

130006342

Tax Parcel Number(s): 1330100015

**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 25 day of February 2013,

by and between BOCA LAND INVESTORS, LLC 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 as indicated on the attached plat, of right-of-
way to construct, lay, maintain, repair, inspect, improve, replace, and alter, and at will remove
within the permanent easement hereinafter described works and systems for the transmission of
stormwater and related services over, upon, across, and under property of the Grantor, said
permanent easements being further described on a certain plat entitled, "PLAT SHOWING
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT" dated September 12,
2012, made by AES Consulting Engineers a copy of which is attached hereto and made a part

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

hereof and to which reference is here made more accurate description of the easements for a herein conveyed (the "Easement Area").

Said real estate having been conveyed to the Grantor by Deed recorded September 17, 2009 as Instrument Number 090026170 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 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 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.

[Remainder of page left intentionally blank]

WITNESS the following signature and seal:

(SEAL) HR Ashe manager
BOCA LAND INVESTORS, LLC

COMMONWEALTH OF VIRGINIA
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public do certify that Boca Land Investors, LLC
whose name is signed to the foregoing, writing, dated 25 February ²⁰¹³~~2012~~,
has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 25 day of February, ²⁰¹³~~2012~~



J. Hick
Notary Public
Registration No.: 7126742

My commission expires: November 30, 2015

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
County Attorney

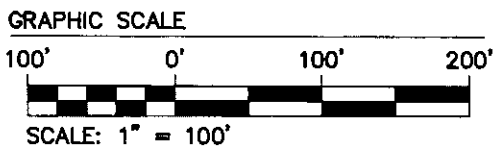
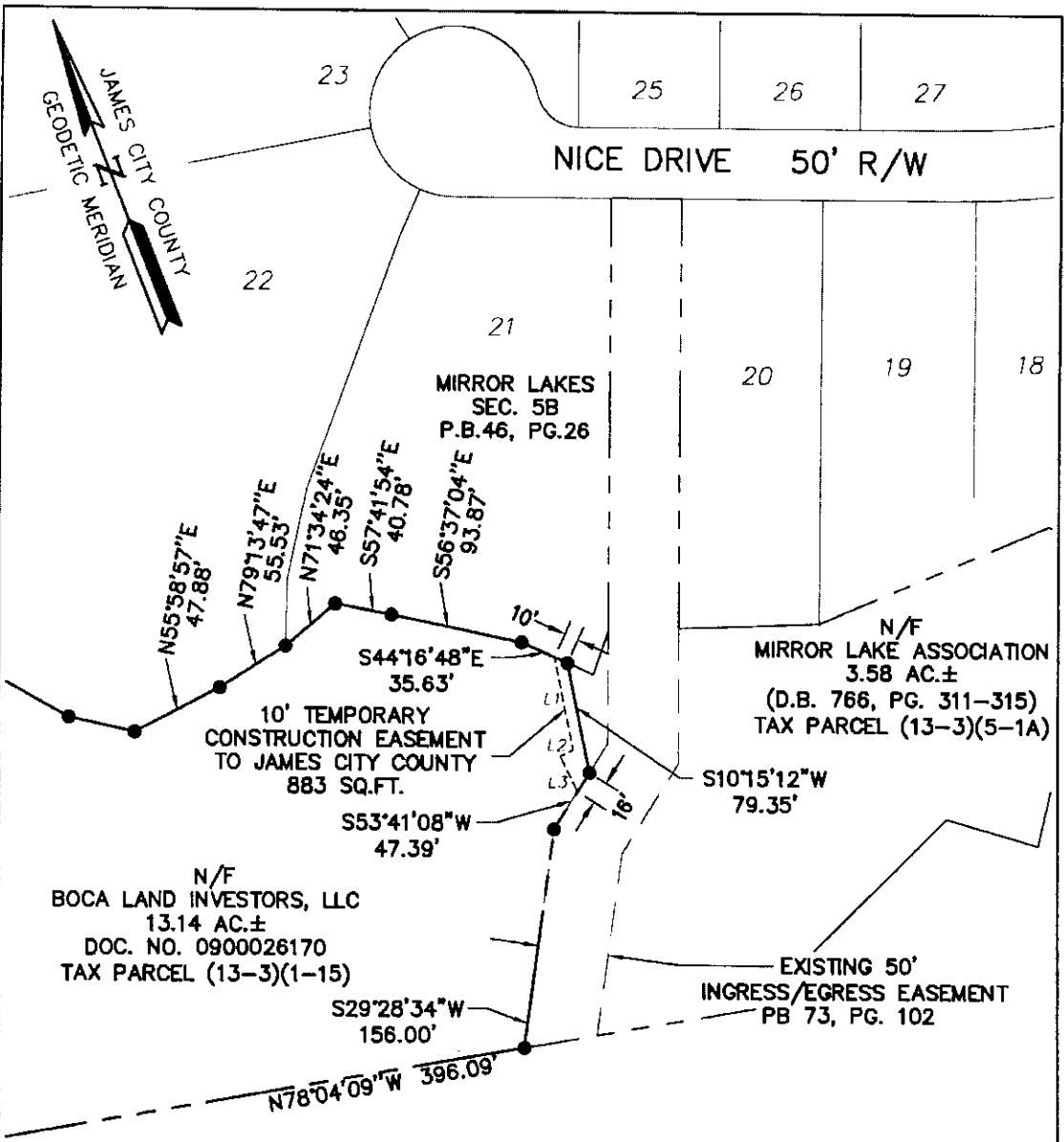
2.26.13
Date

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 03-05-2013
at 8:59 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

Page 3 of 3 \$ — \$ — \$ —

PLAT ATTACHED

TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk



LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°15'12"W	67.00'
L2	S85°06'47"W	10.00'
L3	S3°47'48"E	28.00'

COMMONWEALTH OF VIRGINIA
Thomas C. Sublett
 THOMAS C. SUBLETT
 Lic. No. 1886
 9/12/2012
 LAND SURVEYOR

NOTE:
 THIS PLAT IS INTENDED FOR EASEMENT PURPOSES ONLY. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT SHOWING VARIABLE WIDTH
 TEMPORARY CONSTRUCTION EASEMENT
 FROM BOCA LAND INVESTORS, LLC
 TO JAMES CITY COUNTY

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS Scale: 1"=100'

Project Number: 8801-E33 Date: 9/12/2012

AES
 CONSULTING ENGINEERS

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 Williamsburg, Virginia 23188
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 Fax: (757) 220-8964
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula