

GPINs # 279-40-2476-000 & 278-10-0560-000

SF-12  
Rev. 10/14  
UPC 109272  
Parcels 004 & 006

**PREPARED BY VDOT  
UNDER SUPERVISION OF THE  
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes  
and fees under Sections 58.1-811(A)(3),  
58.1-811(C)(5), 58.1-3315, 25.1-418,  
42.1-70, 17.1-266, and 17.1-279(E)

**THIS DEED OF EASEMENTS DONATION**, made this \_\_\_\_\_ day of \_\_\_\_\_,  
2017, by and between John Miehm, duly appointed and qualified Trustee of BELIEVERS BAPTIST  
CHURCH OF STERLING, an unincorporated religious association, hereinafter designated as  
("GRANTOR"), and the COMMONWEALTH OF VIRGINIA, acting by and through its Department of  
Transportation, ("GRANTEE");

**WITNESSETH: THAT WHEREAS**, IT IS PROPOSED BY THE Commonwealth to widen or  
improve State Highway Route 621, Project 0621-053-158, RW-201, C501 from 0.145 mi. south relocated  
RTE 771 to 0.190 mi. north relocated RTE 771, in the County of Loudoun, Virginia; and

**WHEREAS**, in the improvement it is necessary that the GRANTEE enter upon the lands of the  
GRANTOR located in the aforesaid County to construct drainage facilities and/or other construction onto  
the lands (including relocation of a Verizon utility easement by separate agreement document) as shown  
on the plans for the aforesaid project;

**WHEREAS**, by a meeting duly called of the Church a resolution was duly passed authorizing the  
Trustees of the Church to convey to the Commonwealth of Virginia, Department of Transportation the  
hereinafter described real estate; and

**WHEREAS**, the Trustee has heretofore duly qualified before the hereinafter referred to Court by  
order entered on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Chancery Order Book  
\_\_\_\_\_, Page \_\_\_\_\_, and,

**WHEREAS**, by order entered \_\_\_\_\_, 20\_\_\_\_, in the Chancery Order Book \_\_\_\_\_, Page \_\_\_\_\_, in the Circuit Court of the County of Frederick, Virginia, the action of the membership of the Church approving the sale of the real estate was approved and ratified, and the Trustees were authorized and empowered to convey the property to the Grantee;

**NOW, THEREFORE**, for and in consideration of the improvements and public benefit to be derived from this donation including the improvement of the roads of the Commonwealth, and other good and valuable consideration, the **GRANTOR** hereby grants and conveys unto the **GRANTEE** the easements located in the County of Frederick, Virginia, and described as follows:

Parcels 004 & 006 - Being as shown on Sheets 3 and 4 of the plans for Route 621, State Highway Project 0621-053-158, RW-201, C501 and lying on the south (right) side of the Evergreen Mills Road Construction Baseline from the lands now or formerly belonging to Arthur C. Harding, Jr. and Patsy L. Harding opposite approximate Station 309+10 to the lands now or formerly belonging to Loudoun County School Board opposite Station 321+94.90, containing 31,642 square feet, more or less, and being the permanent right and easement to use the said area for the proper construction and maintenance of drainage facilities; together with the temporary right and easements to use the additional areas as shown for the proper construction of entrances, together containing 9,912 square feet. Said temporary easements will terminate at such time as the construction of said project is complete.

For an additional description of the easements herein conveyed, reference is made to photocopies of Sheets No. 3, 3RW, 4 and 4RW, showing outlined in GREEN the permanent drainage easement, and ORANGE the temporary construction easements, which photocopies are hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

The **GRANTOR**, by the execution of this instrument, acknowledges that the easements being conveyed hereunder are being donated to the Commonwealth of Virginia for highway use or associated uses. **GRANTOR** also acknowledges that it is entitled to be compensated for the easements hereby conveyed and, pursuant to Virginia Code Section 25.1-417 A 10 and by this donation, hereby waives its right to such compensation. A copy of **GRANTOR's** acknowledgement of its rights is attached to and made part of this deed.

The **GRANTOR** covenants and agrees for the Trustees, their successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation for the easements, and for damages, if any, to the remaining lands of the **GRANTOR** which may result by

reason of the use to which the **GRANTEE** will put the easements to be conveyed, including such drainage facilities as may be necessary. This paragraph, however, does not apply to any physical damages caused by **GRANTEE**, its agents and contractors done to **GRANTOR's** remaining property after construction of the aforesaid project begins.

The **GRANTOR** by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect church property have been fully explained to the authorized representatives.

The **GRANTOR** covenants that they have the right to convey the land to the **GRANTEE**, that they have done no act to encumber the same and that they will execute such further assurance of the same as may be requisite.

**WITNESS** the following signatures and seals:

BELIEVERS BAPTIST CHURCH OF STERLING

\_\_\_\_\_(SEAL)  
John Miehm, Trustee

COMMONWEALTH OF VIRGINIA

COUNTY OF LOUDOUN

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by John Miehm, Trustee of the Believers Baptist Church of Sterling, an unincorporated religious association, on behalf of the association.

My Commission expires \_\_\_\_\_.

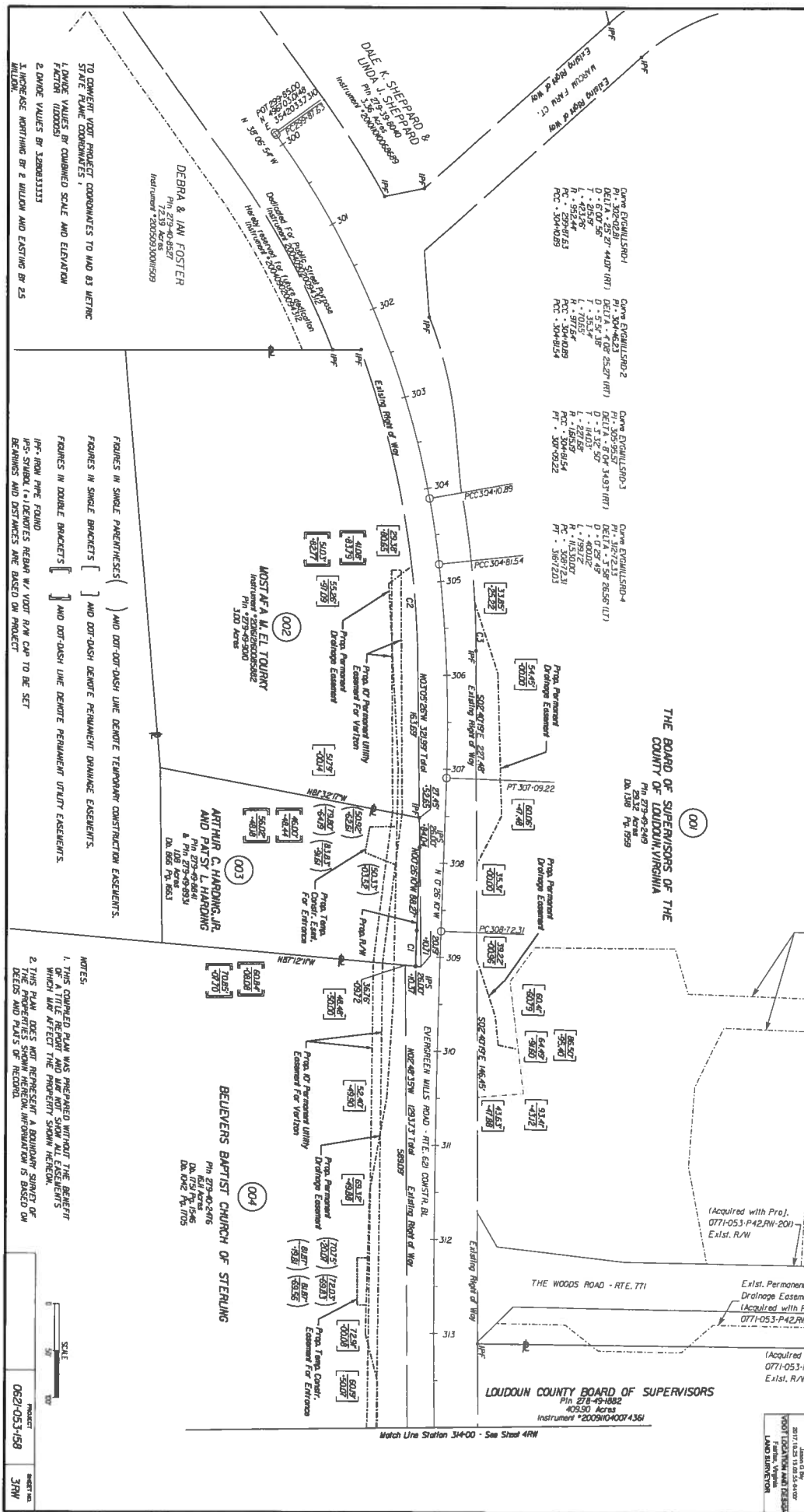
Notary Registration No.: \_\_\_\_\_.

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

PROJECT: LAND ACQUISITION FOR THE LOUDOUN COUNTY BOARD OF SUPERVISORS  
 SECTION: 01 OF 01  
 SHEET: 001 OF 001  
 SUBPARCEL: UTILITY BY DATE: 02/20/2017

DATE	BY	REVISION
02/20/2017	JLH	ISSUED FOR CONSTRUCTION
02/20/2017	JLH	ISSUED FOR PERMITS
02/20/2017	JLH	ISSUED FOR RECORDS

AREA'S	TEMPORARY CONSTRUCTION ESURT.	PERMANENT DRAINAGE ESURT.	UTILITY ESURT. FOR VERGION
001	902 S.F.	6,353 S.F.	2,507 S.F.
002	1074 S.F.	3,703 S.F.	1,089 S.F.
003	2,159 S.F.	1,827 S.F.	5,880 S.F.
004			



**RIGHT OF WAY PLANS**  
 THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

DATE	BY	REVISION
02/20/2017	JLH	ISSUED FOR CONSTRUCTION
02/20/2017	JLH	ISSUED FOR PERMITS
02/20/2017	JLH	ISSUED FOR RECORDS



TO CONVERT VDOT PROJECT COORDINATES TO NAD 83 METRIC SCALE PLEASE COORDINATES 1. DRAVE VALUES BY COMBINED SCALE AND ELEVATION FACTOR (1000000) 2. DRAVE VALUES BY 328083.3333 3. INCREASE NORTHING BY 2 MILLION AND EASTING BY 25 MILLION

FIGURES IN SINGLE PARENTHESES ( ) AND DOT-DOT-DASH LINE DEMOTE TEMPORARY CONSTRUCTION EASEMENTS. FIGURES IN SINGLE BRACKETS [ ] AND DOT-DASH DEMOTE PERMANENT DRAINAGE EASEMENTS. FIGURES IN DOUBLE BRACKETS [ ] AND DOT-DASH LINE DEMOTE PERMANENT UTILITY EASEMENTS. IFC-R/W LINE FOUND IFC-STABOL (+) IDENTIFIES REBAR W/ VDOT R/W CAP TO BE SET BEHINDS AND DISTANCES ARE BASED ON PROJECT

NOTES:  
 1. THIS COMBINED PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY AND THE PROPERTY BOUNDARIES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.  
 2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD.

PROJECT	SHEET NO.
0621-0531-158	31W

PROJECT: WOODS ROAD AND SWM BASIN  
 SURVEYED BY: DATE: 08/28/17  
 SUBMITTER: UTILITY BY: DATE: 08/28/17

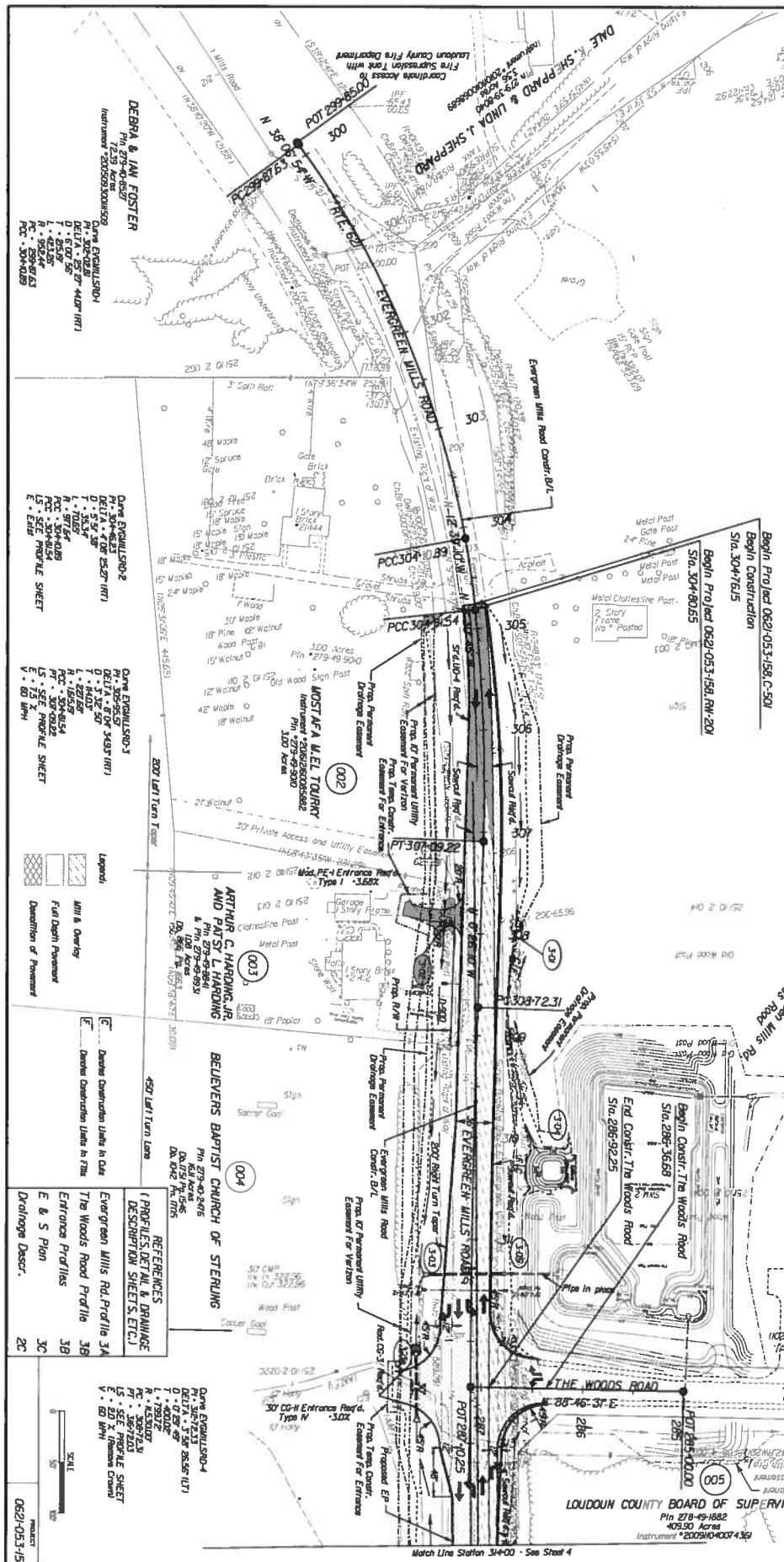
**RIGHT OF WAY PLANS**  
 THESE PLANS ARE UNFINISHED  
 AND ARE NOT TO BE USED FOR  
 ANY TYPE OF CONSTRUCTION.

**UTILITY OWNERS**

- Loudoun Water  
 Ralph W. Waller  
 (571) 291-7333
- Verizon  
 Steven H. Puryear  
 (703) 886-6490
- Washingon Gas  
 (703) 750-4745
- MISS UTILITIES  
 (811)
- NOVEC  
 (703) 392-1519
- Concast  
 Paul Rubin  
 (434) 593-5761

THE BOARD OF SUPERVISORS OF THE  
 COUNTY OF LOUDOUN, VIRGINIA

POC: 516-314-4458  
 1-888-961-0001  
 2817-0253  
 178 Woods Road



NO.	DATE	BY	PROJECT	SHEET NO.
8/30/17	VA. 621	0821-053158-RW-201	C-501	3

DESIGN FEATURES RELATIVE TO CONSTRUCTION MAY BE SUBJECT TO CHANGE AND DESIGN NECESSARY BY THE DEPARTMENT

PROFESSES DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)

REFERENCES

ENTRANCE PROFILES  
 3A  
 3B  
 3C  
 3D  
 3E & S PION  
 3C  
 3C  
 2C

ENTRANCE PROFILES  
 3A  
 3B  
 3C  
 3D  
 3E & S PION  
 3C  
 3C  
 2C

ENTRANCE PROFILES  
 3A  
 3B  
 3C  
 3D  
 3E & S PION  
 3C  
 3C  
 2C

ENTRANCE PROFILES  
 3A  
 3B  
 3C  
 3D  
 3E & S PION  
 3C  
 3C  
 2C

Match Line Station 34+00 - See Sheet 4

SCALE: 1" = 40'

Verizon W. O. No.: 4A0UM6V  
VDOT Project No.: 0621-053-158,C501

Row Tracking No: BC119318-R

After Recording Mail To:  
VERIZON VIRGINIA LLC  
502 E. Piedmont St  
Culpeper, VA 22701

Document Prepared:  
VERIZON VIRGINIA LLC  
502 E. Piedmont St  
Culpeper, VA 22701



TAX MAP PARCEL ID. NO:  
Db 1042 Pg 1705 Pin# 279-40-2476

### **DEED OF EASEMENT**

THIS DEED OF EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by and between \_\_\_\_\_ **Believers Baptist Church Of Sterling**, herein after called Grantor and **VERIZON VIRGINIA LLC**, a Virginia corporation, its successors, assigns lessees and agents, herein after called Grantee.

#### **WITNESSETH:**

For and in consideration of One Dollar (\$1.00) cash in hand paid unto Grantor and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors, assigns, lessees and agents, a perpetual non-exclusive easement and right of way (the "Easement") to install, construct, operate, maintain, inspect, improve, relocate, alter, replace and remove a communication system consisting of such poles, fixtures, braces, guys, anchors, wires, cables, pole-mounted cabinets, buried cable, buried wires, vaults, conduits, manholes, handholes, and related above-ground facilities, including but not limited to, posts, terminals, location markers, cabinets, equipment housings and other appurtenances, as Grantee may from time to time require, upon, under, across and over Grantor's real property being located in the District of **Catoctin**, County of **Loudon**, Commonwealth of Virginia more particularly identified as **Parcel 004**, (the "Property") as shown and described on attached **VDOT Project 0621-053-158, RW201, C501, Plan Sheets 3RW and 4RW**, attached hereto and made a part hereof (the "Easement Area").

Said Easement is hereby granted and conveyed unto Grantee together with the following rights and covenants;

(i) Rights

Grantee shall have the right of ingress and egress over, upon and across the Property, including Grantor's private roads, to and from the communications system and Easement, including the right to temporarily open and close fences, for the purposes of exercising the rights herein granted.

Grantee shall have the right to trim, cut and remove trees, shrubbery, undergrowth and other obstructions within the Easement Area which interfere with or threaten the efficient and safe operation, construction or maintenance of it facilities or impedes the access thereto.

The communications system constructed hereunder is and shall remain the property of the Grantee. Grantee shall have the right to inspect, rebuild, remove, repair, remove and relocate its communications system, or any part thereof, within the Easement Area, and may make such changes, alterations, substitutions, additions in and to or extensions of its facilities as it deems advisable without the prior consent of the Grantor.

(f) Covenants

Grantor covenants that it is seized of the Property and has the right to convey the Easement, rights and privileges herein conveyed to Grantee and that Grantee shall have quiet and peaceable possession, use and enjoyment of the aforesaid Easement, rights and privileges hereby granted.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

IN WITNESS WHEREOF, the following signature(s) and seal(s):

**Believers Baptist Church Of Sterling**

BY: \_\_\_\_\_

Print

Name: \_\_\_\_\_

Print

Title: \_\_\_\_\_

OR -

By: \_\_\_\_\_

By: \_\_\_\_\_

Grantor (Insert Name of Individual Person(s))

**COMMONWEALTH OF VIRGINIA:**

County/City of \_\_\_\_\_; to wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid do

hereby certify that \_\_\_\_\_ as \_\_\_\_\_ of

\_\_\_\_\_ did personally appear before me and acknowledge the foregoing writing dated \_\_\_\_\_ in the jurisdiction aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

My Commission expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

Verizon W. O. No.: 4A0UM6V  
VDOT Project No.: 0621-053-158,C501

Row Tracking No: BC119319-R

After Recording Mail To:  
VERIZON VIRGINIA LLC  
502 E. Piedmont St  
Culpeper, VA 22701

Document Prepared:  
VERIZON VIRGINIA LLC  
502 E. Piedmont St  
Culpeper, VA 22701



TAX MAP PARCEL ID. NO:  
Pin# 278-10-0560

### **DEED OF EASEMENT**

THIS DEED OF EASEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by and between \_\_\_\_\_ **Believers Baptist Church Of Sterling**, herein after called Grantor and **VERIZON VIRGINIA LLC.**, a Virginia corporation, its successors, assigns lessees and agents, herein after called Grantee.

#### **WITNESSETH:**

For and in consideration of One Dollar (\$1.00) cash in hand paid unto Grantor and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors, assigns, lessees and agents, a perpetual non-exclusive easement and right of way (the "Easement") to install, construct, operate, maintain, inspect, improve, relocate, alter, replace and remove a communication system consisting of such poles, fixtures, braces, guys, anchors, wires, cables, pole-mounted cabinets, buried cable, buried wires, vaults, conduits, manholes, handholes, and related above-ground facilities, including but not limited to, posts, terminals, location markers, cabinets, equipment housings and other appurtenances, as Grantee may from time to time require, upon, under, across and over Grantor's real property being located in the District of Catoctin, County of Loudoun, Commonwealth of Virginia more particularly identified as **Parcel 006**, (the "Property") as shown and described on attachment **VDOT Project 0621-053-158, RW201,C501, Plan Sheet 3RW and 4RW**, attached hereto and made a part hereof (the "Easement Area").

Said Easement is hereby granted and conveyed unto Grantee together with the following rights and covenants;

(i) Rights

Grantee shall have the right of ingress and egress over, upon and across the Property, including Grantor's private roads, to and from the communications system and Easement, including the right to temporarily open and close fences, for the purposes of exercising the rights herein granted.

Grantee shall have the right to trim, cut and remove trees, shrubbery, undergrowth and other obstructions within the Easement Area which interfere with or threaten the efficient and safe operation, construction or maintenance of it facilities or impedes the access thereto.

The communications system constructed hereunder is and shall remain the property of the Grantee. Grantee shall have the right to inspect, rebuild, remove, repair, remove and relocate its communications system, or any part thereof, within the Easement Area, and may make such changes, alterations, substitutions, additions in and to or extensions



of its facilities as it deems advisable without the prior consent of the Grantor.

(if) Covenants

Grantor covenants that it is seized of the Property and has the right to convey the Easement, rights and privileges herein conveyed to Grantee and that Grantee shall have quiet and peaceable possession, use and enjoyment of the aforesaid Easement, rights and privileges hereby granted.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

IN WITNESS WHEREOF, the following signature(s) and seal(s):

### Believers Baptist Church Of Sterling

BY: \_\_\_\_\_

Print

Name: \_\_\_\_\_

Print

Title: \_\_\_\_\_

OR -

By: \_\_\_\_\_

By: \_\_\_\_\_

Grantor (Insert Name of Individual Person(s))

**COMMONWEALTH OF VIRGINIA:**

County/City of \_\_\_\_\_; to wit:

I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid do hereby certify that \_\_\_\_\_ as \_\_\_\_\_ of

\_\_\_\_\_ did personally appear before me and acknowledge the foregoing writing dated \_\_\_\_\_ in the jurisdiction aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

My Commission expires: \_\_\_\_\_

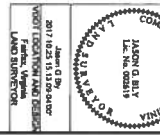
Notary Registration Number: \_\_\_\_\_

PROJECT: UNACQUAINTED, BEYOND THE BOUNDARIES  
 DESIGN TO BE DATE: 06/21/2018  
 DESIGNER: JALB PJ  
 SUBSEQUENT UTILITY BY DATE:

PARCEL #	TOTAL ACRES	CONSTRUCTION ESTIM.	DRAINAGE ESTIM.	TOTAL VERTICALLY
004	2.59	8407 SF.	5680 SF.	
006	1.73	1357 SF.	6380 SF.	

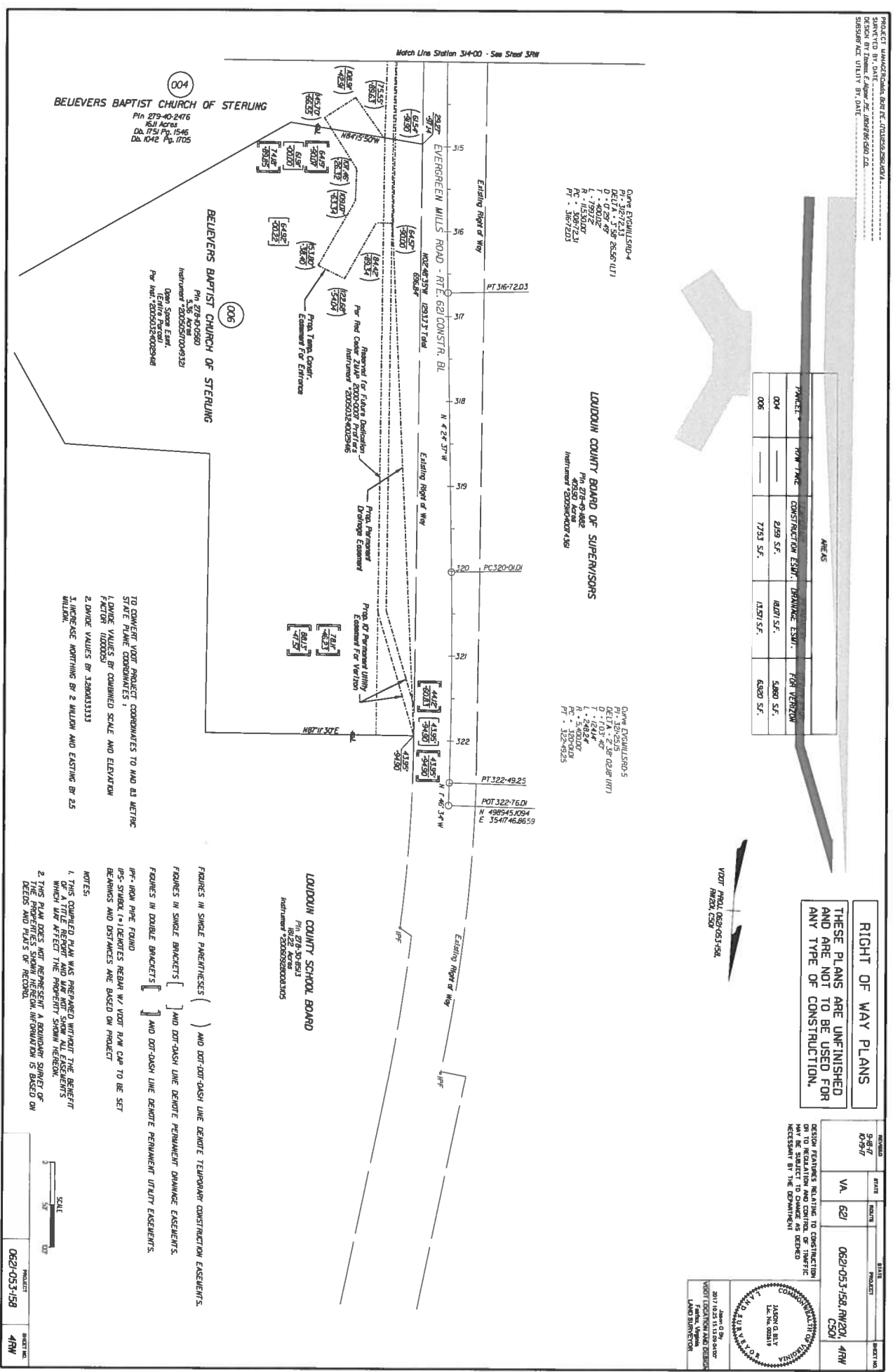
**RIGHT OF WAY PLANS**  
 THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

DESIGN FEATURES RELATIVE TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC NECESSARY BY THE DEPARTMENT



James D. Byrd  
 2017 1622 15129 24107  
 VDOT LICENSED AND DESIGN  
 LAND SURVEYOR

06/21/2018  
 Revised By: JALB PJ



DATA: DGN# 200115180-4  
 DATE: 06/21/2018  
 DELTA: 3.59 26.56 (1/1)  
 D: 0.020000  
 L: 1.79972  
 R: 115.50000  
 PC: 316.72031  
 PT: 316.72031

LOUDOUN COUNTY BOARD OF SUPERVISORS  
 Ph: 276-93-9882  
 Instrument # 20090004398

DATA: DGN# 200115180-5  
 DATE: 06/21/2018  
 DELTA: 3.59 26.56 (1/1)  
 D: 1.031400  
 L: 1.12414  
 R: 5.5000000  
 PC: 322.49225  
 PT: 322.49225

LOUDOUN COUNTY SCHOOL BOARD  
 Ph: 276-30-0633  
 Instrument # 2009000000000

004  
 BELIEVERS BAPTIST CHURCH OF STERLING  
 Ph: 276-40-2476  
 Instrument # 20090000932

006  
 BELIEVERS BAPTIST CHURCH OF STERLING  
 Ph: 276-40-0980  
 Instrument # 20090000932

TO CONVERT VDOT PROJECT COORDINATES TO HAD 83 METRIC STATE PLANE COORDINATES:  
 1. DOUBLE VALUES BY COMBINED SCALE AND ELEVATION FACTOR (100005)  
 2. DOUBLE VALUES BY 380033333  
 3. INCREASE NORTHING BY 2 MILLION AND EASTING BY 25 MILLION.

FIGURES IN SINGLE PARENTHESES ( ) AND DOT-DOT-DASH LINE DENOTE TEMPORARY CONSTRUCTION EASEMENTS.  
 FIGURES IN SINGLE BRACKETS [ ] AND DOT-DASH LINE DENOTE PERMANENT DRAINAGE EASEMENTS.  
 FIGURES IN DOUBLE BRACKETS [ ] AND DOT-DASH LINE DENOTE PERMANENT UTILITY EASEMENTS.  
 IPR - IRON PIPE FOUND  
 IPR-SYMBOL (+) DENOTES NEARBY W/ VDOT R/W CAP TO BE SET  
 BEARINGS AND DISTANCES ARE BASED ON PROJECT NOTES.  
 1. THIS CORNER PLAN WAS PREPARED WITHOUT THE BENEFIT OF THE RECORD PLANS AND SURVEY DATA FOR THE PROJECTS WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.  
 2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD.



PROJECT	06/21/05-3158
SHEET NO.	4RW

PROJECT: Wainwright Road, 8th St., Dulles, VA  
 DRAWN BY: DATE: LSW: 1/25/07  
 SUBMITTED: 1/25/07  
 SUBSECT: UTILITY BY: DATE: LSW: 1/25/07

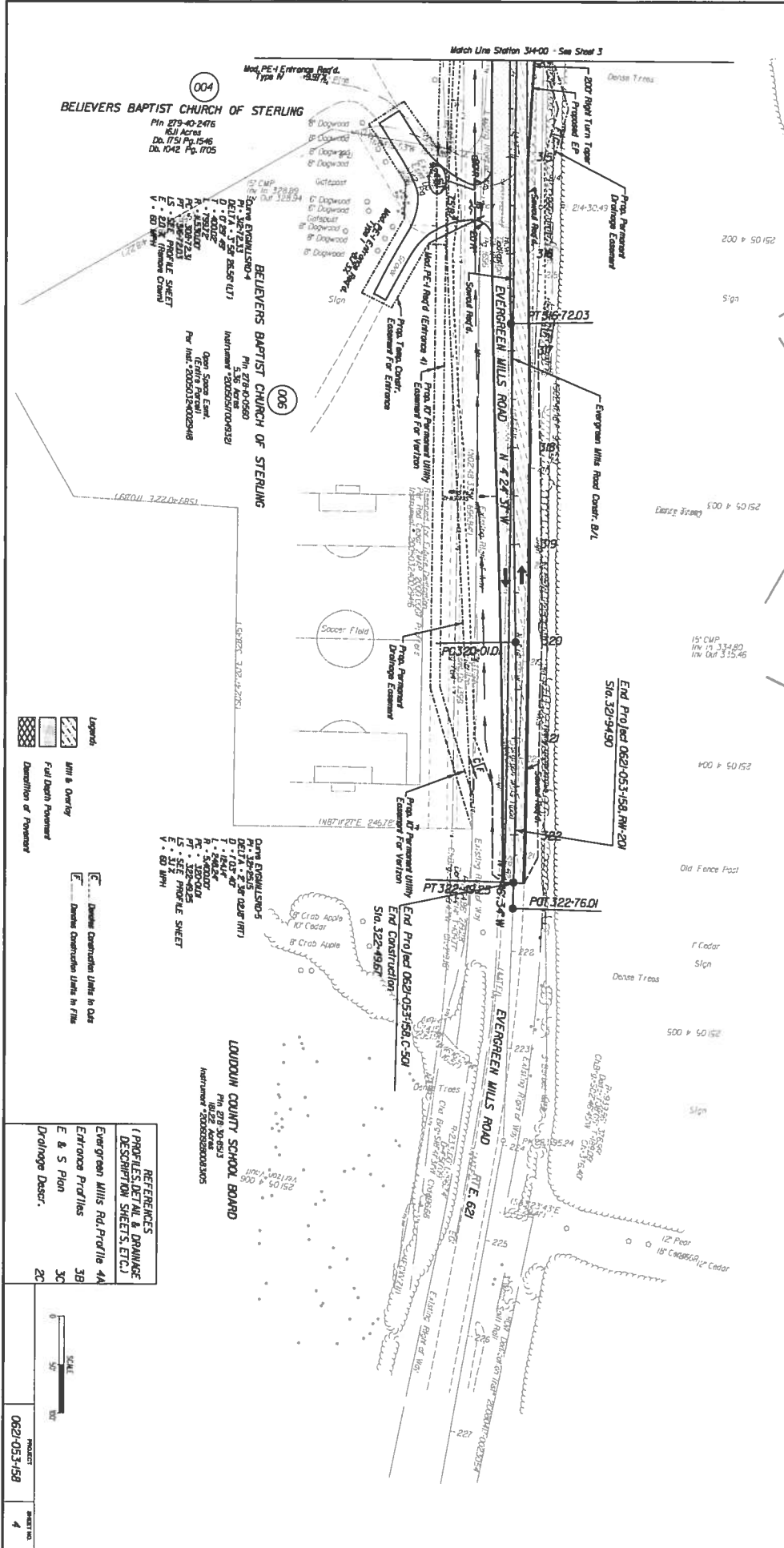
**UTILITY OWNERS**

Verizon Simon H. Pappert (703) 886-6490 Comcast Pamela (434) 961-3761	Washington Gas (703) 750-4745 MISS UTILITIES (811)
--	---

**LOUDOUN COUNTY BOARD OF SUPERVISORS**  
 Ph: 276-49-1882  
 Fw: 276-49-1882  
 Internet: 20204007450

REVISION	DATE	BY	DESCRIPTION
1	06/21/07	JW	0621053-158, RW/201 C/501

**RIGHT OF WAY PLANS**  
 THESE PLANS ARE UNFINISHED  
 AND ARE NOT TO BE USED FOR  
 ANY TYPE OF CONSTRUCTION.



**004 BELIEVERS BAPTIST CHURCH OF STERLING**  
 Ph: 279-40-2476  
 Fax: 279-40-2476  
 Do: 7/51 Ph: 51-546  
 Do: 10/42 Ph: 1705

**005 LOUDOUN COUNTY SCHOOL BOARD**  
 Ph: 276 30-8933  
 Internet: 2020252000300030

**LEGEND**

- 1/4" & Overlay
- Full Depth Pavement
- Dimension of Pavement
- 1" = 10' Profile Sheet
- 1" = 10' Profile Sheet
- 1" = 10' Profile Sheet

**REFERENCES**  
 (PROFILES, DETAIL & DRAINAGE  
 DESCRIPTION SHEETS, ETC.)

Evergreen Mills Rd Profile	4A
Entrance Profiles	3B
E & S Plan	3C
Drainage Descr.	2C

