

"Electric Easement Enclosed"

Hall Road

PID: 13000880

+

13005027

RECEIVED

MAY 06 2025

HAMPTON CITY COUNCIL OFFICE

Dominion Energy Virginia  
902 G Street, Hampton, VA 23661  
DominionEnergy.com



May 6, 2025

City Clerk's Office  
22 Lincoln Street, 8<sup>th</sup> Floor  
Hampton, VA 23669

RECEIVED

MAY 06 2025

HAMPTON CITY COUNCIL OFFICE

Dear Katherine Glass:

The enclosed envelope includes Dominion Energy's sealed bid for the "Electric Easement Enclosed", that was advertised in the Public Notice section of the Daily Press located on Hall Road, Hampton, Virginia.

Regards,

Kate Blanton  
Right of Way – Agent III  
Dominion Energy Virginia

Kate Blanton

Kate L. Blanton  
@DominionEnergy.com



May 6, 2025

The Honorable City Council  
The City of Hampton  
22 Lincoln Street, 8<sup>th</sup> Floor  
Hampton, VA 23669

RE: Public Notice Bid – Proposed Dominion Energy Virginia  
Right of Way Agreement #22-25-0008  
In the name of The City of Hampton

Dear Mayor and Council Members:

Please accept this \$1 bid from Dominion Energy Virginia as a response to the advertisement and Public Notice published in the Legal Section of the Daily Press on April 30<sup>th</sup> and May 7<sup>th</sup>, 2025.

The proposed easement, if granted, will allow Dominion Energy Virginia the right and privilege to install and maintain one or more electric lines and one or more lighting supports and lighting fixtures, including all accessories and appurtenances necessary therewith, upon, under, across and over land which the City of Hampton currently owns two parcels located on Hall Road, Virginia/Tax Parcel Number 13000880 and 13005027. As shown on the attached plat, the easement is fifteen feet (15') in width the first easement area located on Virginia/Tax Parcel Number 13000880, begin at a point on the southeasterly corner adjoining the northwesterly corner of Tax Parcel 13005027 and the southwesterly corner of Tax Parcel 13000881. Thence in a northwesterly direction along the southerly boundary line of said parcel a distance of approximately thirty eight feet (+/-38') to a point; Thence at a 90° angle in a northerly direction to the southeasterly boundary line of Tax Parcel 13003143; thence at a northeasterly direction for a distance of fifteen feet (15') to a point located on the southeasterly boundary line of Tax Parcel 13003143; thence in a southerly direction approximately one hundred and eighteen feet (+/-118') to a point. Thence in a southeasterly direction approximately twenty two feet (+/- 22') to the point of beginning.

The second easement located on Virginia/Tax Parcel Number 13005027, begin at a point on the northwesterly corner of said property adjoining the southeasterly boundary line of Tax Parcel 13000880 and the southwesterly corner of Tax Map 13000881. Thence in a southeasterly direction a distance of fifteen feet (15') to a point located on the westerly side of Hall Road right of way, thence in a southerly direction along the westerly side of Hall Road right of way to a point adjoining the northeastern boundary line of Tax Parcel 10000192. Thence in a northwesterly direction a distance of fifteen feet (15') to a point. Thence in a northerly direction to the point of beginning.

Dominion Energy has been requested to install power at 187 Hall Road. This will require the installation of primary underground power lines across parcel 13005027 and 13000880 owned by The City of Hampton and across the property of 187 Hall Road owned by Quality Carpenters Inc. The primary underground power lines are intended to feed the proposed new underground pad mounted transformer that will be located on the far-right front property corner of 187 Hall Road. This transformer will feed service to new residence at 187 Hall Road.

Thank you for your consideration,

Regards,  
Kate L. Blanton  
Right of Way Agent  
Dominion Energy Virginia  
Attachment





## Right of Way Agreement

THIS RIGHT OF WAY AGREEMENT (the "Agreement"), is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, by and between the **CITY OF HAMPTON, VIRGINIA** a municipal corporation of the Commonwealth of Virginia ("**GRANTOR**") and **VIRGINIA ELECTRIC AND POWER COMPANY**, a Virginia public service corporation, doing business in Virginia 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**, its successors and assigns, the right, privilege and non-exclusive easement over, under, through, upon and across the property described herein, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communication purposes directly related to or incidental to the generation, distribution, and transmission of electricity; and all equipment, accessories and appurtenances desirable in connection there with, including but not limited to the rights:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, one or more lighting supports and lighting fixtures as **GRANTEE** may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith; the width of said non-exclusive easement shall extend **fifteen (15)** feet in width across the lands of **GRANTOR**.

2. The easement granted herein shall extend across the lands of **GRANTOR** situated in the **City of Hampton** Virginia, as more fully described on Plat(s) Numbered **22-25-0008**, attached to and made a part of this Right of Way Agreement; the location of the boundaries of said easement being shown in broken lines on said Plat(s), reference being made thereto for a more particular description thereof.

3. All facilities constructed hereunder shall remain the property of **GRANTEE**. **GRANTEE** shall have the right to inspect (including by aerial drone), reconstruct, remove, repair, improve, relocate on and within the easement area and make such changes, alterations, substitutions, additions to or extensions of its facilities as **GRANTEE** may from time to time deem advisable.

This Document Prepared by Virginia Electric and Power Company and should be returned to: Dominion Energy Virginia, PO Box 2666, Richmond, VA 23261 ATTN: Right of Way 11-N

Initials: \_\_\_\_\_

PIN: 13005027; 13000880

DEVID No(s): 22-25-0008

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## Right of Way Agreement

4. **GRANTEE** shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, retop, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. **GRANTEE** will remove all such trees and limbs cut by **GRANTEE** from **GRANTOR'S** property at **GRANTOR'S** request.

5. For the purpose of exercising the right granted herein, **GRANTEE** shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of **GRANTOR**. The right, however, is reserved to **GRANTOR** to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, **GRANTEE** shall have such right of ingress and egress over the lands of **GRANTOR** adjacent to the easement. **GRANTEE** shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to **GRANTOR**.

6. **GRANTEE** shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to **GRANTEE'S** rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay **GRANTOR**, at **GRANTEE'S** option, for other damage done to **GRANTOR'S** property inside the boundaries of the easement (subject, however, to **GRANTEE'S** rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by **GRANTEE** in the process of the construction, inspection, and maintenance of **GRANTEE'S** facilities, or in the exercise of its right of ingress and egress; provided **GRANTOR** gives written notice thereof to **GRANTEE** within sixty (60) days after such damage is reported to the **GRANTOR** by the **GRANTEE** or is otherwise discovered by the **GRANTOR**.

7. **GRANTOR**, its successors and assigns, may use the easement 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. **GRANTOR** shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, **GRANTOR** may construct on the easement fences, landscaping (subject, however, to **GRANTEE'S** rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with **GRANTEE'S** exercise of any of its rights granted hereunder.

8. **GRANTEE'S** right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of **GRANTEE'S** obligations as a public service company or such other obligations as may be related to or incidental to **GRANTEE'S** stated business purpose as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. If there is an Exhibit A attached hereto, then the easement granted hereby shall additionally be subject to all terms and conditions contained therein provided said Exhibit A is executed by **GRANTOR** contemporaneously herewith and is recorded with and as a part of this Right of Way Agreement. If the terms and conditions of said Exhibit A are in conflict with the terms and conditions of this Right of Way Agreement, then the terms and conditions of said Exhibit A shall control.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

Initials: \_\_\_\_\_

DEVID No(s): 22-25-0008

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## Right of Way Agreement

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

12. The individual executing this Right of Way Agreement on behalf of GRANTOR warrants that GRANTOR is a municipal corporation duly organized and existing under the laws of the state hereinabove mentioned and that he or she has been duly authorized to execute this easement on behalf of said municipal corporation.

**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.

**IN WITNESS WHEREOF,** GRANTOR has caused its corporate name to be signed hereto by its authorized officer or agent, described below, on the date first above written.

Corporate Name: The City of Hampton, Virginia, a municipal corporation of the Commonwealth of Virginia

By (Signature): \_\_\_\_\_

Name (Print): Mary Bunting Its: City Manager

State of \_\_\_\_\_

City/County of \_\_\_\_\_

The foregoing instrument was acknowledged before me ☐ In Person or by ☐ Remote notarization

on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Mary Bunting, City Manager  
(Name of Officer or agent) (Title of officer or agent)

on behalf of the City of Hampton, Virginia, a Virginia municipal corporation.

Notary Public (Print Name) \_\_\_\_\_

Notary Public (Signature) \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
(Affix Notary Seal Above Line)

Approved as to Form:

Approved as to Content:

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

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

DEVID No(s). 22-25-0008

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## Right of Way Agreement

### Exhibit A

THIS RIGHT OF WAY AGREEMENT (the "Agreement") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, by and between the CITY OF HAMPTON, VIRGINIA, a municipal corporation of the Commonwealth of Virginia ("GRANTOR"), and VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation doing business in Virginia as Dominion Energy Virginia ("GRANTEE") is hereby amended as follows:

1. This Right of Way Agreement is for a non-exclusive easement, and it shall be limited in duration and shall remain in force for a term of forty (40) years ("Term"). At the end of such Term, this Right of Way Agreement shall automatically terminate, at which time GRANTEE shall remove all of its facilities and property from GRANTOR'S property and GRANTEE shall peacefully and quietly surrender to the GRANTOR all rights granted herein by this Agreement. Prior to the termination of the Agreement, GRANTOR and GRANTEE may negotiate and enter into a new Right of Way Agreement or other easement agreement for an additional term of years.
2. In the event that the removal of GRANTEE's facilities is otherwise desired by GRANTOR from the easement location set forth in this Right of Way Agreement, then GRANTOR agrees that it will pay the reasonable costs of removing and placing GRANTEE's wires and facilities at another suitable location on property owned by the GRANTOR. In the event that this Right of Way Agreement is revoked or terminated, all facilities constructed hereunder shall remain the property of GRANTEE.
3. GRANTOR covenants and agrees that the grant of the easement set forth in this Agreement shall constitute a covenant running with the land for the benefit of the GRANTEE and GRANTEE's successors and assigns and that this easement shall be binding upon the successors and assigns of the GRANTOR.
4. GRANTEE'S successors and assigns shall only use the easement granted in this Agreement for the purposes of transmitting and distributing electric power as a public service corporation and for no other purposes.
5. Liability/Insurance:
  - 5.1 GRANTEE shall indemnify and hold GRANTOR, its officers, employees and agents harmless from any claims, liability and costs, including but not limited to reasonable attorney fees, arising from damage or injury, actual or claimed, to property or persons occurring or allegedly occurring from GRANTEE's use of the GRANTOR's property as set forth in this Agreement. Upon written notice from the GRANTOR, GRANTEE shall defend the GRANTOR, its officers, employees and/or agents against any action or proceeding brought thereon, provided GRANTEE will have no obligation to hold harmless GRANTOR to the extent any damage or injury is caused by GRANTOR as set forth in paragraph 5.2 below. Maintenance of the insurance referred to in paragraph 5.3 of this Agreement shall not affect GRANTEE's obligations under this paragraph, and the limits of such insurance shall not constitute a limit on the liability of GRANTEE.
  - 5.2 To the extent permitted by law, and without waiving its sovereign immunity or other governmental immunities, if any injuries or damages (including, without limitation, death) resulted from the sole willful misconduct or sole gross negligence of the GRANTOR or its agents, employees, and officials, then GRANTOR shall be responsible to defend such actions against it.
  - 5.3 GRANTEE agrees to maintain commercial general liability coverage in the amount of not less than \$1,000,000. per occurrence with a \$2,000,000 aggregate. In addition, GRANTEE shall maintain umbrella or excess coverage in a minimum amount of \$2,000,000 and Workers' Compensation per state statute. Business auto or commercial auto is required with coverage of at least \$1,000,000 per occurrence. GRANTEE may self-insure for all the insurance obligations contained herein.

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**GRANTOR:** The City of Hampton, Virginia  
a municipal corporation of the Commonwealth of Virginia

Signature: \_\_\_\_\_

By: Mary Bunting  
(Print Name)

Its: City Manager  
(Print Title)

Approved as to Form:

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

Approved as to Content:

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

**This Right of Way Agreement and attached Exhibit A are agreed to and accepted by:**

**GRANTEE:** VIRGINIA ELECTRIC AND POWER COMPANY, a Virginia public service corporation, doing business in Virginia as Dominion Energy Virginia

Signature: \_\_\_\_\_

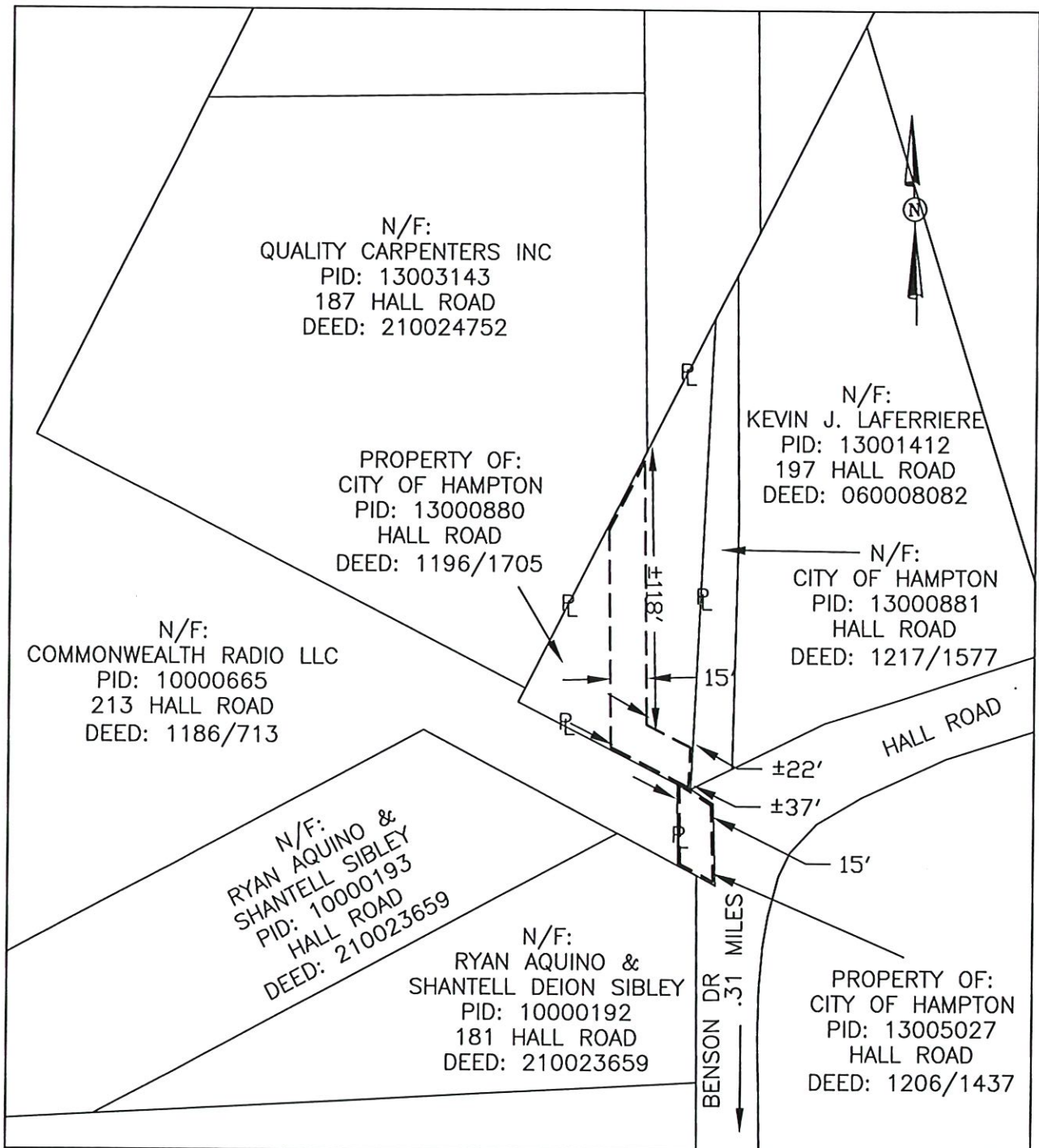
By: \_\_\_\_\_  
(Print Name)

Its: \_\_\_\_\_  
(Print Title)

**DEVID No(s). 22-25-0008**

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Form No. 728558 ©2023 Dominion Energy



<b>LEGEND</b>  — — Location of Boundary Lines of Right-of-Way — — Indicates Property Line is Right-of-Way Boundary Boundary	Region	Local Office	State	PLAT TO ACCOMPANY RIGHT-OF-WAY AGREEMENT UG  VIRGINIA ELECTRIC AND POWER COMPANY doing business as <b>Dominion Energy Virginia</b>
	EASTERN	PENINSULA	VA	
	County-City		Grid Number	
	HAMPTON		N0527	
	Work Request No.	DEVID No.	Scale	
	10732206	22-25-0008	Not to Scale	
	Date	By		
	1/23/2005	KATE BLANTON		
OWNER INITIALS _____				Page 5 of 5