

## Gardner, Stephen

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**From:** Sean Hughes Law <shugheslaw@comcast.net>  
**Sent:** Thursday, May 06, 2010 2:59 PM  
**To:** Gardner, Stephen; Armstrong, Van  
**Cc:** 'Bird, Amy'; 'Claffey, Vicky'  
**Subject:** RE: WAN493 Beaumeade BTB

Stephen & Van-

Per my phone call discussions with Stephen on Tue and Wed.—I understand that the County Transportation division has yet to respond re the ROW dedication issue per the info we provided last Tuesday (April 27).

As my client desires to continue forward with this needed and solid application, which received no opposition at the Planning Commission Public Hearing on March 24 (or otherwise that we are aware of)—we have sent out revised plans today to Stephen (for delivery tomorrow am) in order to stay on track for our review dates of May 12 by the PC and Board on June 7. The revised drawings reflect the prior dedication and location of the ROW per the documents supplied last week. We hope and believe that the County/Transportation group will concur and we can proceed forward.

Thanks,

Sean Hughes

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**From:** Sean Hughes Law [<mailto:shugheslaw@comcast.net>]  
**Sent:** Monday, May 03, 2010 1:36 PM  
**To:** 'Sean Hughes Law'; 'Gardner, Stephen'; [van.armstrong@loudoun.gov](mailto:van.armstrong@loudoun.gov)  
**Cc:** 'Bird, Amy'; 'Claffey, Vicky'  
**Subject:** RE: WAN493 Beaumeade BTB

Stephen-

I just tried you live and left another voice message. I/we will await your call.

Sean

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**From:** Sean Hughes Law [<mailto:shugheslaw@comcast.net>]  
**Sent:** Friday, April 30, 2010 3:55 PM  
**To:** 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'  
**Cc:** 'Bird, Amy'; 'Claffey, Vicky'  
**Subject:** RE: WAN493 Beaumeade BTB

Stephen and Van-

I tried both of you today and was told you were both gone for the day.

Since we have not heard back re the ROW item—which we sent Tuesday afternoon and the revised plan addressing comments from meeting last week per below (submitted yesterday am) I will assume that they are not due Monday—as we need your feedback in order to ensure the plan is in the format you desire for our PC review, etc.

Please call Monday am to advise on these 2 items and we will make any edits to the plan (if requested) and look to print the plan and send for Tuesday delivery—and thus move forward towards our planned dates.

Thank you,

Sean Hughes  
703 906 0184

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**From:** Sean Hughes Law [<mailto:shugheslaw@comcast.net>]  
**Sent:** Thursday, April 29, 2010 10:15 AM  
**To:** 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'  
**Cc:** 'Bird, Amy'; 'Claffey, Vicky'  
**Subject:** RE: WAN493 Beaumeade BTD

Stephen-

Good morning. I just tried you live and left a message.

Please call or email back re:

1. Below item-re ROW documentation
2. I would like to send you and/or Nita the REVISED DRAFT Drawing-per edits at our meeting last Friday to confirm that we fully understood and effectively transmitted the changes onto this REVISED Plan. We will look to provide later today by email.
3. Re 2 above we would like to allow you and/or Nita some time to review-through mid-day on Friday and reply with any edits. To that end we would like to ask to have the weekend and Monday am to make any edits and ship out the plans to you. Is a Tue am delivery acceptable?

Thank you-

Sean

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**From:** Sean Hughes Law [<mailto:shugheslaw@comcast.net>]  
**Sent:** Tuesday, April 27, 2010 4:12 PM  
**To:** 'Gardner, Stephen'; 'van.armstrong@loudoun.gov'  
**Cc:** 'Bird, Amy'  
**Subject:** FW: WAN493 Beaumeade BTD

Stephen and Van-

Good afternoon. Pursuant to our call last week and the ROW item- Please see below and attached (and the highlights noted on the docs to assist) info re that Dominion 35ft ROW on Smith Switch Road. We believe this provides the documentation to support Dominion's position that the ROW exists and has for some time and which apparently sufficed for Loudoun Co. during previous (2002) review of property.

Please confirm that the condition can now go away or let's talk live if needed. I believe and hope that with this and the other items we discussed and are clearly up- per our meeting last Friday that all issues are/will be resolved.

Thanks again-

Sean

703 906 0184 cell

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**From:** Erin Fagan [<mailto:efagan@ustitlesolutions.com>]  
**Sent:** Tuesday, April 27, 2010 11:04 AM

**To:** Sean Hughes Law; Bobiak, Ron  
**Subject:** RE: WAN493 Beaumeade BTD

Sean,

You are welcome.

To reiterate our conversation this morning please see my notes below:

The vesting deed to the subject property recorded in Deed Book 1348 Page 684 from Beau Meade Associates to Virginia Electric Power Company shows a 35' dedication for public use along the northern part of the property. The 35' dedication is referenced on the following:

Boundary Line Adjustment in Instrument No. 20040923-0103064  
Vesting Deed 1348/684 - Reference on survey attached to deed  
Plat Book 151 - Reference to dedication on plat.

I have noted the dedication on the document attached for your review.

Please let me know if you need anything further.

Thank you.



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