

TMP \_\_\_\_\_

**PREPARED BY:** Timmons Group  
Joseph Medley  
28 Imperial Drive  
Staunton, VA 24401

This Deed is exempt from recordation taxes and fees pursuant to §§58.1-811 (A) (3) and 17.1-266, respectively, of the Code of Virginia (1950) as amended and the Constitution of Virginia, Article X, Section 6 (a) (1).

This **DEED OF EASEMENT**, made as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between **COUNTY OF ALBEMARLE SCHOOL BOARD**, (“**Grantor**”), and the **ALBEMARLE COUNTY SERVICE AUTHORITY** (the “**ACSA**”), whose address is 168 Spotnap Road, Charlottesville, Virginia 22911, Grantee.

**WITNESSETH:**

WHEREAS Grantor is the owner of real property located in Albemarle County, Virginia, acquired by deed from County of Albemarle, Virginia, dated December 29, 2019, and recorded in the Clerk’s Office of the Circuit Court of Albemarle County (the “Clerk’s Office”) at Deed Book 5258, page 620 (Instrument Number 201900014192);

WHEREAS Grantor has agreed to grant to the ACSA a permanent water line easement to construct, install, operate, maintain, repair, replace, relocate, and extend water lines and sewer lines and any appurtenances thereto. The easement is shown on the plat attached hereto and recorded herewith entitled ‘Plat Showing ACSA Water Easements across the Land of County of Albemarle School Board, Tax Map Parcel 91-11, Scottsville Magisterial District, Albemarle County, Virginia’, dated March 14, 2024, Last Revised May 14, 2025, and prepared by Timmons Group (the “Plat”).

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE unto the ACSA, its successors and assigns, perpetual rights of way and utility line easements (i) to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend water lines consisting of pipes, equipment, and appurtenances to such pipes and equipment, and (ii) to construct, install, operate, maintain,

inspect, protect, repair, replace, relocate, remove, change the size of and extend sewer lines consisting of pipes, equipment, and appurtenances to such pipes and equipment, over, under and across the real property of the Grantor located in Albemarle County, Virginia, and to access any other adjacent easement held by the ACSA, the location of the easements hereby granted and the boundaries of the property being more particularly described on the Plat as “ACSA Utility Easement” (the “Easements”); PROVIDED HOWEVER, that it is expressly understood and agreed that the ACSA shall not be deemed to have accepted the conveyances set forth hereinabove until such time as the same shall have been evidenced by the affirmative acceptance thereof in accordance with the usual and customary practices of the ACSA.

Reference is made to the Plat for the exact location and dimension of the Easements hereby granted and the property over which the same crosses. Notwithstanding anything to the contrary in the Plat, the exact location of the Easements is twenty (20) feet in width centered on the as-built location of the utility lines.

As part of the Easements, the ACSA shall have the right to enter upon the above-described property within the Easements for the purpose of installing, constructing, operating, maintaining, inspecting, protecting, repairing, replacing, relocating, removing, changing the size of and extending the utility lines, and appurtenances thereto, within such Easements, and the right of ingress and egress thereto as reasonably necessary to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend such utility lines within the Easements. If the ACSA decides in its sole discretion that it is unable reasonably to exercise the right of ingress and egress over the right-of-way, the ACSA shall have the right of ingress and egress over the property of Grantor adjacent.

Whenever it is necessary to excavate earth within the Easements, the ACSA agrees to backfill such excavation in a proper and workmanlike manner so as to restore surface conditions as nearly as practicable to the same condition as prior to excavation, including restoration of such paved surfaces as may be damaged or disturbed as part of such excavation; provided, however, that the ACSA shall have no obligation to restore permeable pavers, stamped concrete, or similar surfaces within the Easements.

Grantor, its successors or assigns, agrees that no trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions shall be placed within the Easements conveyed herein.

The Easements provided for herein shall include the right of the ACSA to trim, cut, and remove any trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions and take other similar action reasonably necessary to provide economical and safe water line and sewer line construction, installation, operation, maintenance, inspection, protection, repair, replacement, relocation, removal, and extension. The ACSA shall have no responsibility to the Grantor, its successors or assigns, to replace or reimburse the cost of said trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions that are removed or otherwise damaged.

The facilities constructed by ACSA within the Easements shall be the property of the ACSA and its successors and assigns, which shall have the right to inspect, rebuild, remove, repair, relocate improve and make such changes, alterations and connections to or extensions of its facilities within the boundaries of the Easements as are consistent with the purposes expressed herein.

**WITNESS** the following signature and seal:

\_\_\_\_\_ (SEAL)

STATE OF VIRGINIA

COUNTY/CITY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**SURVEY NOTES:**

1. PROPERTY & ZONING INFORMATION:

OWNER: COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA  
 REFERENCE: D.B. 5258, PG. 620  
 TAX MAP PARCEL: 91-11 (09100-00-00-01100)  
 PROPERTY ADDRESS: 133 GALAXIE FARM LANE  
 AREA: 14.488 ACRES  
 ZONED: R1 RESIDENTIAL

2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON:

- a) LAND RECORDS OBTAINED (& REFERENCED) FROM THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VA;
- b) A FIELD SURVEY BY THIS FIRM, COMPLETED SEPTEMBER 1, 2023.

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, CASE NUMBER-271200033.

4. BASIS OF HORIZONTAL DATUM IS NAD83 (NA 2011), VIRGINIA STATE GRID, SOUTH ZONE.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0426D, (PANEL 426 OF 575) EFFECTIVE FEBRUARY 4, 2005, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD.

6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MOORES CREEK WATERSHED.

7. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.

8. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

9. THE PROPERTY SHOWN IS LOCATED WITHIN THE CHARLOTTESVILLE-ALBEMARLE METROPOLITAN PLANNING ORGANIZATION (MPO) AREA.

10. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

11. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA / OVERLAY DISTRICT.

12. MANAGED STEEP SLOPES EXIST ON THE SUBJECT PROPERTY AS SHOWN HEREON.

13. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A DAM BREAK INUNDATION ZONE.

14. NO STREAM BUFFERS ARE LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND PROJECT.

OWNER ADDRESS:  
 COUNTY OF ALBEMARLE  
 SCHOOL BOARD  
 401 MCINTIRE ROAD  
 CHARLOTTESVILLE, VA 22902

**OWNER'S APPROVAL :**

THE PLATTING OF THE FOLLOWING DESCRIBED LAND, 'PLAT SHOWING ACSA WATER EASEMENTS ACROSS THE LAND OF COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA, TAX MAP PARCEL 91-11, SCOTTSVILLE MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA' IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

FOR: COUNTY OF ALBEMARLE SCHOOL BOARD

BY: \_\_\_\_\_  
 \_\_\_\_\_  
 (PRINT NAME)

STATE OF: \_\_\_\_\_  
 COUNTY OR CITY OF: \_\_\_\_\_

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

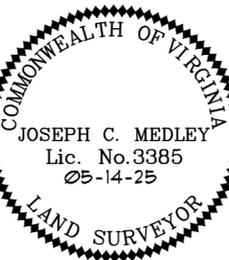
**COUNTY OF ALBEMARLE  
 BOARD OF SUPERVISORS**

DESIGNATED AGENT \_\_\_\_\_

DATE \_\_\_\_\_

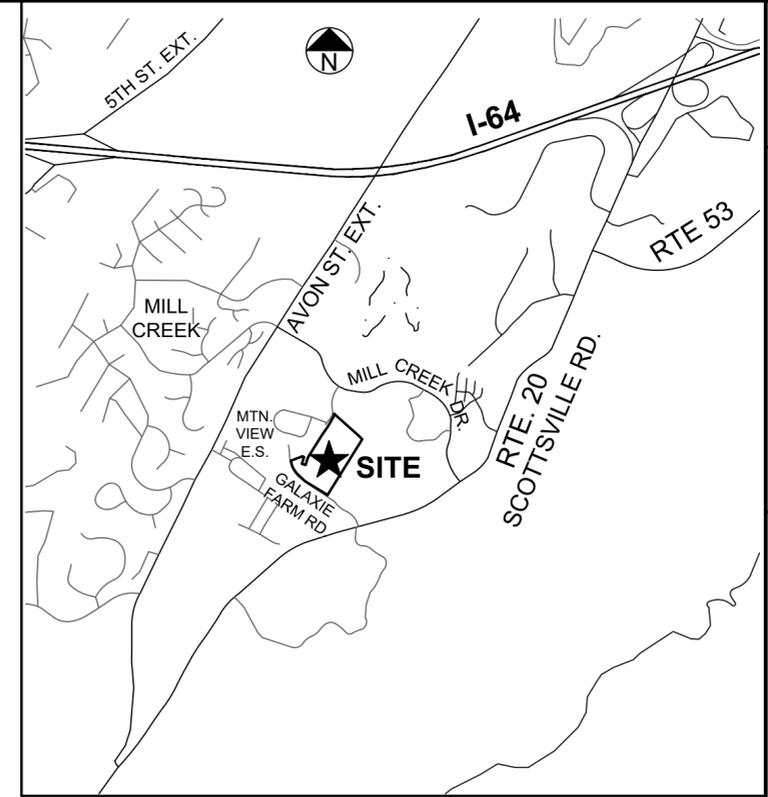
**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN ALBEMARLE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.



VICINITY MAP

1" = 2,000'



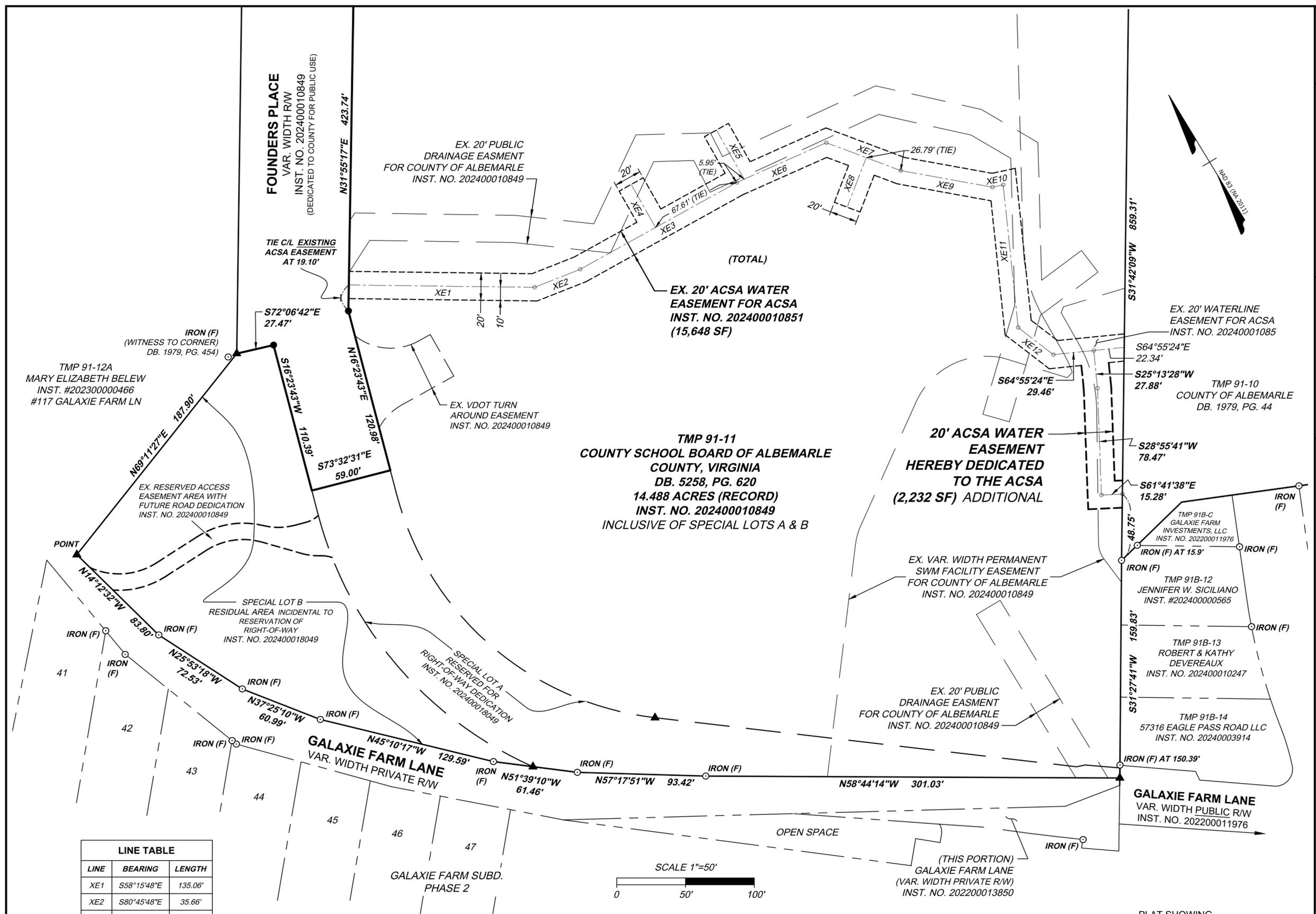
PLAT SHOWING  
**ACSA WATER EASEMENT**  
 ACROSS THE LAND OF  
**COUNTY SCHOOL BOARD OF  
 ALBEMARLE COUNTY, VIRGINIA**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: March 14, 2024	SCALE: As Shown
SHEET 1 OF 2	J.N.: 61412
DRAWN BY: JCM	CHECK BY: JCM
Last Revised: May 14, 2025	

THIS DRAWING PREPARED AT THE  
**STATION OFFICE**  
 2815 N. Augusta Street, Suite 2300, Charlottesville, Virginia 24401  
 TEL: 540.853.0920 FAX: 540.853.0786 www.timmons.com  
 YOUR VISION ACHIEVED THROUGH OURS.  
**Site Development | Residential | Infrastructure | Technology**



Y:\904\4694\_002-High School Center\IDWG\61412-V-SPEESMT\_ACSA\_ACPs\_v2.dwg | Plotted on 6/15/2025 10:37 AM | by Joe Medley



LINE TABLE		
LINE	BEARING	LENGTH
XE1	S58°15'48"E	135.06'
XE2	S80°45'48"E	35.66'
XE3	S88°15'13"E	130.48'
XE4	N1°40'58"E	36.27'
XE5	S1°48'03"W	41.38'
XE6	S83°13'05"E	71.41'
XE7	S38°13'05"E	57.82'
XE8	S51°46'55"W	38.93'
XE9	S48°38'30"E	67.75'
XE10	S71°08'30"E	8.03'
XE11	S25°04'36"W	105.37'
XE12	S21°07'13"E	32.44'

**LEGEND**

⊙ (F) PROPERTY CORNER FOUND, AS NOTED  
 ▲ CALCULATED POINT  
 ▴ VAR. TAX MAP PARCEL  
 DB. DEED BOOK  
 PG. PAGE  
 ACSA ALBEMARLE COUNTY SERVICE AUTHORITY

**ACSA EASEMENT NOTES:**

- THE PURPOSE OF THIS PLAT ADDRESSES ACSA EASEMENT E-ALIGNMENT INCIDENTAL TO OFFSITE WATER SERVICE CONNECTION.
- REGARDING ACSA EASEMENT AREA:  
 ORIGINAL EASEMENT AREA (INST. NO. 202400010851) 15,648 SF  
 EASEMENT AREA VACATED HEREON - 246 SF  
 ADDITIONAL EASEMENT AREA (HEREON) + 2,232 SF  
 TOTAL, ADJUSTED EASEMENT AREA = 17,634 SF



PLAT SHOWING  
**ACSA WATER EASEMENT**  
 ACROSS THE LAND OF  
**COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA**  
 TAX MAP PARCEL 91-11  
 SCOTTSVILLE MAGISTERIAL DISTRICT  
 ALBEMARLE COUNTY, VIRGINIA

Scottsville Magisterial Dist.	Albemarle County, VA
DATE: March 14, 2024	SCALE: 1" = 50'
SHEET 2 OF 2	J.N.: 61412
DRAWN BY: JCM	CHECK BY: JCM
Last Revised: May 14, 2025	

THIS DRAWING PREPARED AT THE  
**STANTON OFFICE**  
 281 E. Augusta Street, Suite 3300, Staunton, Virginia 24401  
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