

2008

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DIEGJS
6/12/17

Prepared by and return to:
Wayland N. Bass P.E.
287 Mclaws Circle, Suite I
Williamsburg, VA 23185-5649
Phone: (757)259-1441

080 009423

goco bnf
Tax Parcel Number(s): 3841900027

Recordation Tax is exempt pursuant to the Code of Virginia, 1950, as amended, Section 58.1-811 (A)(3) and (C)(1).

**DEED OF EASEMENT
DRAINAGE EASEMENT**

This DEED OF EASEMENT made this 21st day of February 2008 by and between ALLEN L. FOX AND DOROTHY C. MAGUIRE hereinafter referred to as "Grantor"; and the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of The Commonwealth of Virginia, hereinafter referred to as "Grantee".

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does grant and convey with GENERAL WARRANTY unto Grantee the following rights in and to certain real property situate, lying, and being in James City County, Virginia, to wit:

The privilege and easement in perpetuity of right-of-way to construct, lay, maintain, repair inspect, improve, replace, and alter, and at will remove within the permanent easement hereinafter described and referred to works and systems for the transmission of stormwater and related services, over, upon, across, and under property of the Grantor, said permanent easement being further described on a certain plat entitled, "PLAT SHOWING A PROPOSED 15' DRAINAGE EASEMENT LOT 27 SECTION 4, PHASE 1, THE MEADOWS" Drawing or Job Number 9322-24 dated September 20, 2007, made by AES Consulting Engineers which is attached hereto and made a part hereof and to which reference is here made for a more accurate description of the easements herein conveyed (the "Easement Area").



Said real estate having been conveyed to the Grantor by Deed from American Eastern Inc. via DOCUMENT NUMBER 980003633, recorded March 2, 1998, of record in the James City County Office of the Clerk to the Circuit Court.

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

a. The granting of this easement neither expressly nor impliedly constitutes any payment or the waiver of any obligation for the payment by the Grantor or their successors or assign of fee or charge or obligation whatsoever, now due or heretofore due or hereafter to become due and payable to the Grantee or to any person, firm, governmental body, or other corporation whatsoever.

b. That the Grantee will exercise reasonable care to protect the Grantor's property from damage or injury occasioned in the enjoyment of the easement and rights herein granted.

The Grantor further covenants that they have the right to convey the said easement; that the Grantee shall have quiet and peaceful enjoyment and possession of said easement and that the Grantor will execute such further assurances of the said grants and easements herein contained as may be requisite.

[Remainder of page left intentionally blank]

Allen L. Fox (SEAL)

Allen L. Fox

Dorothy C. Maguire (SEAL)

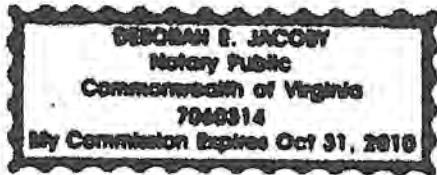
Dorothy C. Maguire

COMMONWEALTH OF VIRGINIA

COUNTY OF JAMES CITY, to - wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that ALLEN L. FOX and DOROTHY C. MAGIRIE whose name(s) are signed to the foregoing, writing, bearing on the 8 day of January ²⁰⁰⁸ ~~2007~~, have this day acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 8 day of January, ²⁰⁰⁸ ~~2007~~.



Deborah E. Jacoby
Notary Public

Notary Registration Number: 7060314

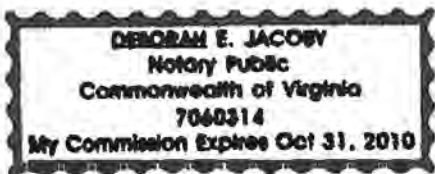
My commission expires on the 31 day of October 2010

COMMONWEALTH OF VIRGINIA

COUNTY OF JAMES CITY, to - wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that Allen L. Fox Dorothy C. Maguire whose name(s) are signed to the foregoing, writing, bearing on the 8 day of January ²⁰⁰⁸ ~~2007~~, ²⁰⁰⁸ have this day acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 8 day of January, ²⁰⁰⁸ ~~2007~~.



Deborah E. Jacoby
Notary Public

Notary Registration Number: 7060314

My commission expires on the 31 day of October 2010

The form of this deed of easement is approved and pursuant to Resolution of the Board of Supervisors of James City County, Virginia, duly adopted on the 17th day of May, 1993, this conveyance is hereby accepted on behalf of said County.

Adam Kusman
County Attorney

02/21/08
Date

COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, to wit:

I, _____ a Notary Public for the Commonwealth of Virginia, do certify that _____ whose name is signed to the foregoing Deed, ha acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this _____ day of _____, 20____

Notary Public

Notary Registration Number: _____

My Commission expires on the _____ day of _____, 20 ____

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 11 April 08
at 2:57 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

FLAT ATTACHED

RECORD MERIDIAN
PLAT BOOK 62, PAGE 73

AREA OF LOT 27

15,309 S.F.±
0.35 AC.±

N/F
MARK S. & PATRICIA L.
PERTESEN
T.M.(38-4)(10-6A)

LOT 17
N/F
EDWARD R. & DEANNE
NOBLE
INSTR. #970007971
T.M.(38-4)(19-17)

10' MAINTENANCE
EASEMENT H.O.A.
P.B. 62, PG. 73

LOT 18
N/F
EDGAR & NANCY BINGHAM
INSTR. #040018029
T.M.(38-4)(19-18)

LOT 19
N/F
JEREMY Q. & JOYCE S.
GALLOWAY
INSTR. #980019680
T.M.(38-4)(19-19)

LOT 27
ALLEN L. FOX &
DOROTHY C. MAGUIRE
INSTR. #980003633
T.M.(38-4)(19-27)

LOT 28
N/F
MUKESH M. PATEL
INSTR. #030019135
T.M.(38-4)(19-28)

LOT 26
N/F
MARVIN WAYNE WALLER
INSTR. #060017066
T.M.(38-4)(19-26)

PROPOSED 15' DRAINAGE
EASEMENT TO BE CONVEYED
TO JAMES CITY COUNTY

SHADY LANE
50' R/W



NOTE:
AREA WITHIN PROPOSED 15' DRAINAGE EASEMENT
ON LOT 27 = 562 S.F.± OR 0.013 ACRE±.

CURVE DATA
DELTA=47°12'24"
RADIUS=60.00'
LENGTH=49.43'
TANGENT=26.22'
CHORD=48.05'
C.B.=S62°13'23"W

TAX PARCEL: (38-4)(19-27)
STREET ADDRESS: #3917 SHADY LANE



CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040 Fax (757) 220-8994

PLAT SHOWING PROPOSED 15' DRAINAGE EASEMENT
LOT 27, SECTION IV, PHASE I, THE MEADOWS
OWNED BY ALLEN L. FOX & DOROTHY C. MAGUIRE

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1"=40'

Ref. PLAT BOOK 62, PAGE 73

Date: 9/20/2007

Job No: 9322-24