

Preparer:

J. Vaden Hunt, Esq. (VSB #65574)
Charlottesville City Attorney's Office
P.O. Box 911
Charlottesville, Virginia 22902

Tax Map Parcels: 060K0-00-00-05900 and 060K0-00-00-0600

Consideration: \$10.00

Prepared without the benefit of a title examination.

This Deed is exempt from State recordation taxes pursuant to Virginia Code § 58.1-811(C)(4) and is exempt from the fees imposed by Virginia Code § 17-275, pursuant to Virginia Code § 17-266

DEED OF VACATION OF EASEMENT

This **DEED OF VACATION OF EASEMENT** ("Deed") is made as of this _____ day of _____ 2025, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia ("City"), "Grantor," and **CRAIG ENTERPRISES, INC.**, a Virginia domestic corporation, "Grantee," whose principal address is 338 West Rio Road, Charlottesville, Virginia 22901.

RECITALS:

WHEREAS, Grantee owns certain real property located in the County of Albemarle, Virginia ("Property"), more fully described as follows:

Lots 59 and 60 shown on a plat filed in Deed Book 3426, Page 447, 484 (Plat) found in the Clerk's Office of the Circuit Court of the County of Albemarle, Virginia, from the following Title Sources: Kenneth and Barbara Ann Schroeder Trustees, Schroeder Family Trust Agreement dated May 3, 2000, in Deed Book 5654, Page 218; also identified as Albemarle County, Virginia Tax Map Parcels: 060K0-00-00-05900 and 060K0-00-00-0600; and

WHEREAS, Grantor owns a 15' gas easement (455 S.F.) on the Property, as more fully described in Deed Book 3527, Page 34, 36 (Plat), in the Clerk's Office of the Circuit Court of the County of Albemarle, Virginia ("Original Easement"); and

WHEREAS, Grantee has requested vacation and release of the Original Easement held by the City, described as follows:

The gas easement dedicated to the City as a public easement by the Original Easement and, shown as an area on a plat entitled "SURVEY SHOWING PORTION OF A 15' CITY OF CHARLOTTESVILLE GAS EASEMENT ACROSS LOT 60, KENRIDGE HEREBY VACATED, SAMUEL MILLER MAGISTERIAL DISTRICT, ALBEMARLE COUNTY, VIRGINIA," dated April 29, 2025, prepared by G.V. "Kirk" Hughes, Lic. No. 1458, of Kirk Hughes & Associates, Land Surveyors and Planners, 220 East High Street, Charlottesville, Virginia 22902, attached hereto as **Exhibit "A"** ("2025 Vacation Plat"); and

WHEREAS, by Ordinance adopted by City Council, attached hereto as **Exhibit “B,”** the execution of this Deed of Vacation of Easement was authorized.

NOW, THEREFORE, for and in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Incorporation of Recitals. The above recitals are incorporated herein as matters of contract and not mere recitals.

2. Vacation of Easement. The City hereby does hereby VACATE, RELEASE, and EXTINGUISH the Vacated Easement.

3. Abandonment. Any and all utility lines, pipes, and facilities, within the Vacated Easement (“Facilities”) are hereby abandoned by the City, and upon recordation of this Deed, automatically inure to the Grantee, who hereby accepts the Facilities to the extent they exist in “as-is, where-is” condition.

4. Indemnification: The City shall have no liability associated with the Facilities and Grantee shall indemnify and hold the City harmless against any claims or damages related to the Facilities or the Vacated Easement.

WITNESS the following signatures and seals.

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
Juandiego Wade, Mayor

COMMONWEALTH OF VIRGINIA
City of Charlottesville, Virginia

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by Juandiego Wade, Mayor of the City of Charlottesville, Virginia, on this _____ day of _____, 2025.

Notary Public

Registration #: _____

Approved as to form:

J. Vaden Hunt, Esq.
Deputy City Attorney

EXHIBIT “A”

2025 Vacation Plat
(See Attached)

EXHIBIT “B”

Ordinance
(See Attached)