

Line Name: East Danville – Roxboro No. 2

Line No.: TLN150:00712 Easement No.: 3-A and 5-A

EASEMENT PAYMENT SCHEDULE

THE UNDERSIGNED:

GRANTOR: Pittsylvania County VA

ADDRESS: PO Box 426, Catham, VA 24531

HEREBY OFFER to accept amount as determined in accordance with the schedule below in full payment of the Easement and Right of Way for an electric transmission, distribution and communication lines, being, in, on, over, under, through and across the land of the Undersigned under an easement dated _____, 2021 from the Undersigned to the Company, to wit:

PAYMENT SCHEDULE

Easement Acquisition Cost Description:	Easement Paid	Damages Paid
Easement Consideration Paid - +/- 0.6 ac @ \$ 5,998.22/ac = \$3,598.93	\$ 3,598.93	\$
, Pittsylvania County, State of Virginia. Parcel I.D. 2338-50-3839, 2338-40-6075	\$	\$
	\$	\$
Sub-Totals	\$ 3,598.93	\$
Total Consideration includes Initial Consideration Paid	\$3,598.93	\$

The amounts so determined are full payment for the Easement and Right of Way. Any construction damages will be paid separately unless noted above.

Accepted on _____, 2021

Signed on _____, 2021

Appalachian Power Company

GRANTOR

By: EASi Contract Agent for APCO

Pittsylvania County VA
Its Advisor

Field Agent: _____

Attach Required W-9

For Office Use Only:

GL	PCBU	Project BPID	Work Order	Account	Dept.	CC	Act	ZIP CODE
150	TRANS	DP18R11T0	T10028480001			942		24541

Line Name: East Danville – Roxboro No. 2

TLN: TLN150:00712

Easement No.: 3-A & 5-A

SUPPLEMENTAL RIGHT OF WAY AND EASEMENT

THIS SUPPLEMENTAL RIGHT OF WAY AND EASEMENT, made this ____ day of _____, 2021, by and between Pittsylvania County VA., (“Grantor”), whose address PO Box 426, Catham, Virginia 24531 and Appalachian Power Company, a corporation, a unit of American Electric Power (“Grantee”), whose business address is 1 Riverside Plaza, Columbus, OH 43215.

WITNESSETH:

WHEREAS, Grantee is the owner of a right of way and easement under the terms of that certain easement between L. P. Morgan and Lucy W. Morgan, party of the first part and Appalachian Electric Power Company, a predecessor in title to Grantee, party of the second part, dated November 21, 1927 recorded in the office of the Circuit Clerk of Pittsylvania County, VA in Chancery Order Book 22, Page 419 and by Agreement between Eleanor D. Scruggs, Committee for Lile George Scruggs and Appalachian, predecessor in title to Appalachian Power Company, dated July 25, 1973 and recorded in Deed Book 577, Page 45 and by agreement between W. J. Callahan and Nannie K. Callahan and New River Development Company, predecessor in title to Appalachian Power Company dated July 31, 1925 and recorded in Deed Book 188, Page 532 (the “Original Easements”); and

WHEREAS, Grantee is the owner of a right of way and easement under the terms of that certain easement between Pittsylvania County Board of Supervisors, party of the first part and Appalachian Power Company, a corporation, party of the second part, dated July 1, 1997 and recorded in the Office of the Circuit Clerk for the County of Pittsylvania, VA in Deed Book 1084, Page 310 (the "Collectively Original Easement"); and

WHEREAS, Grantor is the successor in interest to all or part of the lands affected by the Original Easement, claiming title pursuant to a Deed dated as of September 13, 1979 and recorded in the Clerk’s Office of Pittsylvania County, VA by Deed Book 675, Page 427 and

Auditor/Key/Tax Number: 2338-50-3839, 2338-40-6075

WHEREAS, Grantee has requested that the right of way and Original Easement be supplemented to allow Grantee to cut, trim, and remove trees, brush, and undergrowth for an additional thirty feet (30') fifteen feet (15') on both sides of the currently cut and maintained right of way with the intent that the entire easement area be 130 feet in width ; and

WHEREAS, the parties desire to clarify and update the terms of the Original Easement to clarify the rights and duties between the parties;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor and Grantee hereby agree to supplement and amend the Original Easement to allow the additional thirty feet (30') of tree trimming rights, 15 feet on both sides of the current right of way ('Tree Clearing Area'), as follows:

Grantor grants to Grantee the following rights in this Tree Clearing Area:

The right, in Grantee's sole discretion, to cut down, trim, and otherwise control, using ground-applied chemicals such as herbicides or tree growth regulators, or other means, and at Grantee's option, to remove from the Easement any and all trees, overhanging branches, vegetation, brush, or other obstructions. Grantee shall also have the right to cut down, trim, remove, and otherwise control trees situated on lands of the Grantor which adjoin the Easement, when in the opinion of Grantee those trees may endanger the safety of, or interfere with the construction, operation or maintenance of Grantor's facilities or ingress or egress to, from or along the Easement.

The Easement is subject to the following conditions:

Grantor reserves the right to cultivate, pasture or otherwise use the lands encumbered by this Easement in any way not inconsistent with the rights herein granted. However, Grantor shall not place, construct, install, erect or permit any temporary or permanent building, structure, or other within the Tree Clearing Area.

Grantee agrees to repair or pay Grantor for damage to growing crops, fences, gates, field tile, drainage ways, driveways, lawns, or structures caused by the Grantee in the exercise of the rights herein granted.

Except as supplemented and amended herein, the Original Easement shall remain in full force and effect. This Supplemental Right of Way Easement shall be binding upon and inure to the benefit of the Grantor and the Grantee and their respective heirs, successors, lessees, and assigns.

IN WITNESS WHEREOF, Grantor has executed this Supplemental Right of Way Easement as of the day and year written above.

GRANTOR

Pittsylvania County VA.
By: Pittsylvania County VA.
Its Advisor

By: _____

Its: _____

STATE OF VIRGINIA)
COUNTY OF PITTSYLVANIA); To Wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, whose name as _____ Pittsylvania County VA, Inc., on behalf of Pittsylvania County VA.

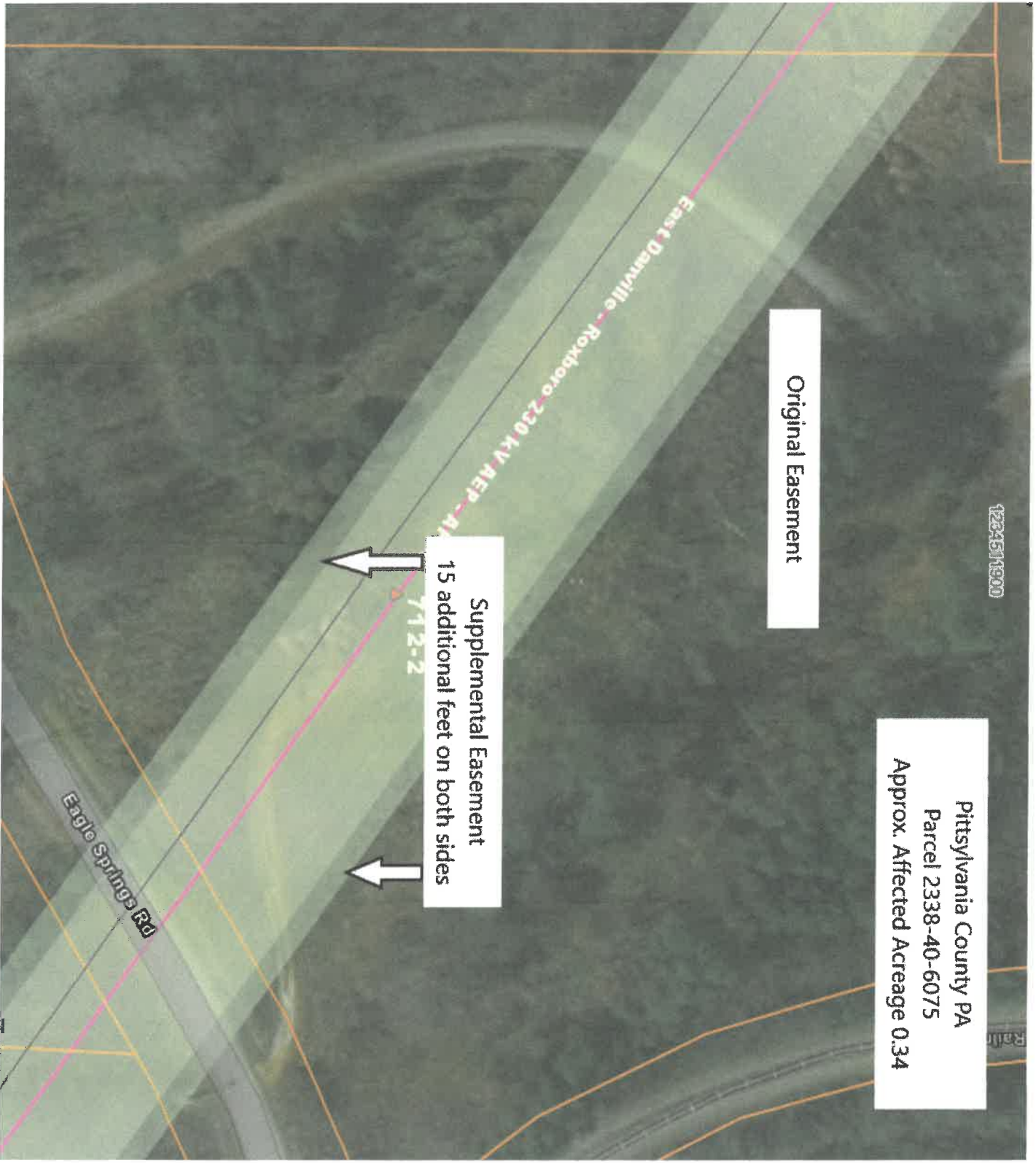
Notary Public

1284511900

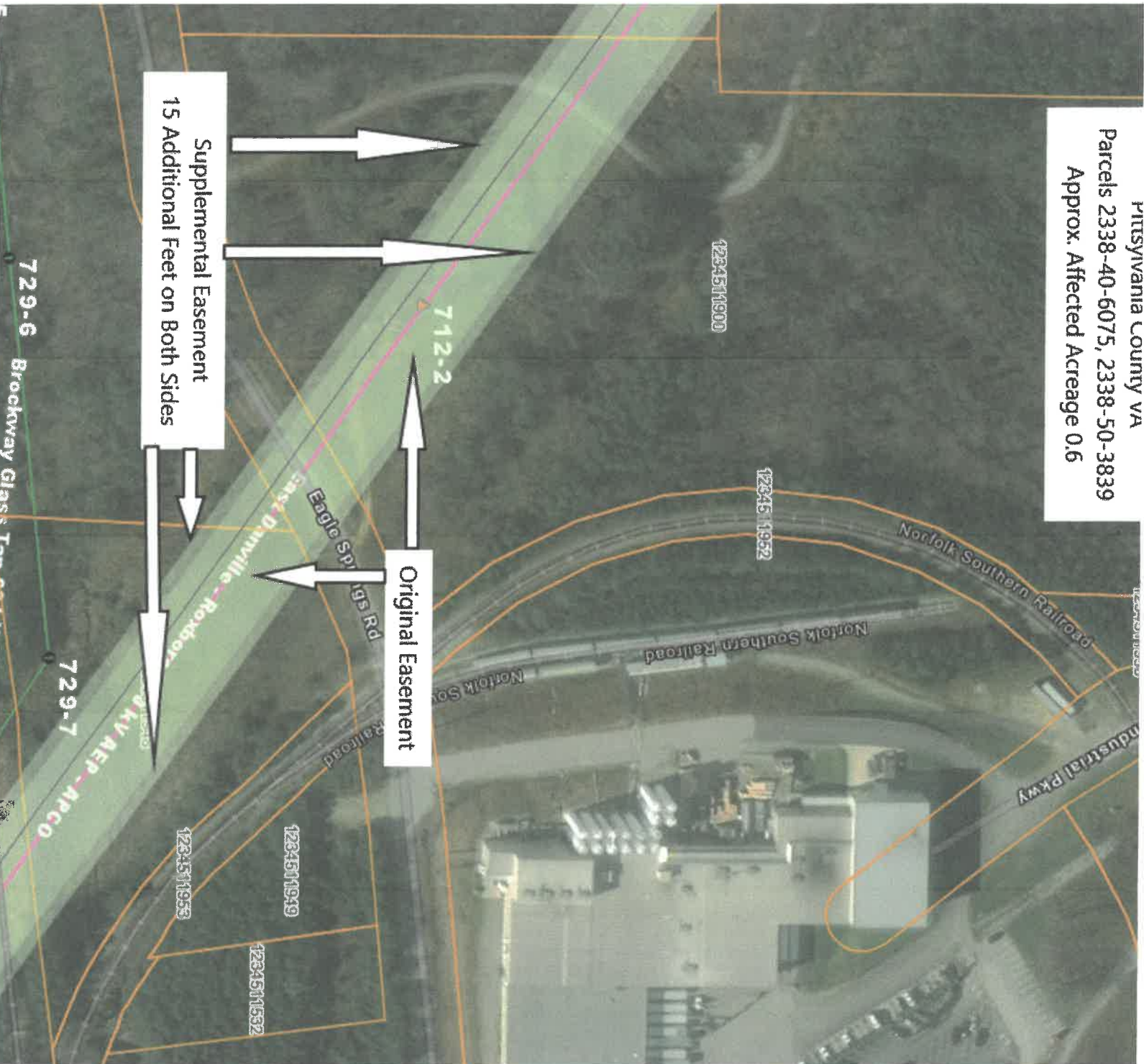
Pittsylvania County PA
Parcel 2338-40-6075
Approx. Affected Acreage 0.34

Original Easement

Supplemental Easement
15 additional feet on both sides



Pittsylvania County VA
Parcels 2338-40-6075, 2338-50-3839
Approx. Affected Acreage 0.6



Parcel ID: 2338-40-6075
Account Number: N/A
Property Address: N/A

General Information

Owner Name:	PITTSYLVANIA COUNTY VA
Owner Address:	P O BOX 426 CHATHAM, VA 24531
Property Description:	EAGLE SPRINGS RD/730 PT TR E
Use Description:	N/A
Total Acreage:	16.88
Square Footage:	N/A
Zoning Description:	M-1 INDUSTRIAL DISTRICT, LIGHT INDUSTRY

Township Description:	03 DAN RIVER MAGISTERIAL DISTRICT
Neighborhood Description:	100 0%
Map Sheet:	MB44/148L
Current Owner Deed Book/Page:	675/427
Deed Date:	N/A
General Remarks:	N/A
Previous Sold Price:	\$

Building Details

Year Built:	N/A
Effective Year Built:	N/A
Number of Stoies :	N/A
Building Area:	N/A
Building Class:	N/A
Building Description:	N/A
Building Remarks:	N/A
Building Grade Factor:	N/A
Building Grade Amount:	N/A

Interior

Basement Area:	N/A
Basement Finished Percentage:	N/A
Main Attic - Finished Area SqFt:	N/A
Main Attic - Unfinished Area SqFt:	N/A
Attic Area:	N/A
Attic Finished Percentage:	N/A
Number of Rooms:	N/A
Number of Bedrooms:	N/A
Full Baths:	N/A
Half Bath:	N/A
Fireplace:	N/A
Chimneys:	N/A
Floor Description:	N/A
Interior Description:	N/A

Exterior

Condition Description:	<i>N/A</i>
Road Description:	01 PAVED
Found Description:	<i>N/A</i>
Structure Description:	<i>N/A</i>
Style Description:	<i>N/A</i>
Exterior Wall Description:	<i>N/A</i>
Roof Description:	<i>N/A</i>

Utilities

Fuel Description:	<i>N/A</i>
Heat Description:	<i>N/A</i>
Air Description:	<i>N/A</i>
Fire Description:	<i>N/A</i>
Main Heating Area SqFt:	<i>N/A</i>
Main Air Conditioned Area SqFt:	<i>N/A</i>
Main Fire Place Area SqFt:	<i>N/A</i>

Assessments Information

Last Appraiser:	<i>N/A</i>
Last Appraised Date:	<i>N/A</i>
Building Undepreciated Value:	<i>N/A</i>
Building Physical:	<i>N/A</i>
Active Building Value:	<i>N/A</i>
Building Subtotal:	<i>N/A</i>
Total Land Value:	\$135,000
Total Building Value:	\$

Total Market Value:	\$135,000
Total Use Deferment:	0
Total Net Value:	\$135,000
Previous Land Value:	\$135,000
Previous Building Value:	\$
Previous Use Deferment:	\$
Previous Net Value:	\$135,000
Total Improvement:	\$

Parcel ID: 2338-50-3839
Account Number: N/A
Property Address: N/A

General Information

Owner Name:	PITTSYLVANIA COUNTY VA
Owner Address:	P O BOX 426 CHATHAM, VA 24531
Property Description:	RINGGOLD INDUSTRIAL PKWY/1270
Use Description:	N/A
Total Acreage:	10.72
Square Footage:	N/A
Zoning Description:	M-1 INDUSTRIAL DISTRICT, LIGHT INDUSTRY

Township Description:	03 DAN RIVER MAGISTERIAL DISTRICT
Neighborhood Description:	100 0%
Map Sheet:	MB44/148L
Current Owner Deed Book/Page:	675/427
Deed Date:	N/A
General Remarks:	N/A
Previous Sold Price:	\$

Building Details

Year Built:	N/A
Effective Year Built:	N/A
Number of Stoies :	N/A
Building Area:	N/A
Building Class:	N/A
Building Description:	N/A
Building Remarks:	N/A
Building Grade Factor:	N/A
Building Grade Amount:	N/A

Interior

Basement Area:	N/A
Basement Finished Percentage:	N/A
Main Attic - Finished Area SqFt:	N/A
Main Attic - Unfinished Area SqFt:	N/A
Attic Area:	N/A
Attic Finished Percentage:	N/A
Number of Rooms:	N/A
Number of Bedrooms:	N/A
Full Baths:	N/A
Half Bath:	N/A
Fireplace:	N/A
Chimneys:	N/A
Floor Description:	N/A
Interior Description:	N/A

Exterior

Condition Description:	<i>N/A</i>
Road Description:	01 PAVED
Found Description:	<i>N/A</i>
Structure Description:	<i>N/A</i>
Style Description:	<i>N/A</i>
Exterior Wall Description:	<i>N/A</i>
Roof Description:	<i>N/A</i>

Utilities




Fuel Description:	<i>N/A</i>
Heat Description:	<i>N/A</i>
Air Description:	<i>N/A</i>
Fire Description:	<i>N/A</i>
Main Heating Area SqFt:	<i>N/A</i>
Main Air Conditioned Area SqFt:	<i>N/A</i>
Main Fire Place Area SqFt:	<i>N/A</i>

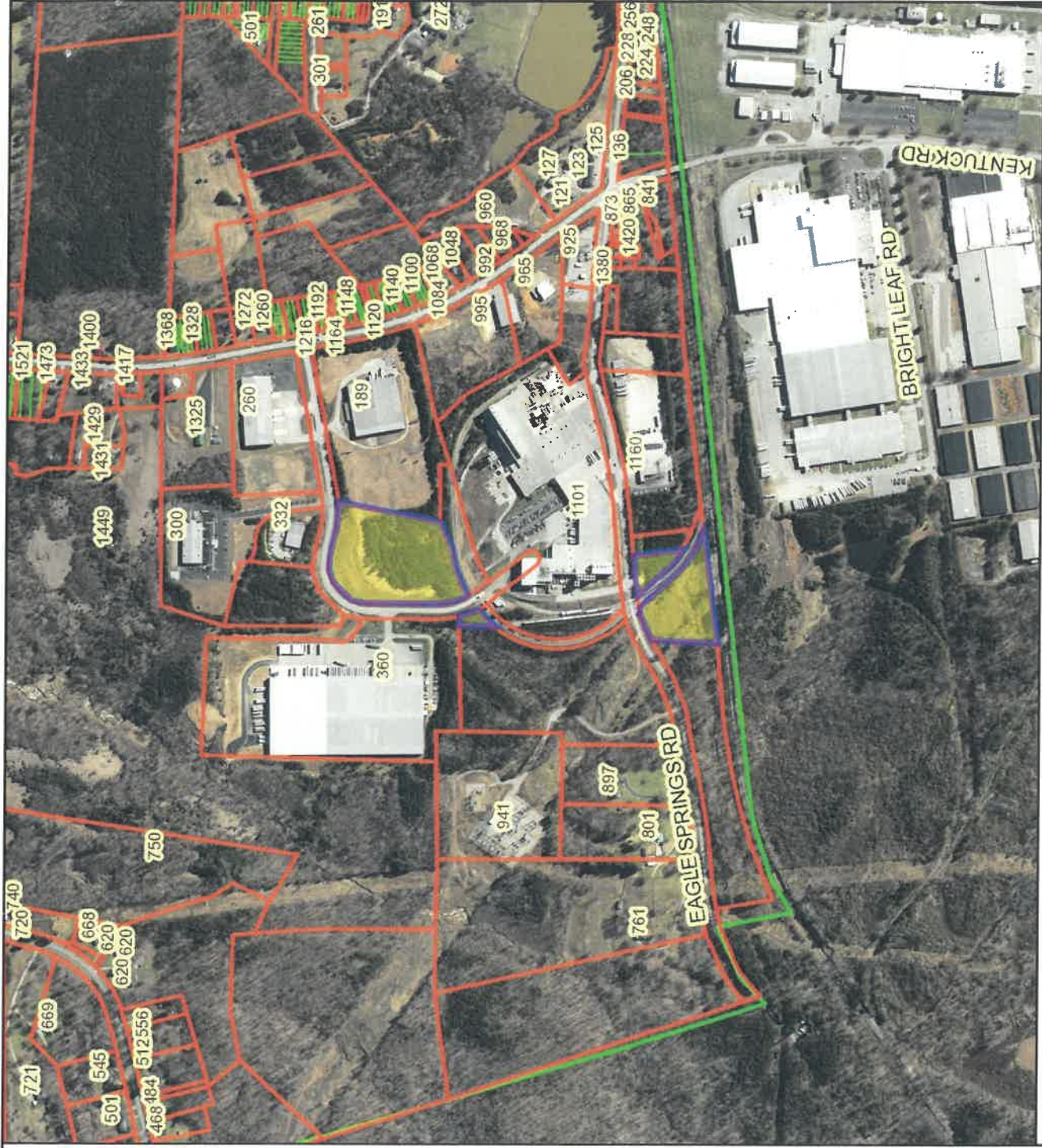
Assessments Information

Last Appraiser:	<i>N/A</i>
Last Appraised Date:	<i>N/A</i>
Building Undepreciated Value:	<i>N/A</i>
Building Physical:	<i>N/A</i>
Active Building Value:	<i>N/A</i>
Building Subtotal:	<i>N/A</i>
Total Land Value:	\$85,800
Total Building Value:	\$

Total Market Value:	\$85,800
Total Use Deferment:	0
Total Net Value:	\$85,800
Previous Land Value:	\$85,800
Previous Building Value:	\$
Previous Use Deferment:	\$
Previous Net Value:	\$85,800
Total Improvement:	\$

Legend

-  Assessed Parcels
-  Parcels
-  County Boundary



Title: 2338-50-3839

Date: 8/16/2021

Feet



1:9,028 / 1"=752 Feet

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Pittsylvania County is not responsible for its accuracy or how current it may be.