

1998

98 0011934

DEED OF EASEMENT

*Conveyance to
Settlers Mill HOA*

THIS DEED OF EASEMENT is made this 25th day of June, 1998, by and between MICKEY SIMPSON BUILDER, INC., a Virginia Corporation, hereinafter referred to as Grantor and SETTLERS MILL ASSOCIATION, a Virginia Corporation, whose address is 111 Old Colony Lane, Williamsburg, Virginia, hereinafter referred to as Grantee.

WITNESSETH: For and in consideration of the sum of One and No/100 Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, Settlers Mill Incorporated does hereby grant, bargain and convey unto Settlers Mill Association an easement for the installation and maintenance of concrete culvert pipe and/or a concrete ditch within the area shown and designated as "10' DRAINAGE EASEMENT (CENTERED ALONG EXISTING DRAINAGE STRUCTURES)" on the plat attached hereto entitled: "PLOT PLAN LOT 24 SECTION 4 SETTLERS MILL PREPARED FOR MICKEY SIMPSON BUILDER, INC. JAMES CITY COUNTY, VIRGINIA", dated June 5, 1997 and prepared by AES Consulting Engineers of Williamsburg, Virginia. This easement is for the purpose of collection and channeling the surface water runoff. It may be assigned by Settlers Mill Association to any public body, including, but not limited to James City County, Virginia.

WITNESS the following signature and seal:

MICKEY SIMPSON BUILDER, INC.

BY: *[Signature]* President

JUN 26 8 02 73

JUN 26 02 71

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing instrument was acknowledged before me by Mickey C. Simpson of Mickey Builder Simpson, Incorporated, a Virginia Corporation, this 26 day of June, 1998.

Delia J. Newberry
NOTARY PUBLIC

My commission expires: Sept 30, 2000

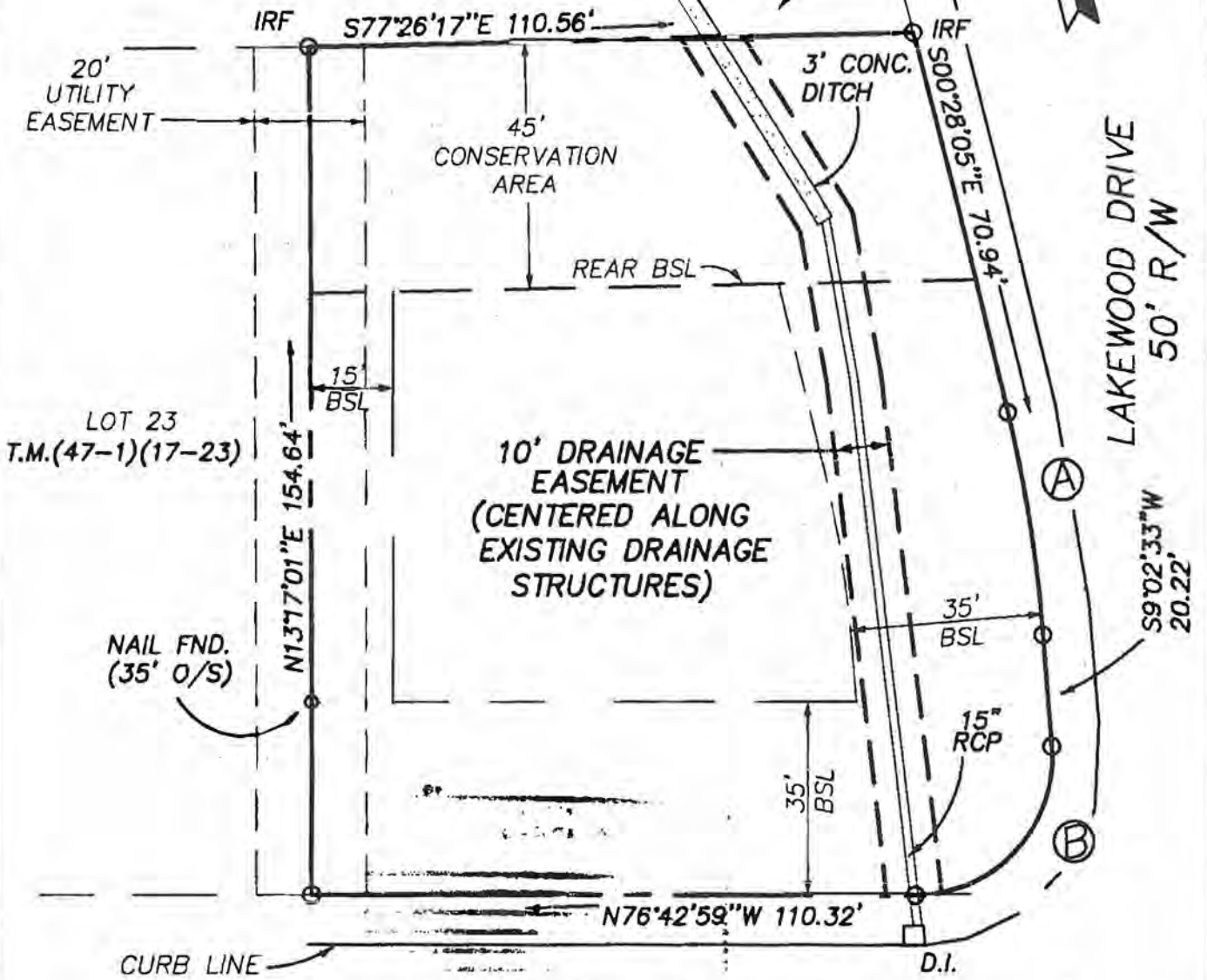


VIRGINIA: City of Williamsburg and County of James City, to WIT:
In the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City the 26 day of June, 1998. This Deed of Easement was presented with certificate annexed and admitted to record at 2:23 o'clock
Teste Delia J. Newberry S. Ward Clerk
Deputy Clerk

PLAT ATTACHED

JUN 26 8 02 15

AREA LOT 24
 19,594 S.F.±
 0.4498 AC.±



MILL STREAM WAY
 50' R/W

(A)	(B)
DELTA= 9°30'29"	DELTA= 94°14'28"
R= 245.00'	R= 25.00'
L= 40.66'	L= 41.12'
T= 20.38'	T= 26.92'
C= 40.61'	C= 36.64'
CB= S4°17'14"W	CB= S56°09'47"W

STREET ADDRESS: #200 MILL STREAM WAY
TAX PARCEL (47-1)(17-24)



Consulting Engineers
 Engineers, Surveyors, Planners

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

PLAT SHOWING 10' DRAINAGE EASEMENT
CROSSING LOT 24, SECTION 4, SETTLERS MILL AT JAMESTOWN
OWNED BY MICKEY SIMPSON, BUILDER, INC.
FOR CONVEYANCE TO SETTLERS MILL ASSOCIATION

JAMESTOWN DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1" = 30'

Ref: PB 63 PG 19

Date: 6/25/98

Job No: 23553

06.25.98-12:16 23553P01

JFS