

2009

090008324

Bldg 287 #1

DIEGIS
jmr
6/12/17

Tax Parcel Number(s): 1510200056

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 12th day of February, 2009 by and between HELEN A. KIDDER, TRUSTEE of the HELEN A. KIDDER TRUST 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, both temporary and in perpetuity as indicated on the attached plat, of rights-of-way to construct, lay, maintain, repair, inspect, improve, replace, and alter, and at will remove within the temporary and permanent easements hereinafter described works and systems for the transmission of stormwater and related services, over, upon, across, and under property of the Grantor, said temporary and permanent easements being further described on a certain plat entitled, "PLAT OF EASEMENT LOT 56, SECTION 2, WOODLAND FARMS TO JAMES CITY COUNTY FROM HELEN A. KIDDER TRUST" Job Number 9801-E-09 dated November 11, 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").

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



Said real estate having been conveyed to the Grantor by Deed recorded October 9, 2002 as Instrument Number 020023306 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 reasonably 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 Grantor or her successors or assigns 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 Grantor's property from damage or injury occasioned in the enjoyment of the easement and rights herein granted.

The Grantor further covenants that she has 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]



WITNESS the following signature and seal:

Helen A. Kidder (SEAL)
HELEN A. KIDDER;
TRUSTEE OF THE HELEN A. KIDDER TRUST

COMMONWEALTH OF VIRGINIA
County of James City, to wit:

I, the undersigned Notary Public do certify that Helen A. Kidder, Trustee of the Helen A. Kidder Trust, whose name is signed to the foregoing, writing, dated _____, 2009, has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 12th day of February 2009



Carey N. Williams
Notary Public
Registration No.: 307820



My commission expires: 31 May 2011

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 9th day of September 2008, this conveyance is hereby accepted on behalf of said County.

Adam R. Kinsman
Adam R. Kinsman
Deputy County Attorney

Date: 3/6/09

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 3-24-2009
at 3:38 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

PLAT ATTACHED

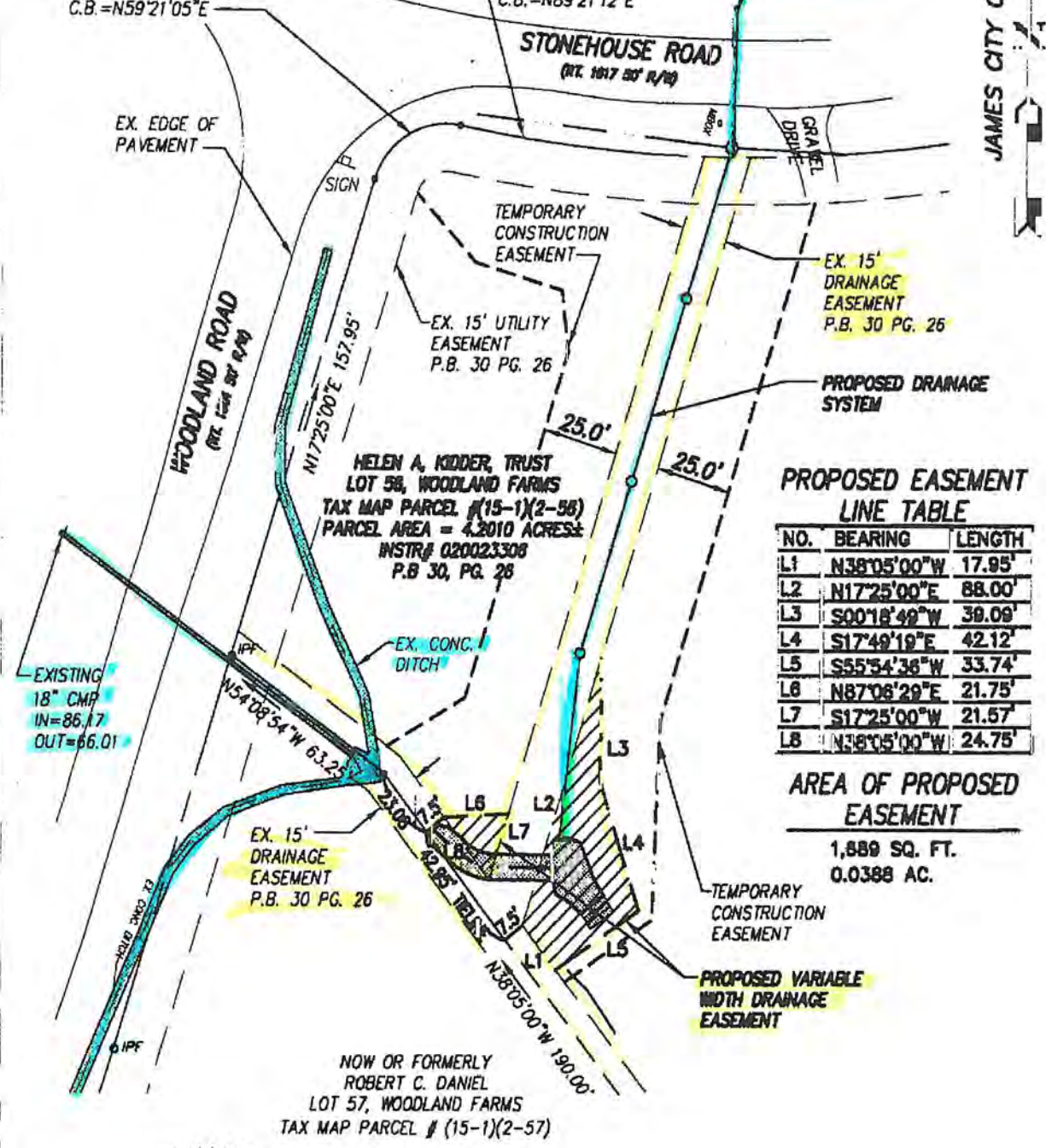
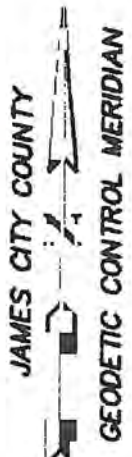
CURVE DATA

DELTA=83°52'10"
 RADIUS=25.00'
 LENGTH=36.59'
 TANGENT=22.45'
 CHORD=33.41'
 C.B.=N59°21'05"E

CURVE DATA

DELTA=23°52'10"
 RADIUS=490.00'
 LENGTH=204.13'
 TANGENT=103.57'
 CHORD=202.66'
 C.B.=N89°21'12"E

EXISTING
 18" CMP
 IN=99.34'
 OUT=98.48'



PROPOSED EASEMENT LINE TABLE

NO.	BEARING	LENGTH
L1	N38°05'00"W	17.95'
L2	N17°25'00"E	88.00'
L3	S00°18'49"W	30.09'
L4	S17°49'19"E	42.12'
L5	S55°54'36"W	33.74'
L6	N87°08'29"E	21.75'
L7	S17°25'00"W	21.57'
L8	N38°05'00"W	24.75'

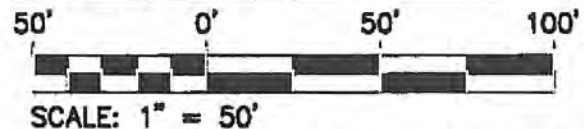
AREA OF PROPOSED EASEMENT

1,889 SQ. FT.
 0.0388 AC.



NOTE:
 THIS PLAT IS FOR EASEMENT PURPOSES ONLY AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

GRAPHIC SCALE



TAX PARCEL: (15-1)(2-56)
 STREET ADDRESS: #300 STONEHOUSE ROAD



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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

PLAT OF EASEMENT
LOT 56, SECTION 2, WOODLAND FARMS
TO JAMES CITY COUNTY FROM HELEN A. KIDDER TRUST
STONEHOUSE DISTRICT **JAMES CITY COUNTY** **VIRGINIA**

Scale: 1"=50' Ref: PLAT BOOK 30, PAGE 26 Date: 11/11/08 Job No: 9801-E-09