

THIS DEED OF EASEMENT, made this 2nd day of November, 1983, by and between CHARLES E. MORGAN, single, hereinafter referred to as GRANTOR, and OLD STAGE MANOR DEVELOPMENT CORP., a Virginia corporation, hereinafter referred to as GRANTEE; and JAMES CITY SERVICE AUTHORITY as BENEFICIARY;

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, cash in hand paid by the Grantee to the Grantor, receipt whereof is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with GENERAL WARRANTY unto OLD STAGE MANOR DEVELOPMENT CORP., a Virginia corporation, as Grantee, and JAMES CITY SERVICE AUTHORITY, as Beneficiary, the following rights of perpetual and permanent easement in and to certain real property, situate, lying and being in the County of James City, Virginia, and described as follows:

All that certain lot, piece or parcel of land situate lying and being in the County of James City, Virginia, shown and designated as 10' Utility Easement, 1,305 sq. ft. \pm , 0.030 ac. \pm , on that certain plat attached hereto and made a part hereof entitled, "10' UTILITY EASEMENT, FOR CONVEYANCE TO: JAMES CITY SERVICE AUTHORITY, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA:", dated October 22, 1983, made by AES, a professional corporation, Williamsburg, Virginia, Job No.: 5506.

Being a portion of the same property as that conveyed to the Grantor herein by Deed dated August 2, 1983, from William T. Stone, et ux, and recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, in Deed Book 236, page 506.

The Grantor hereby GRANTS and CONVEYS unto the Grantee and Beneficiary the privilege and perpetuity of right of way to construct, lay, maintain, repair, inspect, improve, replace and alter, within the 10' permanent easement strip hereinabove described and referred to, underground works and systems for the general transmission of water and other underground utilities under and across the property of the Grantor. Said permanent easement strip is ten (10) feet in width and forty-two (42) inches deep and is specifically shown and designated on the attached plat.

Original mailed or delivered to _____

Stone, Bland, & Pugh, Attys

Wmsburg, Va 1/3/84

The further terms and conditions of the grant are as follows:


A. The Grantee may (but is not required to) trim, cut, remove and clear all trees, limbs, undergrowth and any and all other obstructions within said right-of-way, or easement strip, that may in any manner in the Grantee's judgment endanger or interfere with the proper and efficient operation of the works and systems therein or thereon, and the Grantee shall have all such other rights and privileges as are reasonably necessary or convenient for the full enjoyment and use of the easement herein granted for the aforesaid purposes.

B. The Grantee will exercise reasonable care to protect the Grantor's property from damage or injury occasioned in the enjoyment of the easement and the rights herein granted and will promptly repair the said property or reimburse the Grantor for any property damaged beyond repair.

C. That if Grantee does cut or fall any brush, undergrowth, trees or if large sized rocks or boulders are unearthed and not buried in said excavation, said refuse shall be removed from Grantor's property at the expense of the Grantee.

D. The Grantor shall have no right, title, interest, estate or claims whatsoever in or to any of the said waterline and accessories installed within the permanent easement herein granted.

WITNESS the following signature and seal:

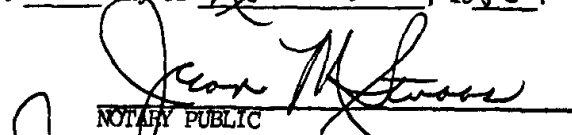
 (SEAL)
CHARLES E. MORGAN

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

I, JEAN M. STUBBS, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that CHARLES E. MORGAN, single, whose name is signed to the foregoing writing bearing date on the 2nd day of November, 1983, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand this 3rd day of November, 1983.


NOTARY PUBLIC

My commission expires on: January 19, 1986.

VIRGINIA: City of Williamsburg and County of James City, to wit:

In the Clerk's office of the Circuit Court of the City of Williamsburg and County of James City, the 1st day of December, 1983, this Deed of Easement was presented with certificate and admitted to record at 1:33 o'clock P.M.

Teste: Helene S. Ward, Clerk
by Helene S. Ward
Clerk

FILED RECORDED IN
DB. NO. 240 PAGE 17

N/F
NICOLE, LTD.

BOOK 241 PAGE 17

N 28° 56' 15" W → 88.66'

10' UTILITY
EASEMENT

PROPOSED 8"
WATER LINE

OLD STAGE MANOR
LOT B
SECTION 3A

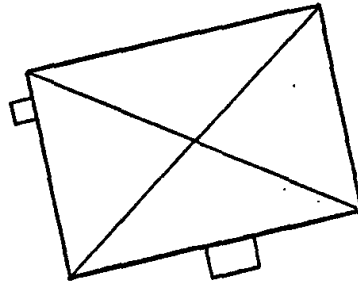
13,267 ±
0.3045 Ac ±

N/F
H.B. & VIRGINIA E
FRAZIER

EASEMENT AREA:
1,305 SQ. FT. ±
0.030 Ac. ±

OLD STAGE MANOR, LOT 7, SECTION 3A

152.44'
S 64° 36' 18" W



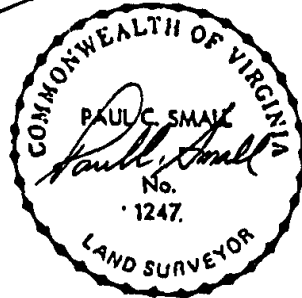
NOTE: THIS PLAT
WAS PREPARED FROM
AVAILABLE
INFORMATION AND
SURVEYS OF
RECORD. PROPERTY
LINES WERE NOT
VERIFIED BY
ACTUAL FIELD
SURVEY.

EXIST. 8"
WATER LINE

N 61° 03' 45" E

D = 14° 45' 16"
R = 392.83'
L = 101.16'
T = 50.86'
C = 100.88'
CB = 542° 28' 28" E

MOORETOWN ROAD S.R. 603
VARIABLE R/W



AES, a professional corporation architects, engineers, surveyors, and planners Williamsburg, Virginia

10' UTILITY EASEMENT

FOR CONVEYANCE TO: JAMES CITY SERVICE AUTHORITY

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Scale: 1" :: 20'

Ref.: DB 211 / 444

Date: 10/22/83

Job No.: 6508