

PREPARED BY AND RETURN TO:  
HAMPTON CITY ATTORNEY'S OFFICE  
TIMOTHY W. DREWRY (VSB #39558)  
22 LINCOLN STREET  
HAMPTON, VIRGINIA 23669

EXEMPTED FROM RECORDATION TAXES UNDER  
SECTIONS 58.1-811(A) (3) AND 58.1-811(C) (4) AND  
CLERK'S FEES UNDER SECTIONS 17.1-266 AND 17.1-279.E

### ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT (this "Agreement") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between the **CITY OF HAMPTON**, VIRGINIA, a municipal corporation of the Commonwealth of Virginia, located at 22 Lincoln Street, Hampton, Virginia 23669 (the "City," "Licensor," and "Grantor"), **KYLE ELLIS** and **SASHA R. CONGIU**, also known as **SASHA C. ELLIS**, ("Licensees" and "Grantees").

WHEREAS, the Licensees are the owners of the property located at 4 Muir Court, Hampton, Virginia 23666 (LRSN 13000074) ("Licensees' Parcel");

WHEREAS, Licensees' Parcel is burdened with a five (5) foot wide existing drainage easement, for the benefit of the City, being located on the south-southeasterly portion of Licensees' Parcel adjacent to Licensees' property line as illustrated on that certain Exhibit "A" attached hereto and made a part hereof (the "Easement");

WHEREAS, Licensees requested that the City grant them permission to encroach into a 128 +/- square foot area of the Easement as illustrated on the said Exhibit "A" attached hereto (the "Licensed Area"). The purpose of the encroachment is to install a new six (6) foot white vinyl fence with a five (5) foot walk gate (the "Licensed Improvement").

WHEREAS, pursuant to Hampton City Code §34-86, the City agrees to grant Licensees a non-exclusive revocable license for use of the Licensed Area and development of the Licensed Improvement, subject to certain terms, conditions, and agreements, as specified herein.

NOW, THEREFORE, in consideration of these covenants, the parties agree as follows:

1. The recitals stated above are true and accurate and are incorporated herein.
2. The City agrees to grant a non-exclusive revocable license (the "Revocable License") to Licensees, subject to the terms and conditions of this Agreement, for the installation and operation of the Licensed Improvement on, upon, and over the property in the Licensed Area which shall commence upon the execution of this Agreement by the City, and continue unless and until terminated pursuant to this Agreement.
3. The City shall not be responsible for the installation, repair, replacement, maintenance of the Licensed Improvement, nor for any damage to the Licensed Improvement that may result from work performed in the Easement by the City, its employees, contractors, agents, or other City licensees.
4. Licensees agree to the following at their sole cost and expense:
  - A. Licensees shall repair any damage to existing right-of-way, sidewalks, brick, landscaping, pipes, ditches, or other public improvements inside or outside the Licensed Area, caused by or resulting from or arising out of any act on the part of Licensees, its subcontractors, agents, or employees under or in connection with this Agreement, or maintenance or repair of the Licensed Improvement in the Licensed Area;
  - B. Licensees shall ensure that the Licensed Improvement or any other permanent structure does not restrict the City's ability to inspect, repair, use, and/or maintain the Easement and any improvements and infrastructure in the Licensed Area;
  - C. Licensees agree that all work under this Agreement shall occur only within the Licensed Area;
  - D. Licensees agree to maintain and repair the Licensed Improvement;
  - E. Licensees agree to remove and replace the Licensed Improvement if any utilities or infrastructure in the Licensed Area require maintenance or construction;

- F. Licensees agree to ensure the Licensed Improvement does not restrict the City's ability to inspect, maintain and use the Easement and other City improvements and infrastructure in the Licensed Area;
  - G. Licensees agree to abide by all utility ordinances, laws, rules, and regulations when crossing existing utilities, including but not limited to, avoiding any interference with the City's utilities or other utilities;
  - H. Licensees agree to abide by all city, state, federal, and other laws and regulations that may be applicable to the installation, use, and maintenance of the Licensed Improvement;
  - I. Except as otherwise provided herein, Licensees agree to keep the Licensed Area in a neat and clean manner, free of noxious fumes and any obstructions so as not to cause disruption or hazard to the City, pedestrian, or vehicular traffic on or through the property;
  - J. Licensees shall be responsible for locating and marking the Licensed Improvement on all future "Miss Utility" or "Call Before You Dig" locate requests;
  - K. Licensees shall consult all utilities and meet their requirements before commencing work;
  - L. Licensees shall place a gate or gates on the Licensed Improvement as directed by the City to provide unrestricted access to the City, its agents, successors, assigns and other utility service providers to allow them to maintain, replace, install, and repair infrastructure as deemed necessary by the City within the City's Easement area; and
  - M. The Licensed Improvement shall be high enough above the ground so as to not impede surface water flow.
5. This Agreement pertains only to the Licensed Area and shall not pertain to the other areas of the Licensees' Parcel, any other property owned by the Grantor, or the property of any other property owner in the vicinity of the Licensed Area.

6. Licensees shall not use the Licensed Area for any other purpose other than the purposes set forth in this Agreement.
7. In the event the City reconstructs, widens, changes, or improves the Easement area or other City property in the area, and the reconstruction, widening, changing, or improving would necessitate relocation of the Licensed Improvement, Licensees agree that, upon receipt of written notice accompanied by plans for such work from the City Manager or her authorized designee, within a reasonable time, Licensees, at Licensees' sole expense, shall relocate its Licensed Improvement to conform with the City's plans. The City agrees in its sole discretion to consider granting an additional license to Licensees if deemed necessary for relocation of the Licensed Improvement.
8. It is understood and agreed that Licensee hereby assumes the entire responsibility and liability for any and all damages to persons or property caused by or resulting from or arising out of any act or omission on the part of the Licensees, its subcontractors, agents, or employees under or in connection with this Agreement or the performance or failure to perform any work required hereunder. Licensees agree to indemnify and hold harmless the City, and its agents, volunteers, guests, employees, and officials from and against any and all claims, losses, or expenses, including reasonable attorney's fees and litigation expenses, suffered by an indemnified party or entity as a result of claims or suits, due to, arising out of, or in connection with (a) any and all such damages, real or alleged, (b) the violation of any law applicable to this Agreement, and/or (c) the performance of work by the Licensees or those for whom Licensees is legally liable. Upon written demand by the City, Licensees shall assume and defend at Licensees' sole expense any and all suits or defense of claims made against the City, its agents, volunteers, guests, employees, or officials.
9. Licensees acknowledge and accept any risk of damage to the Licensed Improvement located under and upon the Easement area and the Licensed Area which may be or has been caused from the construction or maintenance activities of the City in the vicinity of the Licensed

Improvement. Licensees hereby release, acquit, and discharge the City from any liability for damage to the Licensed Improvement by the City's contractors, employees, or by franchised or authorized utility companies and public service providers. Further, and without waiving the City's rights of sovereign immunity or any other defenses and immunities available to municipal corporations, nothing contained herein shall constitute a release of any claim or cause of action which Licensees may have resulting from damages to the Licensed Improvement which is caused by the gross negligence of the City or its agents, volunteers, employees, and officials.

10. Licensees shall maintain at their expense, throughout the term of this Agreement, general liability insurance in an amount at least equal to the current liability coverage on Licensees' Parcel and in an amount as approved by the City, covering the Licensed Improvement and any damages caused directly or indirectly by Licensees, and/or their agents, guests and assigns, to the City's easement and infrastructure located on Licensees' Parcel. Such insurance shall be with a company satisfactory to the City. Any deductible provision of said insurance shall be subject to the approval of the City's Risk Management Administration. Such insurance specifically shall insure the Licensees against all liability assumed by them under the terms of this Agreement and the license granted hereunder as well as any liability imposed by law and shall insure both the City and Licensees but shall be so endorsed as to create the same liability on the part of the insurer as if separate policies had been written for the City and Licensees. Licensees shall provide the City's Risk Management Administrator with a Certificate of Insurance ("COI") naming the City and its agents, guests, volunteers, employees, and officials as additional insureds, which shall be in a form satisfactory to the City and the City Attorney's Office. Licensees shall provide the City's Risk Management Administrator the COI annually without demand. Each insurer mentioned in this section shall agree by endorsement on the policy or policies issued by it or by independent instrument furnished to the City that it will

give the City at least 30 days' written notice before the policy or policies in question shall be altered or cancelled.

11. Pursuant to Hampton City Code §34-86(f), this Agreement and the license granted herein is neither transferable nor assignable.
12. Any notice, communication, or request under this Agreement by the City or Licensees shall be sufficiently given or delivered if dispatched by either (a) certified mail, postage prepaid, return receipt requested, (b) nationally recognized overnight delivery service (next business day service), or (c) hand delivery if receipt is evidenced by a signature of the addressee or authorized agent, and addressed to the applicable parties as follows:

As to City/Grantor:                      City of Hampton, Virginia  
Director of Public Works  
22 Lincoln Street, 4<sup>th</sup> Floor  
Hampton, Virginia 23669

Copy to:                                      City of Hampton  
City Attorney's Office  
22 Lincoln Street, 8<sup>th</sup> Floor  
Hampton, Virginia 23669

As to Licensees/Grantees:              Kyle Ellis and Sasha Congiu  
4 Muir Court  
Hampton, Virginia 23666

Either party may change his/her/its address for notice purposes by giving written notification thereof to the other party, except that such change of address notice shall not be deemed to have been given until actually received by the addressee thereof.

13. Licensees shall pay all application fees, permit fees, and any and all required sums hereunder in the amount and at the times and in the manner herein provided or as otherwise required by the City.
14. Failure of the City to take action with respect to any breach of any term, covenant, or condition herein contained shall not be deemed a waiver of such term, covenant, or condition herein contained.

15. The covenants and conditions contained herein, subject to the provisions as to assignment, transfer, or subletting, shall apply to and bind the heirs, successors, executors, administrators, and assigns of all parties hereto, and all parties shall be jointly and severally liable hereunder.
16. Termination and Revocation. In addition to any other method prescribed herein, the Licensees may terminate and the City Council may revoke this Agreement as follows:

A. Licensees may terminate this Agreement and any rights and obligations granted herein at any time upon 30 days written notice to the City delivered pursuant to the provisions of Paragraph No. 12 herein. Licensees shall comply with any reasonable conditions imposed by the City regarding said termination, including but not limited to the removal of the Licensed Improvement, as those conditions may be determined by the City Manager, in consultation with the Director of Public Works.

B. City Council may revoke this Agreement for any reason upon delivery to Licensees 30 days' written notice of revocation to be delivered pursuant to the provisions of Paragraph No. 12 herein. For this purpose, the City Council hereby delegates to the City Manager, or her authorized designee, any and all rights to revoke or otherwise terminate this Agreement as provided herein.

C. At the expiration or sooner termination of this Agreement or the revocation of the license granted for any reason, Licensees shall peacefully and quietly surrender to the City the rights granted hereunder. Licensees shall remove the Licensed Improvement at the written request of the City Manager, or her authorized designee, to Licensees after the termination or expiration of this Agreement or the revocation of the license granted thereunder. In the event Licensees have not removed the Licensed Improvement within 30 days of receipt or deemed receipt of the City Manager's (designee's) written request to remove the Licensed Improvement, the Licensed Improvement shall become the property of the City, with the City reserving the right to remove the Licensed Improvement, and the expense of said removal to be paid by

Licensees which shall be collected in the same manner as real estate taxes are collected if not paid by the Licensees.

17. This Agreement is a Virginia contract deemed executed and accepted in the City of Hampton, and any and all questions with respect to any of the provisions herein shall be instituted, maintained, and contested in a court of competent jurisdiction in the City of Hampton, Virginia. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia, without regard to choice of laws.
18. In the event Licensees are for any reason or through any cause is in default under any terms of this Agreement, the City shall give Licensees written notice of such default as set forth in Paragraph No. 12 of this Agreement. Unless otherwise provided, Licensees shall have 10 days from the date such notice is deemed given in Paragraph No. 12 above in which to cure the default, but such time may be extended as long as Licensees are making a good faith effort to effect such cure and prove such good faith effort to the satisfaction of the City. Upon Licensees' failure to cure the default, the City immediately may cancel and terminate this Agreement which operates as a revocation of the license granted thereunder as of the mailing date of the default notice. Upon termination, the Licensees shall cease performance of any further activities under the Agreement.
19. This Agreement is entered into based upon the information given by the Licensees on and with the Encroachment Application and all its attachments (the "Application"), which is incorporated in and made part of this Agreement. Licensees must advise the City in writing of any change to the information provided on or with the Application. The City may terminate this Agreement if Licensees materially misrepresented any information in the Application.
20. This Agreement contains the final and entire agreement between the parties hereto and contains all the terms and conditions agreed upon; it being the intent of the parties that neither shall be bound by any terms, conditions, or other representations not herein written.

21. The individuals executing this Agreement represent and warrant that each are duly authorized to execute it in their representative capacities as indicated, and are able to bind each respective party to perform the obligations set forth herein.

22. Notwithstanding the foregoing, the approval of this Encroachment Agreement by the City Council of the City of Hampton, Virginia (the "City") does not constitute governmental approval by the City of any other regulatory authority of the structure(s) and/or improvements to be installed in the encroachment area, which must also be obtained (if applicable) before any installation or construction, including, but not limited to any permit or approval that may be required for the installation of the Licensed Improvement.

**WITNESS** the following signatures and seals as of the date first written above.

**LICENSOR/GRANTOR:**

**CITY OF HAMPTON, VIRGINIA**

By: \_\_\_\_\_ (SEAL)  
City Manager/Authorized Designee

Executed on this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Katherine Glass, Clerk of Council

Approved as to Form:

By: \_\_\_\_\_  
City Attorney's Office

Approved as to Content:

By: \_\_\_\_\_  
Department of Public Works

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**LICENSEES/GRANTEES:**

Kyle Ellis

STATE OF VIRGINIA  
CITY OF HAMPTON, to-wit:

I, Kristin M. White, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that the Licensee, Kyle Ellis, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 30<sup>th</sup> day of January, 2024. He is personally known to me or has provided proper identification as required under the laws of the Commonwealth of Virginia.

Kristin M. White  
Notary Public

My commission expires:  
Notary Registration #:

12/31/2026  
7255945

KRISTIN M. WHITE  
NOTARY PUBLIC  
REG. #7255945  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DECEMBER 31, 2026

Sasha R. Congiu  
Sasha R. Congiu, also known as  
Sasha C. Ellis

STATE OF VIRGINIA  
CITY OF HAMPTON, to-wit:

I, Kristin M. White, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that the Licensee, Sasha R. Congiu, also known as Sasha C. Ellis, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 30<sup>th</sup> day of January, 2024. She is personally known to me or has provided proper identification as required under the laws of the Commonwealth of Virginia.

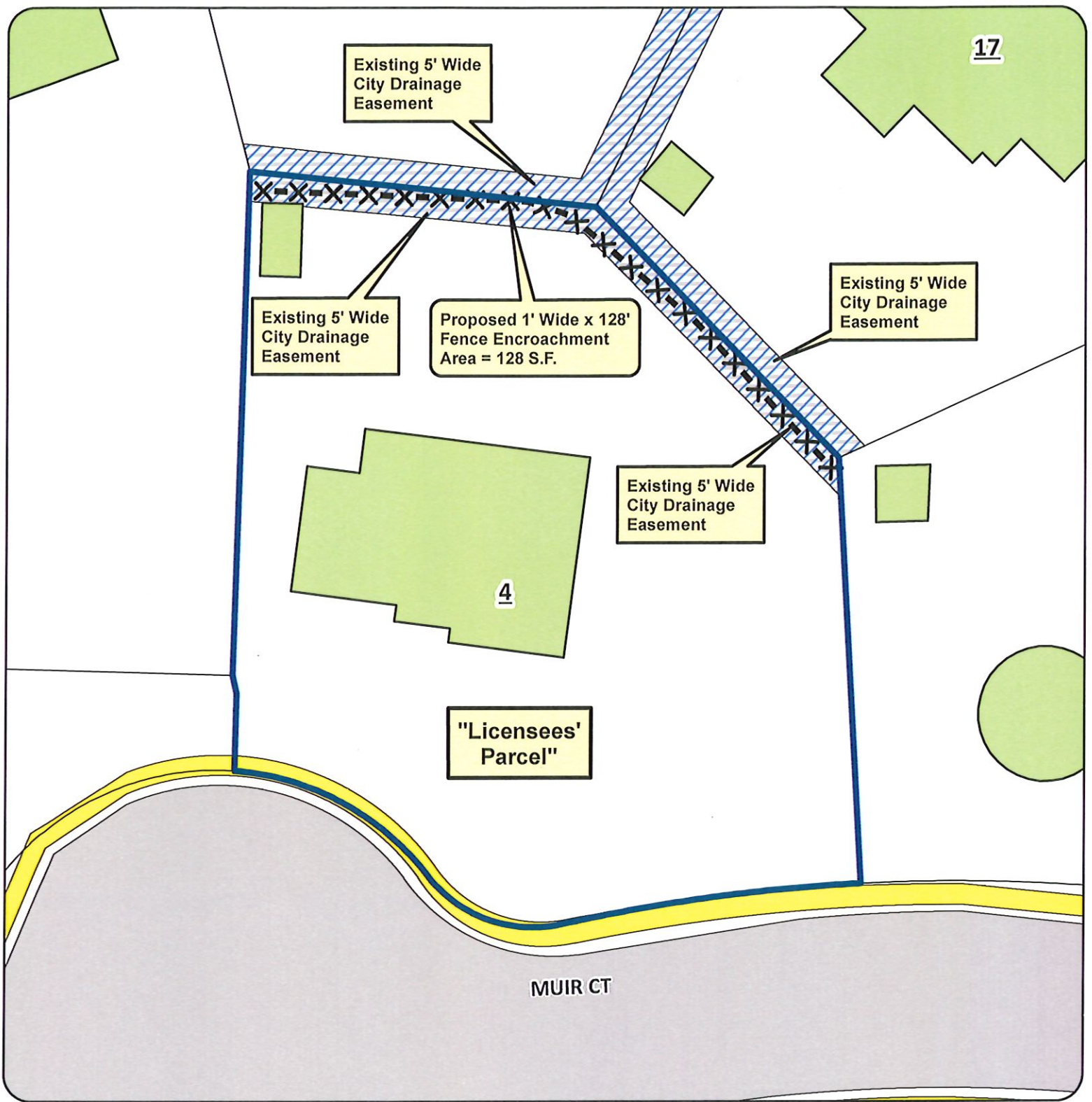
Kristin M. White  
Notary Public

My commission expires:  
Notary Registration #:

12/31/2026  
7255945

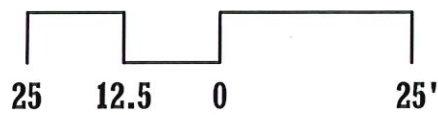
KRISTIN M. WHITE  
NOTARY PUBLIC  
REG. #7255945  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DECEMBER 31, 2026

[END OF SIGNATURES]



**Exhibit "A" for Encroachment**  
**Granted to:**  
**Kyle Ellis & Sasha R. Congiu**  
**4 Muir Ct.**

**Scale: 1" = 25'**



**HAMPTON VA**

Prepared by: CITY of HAMPTON Dept. of Public Works - Engineering Services

Map printed: 30 October, 2023

**DISCLAIMER** Although the information contained herein is believed to be reliable, no warranty, expressed or implied, is made regarding the accuracy, completeness, legality, reliability, or usefulness of any information, either isolated or in the aggregate, unless expressly specified. Neither is this information intended as a substitute for applicants' obligation to retain its own independent professional advice from an engineer, surveyor, attorney, or the like.