

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO CREATE THE JACKSON VILLAGE AND ALEXANDER'S CROSSING SPECIAL SERVICE DISTRICT AND TO AMEND AND RE-ORDAIN CHAPTER 21 OF THE SPOTSYLVANIA COUNTY CODE IN ORDER TO PROVIDE FOR SUCH SERVICE DISTRICT**

**IT IS HEREBY ORDAINED** by the Board of Supervisors of Spotsylvania County, Virginia, as follows:

**Section I. Findings & Purposes**

The Board of Supervisors finds that proposed commercial development within the Jackson Village and Alexander's Crossing developments of Spotsylvania County will increase traffic congestion along U.S. Route 1 and Massaponax Church Road. To ensure that the transportation system supporting access to these developments is completed in an expeditious timeframe necessitates the design, acquisition, and construction of certain transportation infrastructure improvements, including without limitation, widening portions of U.S. Route 1 from 4 (four) to 6 (six) lanes and Massaponax Church Road from 2 (two) to 4 (four) lanes, as shown in the County's Thoroughfare Plan of the Spotsylvania County Comprehensive Plan, and the construction of a new bridge over I-95 connecting the two developments, as shown on the plans entitled "Generalized Development Plan for Jackson Village" prepared by Bowman Consulting Group, LLC., dated July 16, 2014, and as last revised February 6, 2015, and "Alexander's Crossing Generalized Development Plan" prepared by Bowman Consulting Group, LLC., dated November 21, 2014, and as last revised November 30, 2015.

The Board of Supervisors further finds that establishing the Jackson Village and Alexander's Crossing Special Service District to provide and finance that portion of such improvements that are located within the special service district is the most fair and efficient means of effecting the same, the cost of the improvements thereby being reasonably settled upon those deriving the greatest and most direct benefit from them. The Board intends to levy and collect an annual tax on real property, subject to exclusions as noted in Section II of this ordinance, located within the Jackson Village and Alexander's Crossing Special Service District, in order to provide a revenue source to the County to fund the cost of such improvements and to offset the debt service on any related bonds or other obligations issued by the County, subject to further approval of the Board of Supervisors.

Following compliance with the public notice requirements set forth in Virginia Code Section 15.2-2400, *et seq.* the Board of Supervisors held a public hearing on \_\_\_\_\_, to receive public comment on the establishment of the Jackson Village and Alexander's Crossing Special Service District, the purpose of which will be to enable the County to provide additional, more complete and more timely governmental facilities and services, including safer and more convenient transportation facilities and services and other improvements, than would otherwise be available in Spotsylvania County.

**Section II. Name and Boundaries of Special Service District; Areas to be Excluded.**

Pursuant to Virginia Code Section 15.2-2400, *et seq.*, Spotsylvania County hereby establishes a special service district to be known as the "Jackson Village and Alexander's Crossing Special

Service District.” The real property included in such district and the boundaries thereof shall be as set forth in Exhibit A , and shall include all property described in Exhibit B, copies of which are attached hereto and incorporated herein by this reference, and which includes (a) all rights-of-way of Jefferson Davis Highway and Massaponax Church Road designated on Exhibit A and described on Exhibit B; (b) the following tax parcels: Tax Map 35 ((A)) 88, Tax Map 35 ((4)) 1A, Tax Map 36 ((2)) 1, Tax Map 35N ((2)) 1, Tax Map 35N ((2)) 2, Tax Map 36 ((2)) 2, Tax Map 36 ((2)) 2A, Tax Map 36 ((A)) 43K, Tax Map 36 ((A)) 43P, Tax Map 50 ((A)) 114, Tax Map 36 ((A)) 46, Tax Map 36 ((A)) 51C, Tax Map 50 ((A)) 126, Tax Map 50 ((A)) 112, Tax Map 50 ((A)) 131A, Tax Map 50 ((A)) 132E, Tax Map 50 ((A)) 113, Tax Map 49 ((A)) 101, Tax Map 35N ((1)) 2, and Tax Map 35N ((1)) 1; and (c) all right-of-way of Interstate 95, Northeast Drive, Cosner Drive, Old Telegraph Road, and unnamed rights-of-way that are located within the boundaries of the Jackson Village and Alexander’s Crossing Special Service District. The following tax parcels, zoned Industrial 1 (I-1) and located within the boundaries of the Jackson Village and Alexander’s Crossing Special Service District, are excluded : Tax Map 35 ((A)) 80, Tax Map 35 ((A)) 81, Tax Map 35 ((A)) 82, Tax Map 35 ((A)) 83, Tax Map 35 ((A)) 84, Tax Map 35 ((A)) 85, Tax Map 35 ((A)) 86 Tax Map 35 ((4)) 1, Tax Map 35 ((4)) 2, Tax Map 35 ((4)) 3, and Tax Map 35 ((4)) 4. The boundaries are further depicted on that certain map dated 8/1/2018, by Sullivan, Donahoe, & Ingalls, P.C. entitled “Special Tax District Boundary Map,”

### **Section III. Description of Facilities and Services; Plan and Benefits.**

A. The transportation infrastructure facilities and services proposed to be provided in the Jackson Village and Alexander’s Crossing Special Service District (“Special Service District”) shall include, to the extent permitted by law, the following (collectively, the “Special Service District Projects”);

1) the design, acquisition, and construction to widen portions located within the Special Service District of U.S. Route 1, from 4 (four) to 6 (six) lanes, as identified in the Thoroughfare Plan of the Spotsylvania County Comprehensive Plan;

2) the design, acquisition, and construction to widen portions located within the Special Service District of Massaponax Church Road, from 2 (two) to 4 (four) lanes, as identified in the Thoroughfare Plan of the Spotsylvania County Comprehensive Plan;

3) the construction of a new bridge over I-95 connecting the two developments, as shown on the plans entitled “Generalized Development Plan for Jackson Village” prepared by Bowman Consulting Group, LLC., dated July 16, 2014, and as last revised February 6, 2015, and “Alexander’s Crossing Generalized Development Plan” prepared by Bowman Consulting Group, LLC., dated November 21, 2014 and as last revised November 30, 2015; and

4) such other improvements, transportation facilities and services as may be ancillary to such improvements as specified above and as permitted by law.

B. The aforementioned Special Service District Projects, to the extent they have any impact on facilities, services, and improvements proffered in Rezoning Case No. R14-0009 or Rezoning Case No. R14-0012, are intended to support the developers’ provision of proffered facilities, services, and improvements, and shall not release any proffer.

C. The County intends to pay the costs of the aforementioned facilities and services by levying, in addition to the general real estate tax levied annually by Spotsylvania County, an annual special tax on the real property and improvements within the Special Service District, the proceeds of which may be applied directly to such costs or to debt service on any bonds or other obligations issued by the County for such purpose to the extent permitted by law.

D. All revenues from the special taxes collected from the Jackson Village and Alexander's Crossing Special Service District shall be segregated and expended only for the provision of facilities and services within such Special Service District.

E. The creation of such Special Service District and construction of the above-stated improvements will benefit the businesses and commercial property owners located within the district by providing a safer, more convenient, and more efficient road network than would otherwise be available and will benefit the County generally through enhanced access to and economic development of the district and its immediate vicinity.

#### **Section IV. County Code Amendment.**

Chapter 21, of the Code of the County of Spotsylvania, Virginia, is hereby amended as follows:

#### **ARTICLE XIII. SPECIAL SERVICE DISTRICTS**

#### **Section 21-340. Jackson Village & Alexander's Crossing Special Service District.**

#### **ORDINANCE NO. 21-**

#### **AN ORDINANCE TO AMEND AND RE-ORDAIN CHAPTER 21, TAXATION, OF THE CODE OF THE COUNTY OF SPOTSYLVANIA, VIRGINIA.**

**BE IT ORDAINED** by the Board of Supervisors of the County of Spotsylvania, Virginia, that Chapter 21, Taxation, Article XIII, Special Service Districts, be amended and re-ordained to provide a new Section 21- 340, Jackson Village & Alexander's Crossing Special Service District; special tax, as follows:

#### **ARTICLE XIII. SPECIAL SERVICE DISTRICTS**

Section 21-340 Jackson Village & Alexander's Crossing Special Service District; Special Tax.

(a) The Jackson Village and Alexander's Crossing Special Service District established pursuant to Ordinance No. \_\_\_\_\_ (the "Special Service District") shall consist of all that real property more particularly described in said ordinance as may be hereafter amended from time to time by the Board. Industrial 1 (I-1) zoned parcels within the boundaries of the Special Service District are excluded. The purpose of such Special Service District shall be to provide such improvements, services, and facilities as may be described or set forth in such ordinance, as amended, from time to time.

(b) There shall be levied and collected on all real estate and improvements thereto located within the boundaries of such Special Service District, beginning with the fiscal year commencing on July 1, 2019, a special tax at the rate of \$0.30 for each one hundred dollars (\$100.00) of assessed valuation on such real property and improvements until such rate is changed by subsequent action by the Board.

(c) All special taxes levied pursuant to this section shall be added to, and collected with, the general real estate levy for all non-excluded real property located within said Special Service District and shall be subject to all other provisions of this chapter, mutatis mutandis.

(d) All revenues from the special taxes collected pursuant to this section shall be segregated and expended only for the provision of improvements, facilities and services within such Special Service District, as set forth in Ordinance No. \_\_\_\_\_, as amended.

#### **Section V. Severability.**

If any part, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, declared to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

#### **Section VI. Recordation.**

An abstract of this Ordinance shall be recorded among the land records of the Clerk of the Circuit Court of Spotsylvania County so as to place subsequent purchasers of any property located in the Jackson Village and Alexander's Crossing Special Service District on notice of the special tax levied pursuant to this Ordinance.

#### **EXHIBIT A**

Ordinance No. \_\_\_\_\_

#### **JACKSON VILLAGE AND ALEXANDER'S CROSSING SPECIAL SERVICE DISTRICT LEGAL DESCRIPTION**

Beginning at a point on the easterly right-of-way of Jefferson Davis Highway (U.S. Route 1 and variable width right-of-way) and corner to Tax Map 35 ((A)) 96 ; thence leaving the right-of-way of said Jefferson Davis Highway and with the said Tax Map 35 ((A)) 96, South 74°55'30" East, a distance of 200.00 feet to a point; thence North 02°21'17" West, a distance of 162.50 feet to a point, corner to said Tax Map 35 ((A)) 96 and corner to Tax Map 35 ((18)) 3 ; thence with Tax Map 35 ((18)) 3 and continuing with Tax Map 35 ((18)) 9C and Tax Map 35 ((19)) 3, South 75°54'18" East, a distance of 2027.53 feet to a point, corner to said Tax Map 35 ((19)) 3 and on the westerly right-of-way of Interstate 95 (variable width right-of-way); thence with the westerly right-of-way of Interstate 95 the following courses and distances:

Along a curve to the left, having a radius of 7764.44 feet and an arc distance of 278.61 feet, the chord of said curve being South 14°55'33" East, 278.59 feet;

South 15°57'14" East, a distance of 263.58 feet to a point;

South 10°14'34" East, a distance of 201.00 feet to a point;

South 11°28'14" East, a distance of 345.38 feet to a point; thence leaving the westerly right-of-way Interstate 95, North 82°03'41" East, a distance of 455.73 feet to a point on the easterly right-of-way of Interstate 95 and corner to Tax Map 36 ((21)) B; thence with said Tax Map 36 ((21)) B, the following courses and distances:

North 77°15'57" East, a distance of 35.15 feet to a point;

South 34°59'23" East, a distance of 40.43 feet to a point;

South 84°14'03" East, a distance of 277.03 feet to a point;

South 77°32'33" East, a distance of 248.32 feet to a point;

North 68°31'35" East, a distance of 240.23 feet to a point;

North 88°53'28" East, a distance of 460.99 feet to a point;

North 77°39'30" East, a distance of 285.18 feet to a point; thence with said Tax Map 36 ((21)) B, continuing with Tax Map 36 ((21)) D, North 06°40'28" East, a distance of 400.00 feet to a point; thence with said Tax Map 36 ((21)) D, the following courses and distances:

North 13°44'52" East, a distance of 203.18 feet to a point;

North 69°58'41" East, a distance of 243.96 feet to a point;

North 52°07'36" East, a distance of 327.00 feet to a point, corner to said Tax Map 36 ((21)) D and corner to Tax Map 36 ((2)) 2B ; thence with said Tax Map 36 ((2)) 2B, South 06°52'54" East, a distance of 454.96 feet to a point; thence North 82°48'58" East, a distance of 420.00 feet to a point, corner to said Tax Map 36 ((2)) 2B and Tax Map 36 ((A)) 43N and on the right-of-way of Leonard Drive (60' right-of-way); thence with said right-of-way of Leonard Drive and continuing with Tax Maps 36 ((A)) 43D, Tax Map 36 ((A)) 43A, and Tax Map 36 ((A)) 43J, South 04°47'37" East, a distance of 1551.34 feet to a point, corner to said Tax Map 36 ((A)) 43J; thence with said Tax Map 36 ((A)) 43J and continuing through the right-of-way of Northeast Drive (60' right-of-way) North 82°48'58" East, a distance of 680.19 feet to a point along the easterly right-of-way of Northeast Drive; thence with the easterly right-of-way of Northeast Drive, North 07°11'04" West, a distance of 192.67 feet to a point; thence North 07°11'03" West, a distance of 167.93 feet to a point on the easterly right-of-way of said Northeast Drive and corner to Tax Map 36 ((A)) 43T; thence with said Tax Map 36 ((A)) 43T the following courses and distances:

North 82°48'58" East, a distance of 420.00 feet to a point;

South 35°29'05" East, a distance of 88.59 feet to a point;

North 77°39'05" East, a distance of 519.76 feet to a point;

North 07°11'02" West, a distance of 170.00 feet to a point;

North 48°11'10" West, a distance of 166.83 feet to a point; thence with said Tax Map 36 ((A)) 43T and continuing with Tax Map 36 ((A)) 43S, North 07°11'03" West, a distance of 176.93 feet to a point, corner to Tax Map 36 ((A)) 43S; thence with said Tax Map 36 ((A)) 43S and continuing with Tax Map 36 ((A)) 43W, North 82°48'58" East, a distance of 462.29 feet to a point, corner to Tax Map 36 ((A)) 43W and on the westerly right-of-way of Cosner Drive (60' & 80' right-of-way); thence through the said right-of-way of Cosner Drive, North 82°48'58" East, a distance of 60.78 feet to a point on the easterly right-of-way of said Cosner Drive and corner to Tax Map 36 ((A)) 43Y; thence with said Tax Map 36 ((A)) 43Y, North 82°48'58" East, a distance of 630.43 feet to a point, corner to Tax Map 36 ((A)) 43Y and Tax Map 36 ((A)) 44; thence with said Tax Map 36 ((A)) 44, the following courses and distances:

South 08°26'52" East, a distance of 1483.50 feet to a point;

North 84°03'45" East, a distance of 1004.61 feet to a point;

North 85°18'06" East, a distance of 21.74 feet to a point, corner to said Tax Map 36 ((A)) 44 and Tax Map 36 ((A)) 47; thence said with Tax Map 36 ((A)) 47, the following courses and distances:

North 85°16'59" East, a distance of 99.95 feet to a point;

North 00°34'10" East, a distance of 399.88 feet to a point;

South 85°21'26" West, a distance of 99.97 feet to a point, corner to said Tax Map 36 ((A)) 47 and corner to Tax Map 36 ((A)) 44; thence with said Tax Map 36 ((A)) 44, North 00°33'52" East, a distance of 1250.68 feet to a point, corner to said Tax Map 36 ((A)) 44 and Tax Map 36 ((A)) 45; thence with said Tax Map 36 ((A)) 45, North 78°12'52" East, a distance of 489.24 feet to a point, corner to said Tax Map 36 ((A)) 45 and corner to Tax Map 36 ((3)) A; thence with said Tax Map 36 ((3)) A and continuing with Tax Map 36 ((3)) C, Tax Map 36 ((3)) G, Tax Map 36 ((3)) F and Tax Map 36 ((3)) E, South 27°48'05" East, a distance of 1549.68 feet to a point, corner to said Tax Map 36 ((3)) E and in the centerline of Massaponax Church Road (State Route #608 and prescriptive easement); thence with said centerline of Massaponax Church Road, the following courses and distances:

South 58°51'33" West, a distance of 35.27 feet to a point;

Along a curve to the left, having a radius of 288.00 feet and an arc distance of 244.62 feet, the chord of said curve being South 34°31'33" West, 237.34 feet;

South 10°11'33" West, a distance of 81.52 feet to a point;

South 85°16'59" West, a distance of 0.97 feet to a point;

South 09°00'09" West, a distance of 29.74 feet to a point;

South 05°59'20" West, a distance of 3.41 feet to a point;

Along a curve to the left, having a radius of 375.44 feet and an arc distance of 106.22 feet, the chord of said curve being South 02°59'56" East, 105.87 feet;

South 10°12'59" East, a distance of 353.52 feet to a point in the centerline of said Massaponax Church Road and corner to Tax Map 50 ((A)) 115; thence with said Tax Map 50 ((A)) 115, South 79°18'10" West, a distance of 120.56 feet to a point; thence with said Tax Map 50 ((A)) 115 and continuing Tax Map 50 ((5)) B and Tax Map 50 ((A)) 125, South 18°14'51" East, a distance of 2240.16 feet to a point in the centerline of said Massaponax Church Road; thence with centerline of said Massaponax Church Road the following courses and distances:

South 31°20'54" West, a distance of 109.13 feet to a point;

Along a curve to the right, having a radius of 1018.00 feet and an arc distance of 211.94 feet, the chord of said curve being South 37°18'46" West, 211.56 feet;

South 43°16'37" West, a distance of 160.81 feet to a point;

South 43°35'04" West, a distance of 68.35 feet to a point;

South 41°26'12" West, a distance of 42.75 feet to a point;

Along a curve to the left, having a radius of 1032.62 feet and an arc distance of 200.00 feet, the chord of said curve being South 35°53'17" West, 199.69 feet;

South 30°20'22" West, a distance of 225.00 feet to a point;

Along a curve to the Right, having a radius of 1427.00 feet and an arc distance of 142.93 feet, the chord of said curve being South 33°12'32" West, 142.87 feet;

South 36°04'41" West, a distance of 31.95 feet to a point;

South 41°22'04" West, a distance of 153.59 feet to a point;

South 46°48'42" West, a distance of 214.15 feet to a point;

Along a curve to the Left, having a radius of 568.65 feet and an arc distance of 101.15 feet, the chord of said curve being South 41°42'57" West, 101.02 feet to a point in the centerline of said Massaponax Church Road and Corner to Tax Map 50 ((A)) 131; thence with said Tax Map 50 ((A)) 131, North 35°35'57" West, a distance of 150.21 feet to a point, corner to Tax Map 50 ((A)) 131; thence with said Tax Map 50 ((A)) 131 and continuing with Tax Map 50 ((A)) 132F and Tax Map 50 ((A)) 132, South 54°24'02" West, a distance of 826.43 feet to a point, corner to Tax Map 50 ((A)) 132; thence with said Tax Map 50 ((A)) 132, South 35°35'57" East, a distance of 56.93 feet to a point; thence South 54°24'03" West, a distance of 74.18 feet to a point, corner to Tax Map 50 ((A)) 132; thence with said Tax Map 50 ((A)) 132 and continuing

with Tax Map 50 ((A)) 132D, South 56°48'37" East, a distance of 450.45 feet to a point in the centerline of said Massaponax Church Road; thence with the centerline of Massaponax Church Road, South 33°12'14" West, a distance of 72.37 feet to a point; thence along a curve to the right, having a radius of 1240.94 feet and an arc distance of 166.98 feet, the chord of said curve being South 37°03'32" West, 166.86 feet to a point in the centerline of Massaponax Church Road and corner to Tax Map 50 ((A)) 132A; thence with said Tax Map 50 ((A)) 132A, North 44°09'21" West, a distance of 501.41 feet to a point, corner to said Tax Map 50 ((A)) 132A; thence with said Tax Map 50 ((A)) 132A and continuing with Tax Map 50 ((A)) 132G, Tax Map 50 ((A)) 132B, and Tax Map 50 ((A)) 132C, South 54°43'12" West, a distance of 748.76 feet to a point, corner to said Tax Map 50 ((A)) 132C and corner to Lot 140, Section 2B, Lancaster Gate Subdivision; thence said Lot 140 and continuing with Lots 141 through Lot 156, Section 2B, Lancaster Gate Subdivision and then continuing with Parcel B, Section 3A, Lancaster Gate Subdivision and Lots 157 through 161, Section 3A, Lancaster Gate Subdivision, North 37°23'40" West, a distance of 2195.40 feet to a point, corner to Lot 161, Section 3A, Lancaster Gate Subdivision; thence said Lot 161, North 86°48'42" West, a distance of 19.49 feet to a point, corner to said Lot 161 and Parcel C-2, Section 3A, Lancaster Gate Subdivision; thence said Parcel C-2 and continuing with Parcel C-3, Parcel C-1, and Lots 162 through 165, Section 3A, Lancaster Gate Subdivision, and continuing with Lots 166 through 168, Section 3B, Lancaster Gate Subdivision, North 35°08'03" West, a distance of 1385.92 feet to a point, corner to Lot 168, Section 3B, Lancaster Gate Subdivision; thence with said Lot 168 and continuing Lots 169 through 173, Section 3B, Lancaster Gate Subdivision, South 55°08'39" West, a distance of 550.00 feet to a point, in the line of said Lot 173 and corner to Tax Map 50 ((A)) 1D; thence said Tax Map 50 ((A)) 1D, North 80°49'51" West, a distance of 3057.92 feet to a point, corner to said Tax Map 50 ((A)) 1D and on the easterly right-of-way of said Interstate 95; thence through the right-of-way of Interstate 95, North 71°33'01" West, a distance of 417.69 feet to a point on the westerly right-of-way of said Interstate 95; thence with the westerly right-of-way of Interstate 95 the following courses and distances:

South 18°27'31" West, a distance of 355.89 feet to a point;

South 09°28'36" West, a distance of 601.02 feet to a point;

South 12°48'51" West, a distance of 400.00 feet to a point;

South 09°35'26" West, a distance of 177.85 feet to a point;

South 08°32'31" West, a distance of 196.88 feet to a point;

South 12°58'51" West, a distance of 151.41 feet to a point;

South 15°59'46" West, a distance of 152.12 feet to a point;

South 31°06'56" West, a distance of 138.93 feet to a point;

South 12°38'14" East, a distance of 30.31 feet to a point on the westerly right-of-way said interstate 95 and corner to Tax Map 49 ((A)) 100; thence with said Tax Map 49 ((A)) 100 and



continuing with the right-of-way of Bremerton Avenue, North  $74^{\circ}26'57''$  West, a distance of 1794.82 feet to a point, along the right-of-way of Bremerton Avenue and in the centerline of old Telegraph Road (not in use); thence with the centerline of Old Telegraph Road (not in use), North  $18^{\circ}46'13''$  East, a distance of 80.12 feet to a point, centerline of Old Telegraph Road and corner to Tax Map 49 ((A)) 101E; thence with Tax Map 49 ((A)) 101E and continuing with Tax Map 49 ((A)) 101C and Tax Map 49 ((A)) 101D, South  $74^{\circ}26'57''$  East, a distance of 1000.07 feet to a point, corner to said Tax Map 49 ((A)) 101D; thence said Tax Map 49 ((A)) 101D and continuing with Tax Map 49 ((A)) 101A, North  $14^{\circ}28'35''$  East, a distance of 2065.30 feet to a point, corner to Tax Map 49 ((A)) 101A; thence with said Tax Map 49 ((A)) 101A, North  $74^{\circ}26'49''$  West, a distance of 912.09 feet to a point, corner to said Tax map 49 ((A)) 101A and on the right-of-way of Old Telegraph Road (State Route #749, 40' and variable width right-of-way); thence through the right-of-way of Old Telegraph Road, North  $74^{\circ}26'49''$  West, a distance of 50.00 feet to a point; thence South  $22^{\circ}37'57''$  West, a distance of 50.00 feet to a point on the right-of-way of said Old Telegraph Road and corner to Tax Map 49 ((A)) 101A; thence with Tax Map 49 ((A)) 101A South  $22^{\circ}41'11''$  West, a distance of 248.87 feet to a point, corner to Tax Map 49 ((A)) 101A and corner to Tax Map 49 ((A)) 104; thence with Tax Map 49 ((A)) 104, North  $86^{\circ}16'54''$  West, a distance of 297.77 feet to a point, corner said Tax Map 49 ((A)) 104 and corner to Tax Map 49 ((A)) 103; thence with said Tax Map 49 ((A)) 103, North  $85^{\circ}36'39''$  West, a distance of 250.65 feet to a point; thence South  $80^{\circ}35'01''$  West, a distance of 97.94 feet to a point, corner to Tax map 49 ((A)) 103 and along easterly right-of-way of Jefferson Davis Highway (U. S. Route 1, 80' and variable width right-of-way); thence with the easterly right-of-way of Jefferson Davis Highway, the following courses and distances:

North  $08^{\circ}36'54''$  West, a distance of 708.45 feet to a point;

Along a curve to the Right, having a radius of 1870.00 feet and an arc distance of 328.01 feet, the chord of said curve being North  $03^{\circ}35'24''$  West, 334.60 feet;

North  $01^{\circ}26'06''$  East, a distance of 756.87 feet to a point;

North  $01^{\circ}11'43''$  East, a distance of 23.73 feet to a point;

North  $01^{\circ}21'48''$  East, a distance of 212.85 feet to a point;

North  $79^{\circ}51'42''$  East, a distance of 39.32 feet to a point, at the intersection of the easterly right-of-way of Jefferson Davis Highway and westerly right-of-way of said Old Telegraph Road; thence through said right-of-way of said Old Telegraph Road, North  $59^{\circ}59'01''$  East, a distance of 44.49 feet to a point; thence North  $30^{\circ}00'59''$  West, a distance of 145.10 feet to a point at the intersection of easterly right-of-way of Old Telegraph Road and easterly right-of-way of said Jefferson Davis Highway; thence with the said easterly right-of-way of said Jefferson Davis Highway, the following courses and distances:

North  $01^{\circ}17'49''$  East, a distance of 305.83 feet to a point;

North  $01^{\circ}15'09''$  East, a distance of 500.00 feet to a point;

North 01°15'08" East, a distance of 228.87 feet to a point;

Along a curve to the left, having a radius of 2945.00 feet and an arc distance of 231.30 feet, the chord of said curve being North 00°59'52" West, 231.24 feet;

North 03°14'52" West, a distance of 612.39 feet to the Point of Beginning, and containing approximates 985 Acres of Land, comprised of the following Tax Map Parcels:

Tax Map 35 ((A)) 80, Tax Map 35 ((A)) 81, Tax Map 35 ((A)) 82, Tax Map 35 ((A)) 83, Tax Map 35 ((A)) 84, Tax Map 35 ((A)) 85, Tax Map 35 ((A)) 86, Tax Map 35 ((A)) 88, Tax Map 35 ((4)) 1A, Tax Map 35 ((4)) 1, Tax Map 35 ((4)) 2, Tax Map 35 ((4)) 3, Tax Map 35 ((4)) 4, Tax Map 36 ((2)) 1, Tax Map 35N ((2)) 1, Tax Map 35N ((2)) 2, Tax Map 36 ((2)) 2, Tax Map 36 ((2)) 2A, Tax Map 36 ((A)) 43K, Tax Map 36 ((A)) 43P, Tax Map 50 ((A)) 114, Tax Map 36 ((A)) 46, Tax Map 36 ((A)) 51C, Tax Map 50 ((A)) 126, Tax Map 50 ((A)) 112, Tax Map 50 ((A)) 131A, Tax Map 50 ((A)) 132E, Tax Map 50 ((A)) 113, Tax Map 49 ((A)) 101, Tax Map 35N ((1)) 2, and Tax Map 35N ((1)) 1;

All as shown on attached Exhibit "Special Tax District Boundary Map" dated July 2018 and

Including all rights-of-way of Interstate 95, Northeast Drive, Cosner Drive, Old Telegraph Road and un-name rights-of-way within the herein above described area; and

Including all right-of-way of Jefferson Davis Highway between points labeled "A" and "B" as shown on attached Exhibit; and

Including all right-of-way of Massaponax Church Road (whether fee simple or prescriptive easement) between points labeled "C" and "D" as shown on attached Exhibit;

Located in the Lee Hill and Courtland Magisterial District of Spotsylvania County, Virginia.

## **EXHIBIT B**

Ordinance No. \_\_\_\_\_

### **JACKSON VILLAGE & ALEXANDER'S CROSSING SPECIAL SERVICE DISTRICT PARCELS LOCATED WITHIN BOUNDARIES OF THE DISTRICT**

The parcels and real property located within the boundaries of the Jackson Village and Alexander's Crossing Special Service District are hereby identified as follows: (a) all rights-of-way of Jefferson Davis Highway and Massaponax Church Road designated on Exhibit A and described on Exhibit B; (b) the following tax parcels: Tax Map 35 ((A)) 88, Tax Map 35 ((4)) 1A, Tax Map 36 ((2)) 1, Tax Map 35N ((2)) 1, Tax Map 35N ((2)) 2, Tax Map 36 ((2)) 2, Tax Map 36 ((2)) 2A, Tax Map 36 ((A)) 43K, Tax Map 36 ((A)) 43P, Tax Map 50 ((A)) 114, Tax Map 36 ((A)) 46, Tax Map 36 ((A)) 51C, Tax Map 50 ((A)) 126, Tax Map 50 ((A)) 112, Tax Map 50 ((A)) 131A, Tax Map 50 ((A)) 132E, Tax Map 50 ((A)) 113, Tax Map 49 ((A))

101, Tax Map 35N ((1)) 2, and Tax Map 35N ((1)) 1; and (c) all right-of-way of Interstate 95, Northeast Drive, Cosner Drive, Old Telegraph Road, and unnamed rights-of-way that are located within the boundaries of the Jackson Village and Alexander's Crossing Special Service District. The parcels and real property located within the boundaries of the Jackson Village and Alexander's Crossing Special Service District are shown on a plat entitled "Special Tax District Boundary Map," prepared by Sullivan, Donahoe, & Ingalls, P.C., dated 8/1/2018.

The following tax parcels, zoned Industrial 1 (I-1) and located within the boundaries of the Jackson Village and Alexander's Crossing Special Service District, are excluded: Tax Map 35 ((A)) 80, Tax Map 35 ((A)) 81, Tax Map 35 ((A)) 82, Tax Map 35 ((A)) 83, Tax Map 35 ((A)) 84, Tax Map 35 ((A)) 85, Tax Map 35 ((A)) 86 Tax Map 35 ((4)) 1, Tax Map 35 ((4)) 2, Tax Map 35 ((4)) 3, and Tax Map 35 ((4)) 4.

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_ and passed \_\_\_\_\_, the Board adopted the following resolution:

VOTE:

Ayes:

Nays:

Absent:

Abstain: