

APPENDIX 4.0
STANDARD LCSA DEED LANGUAGE FOR EASEMENTS
PROCESSED JOINTLY WITH LOUDOUN COUNTY
AS PART OF A LAND DEVELOPMENT APPLICATION

LCSA EASEMENTS

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby grant and convey unto the Authority, its successors and assigns, the easements as hereafter set forth in the respective locations as shown on the Plat, as follows:

***INSERT THE APPROPRIATE STANDARD WATER AND/OR SANITARY SEWER
 PARAGRAPH(S) FROM APPENDIX 4.1
 (Each paragraph to be itemized by letter, beginning with
 "A. Waterline Easements" followed by
 "B. Sanitary Sewer Easements" (if both are applicable),
 then by temporary construction easements and other LCSA easements as appropriate.
 If the type of easement required is not included in the standard paragraphs, contact the LCSA
 Project Engineer or the Engineering Administrative Specialist.)***

The foregoing easements to the Authority are subject to the following conditions:

1. All water mains, sewer lines, and appurtenant facilities which are installed in easements shall be and remain the property of the Authority, its successors and assigns.
2. The Authority and its agents shall have full and free use of said easements for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easements, including right of access to and from the easements and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and further, this right shall not be construed to allow the Authority to erect any building or structure of a permanent nature on such adjoining land.



3. The Authority shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation, and maintenance of said water mains, sewer lines, and appurtenant facilities; provided, however, that the Authority, at its own expense, shall restore as nearly as possible to their original condition, all land or premises included within or adjoining said easements which are disturbed in any manner by the construction, operation, and maintenance of said water mains, sewer lines, and appurtenant facilities. Such restoration shall include backfilling of trenches, replacement of fences and shrubbery, reseeding or resodding of lawns or pasture areas, and replacement of structures and other facilities located without the easements, but shall not include the replacement of structures, trees, and other facilities located within the easements.
4. Owner reserves the right to construct and maintain roadways over said easements and to make use of the easements herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easements by the Authority for the purposes named, provided, however, that Owner shall not erect any building or other structures, except a fence, on the easements without the prior written approval of the Authority.



APPENDIX 4.1
STANDARD LCSA EASEMENT PARAGRAPHS FOR EASEMENTS
PROCESSED JOINTLY WITH LOUDOUN COUNTY
AS PART OF A LAND DEVELOPMENT APPLICATION

The following paragraphs are for insertion as needed into the standard LCSA easement language for projects located within the Authority's central water and sanitary sewer systems and processed jointly with Loudoun County as part of a land development application. LCSA easements shall be clearly distinguishable from private easements or easements of the County of Loudoun, Virginia Department of Transportation (VDOT), or utilities.

LCSA Waterline Easements

Waterline easements for the purpose of constructing, operating, maintaining, adding to, altering, or replacing present or future water mains, including fire hydrants, valves, meters building service connections, and other appurtenant facilities for the transmission and distribution of water through, upon, and across the property of the Owner, said easements being more particularly bounded and described on the plat.

LCSA Sanitary Sewer Easements

Sanitary sewer easements for the purpose of constructing, operating, maintaining, adding to, altering, or replacing present or future sanitary sewer lines, including building connection lines, sanitary lateral lines, manholes, and all other appurtenant facilities necessary for the collection of sanitary sewage and its transmission through and across the property of the Owner, said easements being more particularly bounded an described on the plat.

LCSA Temporary Waterline Construction Easements

Temporary easements for the purpose of constructing water mains, including fire hydrants, valves, meters, building service connections, and other appurtenant facilities for the transmission and distribution of water through and across property adjacent to the temporary construction easement, said temporary construction easement being more particularly described on the plat. Such temporary easement shall be automatically vacated at the time the project is complete and accepted by the Authority.



LCSA Temporary Sanitary Sewer Construction Easements

Temporary easements for the purpose of constructing sanitary sewer mains, manholes, and other appurtenant facilities for the collection and transmission of wastewater through and across property adjacent to the temporary construction easement, said temporary construction easement being more particularly described on the plat. Such temporary easement shall be automatically vacated at the time the project is complete and accepted by the Authority.

LCSA Access and Utility Easements

Easements for the purpose of accessing LCSA wells, sewage pumping stations, and other LCSA facilities and for the purpose of construction, operation, and maintenance of any telecommunications, electrical, or other utilities necessary to serve the water and sanitary sewer systems.

Easements for Other LCSA Facilities

Easements for LCSA facilities, such as pumping stations and water storage tanks, will be addressed as needed. Perpetual easements in lieu of fee simple ownership must be specifically approved by the Authority prior to Utility Extension Request (UER) design review. The deed language to address the easement will be specified by LCSA at the time of deed preparation and/or review.

