

**DEED OF EASEMENT FOR VARIABLE WIDTH EMERGENCY FIRE ACCESS**

THIS DEED OF EASEMENT, made this 15th day of MAY 2014, by and between BOBJACK, LTD, Grantor (s) and the CHESTNUT GROVE DEVELOPMENT, LLC, a Virginia Limited Liability Company, Grantee.

**WITNESSETH:**

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns forever, full, exclusive, free and uninterrupted right, and privilege, now and at all times hereafter, upon and across the property of Grantee adjacent to Wisteria Garden, in James City, Virginia to the property of Grantee, situated in Chestnut Grove Subdivision, Nelson Magisterial District, James City County, Virginia, the parcel of which strip of land is described as follows, to-wit:

That Proposed Variable Width Emergency Fire Access Easement, all as shown on the Plat attached hereto and made a part of hereof entitled "Plat Showing Proposed Variable Width Emergency Fire Access Easement Dedicated by BOBJACK, LTD., to CHESTNUT GROVE DEVELOPMENT, LLC prepared by Landtech Resources, Inc., dated May 3, 2013 and comprised of one sheet identifying the easement and easement line table establishing the bearings and distance. It being a part of the same property conveyed to the Grantor(s) herein by deed recorded on September 7, 2007 in the Clerk's Office of the Circuit Court of James City County, Virginia as Instrument No. 070025331.

Returned to Landtech Resources  
3925 Midlands Rd  
Wm308, VA 23158

Prepared By:  
 Michael B. Ware, Esq.  
 4000 George Washington Memorial Highway  
 Yorktown, VA 23692  
 757-240-4000

Provided, however, that in the event of the failure of the Grantee to use this land for the purposes herein granted for a continuous period of two years, or in the event that it shall cease to use same for said purposes for a continuous period of two years, all right, and privilege hereunto granted shall forever cease and determine and shall revert to the Grantor(s), their successors and assigns.

TO HAVE AND TO HOLD said land unto said Grantee, its successors and assigns forever, subject to the conditions, restrictions and limitations herein contained, all and singular the full right, and privilege aforesaid, together with the free and reasonable use of the aforesaid portion of said land for the purpose of locating, laying and maintaining its pipe and laterals as aforesaid and at all reasonable and seasonable time repairing, replacing, and refitting the same, with full right of egress and ingress from, to and upon said land, for the purposes named herein.

WITNESS the following signatures and seals:

BOBJACK, LTD.

By: Jaal R. Crayton

North Carolina of Currituck County

STATE of Virginia County of JAMES CITY, to wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2014 by Jaal R. Crayton, Managing Member of BOBJACK, LTD.

Shawn M. Castillo  
Notary Public

My Commission Expires: 11-26-2014

**PLAT ATTACHED**

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 05-30-2014  
at 2:41 AM/PM. The taxes imposed by Virginia Code  
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX

\$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

TESTE: BETSY B. WOOLRIDGE, CLERK

BY: Betsy B. Woolridge Clerk



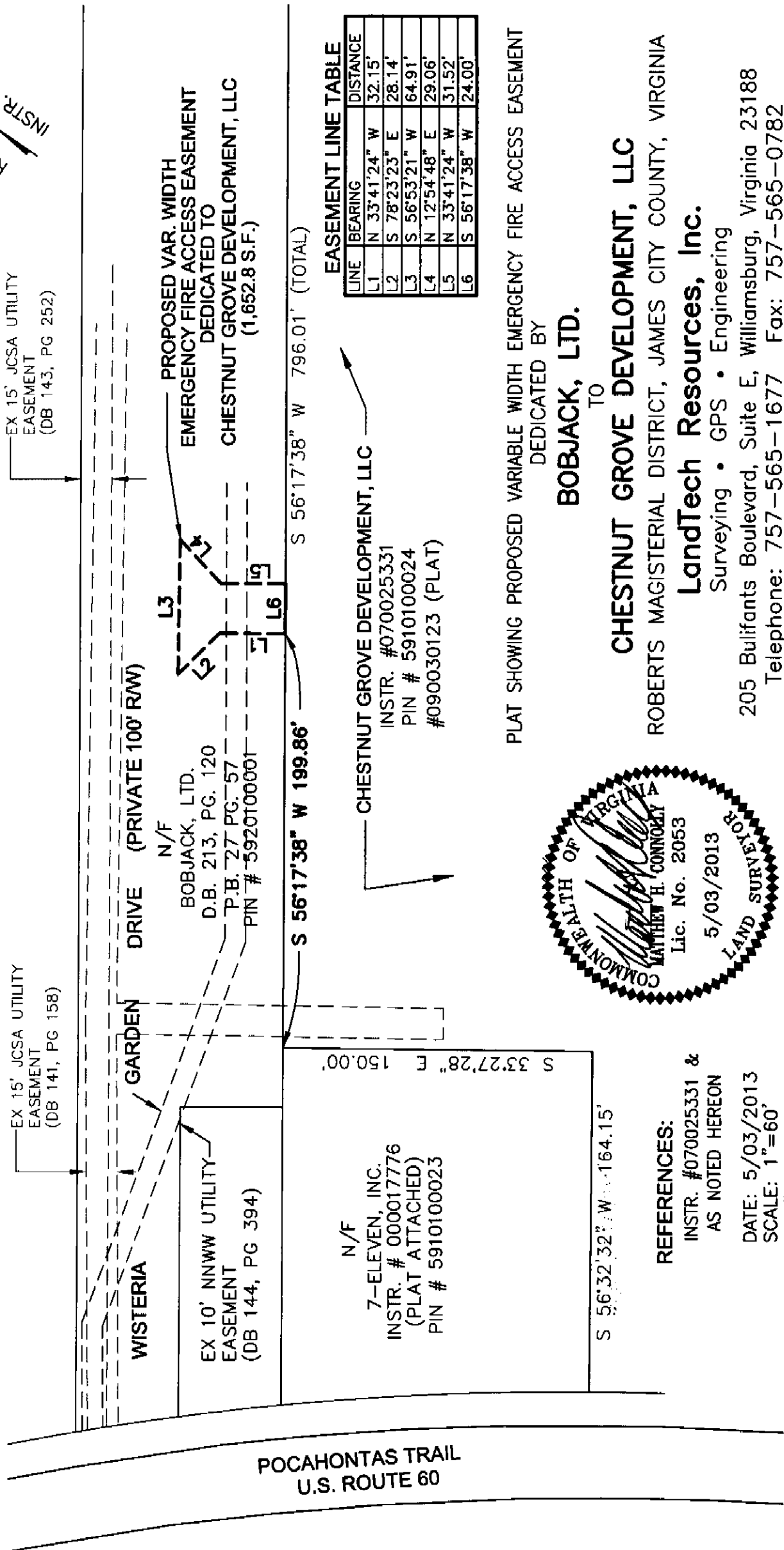
**NOTES:**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS.
2. NOT ALL IMPROVEMENTS HAVE BEEN SHOWN FOR CLARITY.
3. THIS PLAT INTENDED FOR EASEMENT CONVEYANCE ONLY AND DOES NOT REPRESENT A LAND BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON.

**PROPERTY ADDRESS:**

104 WISTERIA GARDEN DRIVE  
JAMES CITY COUNTY, VIRGINIA

RECORD MERIDIAN  
INSTR. #090030123



**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 33°41'24" W	32.15'
L2	S 78°23'23" E	28.14'
L3	S 56°53'21" W	64.91'
L4	N 12°54'48" E	29.06'
L5	N 33°41'24" W	31.52'
L6	S 56°17'38" W	24.00'

PLAT SHOWING PROPOSED VARIABLE WIDTH EMERGENCY FIRE ACCESS EASEMENT DEDICATED BY

**BOBJACK, LTD.**

TO

**CHESTNUT GROVE DEVELOPMENT, LLC**

ROBERTS MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA

**LandTech Resources, Inc.**

Surveying • GPS • Engineering

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com



**REFERENCES:**

INSTR. #070025331 & AS NOTED HEREON

DATE: 5/03/2013

SCALE: 1"=60'

JOB# 07-313

SHIFTT 1 OF 1