

110008978-01
DIEGIS JUR 6/22/17

110008978

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): 3830600023
Consideration: \$1.00

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

This DEED OF EASEMENT made this 24th day of February 2011, by and between JANICE D. NIMMO 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 23 SECTION 3 THE MEADOWS FROM JANICE D. NIMMO TO JAMES CITY COUNTY" Job Number 9801-E -29 dated

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

December 10, 2010, 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 Grantor by Deed recorded August 9, 2001 as Instrument Number 010014316 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 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 assurance of the said grants and easements herein contained as may be requested by Grantee.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

WITNESS the following signature and seal:

Janice D. Nimmo (SEAL)
JANICE D. NIMMO

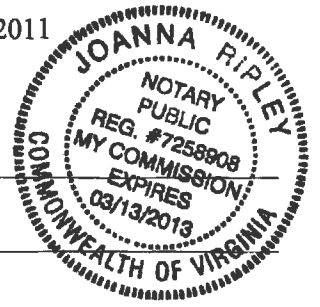
COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public do certify that Janice D. Nimmo
whose name is signed to the foregoing, writing, dated February 24 2011,
has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 24 day of February, 2011



Joanna Ripley
Notary Public
Registration No.: 7258908



Commission expires: 3/31/13

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. 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

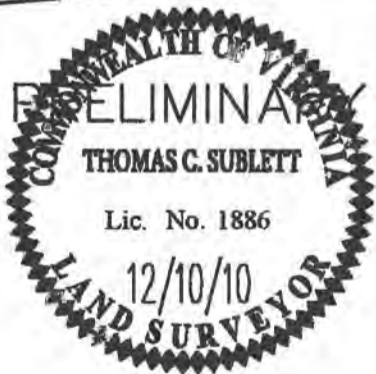
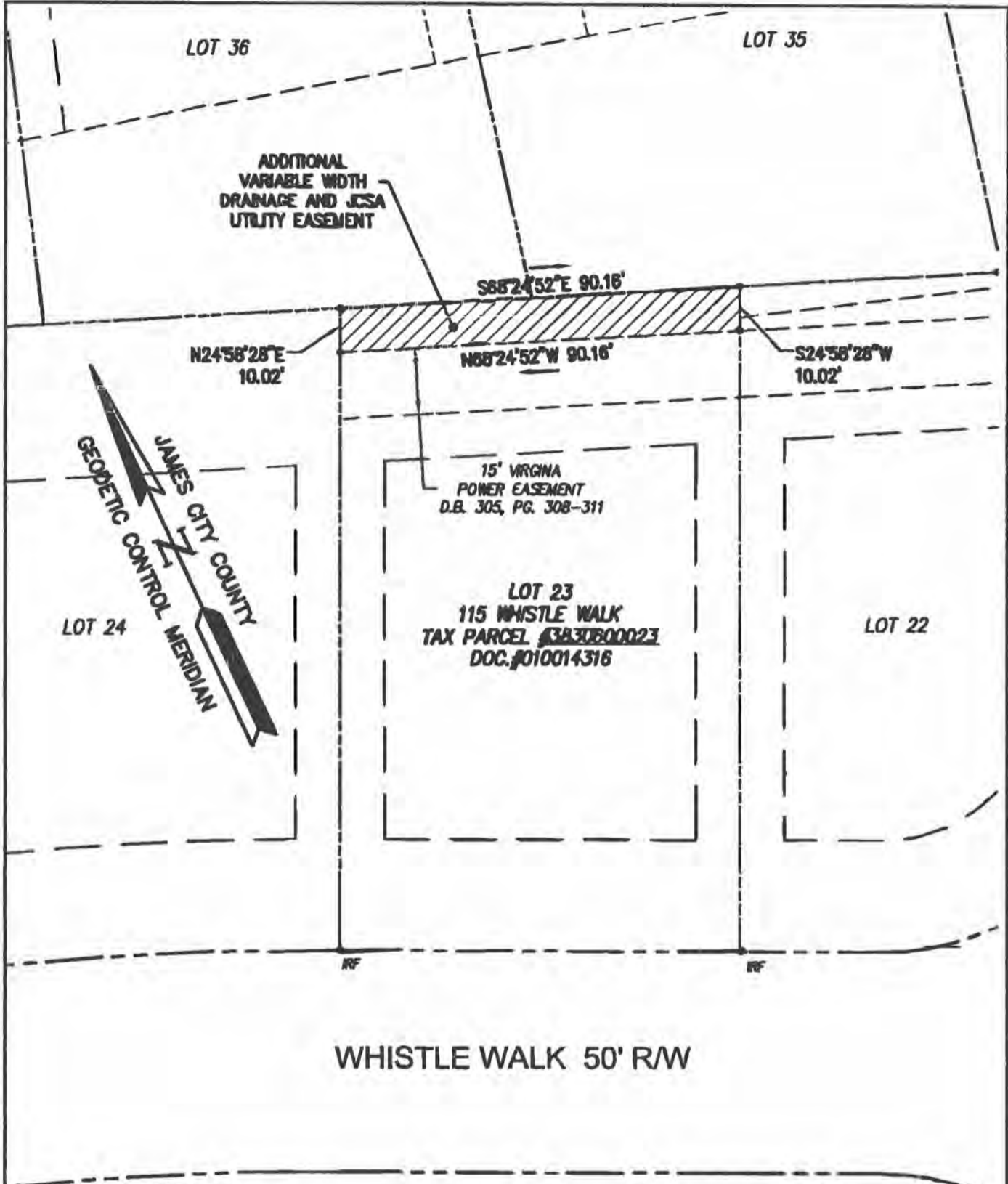
3/24/11
Date

FLAT ATTACHED

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 4-27-11
at 2:12 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



ADDITIONAL VARIABLE WIDTH DRAINAGE AND JCSA UTILITY EASEMENT HEREBY CONVEYED
AREA=902 S.F.±/0.021 AC.±

REFERENCE: P.B 39, PG. 75

PLAT OF EASEMENT LOT 23, SECTION 3 THE MEADOWS FROM: JANICE D. NIMMO TO: JAMES CITY COUNTY	Project Contacts: TCS	Scale: 1"=30'
	Project Number: 9801-E-29	Date: 12-10-10
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA		
	5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 263-0040 Fax: (757) 263-0004 www.aesva.com	



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Hampton Roads | Central Virginia | Middle Peninsula