

GRW 256 - UNDGRD - VA - CORP

Eas. No.

W.O. No. W003836001

R/W Map No. 38790670C0

Job No. 25310040

Line No. Vertical Bridge Line

Prop. No. 1

THIS AGREEMENT, made this ____ day of _____, 2025, by and between the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, herein called "Grantor", and **APPALACHIAN POWER COMPANY**, a Virginia corporation, herein called "Appalachian",

WITNESSETH:

That for good and valuable consideration from Appalachian, the receipt and sufficiency of which hereby acknowledged, Grantors hereby grant, convey, and warrant to Appalachian, its successors, assigns, lessees and tenants, a right of way and easement for an electric power line or lines, and communication lines, in, on, along, through, over, across or under the following described lands of the Grantor situated in Samuel Miller District, County of Albemarle, Commonwealth of Virginia.

Being a right of way and easement on the property of the Grantors identified as Albemarle County, Tax Parcel No. 100000-00-00-03500 herein after referred to as "premises."

The Easement shall be 20 feet wide, lying 10 feet on each side of the facilities as constructed. The approximate location of said Easement or Easement centerline is depicted on Exhibit A, attached hereto and incorporated herein.

TOGETHER with the right, privilege and authority to Appalachian, its successors, assigns, lessees and tenants, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Appalachian's Facilities"), in, on, along, through, across and under the above referred to premises. The right to cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the right of way and easement; the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and for doing anything necessary or useful or convenient in connection therewith. Within the Easement, Grantor shall not: place any buildings, structures, piles of debris, change the level of the ground by excavation or mounding.

It is understood and agreed between the parties hereto, that the Grantor reserves the right to use said lands in any way not inconsistent with the rights herein granted.

TO HAVE AND TO HOLD the same unto Appalachian Power Company, its successors, assigns, lessees and tenants.

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

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.

THIS INSTRUMENT PREPARED BY AND UPON RECORDATION RETURN TO
APPALACHIAN POWER COMPANY, PO BOX 2021, ROANOKE, VIRGINIA 24022

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed the day and year first above written.

COUNTY OF ALBEMARLE, VIRGINIA

By: _____

Print: Jeffrey B. Richardson

Title: County Executive

COMMONWEALTH OF VIRGINIA)

) To-wit:

CITY OF CHARLOTTESVILLE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia.

Notary Public/Commissioner

My Commission Expires: _____

Notary Registration #: _____
(For Va. Only)

Approved as to form:

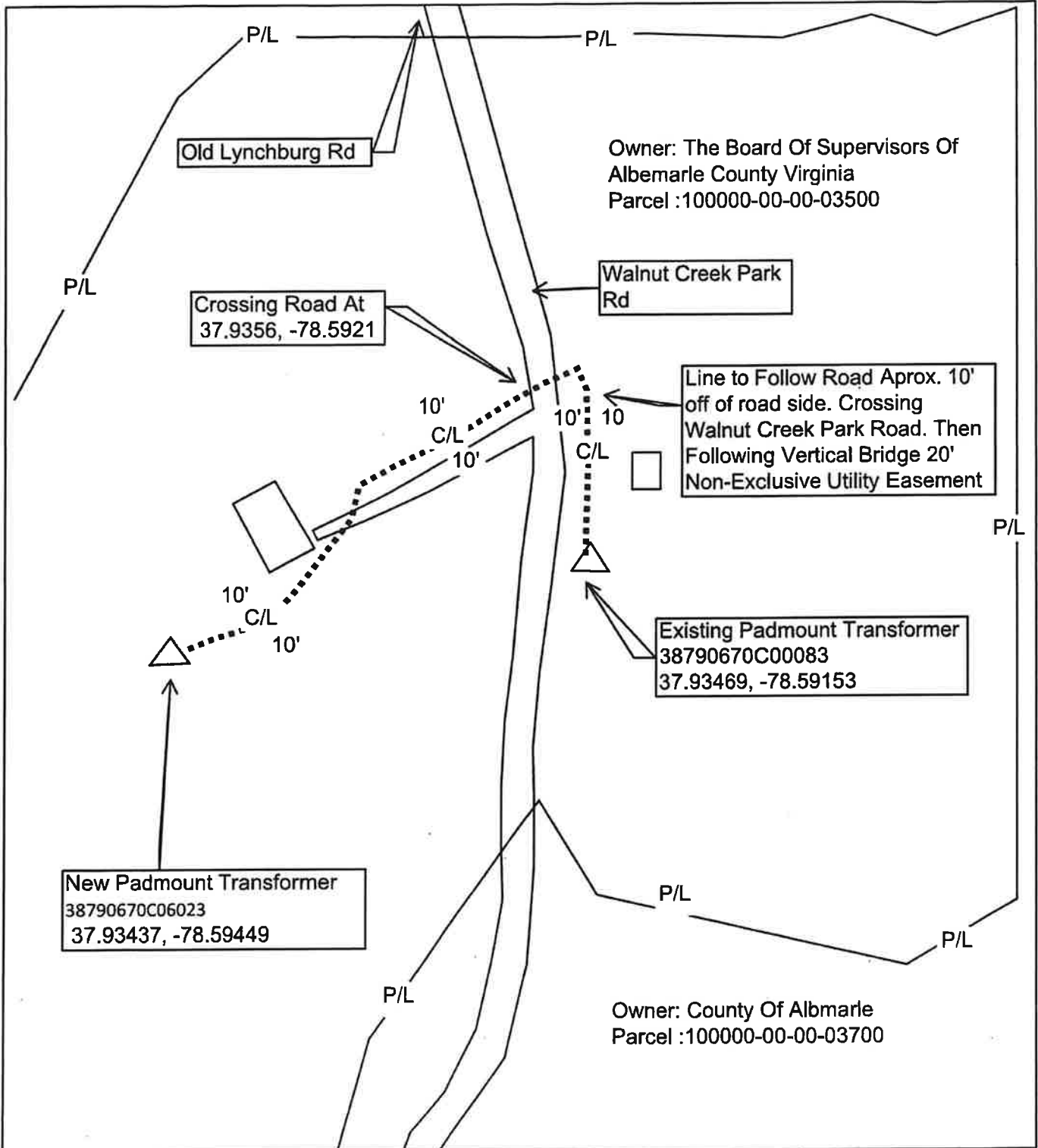
County Attorney

Date

This instrument was prepared by Appalachian Power Company: 4/28/2025

THIS INSTRUMENT PREPARED BY AND UPON RECORDATION RETURN TO
APPALACHIAN POWER COMPANY, PO BOX 2021, ROANOKE, VIRGINIA 24022

“Exhibit A”



PROJECT: Vertical Bridge Development LLC 3750 Walnut Creek Park			CITY, STATE: North Garden, VA				COMPANY: Appalachian Power	
			COUNTY: Albemarle				DESIGNER: Paul Hopkins	
			TOWNSHIP: Samuel Miller District				EASEMENT CENTERLINE -----C-----C----- PROPERTY LINE P/L-----P/L----- ROAD ROW -----R/W-----	
WO# W003836001	NOT TO SCALE		APPALACHIAN POWER a BGE Company BOUNDLESS ENERGY	N 	Note: This drawing was prepared based on the use of a global positioning system. All depicted GPS coordinates, property lines, span lengths, etc. are approximate.			
WR# 88046571	REVISION	DATE						
	2	4/28/25						