

**BERRYVILLE TOWN COUNCIL STREETS AND UTILITIES COMMITTEE
MEETING AGENDA
Berryville-Clarke County Government Center
101 Chalmers Court, Second Floor
A/B Meeting Room**

**Called Meeting
June 24, 2015
8:00 a.m.**

<u>Item</u>		<u>Attachment</u>
1. Call To Order		
2. Discussion	Chamberlain and McClellan Streets	1
3. Discussion	Parking Restriction at E. Main and VA Ave.	2
4. Discussion	Reported Speeding Concerns Page Street	3
5. Discussion	“Wheeler Lane”	4
6. Closed Session	No Closed Session Scheduled	
7. Adjourn		

↑ Denotes an item on where a motion for action is included in the packet

All presentations by applicants/concerned citizens will be limited to 8 minutes in length

ATTACHMENT 1

McClellan Street and what became Chamberlain Street (shown originally as McNeil Road) were approved in 1997. The streets in question were constructed as a part of the Mary Hardesty House project. This would place them being constructed in 1998.

Efforts over the past 17 years to get the streets into the VDOT system for maintenance have been unsuccessful. The developer holds that VVDOT would not accept the streets until there were three occupied structures on the street. VDOT represented to the Town of various occasions that it would accept the street with the Mary Hardesty and Mayfair being the only users and in fact prepared punch lists for the developer to complete so that the street section could be accepted.

In 2013 Section 2B of Battlefield Estates was approved. After that approval a home was built on Chamberlain Street. A certificate of occupancy was issued for the house on January 24, 2014. This placed the number of occupied structures being served by the streets in question at three.

On April 14, 2015 the Town Council gave the developer 60 days to complete improvements and repairs necessary to have the streets in question brought into the public system for maintenance. The developer claims that there are two issues that are preventing him from completing the required improvements. He wishes to speak to the Streets and Utilities Committee about those issues.

On June 9, 2015 the Town Council gave the developer an additional 60 days to complete the required work.

As staff understands it, the developer contends that:

- He is unable to get a slurry contractor to do needed work
- He does not feel that he should have to re-establish the temporary cul-de-sac at the end of Chamberlain but instead should install a barrier

Attached to this report are:

- A portion of the approved plan
- Punch list

Street lighting in the area should also be discussed with the developer.

Christy Dunkle

From: Rick Boor <directordpw@berryvilleva.gov>
Sent: Tuesday, November 18, 2014 12:38 PM
To: aecholsjr@gmail.com
Cc: Keith Dalton; Christy Dunkle; Ralph Elliott
Subject: Punch Lists

Mr. Echols-

Listed below are the punch list items that must be corrected in order to bring these streets into the Town's system

Delany Court---Beauregard Court

- Replace all damaged curbs and gutter pans
- Replace all damages sidewalks
- Cement and seal all storm structures
- Replace all broken water valve boxes and set to grade of finished asphalt
- Check sanitary manholes to insure they are set to grade of finished asphalt
- Apply finished surface asphalt

McClellan Street—

- Replace all damaged curbs and gutter pans
- Replace all damaged sidewalks
- Cement and seal all storm Structures
- Slurry seal McClellan from Mosby to Chamberlan Street

Chamberlan Street—

- Replace all damaged curbs and gutter pans
- Replace all damaged sidewalks
- Cement and seal all storm Structures
- Patch hole in the intersection of McClellan and Chamberlan { per town standard}
- Patch the three utility trenches in front of 216 Chamberlan Street { per town standard}
- Temporary cul-de-sac must be restored to meet approved plan design
- Entrance to Mary Hardesty House located on the east end of Chamberlan needs repaired and asphalted
- Asphalt on Chamberlan needs to be milled and overlaid 1.5 inches from the intersection of McClellan to 25' east of last utility crossing in front of 216 Chamberlan St. { Area marked with white paint}
- Slurry Seal the remaining surface from end of new asphalt to cul-de-sac

Please note existing asphalt surface temperature must be above 40 degrees prior to placement of overlay.

All loads of plant mix asphalt who's temperature fall below 275 degrees will be rejected

Contact Public Works for final walk-thru prior to finished asphalt application

All work must conform to VDOT'S current Standards and Specifications

ATTACHMENT 2

Mr. Richie Blick, who resides at 227 East Main Street, is concerned about the amount of restricted parking in front of his home and asked that the matter be reviewed. He desires to be able to park along Main Street closer to his home.

Mr. Blick's residence is located on the southwest corner of the intersection of East Main Street and Virginia Avenue. The restriction on the east side of the intersection (in front of 301 East Main Street) is 55' long. The owner at 301 East Main is pleased with the restriction as it exists in front of his residence. The restriction on the west side of the intersection (in front of 227 East Main Street (Blick)) is 70' long.

Mr. Boor and with Chief White have been consulted on this matter. Mr. Boor believes the restriction to the west to be appropriate and that it should not be changed. Chief White does not see a problem with reducing the restriction by approximately 15 feet. The Town Manager leans toward not reducing the restriction but certainly would not reduce it more than 13'. Such a reduction would provide 2 parking spaces between the restricted parking area and the driveway of 225 East Main Street (presently there is only 28 feet and after the reduction there would be 41').

A stake has been placed in the utility strip showing where the restriction would begin and end if reduced by approximately 13'

This decision falls under the purview of the Town Manager but has been placed before this committee for guidance. VDOT has also been consulted but has not been able to visit the site to date.

ATTACHMENT 3

Overview

The Streets and Utilities Committee reviewed this matter in January 14 and July 14. The Town Council reviewed the matter in July of 2014. Speed studies have been performed on the street section in question from 12/20/13 to 1/2/14 and 5/13/14 to 5/28/14. In August of 2014 the Town Council directed staff to contact Mr. Falconi with their findings and determinations. A copy of a letter from Keith Dalton, Town Manager, dated August 15, 2015 is attached.

June 24, 2015

Mr. Patrick Falconi of [REDACTED] Page Street contacted the Town on April 30, 2015 regarding his concerns about speeding on the section of Page Street between Main and Liberty Streets. Mr. Falconi's April 30, 2015 email is attached.

After speaking with Mr. Falconi, staff agreed to perform another speed study on the street section in question. Mr. Falconi requested that the speed study be performed at a specific location because he was concerned that the two previous studies did not adequately record the conditions in front of his home. On May 15, 2015 Mr. Falconi suggested a location for the study. The speed study equipment was deployed in the requested location on May 22, 2015 and removed June 3, 2015. The results of this study are attached.

Please note the transmittal email from Chief White that provides a synopsis of the results of the two previous speed studies. The results are as follows:

Study Period	85 th Percentile Rate
12/20/13 to 1/2/14	22 MPH
5/13/14 to 5/28/14	20 MPH
5/22/15 to 6/3/15	22 MPH •

• Mr. Falconi pointed out what he believed to be errors in this study. Chief White examined the data and made the determination that the data was in fact flawed. Vehicular trips that had been observed during a particular period were not recorded on the speed study results. The counter manufacturer identified the problem as a hole in the sensor tubes. New tubes were installed and the counter was redeployed on 6/12/15. Data from that study will be available to the Committee just prior to the meeting

It is important to note that radar enforcement in the area has yielded no citations.

According to Mr. Falconi several factors concern him and require him to address this matter with the Town (Staff will do its best to express these concerns but in no way intends to speak for Mr. Falconi). Those concerns include through traffic, excessive speeding, and a speed limit that is too high (25 MPH). Mr. Falconi has suggested that the speed limit be lowered to 15 MPH, speed humps be installed, and through traffic somehow restricted or discouraged.

I have spoken with VDOT about the changes requested by Mr. Falconi (Mr. Falconi and I have already discussed the matter of through traffic restrictions not being an option).

Speed Limit

The speed limit is set by statute at 25 MPH (the 15 MPH section to the south is a Town Street and that speed limit is 15 MPH in accordance with the Berryville Code). Only the Commonwealth Transportation Board may lower the statutory speed limit. I was told that a traffic engineering study must accompany a request to lower speed limit. I was given a ballpark estimate of \$7,000 for the traffic engineering study. I was told that approval of such a speed limit reduction is unlikely given the conditions. It was further noted that given what VDOT has dealt with in the past, it is very unlikely that judges will look favorably upon enforcing speed limits lower than 25 MPH.

Speed Hump

It was estimated that each speed hump, and associated sign package, could cost in the ballpark of \$3,000. A proposal to construct a speed hump would need to be reviewed by Emergency Services and Public Works. Such organizations would review the proposed hump in light of issues such as emergency response and snow removal. It was noted that fire trucks generally have to go very slowly over these humps or risk bottoming out.

Mr. Falconi plans to attend the meeting to discuss this matter with you.

15 August 2014

Mr. Patrick Falconi
█ Page Street
Berryville, VA 22611

Dear Mr. Falconi:

The Town Council asked that I contact you regarding your concerns about speeding and cut-through traffic on Page Street between Main and Liberty Streets.

After you expressed your concerns to the Town in December 2013, the Police Department was directed to:

- 1) conduct a traffic speed/volume survey on the street section in question,
- 2) perform increased traffic enforcement (not during survey period), and
- 3) deploy the Town's speed trailer (not during the survey period).

The Police Department performed all of these tasks as weather permitted.

The Town Council's Streets and Utilities Committee reviewed the matter on January 30, 2014 and again on June 23, 2014. The Streets and Utilities Committee discussed the matter with the entire Town Council at its July 8, 2014 meeting.

The Town Council was provided the results of traffic surveys (December 20, 2013 - January 2, 2014 and May 13, 2014 - May 28, 2014) and the petition from Page Street residents. The Town Council also questioned Chief White regarding the results of the survey and the enforcement (directed speed enforcement yielded no violations).

After reviewing the facts before them, the Town Council determined that the results of the surveys and the enforcement did not reveal data indicative of a speeding problem. The Town Council found that no action was warranted in this matter at this time. The Town Council has directed staff to monitor this situation and to report back to them if a speeding problem appears to be developing.

Falconi
15 August 2014
Page 2

Lastly, it is important to note that the speed limit on the wide portion of Page Street is set by provisions of the Code of Virginia while the speed limit on the narrow portion is established in the Berryville Code. In accordance with the Code of Virginia, the Commissioner of Highways has the authority to increase or decrease speed limits established by statute (Virginia Code).

Thank you for attending the August Town Council meeting. Please feel free to contact me if you have any further questions.

Sincerely,

Keith R. Dalton
Town Manager

Cc: Town Council
Christy Dunkle, Assistant Town Manager
Neal White, Chief of Police

Keith Dalton

From: Patrick Falconi <prfalconi@yahoo.com>
Sent: Thursday, April 30, 2015 6:37 PM
To: Keith Dalton
Subject: Speeding...

Hey there, Keith...

I think it's time to revisit the random, but surely out of control, speeding issue here on Page Street once again. I suppose I can snatch your attention by providing another round of signatures? Or perhaps that effort too might be dismissed as just some nuisance? I've reached out countless of times, wondering how I might be able to help. But I gotta ask, how many times do I have to show up to the town meetings raising the same issues?

I look forward to hearing back this time...

Best,

Patrick Falconi
[REDACTED] Page Street

Sent from my iPhone

Berryville Police Department

Page Street
May 22, 2015 - June 3, 2015

Speed Enforcement Evaluator

Location:

Page Street

GPS:

0' 0.0000 South
0' 0.0000 East

Closest Cross Street:

E. Main Street

Analysis Dates:

Friday, May 22, 2015
Wednesday, June 03, 2015

Equipment Used:

Traxpro

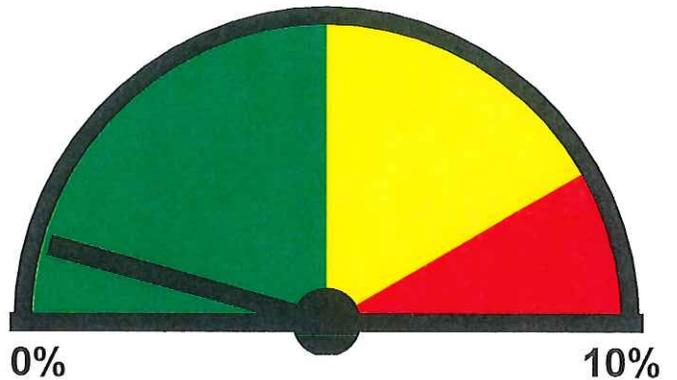
Installed By:

W.N. White

Requested By:

P. Falconi

Total Percentage of Enforceable Violations



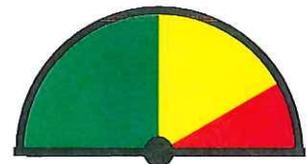
Posted Speed Limit: 25 MPH
Enforcement Tolerance: 4 MPH
Enforcement Limit: 30 MPH & Up
Percentage Above Limit: 0.9%
Enforcement Rating: **LOW**

Lane1



Percent Above Limit: 0.9%
Enforcement Rating: **LOW**

Lane2



Percent Above Limit: 0.0%
Enforcement Rating: **LOW**

Keith Dalton

From: Neal White
Sent: Friday, June 05, 2015 9:36 AM
To: Keith Dalton
Subject: Page Street Survey Results
Attachments: Page Street Survey Results_May 2015.pdf; Enforcement Evaluation_Page Street_May 2015.pdf

Keith,

The latest speed survey for the unit block of Page Street is attached. The traffic counter was placed in front of [redacted] Page Street for this study. You will note that the 85th percentile speed for this study was 22 mph. There have been three studies conducted along this section of Page Street in recent history. The first study was conducted between December 2013 and January 2014 with a 22mph 85th percentile rate. A study in May of 2014 yielded a 20 mph 85th percentile rate.

Neal White

Chief of Police
Town of Berryville

Office (540) 955-3863
Fax (540) 955-0207

Berryville Police Department

Page Street
May 22, 2015 - June 3, 2015

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
5/28/2015	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
05:00	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3
06:00	0	0	0	3	2	1	0	0	0	0	0	0	0	0	6
07:00	0	1	2	10	6	1	0	0	0	0	0	0	0	0	20
08:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
09:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
10:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
16:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	4	3	1	0	0	0	0	0	0	0	0	8
22:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Day Total	0	6	6	22	16	4	0	0	0	0	0	0	0	0	54
5/29/2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	2	3	1	0	0	0	0	0	0	0	0	0	0	6
06:00	0	0	1	4	3	0	0	0	0	0	0	0	0	0	8
07:00	0	0	1	8	9	1	0	0	0	0	0	0	0	0	19
08:00	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
16:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
20:00	0	0	0	2	4	0	0	0	0	0	0	0	0	0	6
21:00	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
22:00	0	0	3	7	5	0	0	0	0	0	0	0	0	0	15
23:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4
Day Total	0	3	9	34	29	2	0	0	0	0	0	0	0	0	77

Berryville Police Department

Page Street
May 22, 2015 - June 3, 2015

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
5/30/2015	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
01:00	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	0	2	2	0	0	1	0	0	0	0	0	0	0	5
08:00	0	2	4	4	3	0	0	0	0	0	0	0	0	0	13
09:00	0	0	2	4	1	0	0	0	0	0	0	0	0	0	7
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
20:00	0	0	2	2	5	1	0	0	0	0	0	0	0	0	10
21:00	0	0	3	4	2	0	0	0	0	0	0	0	0	0	9
22:00	0	0	3	1	3	0	0	0	0	0	0	0	0	0	7
23:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4
Day Total	0	5	20	21	18	2	2	0	0	0	0	0	0	0	68
5/31/2015	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
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03:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:00	0	1	0	2	1	0	0	0	0	0	0	0	0	0	4
08:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3
21:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3
22:00	0	0	0	4	1	0	0	0	0	0	0	0	0	0	5
23:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Day Total	0	2	0	17	8	0	0	0	0	0	0	0	0	0	27

Berryville Police Department

Page Street
 May 22, 2015 - June 3, 2015

Date\Speed (MPH)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	>65	Total
6/3/2015	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
05:00	0	1	1	1	0	0	0	0	0	0	0	0	0	0	3
06:00	0	0	2	3	1	0	0	0	0	0	0	0	0	0	6
07:00	0	1	5	5	3	1	0	0	0	0	0	0	0	0	15
08:00	0	0	4	3	1	0	0	0	0	0	0	0	0	0	8
09:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4
10:00	0	1	1	5	3	1	0	0	0	0	0	0	0	0	11
11:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lane1 Total	0	50	196	471	269	43	7	0	1	0	0	0	0	0	1037

85 percentile = 22

ATTACHMENT 4

In September 2014, Mr. Carl Maples of 207 Swan Drive contacted the Town regarding the status of "Wheeler Lane". According to Mr. Maples, this closing attorney had informed him that "Wheeler Lane" was a public street but there seemed to be some dispute about the matter.

Please find attached a parcel boundary map from Maps Online that should assist in orienting you as this matter is discussed. On the parcel boundary map you will see a large parcel labeled as 211. That parcel is owned by Norma Slattery (transferred to Slattery in 2004 by Anne Wheeler). You will also see a parcel labeled as 207. That parcel is owned by Carl and Patricia Maples (transferred to Maples in 2013 by William and Heather Bowen). The pipe stem from 211 extending along the west side of 207 is the area of land that is the subject of this discussion.

Mr. Maples provided the Town with a dedication dated 9 July 1947 and recorded at Deed Book 35 Page 393 in the Office of the Clerk of the Circuit Court of Clarke County. The instrument in question dedicates "Wheeler Lane" to the Town of Berryville as a public street (intended to serve several lots). The Town of Berryville was not a party to the dedication. The dedication is attached.

Mr. Maples asked whether the Town of Berryville considered "Wheeler Lane" a public street. Staff reviewed the matter with legal counsel then wrote to Mr. Maples. In a letter dated 30 September 2014, Keith Dalton, Town Manager, informed Mr. Maples that the Town of Berryville does not consider "Wheeler Lane" a public street. Mr. Dalton stated that while Mr. & Mrs. Wheeler dedicated the street to the Town, there was no evidence of acceptance by the Town and that in the absence of acceptance the transfer was incomplete. Mr. Dalton also referenced:

- A deed and plat dated 13 August 2004 and recorded at Deed Book 413 Page 168 in the Office of the Clerk of the Circuit Court of Clarke County. The instrument in question transfers property from Anne M. Wheeler to Norma Slattery. The survey attached to the deed clearly shows what is considered "Wheeler Lane" as a portion of the Wheeler (now Slattery) parcel.
- A deed and plat dated 25 July 2013 and recorded at Deed Book 567 Page 200 in the Office of the Clerk of the Circuit Court of Clarke County. The instrument in question transfers property from William and Heather Bowen to Carl and Patricia Maples. The survey attached to the deed clearly shows what is considered "Wheeler Lane" as a portion of the Slattery parcel (but does reference the 1947 dedication).

Both the letter and the deeds referenced are attached.

Mr. Maples reviewed Mr. Dalton's letter of 30 September 2014 with his attorney. In the opinion of his attorney, the Town did not have to accept the dedication in 1947 and that by virtue of that dedication 207 Swan Drive (as well as other parcels), has the benefit of an easement of ingress and egress and right of way across the entirety of "Wheeler Lane" in common with the general public. Mr. Maples was concerned about the position taken in the 30 September 2014 letter and asked Mr. Dalton to review the matter in light of his attorney's opinion. Mr. Dalton agreed to review the matter again.

In a letter dated 9 June 2015, Keith Dalton, Town Manager, informed Mr. Maples that he remained of the opinion that "Wheeler Lane" is not a public street and that the Town has no maintenance responsibilities for "Wheeler Lane". Mr. Dalton further stated that the Town offered no opinion as to whether 207 Swan Drive or any other property has the benefit of an easement of ingress and egress and

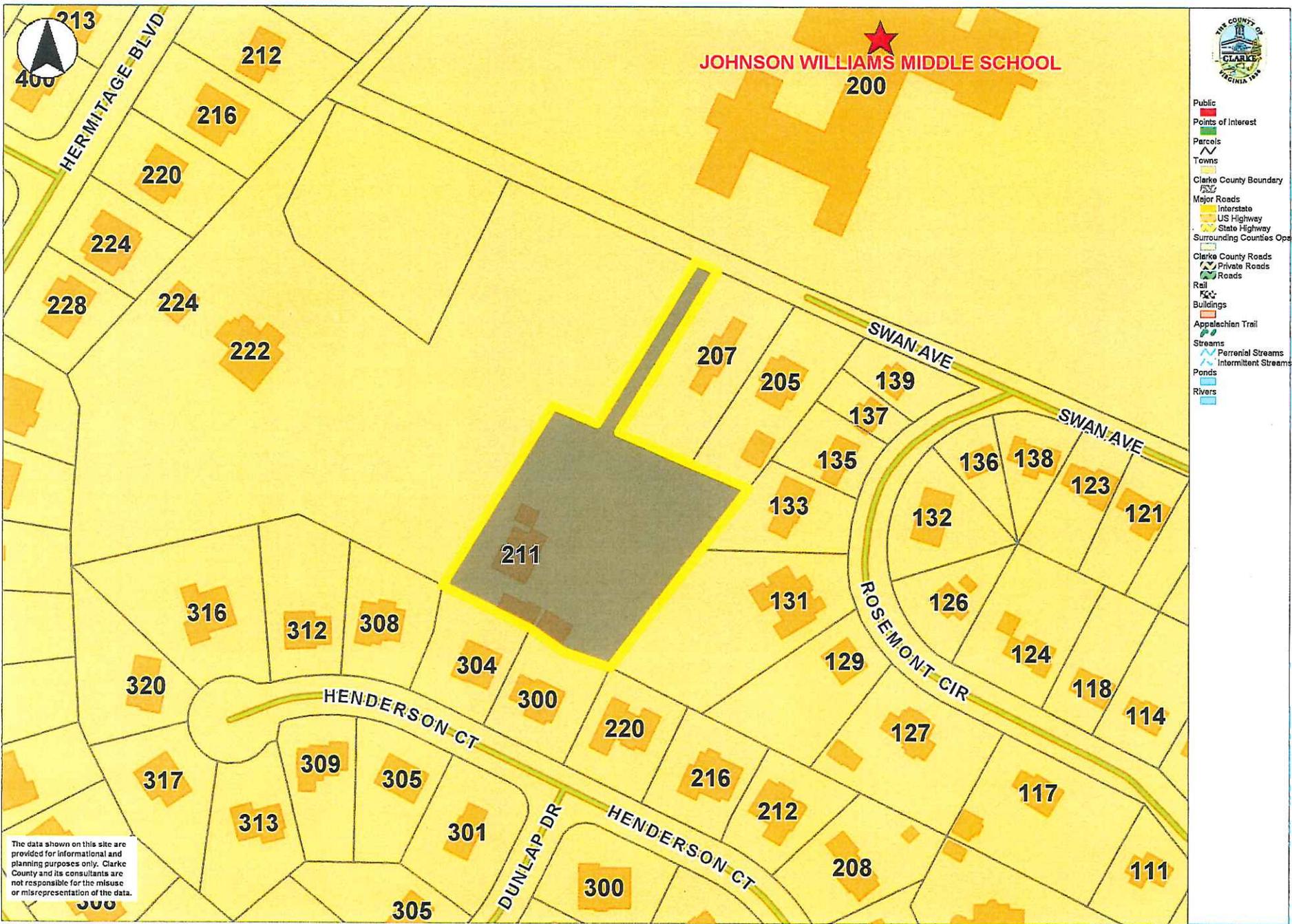
right of way across the entirety of "Wheeler Lane" in common with the general public. A copy of the letter is attached.

It is important to note that Ms. Slattery also contacted the Town regarding this matter. She was provided a courtesy copy of the 9 June 2015 letter.

Mr. Maples contacted Town after he received the 9 June 2015 letter. Mr. Maples remains concerned by the Town's position concerning acceptance of the 1947 dedication of "Wheeler Lane".

Ms. Slattery contacted the Town after she received the 9 June 2015 letter. Ms. Slattery has concerns about her property rights and any responsibilities/liabilities she may have if "Wheeler Lane" is in fact a public street.

Mr. Maples would like to speak with the Streets and Utilities Committee about his concerns.



The data shown on this site are provided for informational and planning purposes only. Clarke County and its consultants are not responsible for the misuse or misrepresentation of the data.

0 210 420 ft

Printed on 09/23/2014 at 10:50 AM

Clarke County MapsOnline

Acct # 1964
 Map 14A4.A.27
 1 27 2000

com with
is Wheeler pub Street? | Carl Maples
~~_____~~

of the third part shall become a lien upon said real estate.

WITNESS the following signature and seal this the day and year first above written.

Walter D. Loper (SEAL)

State of Virginia,
County of Clarke ss:

I, Roy E. Potts, a Notary Public in and for the County of Clarke, State aforesaid, do hereby certify that Walter D. Loper, unmarried, whose name is signed to the foregoing instrument in writing bearing date July 15, 1947, has personally appeared before me in my said County and acknowledged the same as and for his act and deed.
My commission expires June 11, 1951.
Given under my hand this 15 day of July, 1947.

Roy E. Potts, Notary Public.

Virginia,
Clarke County, set:

On the 15th day of July, 1947, the foregoing deed of trust, dated 15th day of July, 1947, was received in the clerk's office of the Circuit Court of said County, certified for record and with the certificate admitted to record, at 1 o'clock, P. M.

Teste: Lonny M. Mules Clerk.

Paul L. Wheeler and Alma Bruce Wheeler

To (Dedication)

Town of Berryville

THIS DEDICATION made this 9th day of July, 1947 by Paul L. Wheeler and Alma Bruce Wheeler, his wife,

WITNESSETH, we the undersigned owners of the land abutting on Wheeler Lane as shown on the attached plats of lots # 1, # 2, and #3, of Paul L. Wheeler, do hereby grant, convey and dedicate so much of said land as is shown on the said plats as a public street to be known as Wheeler Lane, in compliance with Sections 5217, 5218, and 5219 of the Michie Code of Virginia of 1942 and Acts Amendatory thereto.

This dedication and conveyance is made with the free consent of the undersigned owners, it being their intention, purpose and desire to create a public easement or public right of passage over so much of said land as is designated as Wheeler Lane on the attached plats #1, # 2, and # 3 made by Richard U. Goode, Certified Surveyor.

WITNESS THE following signatures and seals this the day and year first above written.

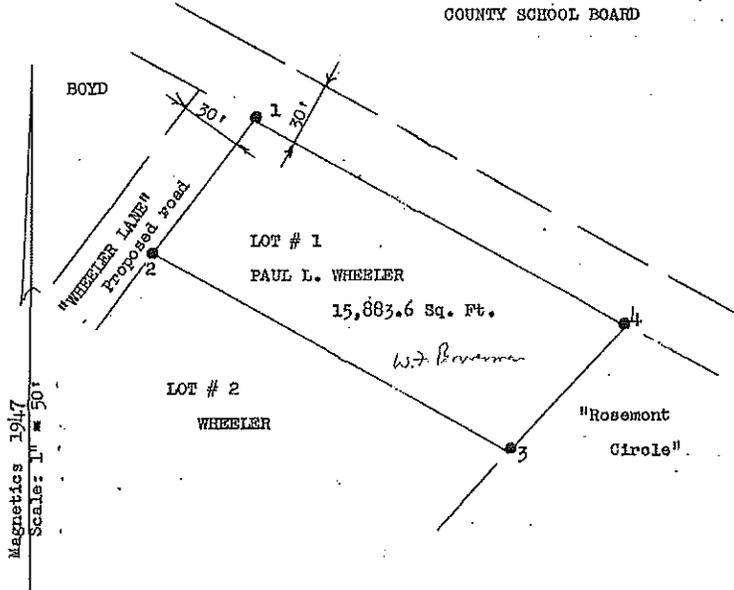
Paul L. Wheeler (SEAL)
Alma Bruce Wheeler (SEAL)

State of Virginia
County of Clarke, to-wit:

I, Roy E. Potts, a Notary Public of and for the County aforesaid, in the State of Virginia, do certify that Paul L. Wheeler and Alma Bruce Wheeler, his wife, whose names are signed to the writing above, bearing date on the 9th day of July, 1947, have this day acknowledged the same before me in my County aforesaid.
My term of office expires June 11, 1951.
Given under my hand this 15th day of July, 1947.

Roy E. Potts, Notary Public.

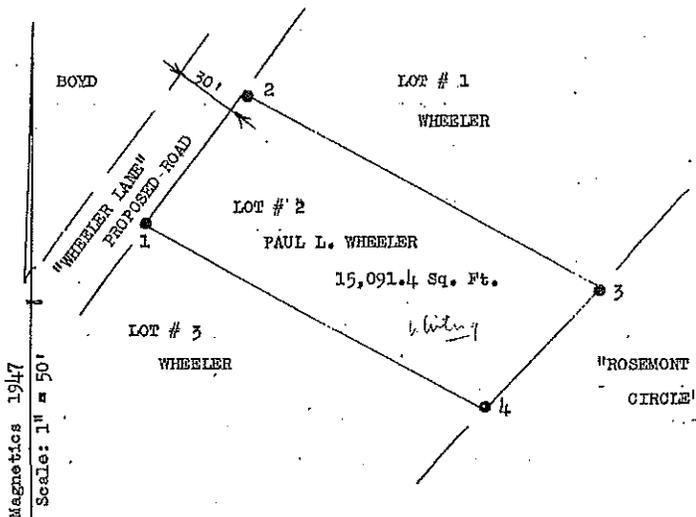
No Tax
Fee \$ 4.75
Paid
EXAMINED ...
7/18/47 and
mailed to
Town of
Berryville, Va



On June 28, 1947, I surveyed the above lot, located at Berryville, Virginia, and being a portion of a 2.54-acre tract of Paul L. Wheeler, said tract of land lying West of and adjacent to the Moore and Dorsey subdivision known as "Rosemont Circle", bounded on the West by the land of Henry W. Boyd, on the South by the land of Harry F. Byrd, and on the North by a roadway which separates said tract from the land of County School Board of Clarke County. The above lot is bounded as follows:

Beginning at (1) a stake at the intersection of the South side of a road, which runs along the South side of the County School Board property, with the East side of a proposed 30 ft. road leading to Wheeler's other land; thence with said proposed road S 36 deg. 08 Min. W. 80.0 feet to (2) a stake in the East side of said road and Northwest corner of lot # 2; thence leaving road and with the North boundary of Lot # 2 S 62 Deg. E. 195.5 feet to (3) a stake in the West boundary of "Rosemont Circle"; thence with "Rosemont Circle" N 42 deg. 52 min. E. 82.0 feet to (4) a post at Northwest corner of "Rosemont Circle" and on the South side of a road which runs along the South side of the County School Board property; thence with the South side of said road N 62 deg. W 205.5 feet to the point of beginning, containing 15,883.6 square feet more or less.

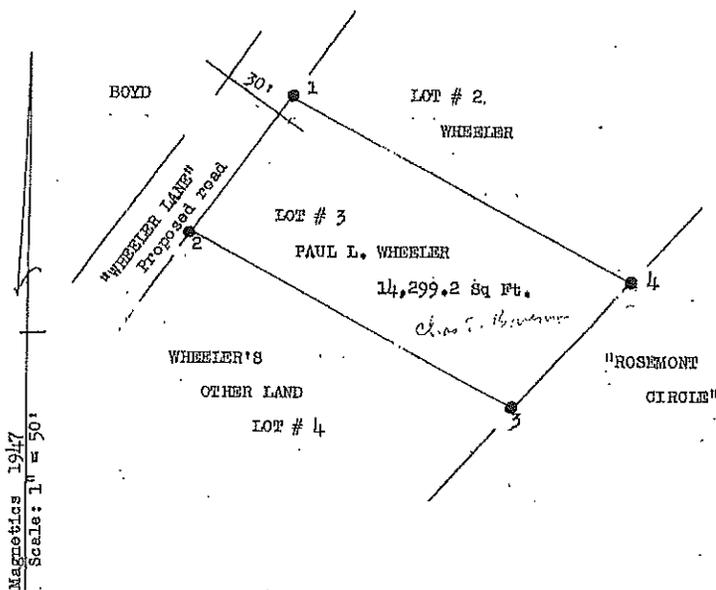
Richard U. Goode,
Certified Surveyor.



On June 28, 1947, I surveyed the above lot, located at Berryville, Virginia, and being a portion of a 2.544-acre tract of Paul L. Wheeler, said tract of land lying West of and adjacent to the Moore and Dorsey sub-division known as "Rosemont Circle", bounded on the West by the land of Henry W. Boyd, on the South by the land of Harry F. Byrd, on the North by a roadway which separates said tract from the land of the County School Board of Clarke County. The above lot is bounded as follows:

Beginning at (1) a stake in the East side of a proposed 30' road leading to Wheeler's other land and Northwest corner of Lot # 3, said point being 160 feet Southwest from the South side of a road which runs along the South side of the County School Board property; thence with the proposed 30' road N 36 deg. 08 min. E. 80.0 feet to (2) a stake in the East side of said road and Southwest corner of Lot # 1; thence leaving road and with the South boundary of Lot # 1 S 62 deg. E. 175.5 feet to (3) a stake in the West boundary of "Rosemont Circle"; thence with "Rosemont Circle" S 42 deg. 52 min. W. 82.0 feet to (4) a stake in the line of "Rosemont Circle" and Northeast corner to Lot # 3; thence with the North boundary of Lot # 3 N 62 deg. W. 185.5 feet to the point of beginning, containing 15,091.4 square feet more or less.

Richard U. Goode,
Certified Surveyor.



On June 28, 1947, I surveyed the above lot, located at Berryville, Virginia, and being a portion of a 2.544-acre tract of Paul L. Wheeler, said tract of land lying West of and adjacent to the Moore and Dorsey sub-division known as "Rosemont Circle", bounded on the West by the land of Henry W. Boyd, on the South by the land of Harry F. Byrd, on the North by a roadway which separates this tract from the land of the County School Board of Clarke County. The above lot is bounded as follows:

Beginning at (1) a stake in the East side of a proposed 30' road leading to Wheeler's other land and Southwest corner of Lot # 2, said point being 160' Southwest from the South side of a road which runs along the South side of the County School Board's property; thence with the East side of the proposed 30' road S 36 deg. 08 min. W. 80.0 feet to (2) a stake in the East side of said road and Northwest corner of Wheeler's other land; thence with the North boundary of said other land S 62 deg. E 175.5 feet to (3) a stake in the West boundary of "Rosemont Circle"; thence with "Rosemont Circle" N 42 deg. 52 min. E. 82.0 feet to (4) a stake in the line of "Rosemont Circle" and Southeast corner to Lot # 2; thence with the South boundary of Lot # 2 N 62 deg. W 185.5 feet to the point of beginning, containing 14,299.2 square feet more or less.

Richard U. Goode
Certified Surveyor.

Virginia,
Clarke County, set:

On the 15th day of July, 1947, the foregoing deed of Medication & Plat, dated 9th day of July, 1947, was received in the clerk's office of the Circuit Court of said County, certified for record and with the certificate admitted to record, at 2 o'clock, P. M.

Teste: Living Wheeler Clerk.

Town of Berryville
Berryville-Clarke County
Government Center
101 Chalmers Court Suite A
Berryville, VA 22611



[T] 540/955-1099
[F] 540/955-4524
[E] info@berryvilleva.gov

www.berryvilleva.gov

30 September 2014

Mr. Carl H.E. Maples
207 Swan Drive
Berryville, VA 22611 (by email: cmaplespaf@aol.com)

Dear Mr. Maples:

It was a pleasure to speak with you last week. I hope to meet you in person soon.

When we spoke you voiced your concerns about "Wheeler Lane". Specifically, you stated that you had been told by your closing attorney that the lane was a public street and in fact there was a dedication of "Wheeler Lane" to the Town of Berryville. You kindly provided us with several documents, including a copy of a Dedication dated 9 July 1947 and recorded at Deed Book 35 at Page 93 in the Office of the Clerk of the Circuit Court of Clarke County.

As promised, we have reviewed the matter and remain confident in our position that the lane in question is not a public street. While there is a dedication of "Wheeler Lane" to the Town of Berryville, we find no evidence of the Town of Berryville accepting the dedication. We are of the opinion that the Town of Berryville would have had to accept the dedication to complete the transfer. Further, to the best of my knowledge the Town of Berryville has neither improved nor maintained the lane. It is important to note that the last survey of the parent tract (was Wheeler / now Slattery), which is recorded Deed Book 413 at Page 170 in the Office of the Clerk of the Circuit Court of Clarke County, shows the 30' wide sliver of land that would have been the right-of-way of "Wheeler Lane" as a pipe stem and as such a part of the property. The pipe stem is also seemingly confirmed in the survey of your parcel (Bowen 567/201). Lastly, the Tax Map maintained by the County of Clarke shows the same sliver of land as a part of the Slattery (formally Wheeler) parcel.

Wilson Kirby
Mayor

Harry Lee Arnold, Jr.
Recorder

Council Members

Douglas A. Shaffer
Ward 1

H. Allen Kitzelman, III
Ward 2

Mary L.C. Daniel
Ward 3

David L. Tollett
Ward 4

Keith R. Dalton
Town Manager

Maples
30 September 2014
Page 2

With regard to the right to access the west side of your property across the Slattery property, I suggest that you try to work that out with Mrs. Slattery. If disputes about encroachments, easements, or the like, can't be resolved by the property owners, then you may seek remedy through civil proceedings.

Thank you for contacting me about this matter. Please feel free to contact me again if you have any other questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be 'Keith R. Dalton', with a large, sweeping flourish extending to the right.

Keith R. Dalton
Town Manager

Cc: Town Council
Christy Dunkle, Assistant Town Manager
Rick Boor, Director of Public Works

Keith Dalton

From: Keith Dalton
Sent: Tuesday, September 30, 2014 3:55 PM
To: cmaplespaf@aol.com
Cc: Christy Dunkle; Rick Boor
Subject: Wheeler Lane
Attachments: 20140930154948381.pdf

Mr. Maples

We have completed our research. Please find attached the Town's determination in this matter.

Take care and let me know if you need additional information.

Keith

Keith R. Dalton, Town Manager
Town of Berryville, Virginia
101 Chalmers Court, Suite A
Berryville, VA 22611

V 540.955.1099
F 540.955.4524

04-3027

Consideration: \$345,000.00
Tax Map #: 14-A-4-A-27 & 14-A-4-A-30
Grantee Address:
2 Wheeler Lane
Berryville, VA 22611
File #V0408001

BOOK 413 PAGE 168

Prepared by:
Hunzeker, Lyon & Leggett, P.C.
6862 Elm Street
Suite 220
McLean, VA 22101

Return to:
MBH Settlement Group, L.C.
Central Title
3050 Chain Bridge Road
Suite 200
Fairfax, VA 22030

D E E D

THIS DEED is made this 13th day of August, 2004, by and between Anne M. WHEELER, devisee under the Last Will and Testament of Paul L. Wheeler, Grantor, and Norma SLATTERY, unmarried, Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with General Warranty and English Covenants of Title, unto the Grantee, the following described property, situate, lying and being in the County of Clarke, Virginia, to wit:

Beginning at an iron pin in the southerly right-of-way line of Swan Avenue, said pin also marking the northeasterly corner of the property of Beverley Bigelow Byrd; thence with the said southerly right-of-way line of Swan Avenue, South 61 degrees 09'43" East 30.05 feet to a point marking the northwesterly corner of the property of William R. and Heather A. Bowen; thence departing Swan Avenue and running with the westerly line of the said property of Bowen, South 36 degrees 30'17" West 239.65 feet to a point; thence with the southerly line of Bowen and continuing with the southerly line of the property of Olivia R. Lee, South 61 degrees 49'43" East 180.00 feet (passing through an iron pin at 100.00 feet) to an iron pin in the northwesterly line of Lot 28A, Moore & Dorsey Subdivision; thence with the northwesterly line of Lot 27A, Moore & Dorsey Subdivision, South 42 degrees 22'17" West 287.96 feet (passing through an iron pin at 97.78 feet) to a point in the northeasterly line of Lot 6, Phase 1, Hermitage; thence with northeasterly line of said Lot 6, Phase 1, Hermitage, North 58 degrees 29'19" West 1.79 feet to an iron pin marking the most easterly corner of Lot 7, Phase 1, Hermitage; thence with the line common to said Lot 7, Phase 1, Hermitage, and the property herein described the following courses and distances; North 58 degrees 53'32" West 61.87 feet to an iron pin, South 31 degrees 06'28" West 8.00 feet to an iron pin and North 58 degrees 53'32" West 51.25 feet to an iron pin in the southeasterly line of Lot 8, Phase 1, Hermitage; thence with the southeasterly line of said Lot 8, Phase 1, Hermitage, North 31 degrees 06'28" East 8.00 feet to a point; thence with the northeasterly line of said Lot 8, Phase 1, Hermitage, North 58 degrees 53'32" West 90.78 feet to an iron pin and North 58 degrees 28'25" West 33.47 feet to an iron pin marking a corner common to Lot 9, Phase 1, Hermitage, and the aforementioned property of Beverley Bigelow Byrd; thence with the line common to the said property of Byrd and the property herein described the following courses and distances; North 36 degrees 28'00" East 269.56 feet to an iron pin, South 61 degrees 49'43" East 60.50 feet to an iron pin and North 36 degrees 30'17" East 239.92 feet to the point of beginning, containing 1.7777 acres, more or less, of land, as described on the attach survey marked Exhibit A.

RETURNED TO APPLE COUNTRY 8/17/04

AND BEING the same property conveyed to Paul L. Wheeler, (no marital status stated), by virtue of Deeds recorded in Deed Book 35, Page 124, Deed Book 39, Page 387, and Deed Book 53, Page 5, among the Land Records of Clarke County, Virginia. NOTE: Paul L. Wheeler departed this life on July 8, 2001, leaving Anne M. Wheeler as his sole devisee (See Last Will and Testament of Paul L. Wheeler recorded in Will Book 69, Page 429).

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

WITNESS the following signature and seal:

Anne M. Wheeler (SEAL)
Anne M. WHEELER

State of Virginia

County of Loudoun, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that on this 13th day of August, 2004, Anne M. WHEELER, whose name is signed to the foregoing Deed dated August 13, 2004, acknowledged the same before me in my State and County aforesaid.



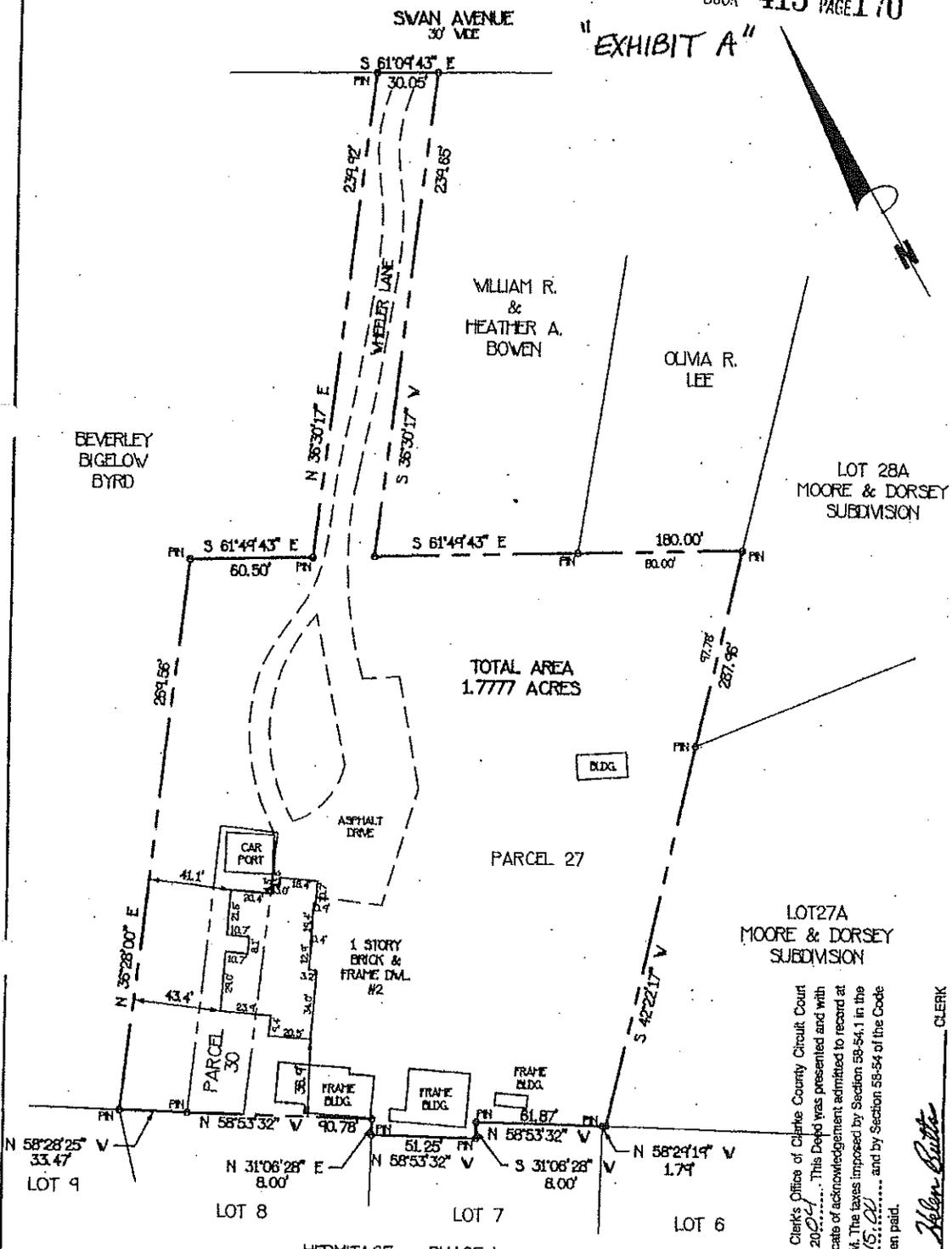
Seana Everhart
Notary Public
My commission expires 10/31/08

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.

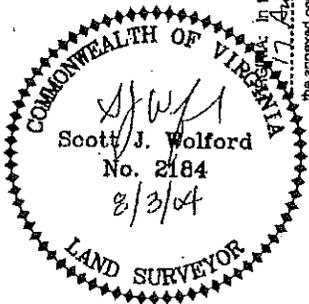
ACCORDING TO COMMUNITY-PANEL NO. 010037 B OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE TOWN OF BERRYVILLE, VIRGINIA, DATED APRIL 8, 1977, THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "B".

BOOK 413 PAGE 170

"EXHIBIT A"



HOUSE LOCATION
 PROPERTIES TO BE CONVEYED TO
NORMAN SLATTERY
 (TAX MAP 14A4-A, PARCELS 27 & 30)
 TOWN OF BERRYVILLE
 CLARKE COUNTY, VIRGINIA
 SCALE: 1" = 60' DATE: AUGUST 3, 2004
 WOLFORD LAND SURVEYING
 106 MONROE'S CIRCLE, WINCHESTER, VA. 22602
 (540) 542-1677 FAX (540) 542-1678



In the Clerk's Office of Clarke County Circuit Court
 this 17th day of August, 2004, this Deed was presented and with
 the annexed certificate of acknowledgment admitted to record at
 the amount of \$ 415,000.00 and by Section 58-54.1 in the
 amount of \$ 345.00 and by Section 58-54 of the Code
 of Virginia have been paid.

TESTE: *Allen Carter* CLERK

13-1041

THIS DEED, made this 25th day of July, 2013, by and between WILLIAM R. BOWEN and HEATHER A. BOWEN, husband and wife, parties of the first part, Grantors; and CARL H. E. MAPLES and PATRICIA K. MAPLES, husband and wife, parties of the second part, Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the parties of the second part as Tenants by the Entirety with the common law right of survivorship, with General Warranty and English Covenants of Title, the following described real estate, to-wit:

All that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, located on the southwest side of Swan Avenue and the southeast side of Wheeler Lane in the Town of Berryville, Clarke County, Virginia, containing 24,559 square feet according to plat and survey thereof prepared by Lee A. Ebert, C.L.S., dated June 22, 1956 and recorded in Deed Book 49 at Page 261 in the Office of the Clerk of the Circuit Court of Clarke County, Virginia; and being more particularly described by plat of house location survey thereof prepared by W. Stuart Dunn, Land Surveyor, dated July 19, 2013, wherein the property is shown as containing 24,562 square feet, which plat is attached hereto and incorporated herein by this reference; the said lot being designated for street purposes as 207 Swan Avenue, Berryville, Virginia.

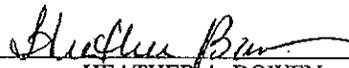
AND BEING the same property conveyed to William R. Bowen and Heather A. Bowen, husband and wife, by Deed from H. K. Benham, III, Executor of the Estate of Patricia K. Nalls, dated February 28, 2003 and recorded February 28, 2003 in Deed Book 370 at Page 215 in the aforesaid Clerk's Office.

This conveyance is made subject to conditions, valid restrictions and rights of way of record.

WITNESS the following signatures and seals:



WILLIAM R. BOWEN (SEAL)



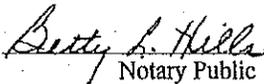
HEATHER A. BOWEN (SEAL)

STATE OF VIRGINIA

COUNTY OF CLARKE, to-wit:

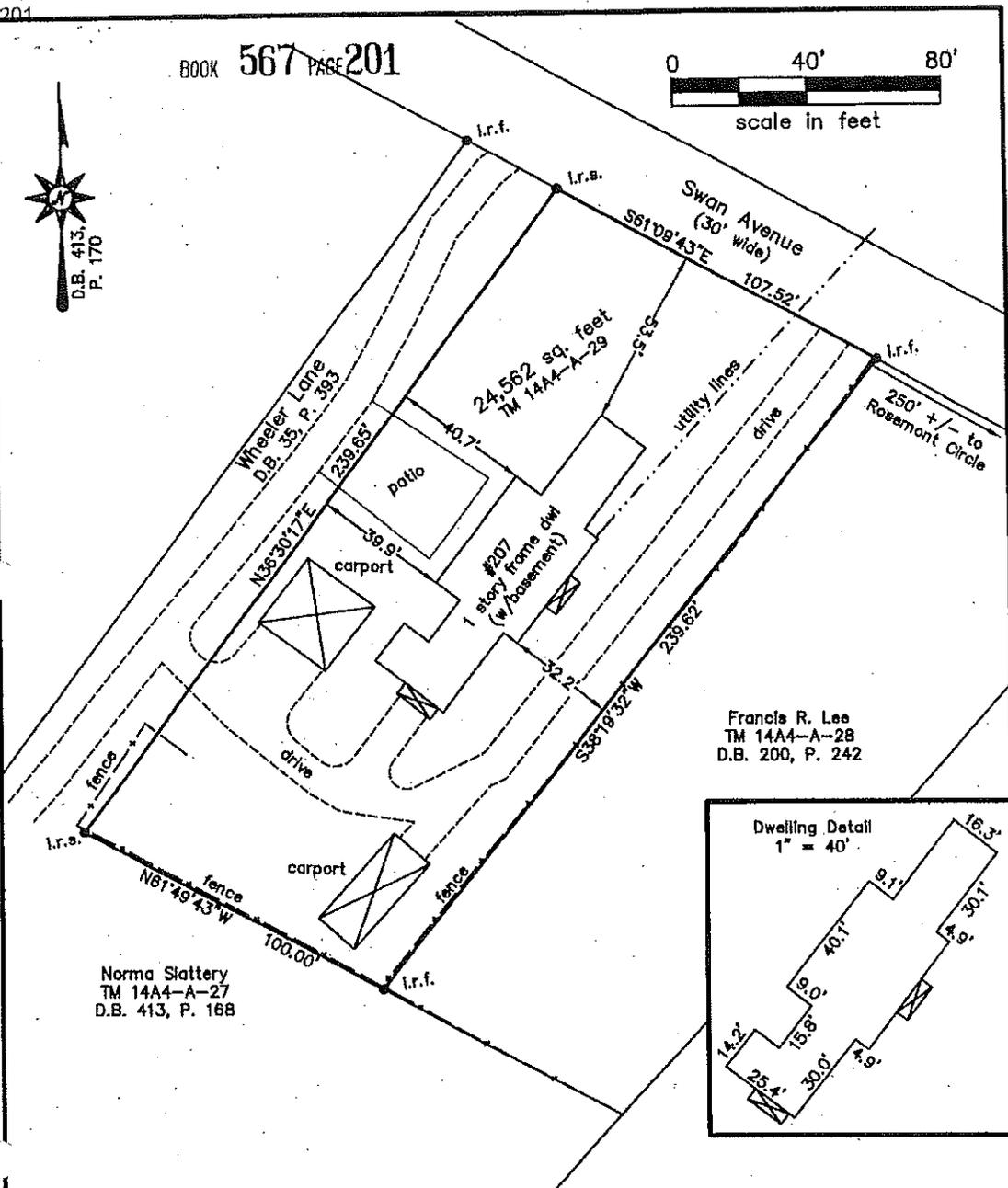
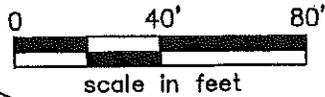
The foregoing DEED was acknowledged before me this 25th day of July, 2013, by WILLIAM R. BOWEN and HEATHER A. BOWEN, husband and wife.

BETTY L. HILLS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #286208
My Commission Expires Aug. 31, 2015



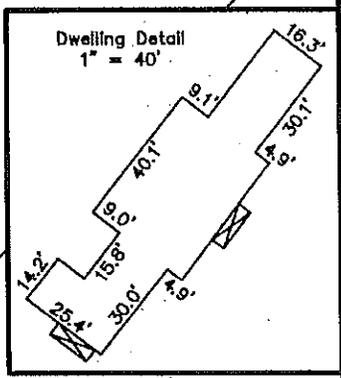
Notary Public

Grantees' Address: 2826 Berryland Drive
Oakton, Virginia 22124
\$455,000.00
7-25-13 John R. Friant, Jr./VSB #18277
7-25-13
Tax Map No. : #14A4-A-29



Francis R. Lee
TM 14A4-A-28
D.B. 200, P. 242

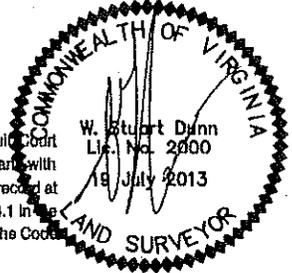
Norma Slattery
TM 14A4-A-27
D.B. 413, P. 168



House Location Survey of the Land of
William R. Bowen and Heather A. Bowen
Deed Book 370, Page 215 Tax Map 14A4-A-29
Town of Berryville, Clarke County, Virginia

Notes:

- (1) Title inspection furnished by the Law Office of John R. Friant, Jr.
- (2) dwl = dwelling; l.r.f. = iron rod found; i.r.s. = iron rod set; TM = tax map identification
- (3) Deed of Dedication for Wheeler Lane recorded in Deed Book 35, Page 393.
- (4) This parcel is in Flood Zone X, established from FIRM Community Panel no. 51043C0083D, effective September 28, 2007.



Dunn Land Surveys, Inc.
106 North Church Street
Berryville, Virginia 22611
Tel: 540-955-3388
July 19, 2013

VIRGINIA: Surveyor's Office, Clarke County Circuit Court
25 July, 2013. This Deed was presented and with
the annexed certificate of acknowledgement admitted to record at
... M. The taxes imposed by Section 58-54.1 in the
amount of \$455.00 and by Section 58-54 of the Code
of Virginia have been paid.

TESTE: Helen Butts CLERK

Town of Berryville
Berryville-Clarke County
Government Center
101 Chalmers Court Suite A
Berryville, VA 22611



[T] 540/955-1099
[F] 540/955-4524
[E] info@berryvilleva.gov

9 June 2015

www.berryvilleva.gov

Mr. Carl H.E. Maples
207 Swan Drive
Berryville, VA 22611

(by email: cmaplespaf@aol.com)

Dear Mr. Maples:

This letter is written to follow-up on our last conversation about "Wheeler Lane".

In my letter of 30 September 2015, I stated that it is the Town's position that "Wheeler Lane" is not a public street. When we last met, you asked that I re-examine this matter as it relates to the right of public access. I agreed to review the matter and respond in writing.

I remain confident in the statement that the Town of Berryville does not consider "Wheeler Lane" a public street. As such, the Town of Berryville will not maintain "Wheeler Lane".

The Town offers no opinion as to whether your property, or any other property in the area, has the benefit of an easement of ingress and egress and right of way across the entirety of "Wheeler Lane" in common with the general public.

If disputes regarding easements and the like arise that can't be resolved by the property owners involved, then you or other property owners may seek remedy through civil proceedings.

I hope that this letter better clarifies the Town's position regarding "Wheeler Lane".

Sincerely,

Keith R. Dalton
Town Manager

Wilson Kirby
Mayor

Harry Lee Arnold, Jr.
Recorder

Cc: Ms. Norma Slattery

Council Members

Douglas A. Shaffer
Ward 1

H. Allen Kitzelman, III
Ward 2

Mary L.C. Daniel
Ward 3

David L. Tollett
Ward 4

Keith R. Dalton
Town Manager

Keith Dalton

From: Keith Dalton
Sent: Tuesday, June 09, 2015 2:44 PM
To: 'cmaplespaf@aol.com'
Subject: "Wheeler Lane"
Attachments: 20150609143131067.pdf

Mr. Maples:

Please find attached a letter regarding "Wheeler Lane". I hope this clears up any concerns that you have about the Town's position on this matter.

A hard copy of this letter is being mailed to you. Per your request, attached to that letter is the packet you provided me when we met. As agreed, I did not make a copy of the opinion but I did keep a copy of the rest of the information (I hope that is ok... let me know if it is not).

You will also note that a Cc: of the letter has been sent to Ms. Slattery. She contacted me a while back about this matter and I told her I would copy her on my correspondence in the matter.

Take care,

Keith

Keith R. Dalton, Town Manager
Town of Berryville, Virginia
101 Chalmers Court, Suite A
Berryville, VA 22611

V 540.955.1099
F 540.955.4524

From: Keith Dalton
Sent: Tuesday, June 02, 2015 1:30 PM
To: 'cmaplespaf@aol.com'
Subject: I have not forgotten you

Mr. Maples:

I just wanted to let you know that I have not forgotten you. I apologize for not getting you something on the "Wheeler Lane" matter.

I will be in touch soon.

Thanks

Keith

Keith R. Dalton, Town Manager