

# Issue Analysis Form



**Date:** August 10, 2021  
**Item:** Acceptance of Deed of Right-of-Way  
**Lead Department(s):** County Attorney  
**Contact Person(s):** Dan Whitten

## Description and Current Status

Super Kids Ministries owns 4.919 acres of land on State Route 646/Middle Road described as Tax Map Number 120(07)00-00A-2. The County will be improving State Route 646/Middle Road and Romans Road in anticipation of the construction of the new Elementary School. The work requires .081 acres of the property for the right-of-way for the road improvements on Middle Road and Romans Road.

Spirit Life Church owns 5.551 acres of land on State Route 646/Middle Road described as Tax Map Number 120(07)00-00A-1. The County will be improving State Route 646/Middle Road and Romans Road in anticipation of the construction of the new Elementary School. The work requires .079 acres of the property for the right-of-way for the road improvements on Romans Road.

Attached for the Board's review and acceptance is a Deed of Dedication of Right-of-Way between Super Kids Ministries and the County of Prince George and a Deed of Dedication of Right-of-Way between Spirit Life Church and the County of Prince George.

Sample Motion: I move that the Board authorize the County Administrator to sign the Deeds of Dedication of right-of-way from Super Kids Ministries and from Spirit Life Church.

## Government Path

- |                                                       |                                         |                                        |
|-------------------------------------------------------|-----------------------------------------|----------------------------------------|
| <b>Does this require IDA action?</b>                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>Does this require BZA action?</b>                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>Does This require Planning Commission Action?</b>  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>Does this require Board of Supervisors action?</b> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Does this require a public hearing?</b>            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <b>If so, before what date?</b>                       | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |

## Fiscal Impact Statement

Board of Supervisors  
County of Prince George, Virginia

Resolution

At a work session of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 10<sup>th</sup> day of August, 2021:

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Present:

Floyd M. Brown, Jr., Chairman  
Marlene J. Waymack, Vice Chair  
Alan R. Carmichael  
Donald Hunter  
T. J. Webb

Vote:

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C-8

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, which carried unanimously, the following Resolution was adopted:

RESOLUTION: DEED OF DEDICATION OF RIGHT-OF-WAY  
LOCATED ON PARCEL ID: 120(07)00-00A-2 AND PARCEL ID:  
120(07)00-00A-1 FOR STATE ROUTE 646/MIDDLE ROAD AND  
ROMANS ROAD IMPROVEMENTS AND THE CONSTRUCTION OF  
THE NEW ELEMENTARY SCHOOL

WHEREAS, the Prince George County Board of Supervisors has determined that it is in the best interest of the County and its citizens to improve State Route 646/Middle Road and Romans Road for the construction of the new Elementary School; and

WHEREAS, the County needs a right-of-way for the project on land owned by Super Kids Ministries, Tax Map Parcel: #120(07)00-00A-2 and Spirit Life Church, Tax Map Parcel: #120(07)00-00A-1; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 10<sup>th</sup> day of August, 2021, does hereby authorize the County Administrator to sign the Deeds of Dedication of Right-of-Way from Super Kids Ministries and from Spirit Life Church.

A Copy Teste:

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Percy C. Ashcraft  
County Administrator

Board of Supervisors  
County of Prince George, Virginia

Resolution

At a work session of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 10<sup>th</sup> day of August, 2021:

---

Present:

Floyd M. Brown, Jr., Chairman  
Marlene J. Waymack, Vice Chair  
Alan R. Carmichael  
Donald Hunter  
T. J. Webb

Vote:

---

C-8

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, which carried unanimously, the following Resolution was adopted:

RESOLUTION: DEED OF DEDICATION OF RIGHT-OF-WAY  
LOCATED ON PARCEL ID: 120(07)00-00A-2 AND PARCEL ID:  
120(07)00-00A-1 FOR STATE ROUTE 646/MIDDLE ROAD AND  
ROMANS ROAD IMPROVEMENTS AND THE CONSTRUCTION OF  
THE NEW ELEMENTARY SCHOOL

WHEREAS, the Prince George County Board of Supervisors has determined that it is in the best interest of the County and its citizens to improve State Route 646/Middle Road and Romans Road for the construction of the new Elementary School; and

WHEREAS, the County needs a right-of-way for the project on land owned by Super Kids Ministries, Tax Map Parcel: #120(07)00-00A-2 and Spirit Life Church, Tax Map Parcel: #120(07)00-00A-1; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 10<sup>th</sup> day of August, 2021, does hereby authorize the County Administrator to sign the Deeds of Dedication of Right-of-Way from Super Kids Ministries and from Spirit Life Church.

A Copy Teste:

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Percy C. Ashcraft  
County Administrator

This deed is exempt from the recordation taxes pursuant to § 58.1-811(A)(3) and § 58.1-811(C)(5).

Consideration: \$0.00

Prepared by:

Dan N. Whitten  
County Attorney  
6602 Courts Drive, Third Floor  
Prince George, Virginia 22630  
Telephone: (804) 722-8685  
Fax: (804) 733-2539

Assessment: \$0.00

Tax Map No.: 120(07)00-00A-2 (Portion)

### DEED OF DEDICATION OF RIGHT-OF-WAY

THIS DEED OF DEDICATION OF RIGHT-OF-WAY is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between SUPER KIDS MINISTRIES, a Virginia Corporation (GRANTOR) and THE COUNTY OF PRINCE GEORGE, VIRGINIA, a political subdivision of the Commonwealth of Virginia (GRANTEE) and SUNTRUST BANK, party of the third part (also to be indexed as a GRANTOR).

#### W I T N E S S E T H:

WHEREAS, the Grantor is the owner of a parcel of real estate described as Tax Map Number 120(07)00-00A-2, as shown and designated as "4.919 ACRES SUPER KIDS MINISTRIES, INC. T.M #120(07)00-00A-2 INST. #080003480 INST. #080002887 D.B. 24, PAGE 157 (5.000 ACRES)" on a plat and survey entitled "PLAT SHOWING RIGHT OF WAY DEDICATION ACROSS THE PROPERTY OF SUPER KIDS MINISTRIES INC LOCATED ON THE NORTH OF STATE ROUTE 646, MIDDLE ROAD BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA" prepared by Gregory G. McGlothlin, Land Surveyor, and dated April 27, 2021, a copy of which is attached hereto and to which reference is made for a more particular description.

**WHEREAS**, the Grantor now desires to dedicate and convey to the Grantee a portion of the property for right-of-way for the improvement of Romans Road; and

**WHEREAS**, the Grantee desires to accept the dedication of the right-of-way.

**NOW, THEREFORE**, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby dedicates, grants, and conveys to the public use with SPECIAL WARRANTY OF TITLE unto the Grantee, in fee simple, a right-of-way over and across the following described property situated in the **BLAND DISTRICT**, Prince George County, Virginia, to-wit:

**PORTION OF TAX MAP # 120(07)00-00A-2**

All that right-of-way for public use over and across Tax Map Parcel 120(07)00-00A-2, said right-of-way comprising a total area of 0.081 acres, and shown as "R/W DEDICATION ROMANS ROAD 0.034 ACRES" and "R/W DEDICATION 0.047 ACRES" on a plat entitled "PLAT SHOWING RIGHT OF WAY DEDICATION ACROSS THE PROPERTY OF SUPER KIDS MINISTRIES INC LOCATED ON THE NORTH OF STATE ROUTE 646, MIDDLE ROAD BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA" prepared by Gregory G. McGlothlin, Land Surveyor, and dated April 27, 2021, a copy of which is attached hereto and to which reference is made for a more particular description.

**IT BEING** a portion of the same property conveyed to Super Kids Ministries, Inc. from Earnest R. Thomas and Donald L. Wilson, II, Trustees of New Jerusalem Fellowship Church by Deed dated August 13, 2008 and recorded August 13, 2008, of record as Instrument Number 080003480, in the Office of the Clerk of the Circuit Court of the County of Prince George, Virginia

Grantor covenants that it has the right to convey the property; that the Grantee shall have quiet and peaceful enjoyment and possession of said property, and that the Grantor will execute such further assurances of the said grant herein contained as may be requisite.

This conveyance is subject to all easements, restrictions, covenants and conditions of record insofar as they legally affect the property herein conveyed.

The Party of the Third Part joins in this Deed of Dedication to evidence its release and consent to dedication of the right-of-way and easement herein dedicated from the terms and obligations of that certain Credit Line Deed of Trust from Trustees and Elders for New Jerusalem Fellowship Church to SunTrust Bank, dated April 22, 2003 and recorded on April 23, 2003 as Instrument Number 030002367 in the Clerk's Office aforesaid.

WITNESS the following signature(s):

**SUPER KIDS MINISTRIES**

BY: \_\_\_\_\_ (SEAL)  
**Debra Ferguson, President**

**COMMONWEALTH OF VIRGINIA**  
**COUNTY/CITY OF \_\_\_\_\_, TO-WIT:**

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that Debra Ferguson, President of Super Kids Ministries, Inc., whose name is signed to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

**SUNTRUST BANK**

BY: \_\_\_\_\_ (SEAL)

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, TO-WIT:

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that \_\_\_\_\_, whose name is signed on behalf of the SunTrust Bank to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

The foregoing conveyance is hereby accepted by the County of Prince George, Virginia in accordance with Virginia Code § 15.2-1803 (1950) as amended, as evidenced by the signature of the undersigned, who is authorized to accept this conveyance on behalf of the County of Prince George, as evidenced by a resolution authorizing the same adopted by the Prince George County Board of Supervisors on \_\_\_\_\_, 20\_\_; and is approved as to form as evidenced by the signature of the County Attorney for the County of Prince George.

**WITNESS** the following signature:

**COUNTY OF PRINCE GEORGE, VIRGINIA**

**BY:** \_\_\_\_\_  
**Percy Ashcraft, County Administrator**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE GEORGE, TO-WIT:

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that Percy Ashcraft, County Administrator, whose name is signed on behalf of the County of Prince George, Virginia to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Dan N. Whitten, County Attorney**



**OWNER'S CONSENT and DEDICATION**

The platting or dedication of the following described land as shown on this plat containing 5.000 acres, more or less, and designated as RIGHT OF WAY DEDICATION situated in Bland District, Prince George County, Virginia, is with preparation and trustees, if any.

Ernest R. Thomas, Trustee

Donald L. Wilson, II, Trustee

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC NOTARY REGISTRATION NUMBER MY COMMISSION EXPIRES

CITY/COUNTY OF COMMONWEALTH OF VIRGINIA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

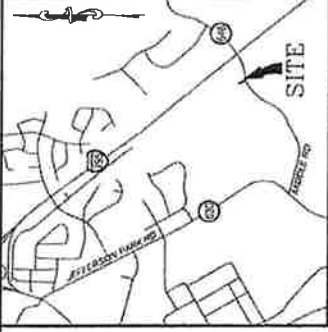
NOTARY PUBLIC NOTARY REGISTRATION NUMBER MY COMMISSION EXPIRES

Based on graphic determination this property is in zone "X" of the HUD defined flood hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel 181149C01609 dated May 16, 2012.

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other public facts which may affect the property.

T.M. #1200700-00A-2 5.000 ACRES  
ROMANS ROAD R/W DEDICATION 0.035 ACRES  
T.M. #1200700-00A-2 4.965 ACRES  
LESS  
REMAINING

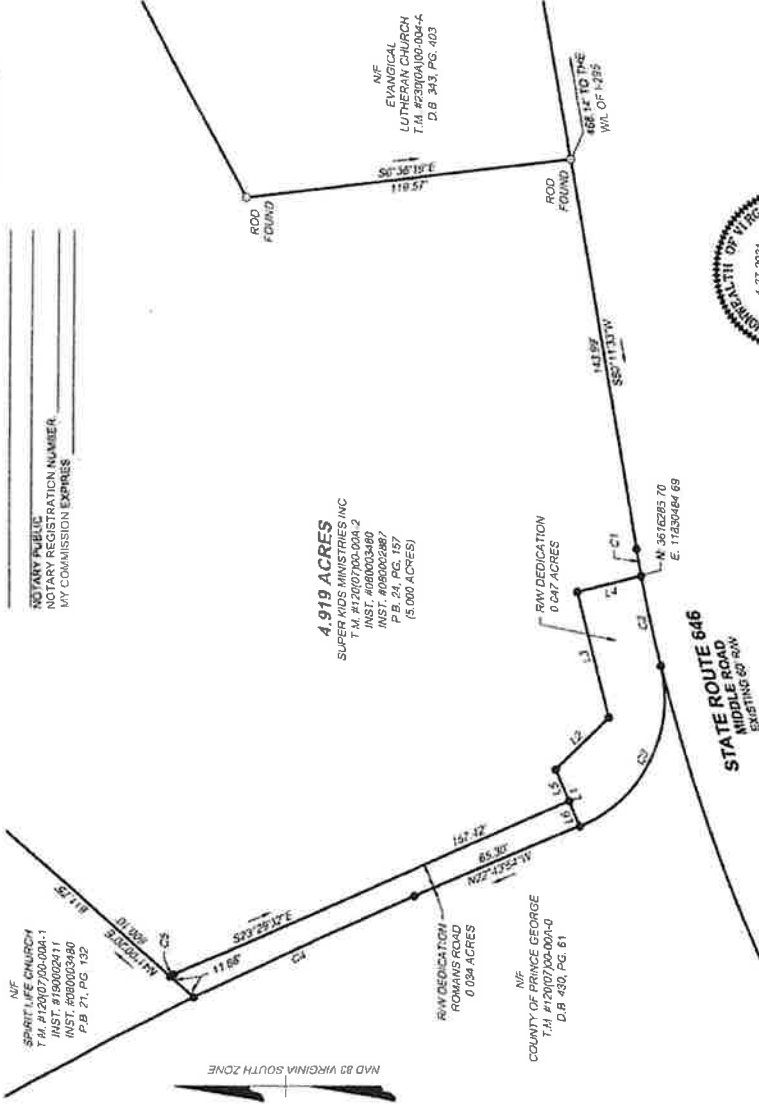
LINE	BEARING	LENGTH
L1	N67°04'51"E	12.27'
L2	S44°55'03"E	26.73'
L3	N75°58'38"E	46.89'
L4	S14°01'07"E	23.94'
L5	N67°04'51"E	12.27'
L6	N67°04'51"E	8.89'



APPROVED FOR RECORDED IN PRINCE GEORGE COUNTY, VIRGINIA THIS PLAT SHALL BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL

SUBDIVISION AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 VDOT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	602.96'	10.02'	5.01'	0°57'08"	S79°29'06"W	19.02'
C2	602.96'	33.51'	16.76'	3°11'05"	S77°25'00"W	33.51'
C3	50.00'	70.78'	49.78'	81°05'22"	N63°04'50"W	65.01'
C4	1439.70'	88.84'	44.28'	3°37'18"	N24°30'07"W	89.52'
C5	1209.56'	1.50'	0.75'	0°04'18"	S25°46'44"E	1.50'



**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and sworn, and being of the County of Prince George, Virginia, do hereby certify that the foregoing plat is a true and correct copy of the original as the same was filed in my office on the 27th day of April, 2021.



**RIGHT OF WAY DEDICATION ACROSS THE PROPERTY OF SUPER KIDS MINISTRIES INC LOCATED ON THE NORTH SIDE OF STATE ROUTE 646, MIDDLE ROAD BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA**

PLAT SHOWING

Date: April 27, 2021 Scale: 1"=30'  
 Sheet 1 of 1 I.N. 45407-903  
 Drawn by: J. Livingston Checked by: G. McGlothlin  
 Revisor:

This deed is exempt from the recordation taxes pursuant to § 58.1-811(A)(3) and § 58.1-811(C)(5).

Consideration: \$2,500.00

Prepared by:

Dan N. Whitten  
County Attorney  
6602 Courts Drive, Third Floor  
Prince George, Virginia 22630  
Telephone: (804) 722-8685  
Fax: (804) 733-2539

Assessment: \$0.00

Tax Map No.: 120(07)00-00A-1 (Portion)

### DEED OF DEDICATION OF RIGHT-OF-WAY

**THIS DEED OF DEDICATION OF RIGHT-OF-WAY** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **SPIRIT LIFE CHURCH**, a Virginia Corporation (**GRANTOR**) and **THE COUNTY OF PRINCE GEORGE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (**GRANTEE**) and **SUNTRUST BANK**, party of the third part (also to be indexed as a **GRANTOR**).

#### **W I T N E S S E T H:**

**WHEREAS**, the Grantor is the owner of a parcel of real estate described as Tax Map Number 120(07)00-00A-1, as shown and designated as “5.551 ACRES SPIRIT LIFE CHURCH T.M #120(07)00-00A-1 INST. #190002411 INST. #080003480 D.B. 21, PAGE 132 (5.630 ACRES)” on a plat and survey entitled “PLAT SHOWING RIGHT OF WAY DEDICATION ACROSS THE PROPERTY OF SPIRIT LIFE CHURCH LOCATED NORTH OF STATE ROUTE 646, MIDDLE ROAD BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA” prepared by Gregory G. McGlothlin, Land Surveyor, and dated April 27, 2021, a copy of which is attached hereto and to which reference is made for a more particular description.

**WHEREAS**, the Grantor now desires to dedicate and convey to the Grantee a portion of the property for right-of-way for the improvement of Romans Road; and

**WHEREAS**, the Grantee desires to accept the dedication of the right-of-way.

**NOW, THEREFORE**, for and in consideration of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby dedicates, grants, and conveys to the public use with SPECIAL WARRANTY OF TITLE unto the Grantee, in fee simple, a right-of-way over and across the following described property situated in the **BLAND DISTRICT**, Prince George County, Virginia, to-wit:

**PORTION OF TAX MAP # 120(07)00-00A-1**

All that right-of-way for public use over and across Tax Map Parcel 120(07)00-00A-1, said right-of-way comprising an area of 0.079 acres, and being situated on a plat entitled "PLAT SHOWING RIGHT OF WAY DEDICATION ACROSS THE PROPERTY OF SPIRIT LIFE CHURCH LOCATED NORTH OF STATE ROUTE 646, MIDDLE ROAD BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA" prepared by Gregory G. McGlothlin, Land Surveyor, and dated April 27, 2021, a copy of which is attached hereto and to which reference is made for a more particular description.

**IT BEING** a portion of the same property conveyed to Spirit Life Church from Donald L. Wilson, II and Robert Rightmyer, Trustees of New Jerusalem Fellowship Church by Deed dated June 28, 2019 and recorded August 16, 2019, of record as Instrument Number 190002411, in the Office of the Clerk of the Circuit Court of the County of Prince George, Virginia

Grantor covenants that it has the right to convey the property; that the Grantee shall have quiet and peaceful enjoyment and possession of said property, and that the Grantor will execute such further assurances of the said grant herein contained as may be requisite.

This conveyance is subject to all easements, restrictions, covenants and conditions of record insofar as they legally affect the property herein conveyed.

The Party of the Third Part joins in this Deed of Dedication to evidence its release and consent to dedication of the right-of-way herein dedicated from the terms and obligations of that certain Credit Line Deed of Trust from Trustees and Elders for New Jerusalem Fellowship Church to SunTrust Bank, dated April 22, 2003 and recorded on April 23, 2003 as Instrument Number 030002367 in the Clerk's Office aforesaid.

WITNESS the following signature(s):

**SPIRIT LIFE CHURCH**

BY: \_\_\_\_\_ (SEAL)  
**Gary McReynolds, President**

**COMMONWEALTH OF VIRGINIA**  
**COUNTY/CITY OF \_\_\_\_\_, TO-WIT:**

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that Gary McReynolds, President of Spirit Life Church, whose name is signed to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

**SPIRIT LIFE CHURCH**

**BY:** \_\_\_\_\_ **(SEAL)**  
**Robert Rightmyer, Trustee**

**COMMONWEALTH OF VIRGINIA**  
**COUNTY/CITY OF \_\_\_\_\_, TO-WIT:**

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that Robert Rightmyer, Trustee of Spirit Life Church, whose name is signed to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

**SUNTRUST BANK**

BY: \_\_\_\_\_ (SEAL)

STATE OF \_\_\_\_\_  
COUNTY/CITY OF \_\_\_\_\_, TO-WIT:

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that \_\_\_\_\_, whose name is signed on behalf of the SunTrust Bank to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

The foregoing conveyance is hereby accepted by the County of Prince George, Virginia in accordance with Virginia Code § 15.2-1803 (1950) as amended, as evidenced by the signature of the undersigned, who is authorized to accept this conveyance on behalf of the County of Prince George, as evidenced by a resolution authorizing the same adopted by the Prince George County Board of Supervisors on \_\_\_\_\_, 20\_\_; and is approved as to form as evidenced by the signature of the County Attorney for the County of Prince George.

**WITNESS** the following signature:

**COUNTY OF PRINCE GEORGE, VIRGINIA**

**BY:** \_\_\_\_\_  
**Percy Ashcraft, County Administrator**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE GEORGE, TO-WIT:

I, \_\_\_\_\_, a Notary Public in and for the Commonwealth of Virginia At Large, do hereby certify that Percy Ashcraft, County Administrator, whose name is signed on behalf of the County of Prince George, Virginia to the foregoing Deed of Dedication of Right-of-Way, personally appeared and acknowledged the same before me in my State and in the City/County aforesaid.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

My commission expires \_\_\_\_\_.

Notary certificate number \_\_\_\_\_.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Dan N. Whitten, County Attorney**



APPROVED FOR RECORDATION IN  
PRINCE GEORGE COUNTY, VIRGINIA  
THIS PLAT SHALL BE RECORDED WITHIN SIX  
(6) MONTHS OF THE THE DATE OF APPROVAL

VICINITY MAP SCALE 1"=200'

SUBDIVISION AGENT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

RDOT AGENT \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CONSENT and DEDICATION**  
The following dedication of the following described land as shown on this plat is made by the undersigned owner, and designated as RIGHT OF WAY DEDICATION situated in Prince George County, Virginia, and shall be subject to the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees, if any.

Robb's Plagymyer, Trustee  
\_\_\_\_\_  
Donald L. Wilson, II, Trustee  
\_\_\_\_\_

CITY/COUNTY OF PRINCE GEORGE COUNTY, VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

**NOTARY PUBLIC**  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CITY/COUNTY OF PRINCE GEORGE COUNTY, VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

**NOTARY PUBLIC**  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

Based on graphic information this plat is in terms of the plat defined from hazard area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel #51483C01639 dated May 16, 2012.

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.

T.M. #1201700-004-1 ORIGINAL 5.630 ACRES  
ROMANS ROAD, REV DEDICATION LESS 0.075 ACRES  
T.M. #1201700-004-1 REMAINING 5.555 ACRES

**LINE TABLE**

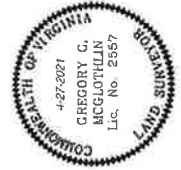
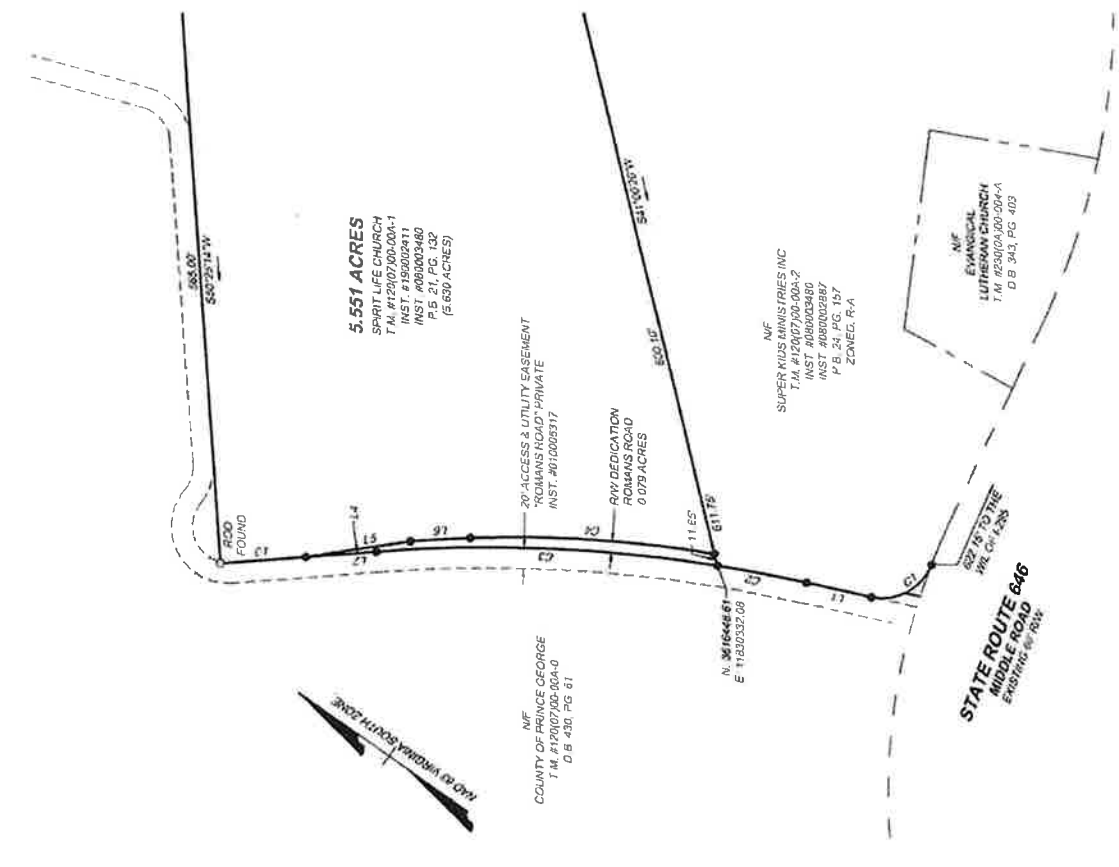
LINE	BEARING	LENGTH
L1	N22°45'54"W	65.45'
L2	N39°34'45"W	150.00'
L3	N39°34'45"W	82.19'
L4	N39°34'45"W	67.81'
L5	S63°49'05"E	101.58'
L6	S38°34'20"E	55.61'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	50.00'	39.37'	20.19'	43.5823°	N82°09'52"W	37.44'
C2	1433.70'	89.52'	44.27'	3.2215°	N54°30'01"W	89.52'
C3	1433.70'	333.06'	167.20'	13.71823°	N22°45'52"W	532.31'
C4	1202.56'	239.83'	119.91'	11.72545°	S31°30'16"E	239.83'

**PLAT SHOWING  
RIGHT OF WAY DEDICATION  
ACROSS THE PROPERTY OF SPRIT  
LIFE CHURCH LOCATED NORTH OF  
STATE ROUTE 646, MIDDLE ROAD  
BLAND DISTRICT  
PRINCE GEORGE COUNTY, VIRGINIA**

DATE: April 22, 2021 SCALE: 1"=60'  
SHEET 1 OF 1 L.S. #45074503  
DRAWN BY: J. Livingston CHECK BY: A.C. HANBY



**SURVEYOR'S CERTIFICATE**  
I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Surveyors and Ordinances of the County of Prince George, Virginia, regarding the platting of subdivisions within the County have been complied with, Given under my hand this 22th day of April, 2021.

Gregory C. McLaughlin, L.S., No. 2557