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DIE GIS JMR  
6/22/17

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

Tax Parcel Number(s): 3841100034  
Consideration: \$1.00

**DEED OF EASEMENT  
VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT**

This DEED OF EASEMENT made this 31 day of March 2011, by and between JEREMY E. BEKER hereinafter referred to as "Grantor"; and the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of the Commonwealth of Virginia and the JAMES CITY SERVICE AUTHORITY, a political subdivision of the Commonwealth of Virginia collectively and individually 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 easement hereinafter described works and systems for the transmission of stormwater and related services and the provision or transmission of water and sewer service 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 34 SECTION 1 THE MEADOWS FROM JEREMY E. BEKER TO JAMES CITY COUNTY" Job Number 9801-E -29 dated December 10, 2010, made by AES Consulting Engineers, a copy of which is attached hereto and made a

√ Prepared by and return to: James City County  
Attn: Jo Anna Ripley  
5320 Palmer Lane Suite 2A  
Williamsburg, VA 23188  
(757)259-1447

Handwritten note on pink paper: *done*

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 recorded February 22, 2007 as Instrument Number 070005131 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 with the Easement Area that may in any manner, in the Grantees' sole discretion, endanger or interfere with the proper and efficient construction 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 or impliedly constitutes any payment or the waiver of any obligation for the payment by the Grantor or his 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 he 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 assurance of the said grants and easements herein contained as may be requested by Grantee.

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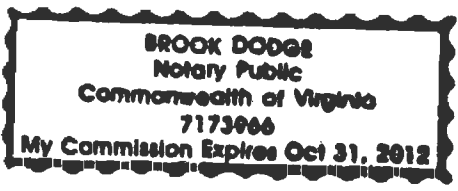
WITNESS the following signature and seal:

Jeremy E. Beker (SEAL)  
JEREMY E. BEKER

COMMONWEALTH OF VIRGINIA  
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public do certify that Jeremy E. Beker  
whose name is signed to the foregoing, writing, dated March 31 2011,  
has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 31 day of March, 2011



Brook Dodge  
Notary Public  
Registration No.: \_\_\_\_\_

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 9<sup>th</sup> day of September 2008, this conveyance is hereby accepted on behalf of said County. In addition, this Deed is approved and accepted on behalf of the James City Service Authority.

Leo P. Rogers  
Leo P. Rogers  
County Attorney and Counsel to the James City Service Authority

4/13/11  
Date

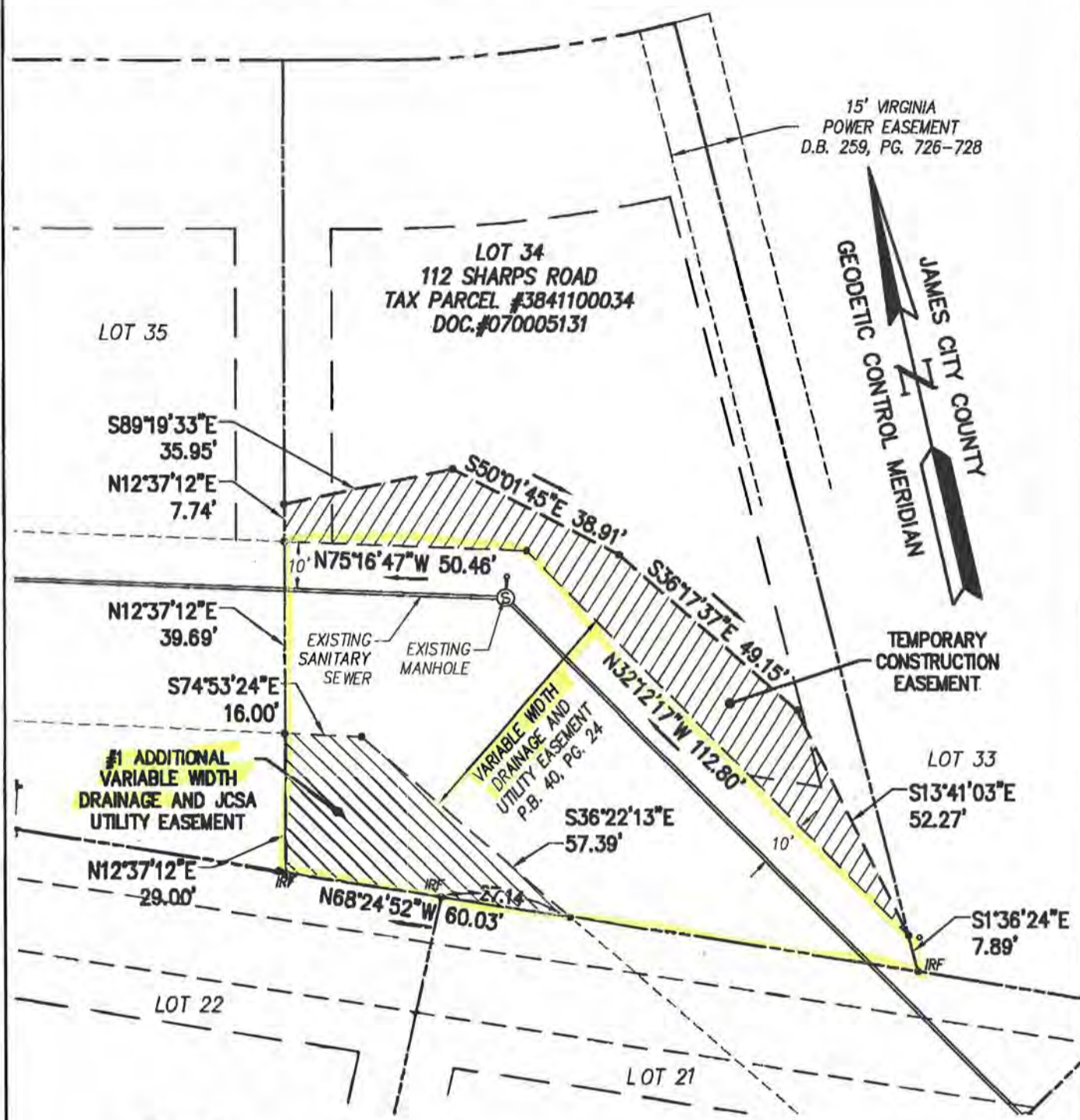
FEAT ATTACHED

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 4-21-11  
at 2:07 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



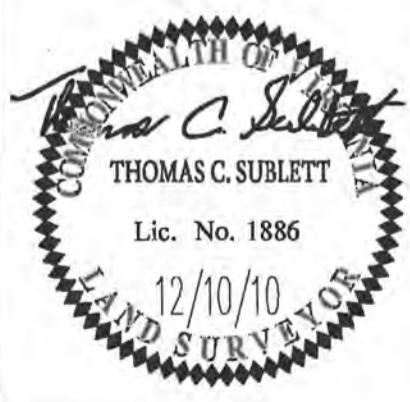
# SHARPS ROAD 50' R/W



15' VIRGINIA POWER EASEMENT  
D.B. 259, PG. 726-728



**NOTE:**  
APPROXIMATE LOCATION OF VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT IS BASED ON EXISTING SANITARY SEWER LINE.



**#1 ADDITIONAL VARIABLE WIDTH DRAINAGE AND JCSA UTILITY EASEMENT HEREBY CONVEYED**  
AREA=1146 S.F.±/0.026 AC.±

**TEMPORARY CONSTRUCTION EASEMENT**  
AREA=1942 S.F.±/0.045 AC.±  
REFERENCE: P.B. 40, PG. 24

PLAT OF EASEMENT  
**LOT 34, SECTION 1**  
**THE MEADOWS**  
 FROM: JEREMY E. BEKER  
 TO: JAMES CITY COUNTY

Project Contacts:	TCS	Scale:	1"=30'
Project Number:	9801-E-29	Date:	12-10-10

**AES**  
CONSULTING ENGINEERS

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 Williamsburg, Virginia 23188  
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