

**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 AGREEMENT, made this ____ day of _____, 2026, by and between the
COUNTY OF ALBEMARLE, VIRGINIA, a political subdivision of the Commonwealth of Virginia,
Grantor, and the **COMMONWEALTH OF VIRGINIA**, Department of Transportation, Grantee.

WITNESSETH:

THAT WHEREAS, it is proposed by the Commonwealth to widen or improve State
Highway Route 631, Project 0631-M03-008, RW201 from of Charlottesville/Albemarle border to
0.232 MI E. of Charlottesville/Albemarle border, in the County of <<parcel_city_county_name>>,
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 extend the trail slopes and/or other construction
onto the lands, from opposite approximate Segment 2 Construction Baseline Station 200+05 to
opposite Station 213+08.31 as shown on Sheet Nos. 5, 5RW, 6 & 6RW of the plans for the
above project on file in the office of the Department of Transportation, Richmond, Virginia;

NOW, THEREFORE, for and in consideration of the premises and of the benefits
accruing or to accrue to the Grantor by reason of such improvement, and for the further
consideration of One Dollar (\$1.00) cash in hand paid to the Grantor, receipt of which is hereby
acknowledged, the Grantor grants and conveys to the Grantee the temporary construction

easement to use the areas from opposite approximate Station 200+05 to opposite Station 213+08.31, containing 2.708 acres, more or less, and as shown outlined in ORANGE on photocopies of Sheet Nos. 5, 5RW, 6 & 6RW, for the proper execution of the work, which photocopies are hereto attached as a part hereof and recorded simultaneously herewith in the State Highway Plat Book _____, Page _____. This temporary construction easement will terminate at such time as the project is completed.

ADDITIONAL CONSIDERATION:

\$0.00 (Donated) in full for temporary construction easement and all appurtenances thereon, including damages, if any.

The Grantor by the execution of this instrument acknowledges that the plans for the project as they affect their property have been fully explained to their authorized representative.

The Grantor covenants and agrees that the consideration mentioned above and paid to them shall be in lieu of any and all claims to compensation, including all costs to cure and all incurable damages to the value of the Grantor's remaining property caused by this acquisition, if any.

WITNESS the following signature and seal:

SIGNATURES AND SEALS ON NEXT PAGE

COUNTY OF ALBEMARLE, VIRGINIA

_____(SEAL)
Jeffrey B. Richardson
County Executive

COMMONWEALTH OF VIRGINIA,
CITY OF CHARLOTTESVILLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia, Grantor.

My Commission expires _____.

Notary Registration No.: _____.

Notary Public

Approved as to form:

County Attorney

 COMMONWEALTH OF VIRGINIA Kwaku A. Asiedu Lic. No. 058419 PROFESSIONAL ENGINEER	 COMMONWEALTH OF VIRGINIA Christopher Glen Colson Lic. No. 049598 PROFESSIONAL ENGINEER
ATCS Richmond, Virginia HYDRAULIC ENGINEER	ATCS Richmond, Virginia ROADWAY ENGINEER

REVISED		STATE		STATE		SHEET NO.
(R5)	04/16/26	STATE	ROUTE	PROJECT		
		VA.	631	0631-M03-008 R201,C501		5

$PI = 201+20.99$	$PI = 203+09.54$
$DELTA = 33^{\circ}35'31.17''$ (RT)	$DELTA = 61^{\circ}44'43.15''$ (LT)
$D = 19^{\circ}05'55''$	$D = 114^{\circ}33'29''$
$T = 90.55'$	$T = 29.89'$
$L = 175.89'$	$L = 53.88'$
$R = 300.00'$	$R = 50.00'$
$PC = 200+30.43$	$PC = 202+79.65$
$PT = 202+06.32$	$PT = 203+33.53$
$V = 30$ MPH	$V = 16$ MPH

$PI = 207+28.51$	$PI = 205+78.64$
$DELTA = 170^{\circ}11'28.22''$ (RT)	$DELTA = 77^{\circ}04'23.08''$ (RT)
$D = 190^{\circ}59'08''$	$D = 76^{\circ}23'39''$
$T = 349.62^{\circ}$	$T = 59.74^{\circ}$
$L = 89.11^{\circ}$	$L = 100.89^{\circ}$
$R = 30.00^{\circ}$	$R = 75.00^{\circ}$
$PC = 203+78.89$	$PC = 205+18.90$
$PT = 204+68.00$	$PT = 206+19.79$
$V = 13$ MPH	$V = 20$ MPH

$PI = 207+28.92$
 $DELTA = 51^{\circ}29'41.37''$ (LT)
 $D = 28^{\circ}38'52''$
 $T = 96.46'$
 $L = 179.75'$
 $R = 200.00'$
 $PC = 206+32.46$
 $PCC = 208+12.21$
 $V = 30$ MPH

MATCHLINE STA. 301+00.00, SEE SHEET 6

DB 4578 PG 605
DB 4704 PG 546
47.68 AC.
PARCEL ID* 076MI-00-00-002
Light Pole
No *

COUNTY OF
ALBEMARLE, VIRGINIA
Inst# 202600002396
7.87 AC.
PID# 076MI-00-00-002A1

① TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 4" WIDTH

LEGEND

	DENOTES DEMOLITION OF PAVEMENT
	DENOTES FULL DEPTH PAVEMENT
	DENOTES MILL AND OVERLAY
	DENOTES TRAIL CONNECTION
	DENOTES SIDEWALK

- - - - - DENOTES PROPOSED TEMPORARY EASEMENTS
 - - - - - DENOTES PROPOSED PERMANENT EASEMENTS
 _____ DENOTES PROPOSED RIGHT OF WAY
 _____ DENOTES EXISTING RIGHT OF WAY
 [C] _____ DENOTES CONSTRUCTION LIMITS IN CUTS
 [F] _____ DENOTES CONSTRUCTION LIMITS IN FILLS

1	→	DENOTES FULL DEPTH SAWCUT	Mixed Woods
2	→	DENOTES ST'D.HR-I,TYPE III REQ'D.	
3a	→	DENOTES ST'D.CG-2 REQ'D.	
3c	→	DENOTES ST'D.CG-6 REQ'D.	
4b	→	DENOTES ST'D.CG-12,TYPE B REQ'D.	
6	→	DENOTES BOLLARDS REQ'D.	
7	→	DENOTES PARKING STOP	

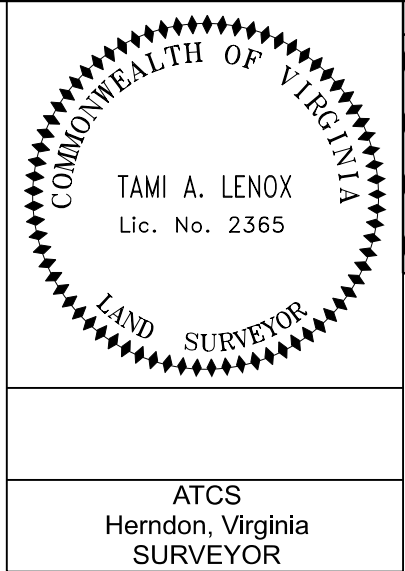
ITEM	SHEET NO.
Survey Control Data	1F
Constr. Alignment Data	1G(1)-1G(4)
Typical Sections	2A(2)
Drainage Descriptions	2B(2)
Profile	5A(1)-5A(2)
E&S Plan	5B
Intersection Details	2E(3)

SCALE

0 25' 50'

PROJECT	SHEET NO.
0631-M03-008	5

PROJECT MANAGER *Jign Rose (540) 822-7429 Culpeper District*
SURVEYED BY, DATE *Rice Associates (804) 614-9723 Richmond, VA 11/09/2022*
DESIGN BY *ATCS, INC. (804) 476-0378 Richmond, VA*
SUBSURFACE UTILITY BY, DATE *Timothy Edward Payne, L.S. (804) 342-5229 Richmond, VA 12/28/2022*



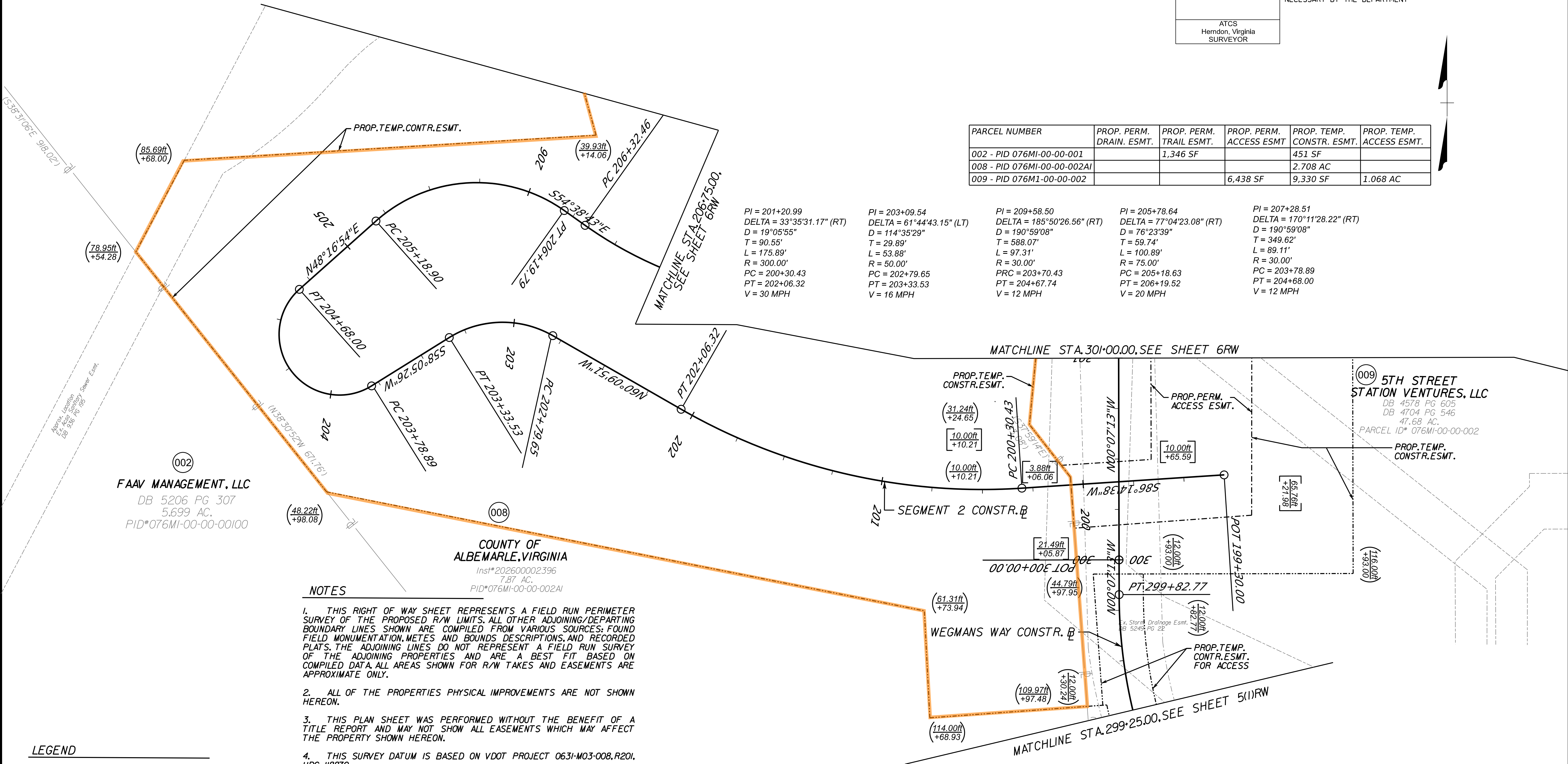
REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
R1 09/23/25	VA.	631	0631-M03-008 R201,C501	5RW
R2 11/21/25				
R4 02/05/26				
R5 04/16/26				

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

ATCS
Herndon, Virginia
SURVEYOR

PARCEL NUMBER	PROP. PERM. DRAIN. ESMT.	PROP. PERM. TRAIL ESMT.	PROP. PERM. ACCESS ESMT	PROP. TEMP. CONSTR. ESMT.	PROP. TEMP. ACCESS ESMT.
002 - PID 076MI-00-00-001		1,346 SF		451 SF	
008 - PID 076MI-00-00-002AI				2.708 AC	
009 - PID 076MI-00-00-002			6,438 SF	9,330 SF	1.068 AC

PI = 201+20.99 DELTA = 33°35'31.17" (RT) D = 19°05'55" T = 90.55' L = 175.89' R = 300.00' PC = 200+30.43 PT = 202+06.32 V = 30 MPH	PI = 203+09.54 DELTA = 61°44'43.15" (LT) D = 114°35'29" T = 29.89' L = 53.88' R = 50.00' PC = 202+79.65 PT = 203+33.53 V = 16 MPH	PI = 209+58.50 DELTA = 185°50'26.56" (RT) D = 190°59'08" T = 588.07' L = 97.31' R = 30.00' PRC = 203+70.43 PT = 204+67.74 V = 12 MPH	PI = 205+78.64 DELTA = 77°04'23.08" (RT) D = 76°23'39" T = 59.74' L = 100.89' R = 75.00' PC = 205+18.63 PT = 206+19.52 V = 20 MPH	PI = 207+28.51 DELTA = 170°11'28.22" (RT) D = 190°59'08" T = 349.62' L = 89.11' R = 30.00' PC = 203+78.89 PT = 204+68.00 V = 12 MPH
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NOTES

- THIS RIGHT OF WAY SHEET REPRESENTS A FIELD RUN PERIMETER SURVEY OF THE PROPOSED R/W LIMITS. ALL OTHER ADJOINING/DEPARTING BOUNDARY LINES SHOWN ARE COMPILED FROM VARIOUS SOURCES; FOUND FIELD MONUMENTATION, METES AND BOUNDS DESCRIPTIONS, AND RECORDED PLATS. THE ADJOINING LINES DO NOT REPRESENT A FIELD RUN SURVEY OF THE ADJOINING PROPERTIES AND ARE A BEST FIT BASED ON COMPILED DATA. ALL AREAS SHOWN FOR R/W TAKES AND EASEMENTS ARE APPROXIMATE ONLY.
- ALL OF THE PROPERTIES PHYSICAL IMPROVEMENTS ARE NOT SHOWN HEREON.
- THIS PLAN SHEET WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.
- THIS SURVEY DATUM IS BASED ON VDOT PROJECT 0631-M03-008, R201, UPC 118870.
- NO CEMETERY SITES WERE OBSERVED ON THE SUBJECT PROPERTY. THIS DOES NOT PRECLUDE THEIR EXISTENCE.
- THE PROPOSED VDOT-OWNED TEMPORARY CONSTRUCTION EASEMENT SHALL ENCOMPASS THE PROPOSED AND EXISTING PERMANENT TRAIL AND PUBLIC ACCESS EASEMENTS.
- PROPOSED PERMANENT TRAIL EASEMENT AREA DOES NOT INCLUDE AREA DESIGNATED AS EXISTING PUBLIC ACCESS EASEMENTS

LEGEND

- (+00.00'
00.00')
- DENOTES STATION / OFFSET OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- (+00.00'
00.00')
- DENOTES STATION / OFFSET OF PROPOSED PERMANENT EASEMENT
-
- DENOTES PROPOSED TEMPORARY EASEMENTS
-
- DENOTES PROPOSED PERMANENT EASEMENTS
-
- DENOTES EXISTING PROPERTY LINE
-
- DENOTES EXISTING RIGHT OF WAY

SCALE	PROJECT	SHEET NO.
0 25' 50'	0631-M03-008	5RW

PROJECT MANAGER John Rose (540) 829-7429 Culpeper District
SURVEYED BY, DATE Rice Associates (804) 674-9723 Richmond, VA 11/09/2022
DESIGN BY ATCS, INC. (804) 476-0378 Richmond, VA
SUBSURFACE UTILITY BY, DATE Timothy Edward Payne, L.S. (804) 340-5229 Richmond, VA 12/28/2022

COMMONWEALTH OF VIRGINIA
Kwaku A. Asiedu
Lic. No. 058419
PROFESSIONAL ENGINEER

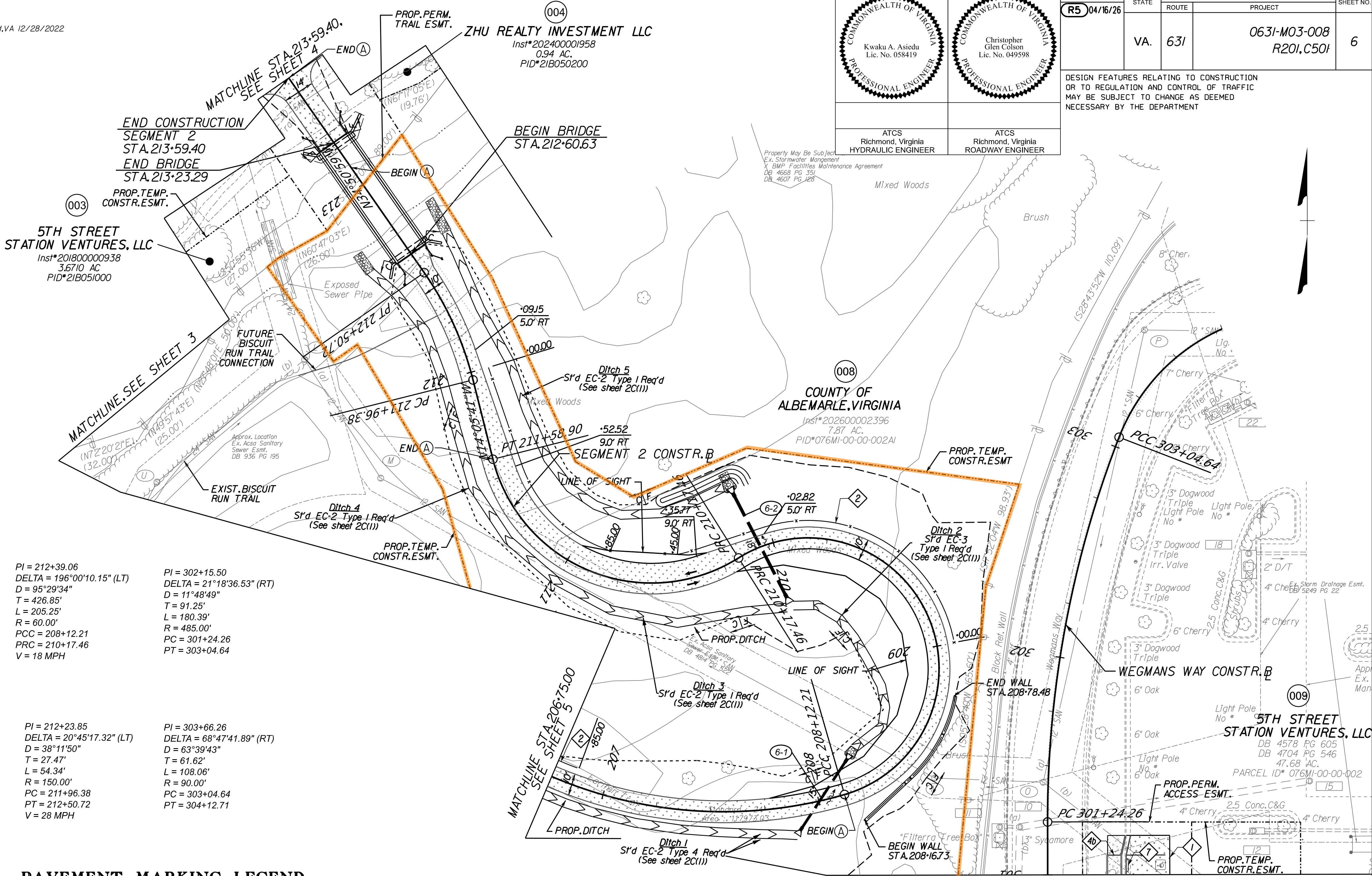
ATCS
Richmond, Virginia
HYDRAULIC ENGINEER

COMMONWEALTH OF VIRGINIA
Christopher
Glen Colson
Lic. No. 049598
PROFESSIONAL ENGINEER

ATCS
Richmond, Virginia
ROADWAY ENGINEER

REVISED	STATE	ROUTE	STATE PROJECT	SHEET NO.
R5 04/16/26	VA.	631	0631-M03-008 R201,C501	6

DESIGN FEATURES RELATING TO CONSTRUCTION
OR TO REGULATION AND CONTROL OF TRAFFIC
MAY BE SUBJECT TO CHANGE AS DEEMED
NECESSARY BY THE DEPARTMENT



PI = 207+28.92 DELTA = 51°29'41.37" (LT) D = 28°38'52" T = 96.46' L = 179.75' R = 200.00' PC = 206+32.46 PCC = 208+12.21 V = 30 MPH	PI = 212+39.06 DELTA = 196°00'10.15" (LT) D = 95°29'34" T = 426.85' L = 205.25' R = 60.00' PCQ = 208+12.21 PRC = 210+17.46 V = 18 MPH	PI = 302+15.50 DELTA = 21°18'36.53" (RT) D = 11°48'49" T = 91.25' L = 180.39' R = 485.00' PC = 301+24.26 PT = 303+04.64
PI = 211+20.78 DELTA = 108°02'53.22" (RT) D = 76°23'39" T = 103.32' L = 141.43' R = 75.00' PRC = 210+17.46 PT = 211+58.90 V = 20 MPH	PI = 212+23.85 DELTA = 20°45'17.32" (LT) D = 38°11'50" T = 27.47' L = 54.34' R = 150.00' PC = 211+96.38 PT = 212+50.72 V = 28 MPH	PI = 303+66.26 DELTA = 68°47'41.89" (RT) D = 63°39'43" T = 61.62' L = 108.06' R = 90.00' PC = 303+04.64 PT = 304+12.71

PAVEMENT MARKING LEGEND

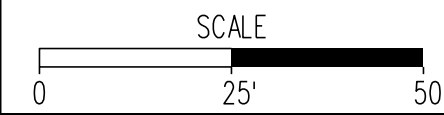
(A) TYPE B, CLASS I, WHITE PAVEMENT LINE MARKING, 4" WIDTH

ROADWAY DESIGN LEGEND

- 1 → DENOTES FULL DEPTH SAWCUT
- 2 → DENOTES ST'D.HR-I, TYPE III REQ'D.
- 40 → DENOTES ST'D.CG-I2, TYPE B REQ'D
- 7 → DENOTES PARKING STOP

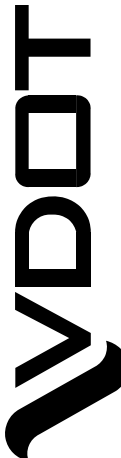
SEE SHEET 1H FOR
UTILITY INFORMATION

REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)	
ITEM	SHEET NO.
Survey Control Data	IF
Constr. Alignment Data	1G(1)-1G(4)
Typical Sections	2A(2)
Drainage Descriptions	2B(2)
Profile	6A
E&S Plan	6B
Intersection Details	2E(3)
Wall Plan	8(4)

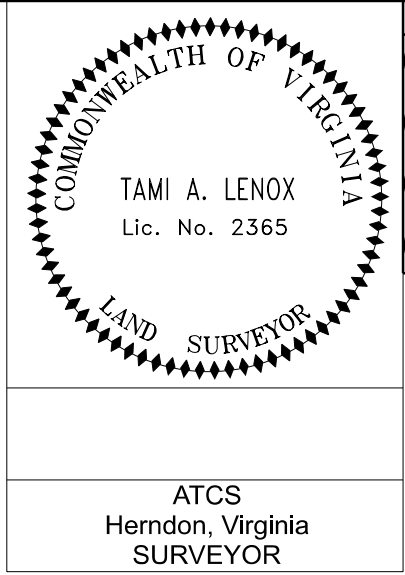


PROJECT	SHEET NO.
0631-M03-008	6

CULPEPER DISTRICT



PROJECT MANAGER John Rose (540) 829-7429 Culpeper District
SURVEYED BY DATE Rice Associates (804) 674-9723 Richmond, VA 11/09/2022
DESIGN BY ATCS, INC. (804) 476-0378 Richmond, VA
SUBSURFACE UTILITY BY DATE Timothy Edward Payne, L.S. (804) 340-5229 Richmond, VA 12/28/2022



REVISED	STATE	ROUTE	PROJECT	SHEET NO.
R1 09/23/25	VA.	631	0631-M03-008 R201,C501	6RW
R2 11/21/25				
R4 02/05/26				
R5 04/16/26				

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

ATCS
Herndon, Virginia
SURVEYOR

Property May Be Subject To:
Ex. Stormwater Management
/ BMP Facilities Maintenance Agreement
DB 4668 PG 351
DB 4607 PG 128

NOTES

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- THE PROPOSED VDOT-OWNED TEMPORARY CONSTRUCTION EASEMENT SHALL ENCOMPASS THE PROPOSED AND EXISTING PERMANENT TRAIL AND PUBLIC ACCESS EASEMENTS.
- PROPOSED PERMANENT TRAIL EASEMENT AREADO NOT INCLUDE AREA DESIGNATED AS EXISTING PUBLIC ACCESS EASEMENTS

003
5TH STREET
STATION VENTURES, LLC
Inst*201800000938
3.6710 AC
PID*21B051000

004
ZHU REALTY INVESTMENT LLC
Inst*202400001958
0.94 AC
PID*21B050200

008
COUNTY OF
ALBEMARLE, VIRGINIA
Inst*202600002396
7.87 AC
PID*076M1-00-00-002A1

009
5TH STREET
STATION VENTURES, LLC
DB 4578 PG 605
DB 4704 PG 546
47.68 AC
PARCEL ID* 076M1-00-00-002

PI = 207+28.51
DELTA = 170°11'28.22" (RT)
D = 190°59'08"
T = 349.62'
L = 89.11'
R = 30.00'
PC = 203+78.89
PT = 204+68.00
V = 12 MPH

PI = 212+39.06
DELTA = 196°00'10.15" (LT)
D = 95°29'34"
T = 426.85'
L = 205.25'
R = 60.00'
PC = 208+12.21
PT = 210+17.46
V = 18 MPH

PI = 302+15.50
DELTA = 21°18'36.53" (RT)
D = 11°48'49"
T = 91.25'
L = 180.39'
R = 485.00'
PC = 301+24.26
PT = 303+04.64

PI = 211+20.78
DELTA = 108°02'53.22" (RT)
D = 76°23'39"
T = 103.32'
L = 141.43'
R = 75.00'
PC = 210+17.46
PT = 211+58.90
V = 20 MPH

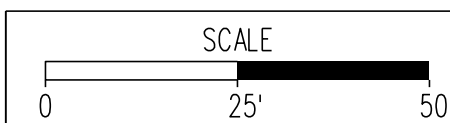
PI = 212+23.85
DELTA = 20°45'17.32" (LT)
D = 38°11'50"
T = 27.47'
L = 54.34'
R = 150.00'
PC = 211+96.38
PT = 212+50.72
V = 25 MPH

PI = 303+66.26
DELTA = 68°47'41.89" (RT)
D = 63°39'43"
T = 61.62'
L = 108.06'
R = 90.00'
PC = 303+04.64
PT = 304+12.71

LEGEND

- (-00.00)
(00.00') DENOTES STATION / OFFSET OF PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- (-00.00)
(00.00') DENOTES STATION / OFFSET OF PROPOSED PERMANENT EASEMENT
- DENOTES PROPOSED TEMPORARY EASEMENTS
- DENOTES PROPOSED PERMANENT EASEMENTS
- DENOTES EXISTING PROPERTY LINE
- DENOTES EXISTING RIGHT OF WAY

PARCEL NUMBER	PROP. PERM. DRAIN. ESMT.	PROP. PERM. TRAIL ESMT.	PROP. PERM. ACCESS ESMT	PROP. TEMP. CONSTR. ESMT.	PROP. TEMP. ACCESS ESMT.
003 - PID 21B051000		15,483 SF		17,282 SF	
008 - PID 076M1-00-00-002A1				2,708 AC	
009 - PID 076M1-00-00-002			6,438 SF	9,330 SF	1.068 AC



PROJECT
0631-M03-008

SHEET NO.
6RW