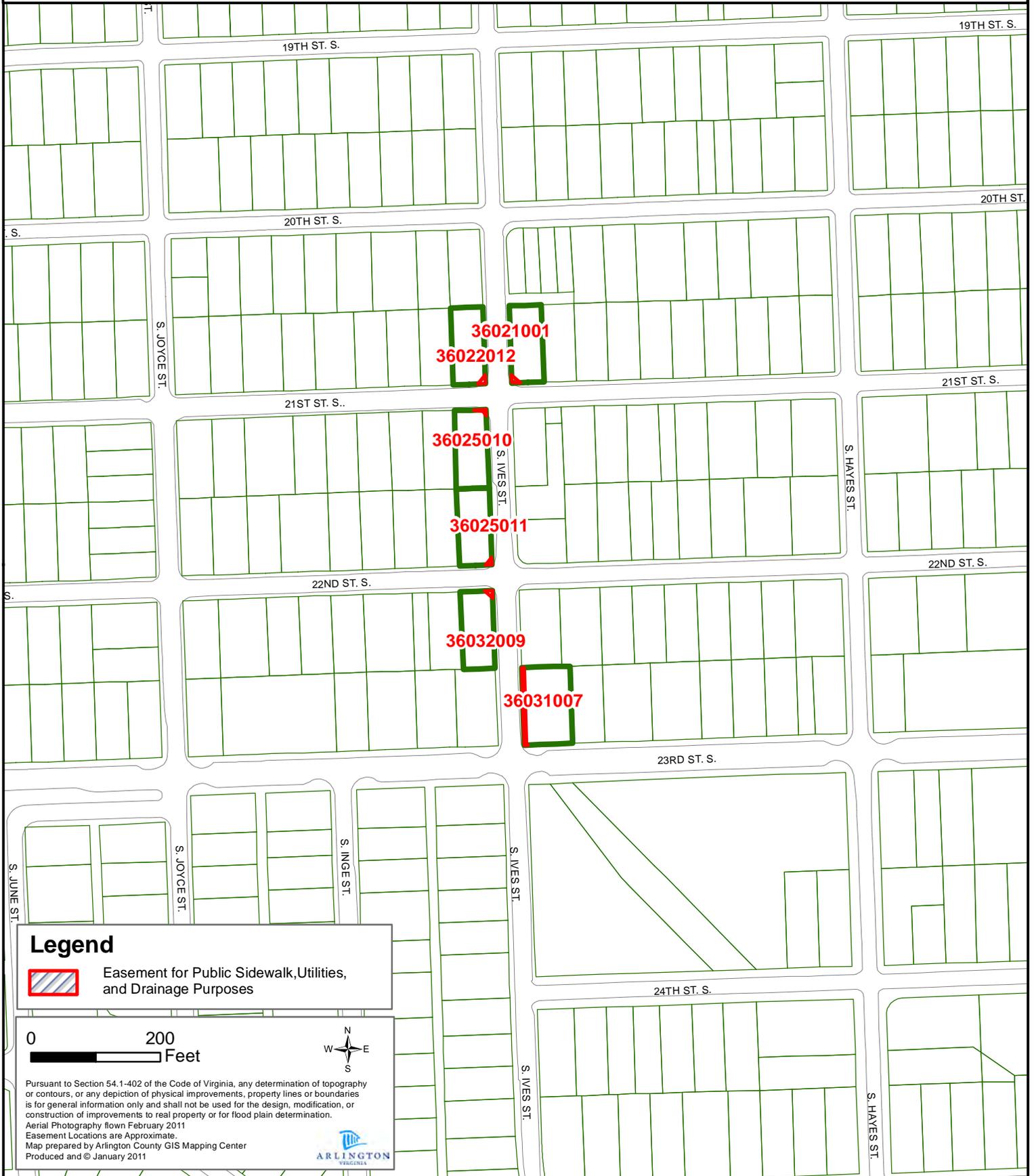
Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Aerial Photography flown February 2011. Easement Locations are Approximate. Map prepared by Arlington County GIS Mapping Center. Produced and © January 2011.



Vicinity Map

South Ives Street - 20th ST S to 23rd ST S

RPC# 36022012, 36021001, 36025010, 36025011, 36032009, and 36031007



Legend

 Easement for Public Sidewalk, Utilities, and Drainage Purposes

0 200
 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.
 Aerial Photography flown February 2011
 Easement Locations are Approximate.
 Map prepared by Arlington County GIS Mapping Center
 Produced and © January 2011

