

2008

Powhatan Shores
4730500055

DIEGITS
gmr
6/12/17

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

080016898

Tax Parcel Number(s): 4730500055

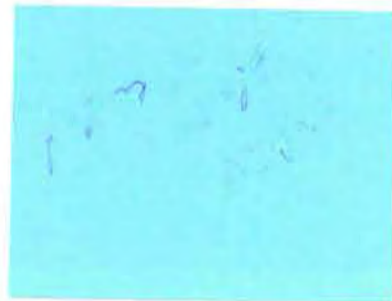
RECORDATION TAX IS EXEMPT PURSUANT TO THE CODE OF VIRGINIA, 1950, AS AMENDED, SECTION 58.1-811 (A)(3) AND (C)(1).

DEED OF EASEMENT DRAINAGE EASEMENT

This DEED OF EASEMENT made this 27 day of May 2008 by and between W. HERBERT LIVERMAN AND JOYCE T. LIVERMAN hereinafter referred to as "Grantors"; 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 Grantors do 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 Grantors, said permanent easement being further described on a certain plat entitled, "PLAT OF EASEMENT LOT 55, SECTION 1, POWHATAN SHORES PREPARED FOR JAMES CITY COUNTY" Drawing or Job Number 9801-S-07 dated April 17, 2008, made by AES Consulting Engineers, a copy of 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 Grantors by Deed recorded December 29, 1986 in Deed Book 325, page 465 in the Office of the Clerk of the Circuit Court of the City of Williamsburg and the County of James City.

The further terms and conditions of this 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 the Easement Area that may in any manner, in the Grantee's sole discretion, endanger or interfere with the proper and efficient construction or operation of the works and systems therein or thereon, and the Grantee shall have all other rights and privileges as are reasonable necessary or convenient for the full enjoyment and use of the easement herein granted for the aforesaid purpose.

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

c. The Grantee will exercise reasonable care to protect the Grantors' property from damage or injury occasioned in the enjoyment of the easement and rights herein granted.

The Grantors further covenant 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 Grantors will execute such further assurances of the said grants and easements herein contained as may be requisite.

[Remainder of page left intentionally blank]

W. Herbert Liverman (SEAL)
W. HERBERT LIVERMAN

Joyce T. Liverman (SEAL)
JOYCE T. LIVERMAN

COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that W. HERBERT LIVERMAN whose name is signed to the foregoing, writing, dated 5/27/08, 2008, has acknowledged the same before me in my jurisdiction aforesaid.

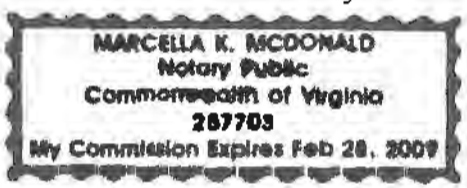


GIVEN under my hand this 27th day of May, 2008.
Marcella K. McDonald
Notary Public Registration No. 257703

My commission expires: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that JOYCE T. LIVERMAN whose name is signed to the foregoing, writing, dated May 27, 2008, has acknowledged the same before me in my jurisdiction aforesaid.



GIVEN under my hand this 27th day of May, 2008.
Marcella K. McDonald
Notary Public Registration No. 257703

My commission expires: _____

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 R. Kinsman
Adam R. Kinsman
Deputy County Attorney

05/28/08
Date

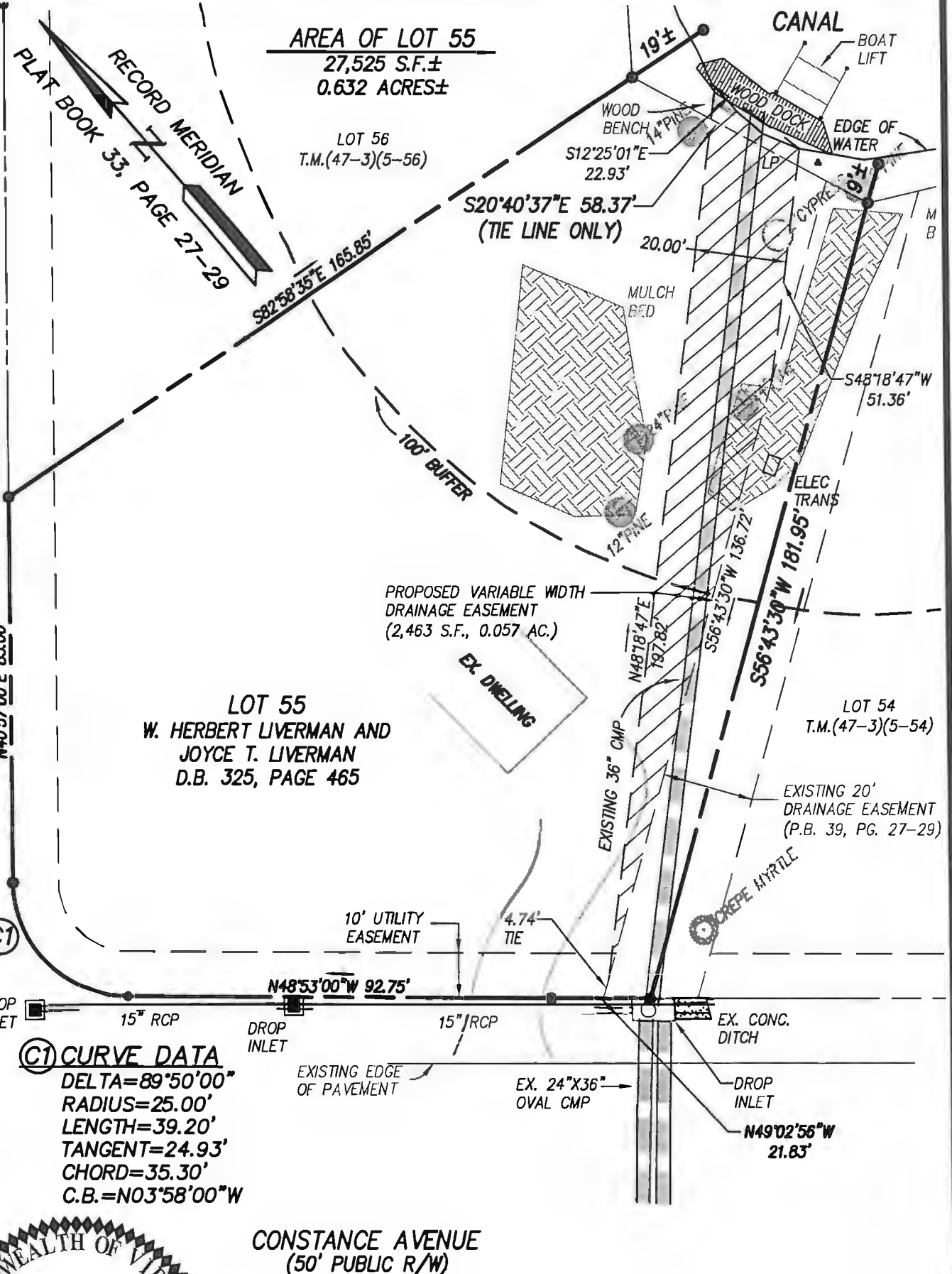
VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 7-8-2008
at 1:33 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX LOCAL TAX ADDITIONAL TAX
\$ _____ \$ _____ \$ _____
TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk

FLAT ATTACHED

S:\Jobs\9801\S-Survey\07-Constance Ave\dwg\Sur\Plots\9801-S-07-L55.dwg 4/24/2008 10:03:35 AM

LANDS-END DR (50' PUBLIC R/W)



AREA OF LOT 55
 27,525 S.F.±
 0.632 ACRES±

LOT 56
 T.M.(47-3)(5-56)

LOT 55
 W. HERBERT LIVERMAN AND
 JOYCE T. LIVERMAN
 D.B. 325, PAGE 465

LOT 54
 T.M.(47-3)(5-54)

(C1) CURVE DATA
 DELTA=89°50'00"
 RADIUS=25.00'
 LENGTH=39.20'
 TANGENT=24.93'
 CHORD=35.30'
 C.B.=N03°58'00"W



CONSTANCE AVENUE
 (50' PUBLIC R/W)

NOTE:
 THIS PLAT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. IT IS PREPARED FOR DRAINAGE EASEMENT PURPOSES ONLY.

TAX PARCEL: (47-3)(5-55)
 STREET ADDRESS: #122 CONSTANCE AVENUE



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

PLAT OF EASEMENT
LOT 55, SECTION I, POWHATAN SHORES
 PREPARED FOR: JAMES CITY COUNTY