

**Town of Bowling Green**  
**Town Council Meeting**



Date: July 5, 2018  
Agenda Item: II A - R-2018-007 - Sale of Portion of Maury Avenue Well Property

**TYPE OF AGENDA ITEM:**

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
  - Duly Advertised

**PURPOSE OF ITEM:**

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
  - Introduction     Resolution
  - Ordinance       Grant/MOU
  - By Motion         Bylaws
  - Certificate

**PRESENTER:** Reese Peck

**PRESENTER TITLE:** Town Manager

**AGENDA ITEM:** II A - R-2018-007 - Sale of Portion of Maury Avenue Well Property

**BACKGROUND / SUMMARY:**

The house at 209 Maury Avenue has existed for many years, and has encroached very slightly upon the Town's adjoining parcels. Town has agreed to adjust the boundary line between them so that the dwelling will no longer encroach upon the Town's lands of the party of the first part and will have a side setback line for the home on 209 Maury to come into conformity with the zoning ordinances of the Town of Bowling Green. Absent this action the property may become unmarketable and fall into disrepair.

**ATTACHMENTS:**

Public Hearing Notice  
Proposed Resolution

**REQUESTED ACTION:**

Adopt Resolution

**FOR MORE INFORMATION, CONTACT:**

Name: Reese Peck  
Phone#: 804-633-6212  
Email: [Townmanager@townofbowlinggreen.com](mailto:Townmanager@townofbowlinggreen.com)

**FOR USE DURING MEETING**

Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Coleman	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Davis	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Gaines	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Hauser	<input type="checkbox"/>	<input type="checkbox"/>	

**VOTE:**

PASS

NOT PASSED

McDearmon  
Wright  
Gibson  
Satterwhite

**Ad Content Proof Actual Size**

**PUBLIC HEARING NOTICE  
TOWN OF BOWLING GREEN**

Notice is hereby given that the Town Council of the Town of Bowling Green, Virginia, will hold a public hearing during the regular Town Council meeting on Thursday, August 2, 2018, at 7:00 PM in Town Hall, 117 Butler Street.

Per Virginia Code section 15.2-1800, the purpose of the public hearing is to take public input on the proposed sale of real property owned by the Town of Bowling Green, briefly described as: containing 0.045 acre, consisting of several parcels shown among the land records of Caroline County, Virginia as Tax Map #s 43A3-3A-18; 18A and 19A. The proposed sale is to Shirley L. Knight for the amount of \$1.00.

All interested persons may attend the hearings and be heard. A Map of the proposed land transfer is available for review in Town Hall during business hours. Any person requiring assistance in order to participate in the hearings is asked to contact the Town Manager in advance so appropriate arrangements can be made.

A. Reese Peck  
Town Manager

**RESOLUTION TO CONVEY PORTION OF MAURY AVENUE WELL LOT FOR PURPOSE OF BOUNDARY LINE ADJUSTMENT WITH 209 MAURY AVENUE**

**WHEREAS**, the Town of Bowling Green is the owner of several parcels of land located in the Town of Bowling Green, Caroline County, Virginia, shown among the land records of Caroline County, Virginia as Tax Map #s 43A3-3-A-18;-18A and 19A; and

**WHEREAS**, Shirley L. Knight is the owner of a parcel of land located in the Town of Bowling Green, Caroline County, Virginia, adjoining the lands of the Town, which is shown among the land records of Caroline County; Virginia as Tax Map #43A3-3-A-16; and

**WHEREAS**, the parcel of land owned by Shirley L. Knight has been improved by a dwelling which has existed for many years, and which encroaches very slightly upon the parcels owned by Town; and

**WHEREAS**, the parties hereto have agreed to adjust the boundary line between them so that the dwelling will no longer encroach upon the lands of the Town part and will have a side setback line in conformity with the zoning ordinances of the Town of Bowling Green; and

**WHEREAS**, absent this action on the part of the Town the Knight property may become unmarketable and fall into disrepair.

**NOW THEREFORE BE IT RESOLVED** that for and in consideration of the sum of One Dollar (\$1.00), does hereby convey to Shirley L. Knight all those pieces of parcels of land, containing in area 0.045 acre, and being more definitely and particularly described in plat of survey made by Anthony Scott Thompson, P. LS., dated June 27, 2017, which said plat is attached to, and to be made a part of and recorded along with this deed. And the said 0.045 acre shall be combined with the real estate owned by Shirley L. Knight into a single parcel to be known and carried on the land records of Caroline County, Virginia as Tax Map # 43A3-3-A-16 and the previous boundary line between the said parcels is hereby vacated as shown on said plat.

**BE IT FINALLY RESOLVED** that the Bowling Green Town Council, at its regular monthly meeting on the 2nd day of August, 2018 hereby authorizes the Town Mayor to execute any and all documents necessary to execute this transaction.

**Adopted this 2nd day of August, 2018**

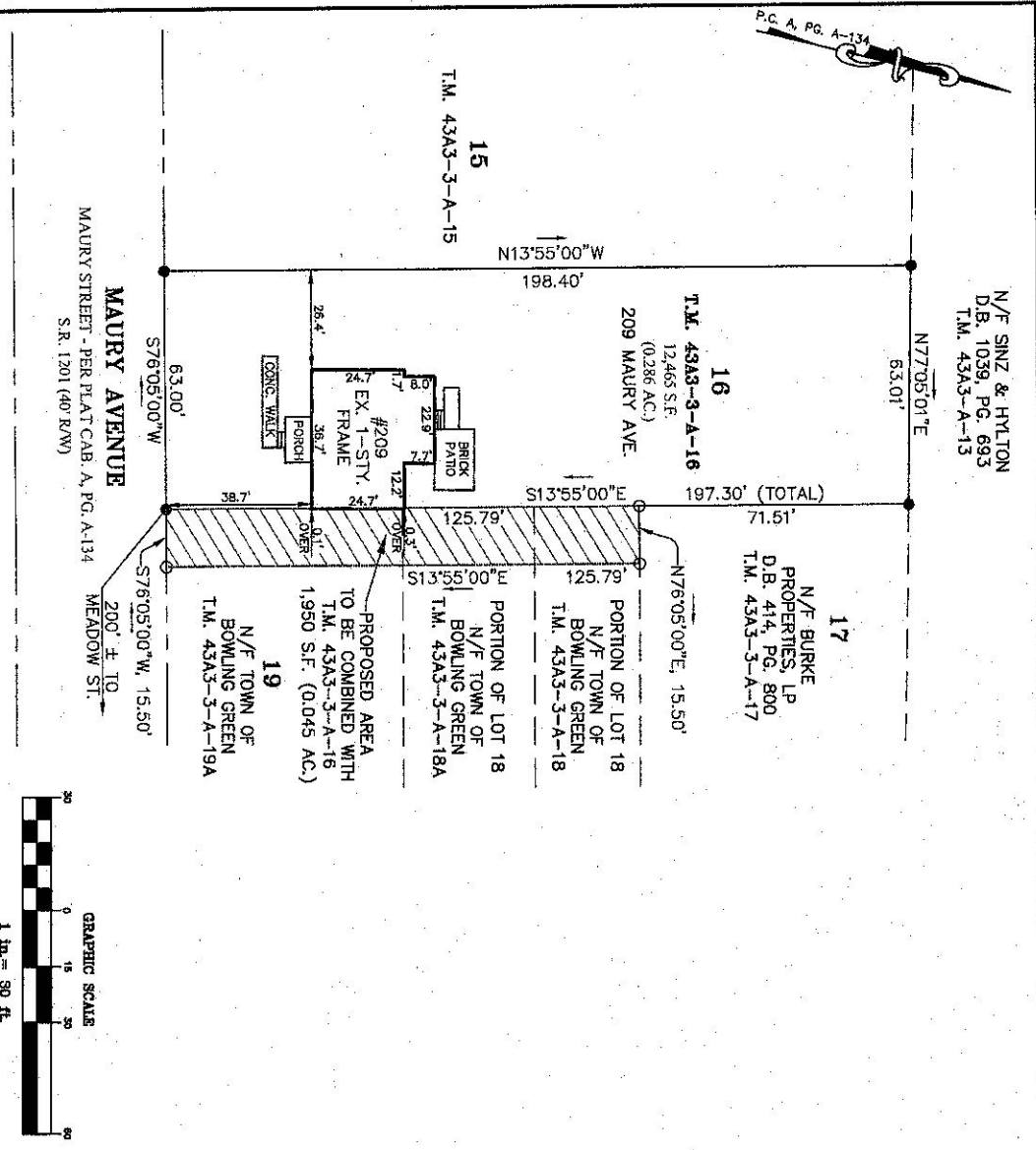
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**Clerk**

**Approved this 2<sup>nd</sup> day of August, 2018**

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**Hon. Jason E. Satterwhite, Mayor**



- NOTES:**
1. PROPERTIES SHOWN HEREON ARE IN THE NAME OF:  
T.M. 43A3-3-A-16 - SHIRLEY L. KNIGHT  
T.M. 43A3-3-A-18, T.M. 43A3-3-A-18A, T.M. 43A3-3-A-19A -  
TOWN OF BOWLING GREEN
  2. RECORDED REFERENCE: D.B. 1289, PG. 890 (KNIGHT).
  3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
  4. THIS EXHIBIT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
  5. SEE ALSO HOUSE LOCATION SURVEY PREPARED BY GIFFEN SURVEYING P.L.C. ENTITLED "HOUSE LOCATION SURVEY, LOT 16, BLOCK A, DIVISION OF THE LAND OF ALL WHITE, TOWN OF BOWLING GREEN, CAROLINE COUNTY, VIRGINIA," DATED MAY 10, 2017.

**EXHIBIT**

**PROPOSED  
BOUNDARY LINE ADJUSTMENT**

BETWEEN  
T.M. 43A3-3-A-16 &  
T.M. 43A3-3-A-18 &  
T.M. 43A3-3-A-18A &  
T.M. 43A3-3-A-19A  
BEING PART OF THE J.L. WHITE DIVISION  
PLAT CABINET A, PAGE A-134

TOWN OF BOWLING GREEN,  
CAROLINE COUNTY, VIRGINIA

**Anthony Scott Thompson, P.L.S.**  
P.O. Box 495, Shackelfords, Va. 23156  
Tel.: (804) 512-8186 email: scott@scottthompsonpls.net

DATE	06/27/18	DRAWN: NHT	PROJECT NO:
SCALE	1"=30'	CHECKED: KST, NHT	2018-072