



## **CERTIFICATE OF AUTHENTICITY**

**THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.**

**BMP NUMBER: 99153**

**QUALITY ASSURANCE TECHNICIAN:**

**Jo Anna Ripley**

**LOCATION: WILLIAMSBURG, VIRGINIA**

99153

2008

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

080 021650

Tax Parcel Number(s): 1340400020

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 30<sup>TH</sup> day of JULY, 2008 by and between JOANNE S. HITE 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 of right-of-way to construct, lay, maintain, repair inspect, improve, replace, and alter, and at will remove within the permanent easement hereinafter described and referred to works and systems for the transmission of stormwater and related services, over, upon, across, and under property of the Grantor, said permanent easement being further described on a certain plat entitled, "PLAT OF EASEMENT LOT 20, SECTION 1, MIRROR LAKE ESTATES TO JAMES CITY COUNTY FROM JOANNE S. HITE." Drawing or Job Number 9801-E-10 dated June 19, 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").

Said real estate having been conveyed to the Grantor by Deed recorded July 18, 1986 in Deed Book 309, page 47 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 he/she/they have 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]

Joanne S. Hite (SEAL)  
JOANNE S. HITE

COMMONWEALTH OF VIRGINIA  
COUNTY OF JAMES CITY, to wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that JOANNE S. HITE whose name is signed to the foregoing, writing, dated July 30, 2008, 2008, has acknowledged the same before me in my jurisdiction aforesaid.  
GIVEN under my hand this 30<sup>th</sup> day of July, 2008.



Emma M. Capalonia  
Notary Public Registration No. 242250

My commission expires: August 31, 2008

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 17<sup>th</sup> day of May 1993, this conveyance is hereby accepted on behalf of said County.

Adam R. Kinsman  
Adam R. Kinsman  
Deputy County Attorney

8/18/08  
Date

FLAT ATTACHED

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 28 Aug 08  
at 1:22 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
\$ _____	\$ _____	\$ _____

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

JAMES CITY COUNTY GEODETIC MERIDIAN



DELTA=20°01'20"  
 RADIUS=210.00'  
 LENGTH=73.39'  
 TANGENT=37.07'  
 CHORD=73.01'  
 C.B.=S28°21'39"W

PROPOSED EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHD BEARING
C1	19°40'28"	174.08	59.78	30.19	59.48	S10°35'36"E

PROPOSED EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N08°13'41"W	166.03'
L2	N80°37'30"E	8.40'
L3	S20°24'07"E	21.24'
L4	S00°45'22"E	84.34'
L5	S53°08'31"W	4.97'

AREA OF PROPOSED EASEMENT

1,988 SQ. FT.  
 0.046 AC.



DELTA=53°07'48"  
 RADIUS=195.00'  
 LENGTH=180.82'  
 TANGENT=97.50'  
 CHORD=174.41'  
 C.B.=S64°56'13"W

N/F  
 HITE, RODNEY L. & JOANNE  
 LOT 20  
 T.M. (13-4)(4-20)  
 ZONED: R1

EXISTING 20'  
 DRAINAGE EASEMENT  
 P.B. 38, PG. 78 & 79

EXISTING 20'  
 DRAINAGE EASEMENT  
 P.B. 38, PG. 78 & 79

EXISTING 20'  
 DRAINAGE EASEMENT  
 P.B. 38, PG. 78 & 79

DELTA=52°54'41"  
 RADIUS=50.00'  
 LENGTH=46.17'  
 TANGENT=24.88'  
 CHORD=44.55'  
 C.B.=N16°27'21"E

DELTA=41°24'35"  
 RADIUS=50.00'  
 LENGTH=36.14'  
 TANGENT=19.00'  
 CHORD=35.36'  
 C.B.=N22°12'24"E

MIRROR LAKE DRIVE  
 (50' R/W)

DELTA=90°00'00"  
 RADIUS=25.00'  
 LENGTH=39.27'  
 TANGENT=25.00'  
 CHORD=35.36'  
 C.B.=N43°29'53"W

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

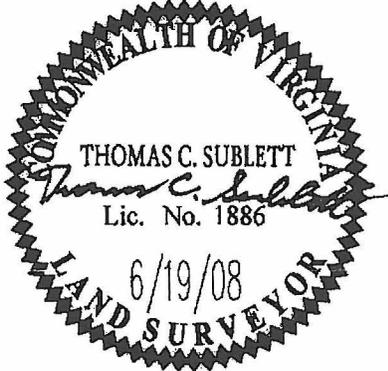
GRAPHIC SCALE



SCALE: 1" = 50'

AREA OF LOT 20  
 63,168 S.F.±  
 1.45 ACRES±

TAX PARCEL: (13-4)(4-20)  
 STREET ADDRESS: #126 MIRROR LAKE DRIVE



CONSULTING ENGINEERS  
 WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF EASEMENT  
 LOT 20, SECTION 1, MIRROR LAKE ESTATES  
 TO JAMES CITY COUNTY FROM JOANNE S. HITE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Scale: 1"=50'

Ref: DEED BOOK 309 PAGE 47

Date: 6/19/08

Job No: 9801-E-10