



Doc ID: 008749090004 Type: DEE  
Recorded: 09/15/2020 at 12:52:00-PM  
Fee Amt: \$46.33 Page 1 of 4  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2020-00010629

BK **1648** PG **1382-1385**

**Underground Distribution Easement Agreement**

This Underground Distribution Easement Agreement (this "Agreement") is made and entered into as of September 1st, 2020 by and between FAUQUIER HABITAT FOR HUMANITY, INC. ("GRANTOR") and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, doing business as Dominion Energy Virginia, with its principal office in Richmond, Virginia ("GRANTEE").

**WITNESSETH:**

1. That for and in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, GRANTOR grants and conveys unto GRANTEE the perpetual right, privilege and non-exclusive easement on the property described herein, for the distribution and transmission of electricity and internal communications related thereto (the "Easement") which shall include the right to lay, construct, operate and maintain one or more lines of underground conduits and cables and the right to install, operate and maintain certain aboveground facilities associated with the underground electric distribution system.

2. The portion of the GRANTOR's property encumbered by the Easement shall be referred to herein as the "Right-of-Way." The Right-of-Way shall extend across the lands of the GRANTOR situated in Fauquier County Virginia, as more fully described on Plat Number 12-20-4077 (the "Plat"), attached to and made a part of this Agreement. The location and width of the boundaries of the Right-of-Way is shown in broken lines on the Plat, the width of the Right-of-Way shall be fifteen (15) feet.

3. All facilities constructed hereunder shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, reconstruct, remove, repair, improve, relocate (within the boundaries of the Right-of-Way), and make such changes, alterations, substitutions, additions to or extensions of the GRANTEE's facilities as GRANTEE may from time to time deem advisable.

4. GRANTEE shall have the right to keep the Right-of-Way clear of all obstructions which would interfere with its exercise of the rights granted hereunder and/or endanger the safe and proper operation of GRANTEE's facilities. Subject to the foregoing, GRANTEE shall repair damage caused by GRANTEE to roads, fences or other improvements on GRANTOR's property provided, however, GRANTOR gives written notice thereof to GRANTEE within sixty (60) days after such damage occurs.

5. GRANTOR may use the Right-of-Way for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with GRANTEE's exercise of any of its rights hereunder and/or endanger the safe and proper operation of GRANTEE's facilities.

6. GRANTEE shall have the right of ingress to and egress from the Right-of-Way over such private roads and/or lands of Grantor as may now or hereafter exist within the property boundaries of GRANTOR.

7. GRANTOR represents that it has the right to convey the rights and privileges granted hereunder; that GRANTEE shall have quiet and peaceable possession, use and enjoyment of the easement granted hereunder; and that GRANTOR shall execute such further assurances thereof as may be reasonably required.

Prepared by and after recording return to: Pike Engineering, 46030 Manekin Plaza, Suite 180, Sterling, VA 20166.

DVPIDNo(s). 12-20-4077  
Tax Map. 6984-44-8436-000

EXAMINED &  
RETURNED

8. This Right of Way Agreement is binding upon the successors and assigns of the parties hereto.

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.

WITNESS the following signatures and seals:

Corporate Seal

Fauquier Habitat for Humanity, INC

(A Virginia Corporation)

By:

[Signature]  
(Signature)

DARRELL NEHER

(Name of Person Signing)

Its:

CEO

State of Virginia

City/County of Fauquier

The foregoing instrument was acknowledged before me this 1st day of September 2020.

By, DARRELL NEHER  
(Name of Person Signing)

CEO  
(Title of Person Signing)

Of Fauquier Habitat for Humanity, INC., on behalf of the Corporation

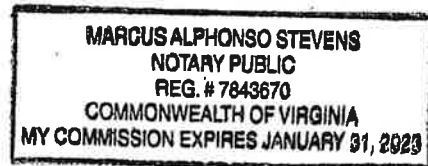
Marcus Stevens  
Notary Public (Print Name)

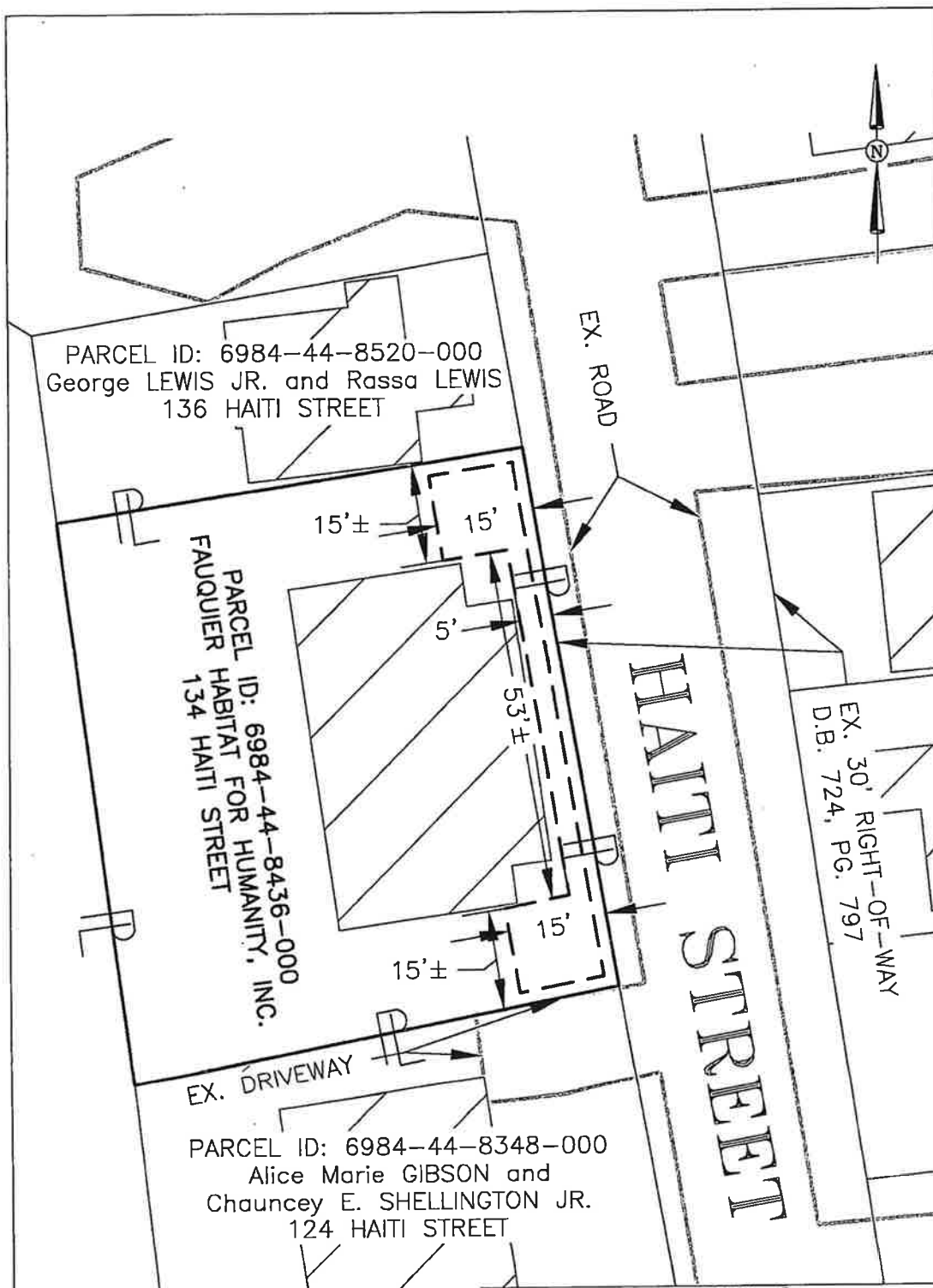
[Signature]  
Notary Public (Signature)

Notary Public Reg. No. 7843670

My Commission Expires: 1/31/2023

DVPIDNo(s). 12-20-4077





NOTE:  
Location of underground cable as installed will  
determine the centerline of the easement.

Legend  
 --- Location of Boundary Lines of  
 Right-of-Way 15' in Width.  
 ——— Indicates Property Line is Right-of-Way  
 Boundary 15' in Width.

Initials: \_\_\_\_\_  
 Page 01 of 01

### Plat to Accompany Right-of-way Agreement

VIRGINIA ELECTRIC AND POWER COMPANY  
 doing business as  
 DOMINION ENERGY VIRGINIA UG

District WARRENTON	District---Township---Borough CENTER-WARRENTON	County---City FAUQUIER	State VA
Office WARRENTON	Estimate Number 47-10273917	Plat Number 12-20-4077	Grid Number B1710
Date: 01/17/2020	BY: PIKE ENGINEERING		

RECORDED IN CLERK'S OFFICE OF  
FAUQUIER ON  
SEPTEMBER 15, 2020 at 12:52:00 PM  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

*Gail H Barb*