



Chesterfield County, Virginia
Right of Way Office

9840 Government Center Parkway - P.O. Box 608 - Chesterfield, VA 23832
Phone: (804) 748-1361 - Fax: (804) 751-4687 - Internet: chesterfield.gov

JOHN W. HARMON
Manager

July 10, 2017

Ms. Cynthia Wright
General Manager
Brandermill Community Association, Inc.
3001 East Boundary Terrace
Midlothian, Virginia 23112

Re: Woodlake Force Main Replacement Project
Project No: 2013-0285/13
Easement No: 2016-0189

Dear Ms. Wright:

As you are aware, the Chesterfield County Department of Utilities will begin construction on a force main replacement project this fall that crosses Harbour Pointe Parkway. Brandermill Community Association, Inc. is the owner of a 0.06 acre parcel of land that serves as a median for the entrance/exit of Harbour Pointe Parkway with Hull Street Road.

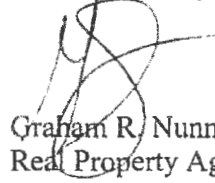
This strip of land has no real market value in and of itself, and currently is not assessed by Chesterfield County. However, since it does fall within the scope of the force main replacement project, 16' permanent and 15' temporary construction easements were required.

As stated above, since the parcel has no identifiable monetary value of its own, a nominal value of \$1,000.00 per acre could be applied to compute the value of the easements. Using this figure, the easements would be valued as follows:

Permanent Sewer Easement:			
0.006 acres x \$1,000.00 per acre x 33.3 %	=		\$2.00
Temporary Construction Easement:			
0.003 acres x \$1,000.00 per acre x 10%	=		<u>0.30</u>
Total:	=		\$2.30

If you have any questions, please email me at nunnallyg@chesterfield.gov or give me a call at 751-4449.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Graham R. Nunnally', written over a circular stamp or seal.

Graham R. Nunnally
Real Property Agent

GRN/