



## **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: 99175**

*Joanna Ripley*

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**LOCATION: WILLIAMSBURG, VIRGINIA**

2008

Prepared by and return to:

Wayland N. Bass P.E.  
287 Mcclaws Circle, Suite I  
Williamsburg, VA 23185-5649  
Phone: (757)259-1441

080 009422

Tax Parcel Number(s): 3841900028

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 21<sup>st</sup> day of February 2008 by and between MUKESH M. PATEL 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 SHOWING PROPOSED 15' DRAINAGE EASEMENT LOT 28 SECTION 4, PHASE 1, "THE MEADOWS" Drawing or Job Number 9322-24 dated September 20, 2007, 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 from Alexander & Bobbie A. Buckhorn, via DOCUMENT NUMBER 030019135, recorded June 27, 2003, of record 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 granting of this easement neither expressly nor impliedly constitutes any payment or the waiver of any obligation for the payment by the Grantor or their successors or assign of fee or charge or obligation whatsoever, now due or heretofore due or hereafter to become due and payable to the Grantee or to any person, firm, governmental body, or other corporation whatsoever.

b. That 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 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]

Mukesh M. Patel

Mukesh M. Patel



COMMONWEALTH OF VIRGINIA

COUNTY OF JAMES CITY, to - wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that MUKESH M. PATEL whose name(s) are signed to the foregoing, writing, bearing on the 5<sup>th</sup> day of January 2008, have this day acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 5<sup>th</sup> day of January, 2008

Simon Pease  
Notary Public

Notary Registration Number: #17023007

My commission expires on the 30 day of June 2010

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to - wit:

I, the undersigned Notary Public for the jurisdiction aforesaid, do certify that \_\_\_\_\_ whose name(s) are signed to the foregoing, writing, bearing on the \_\_\_\_\_ day of \_\_\_\_\_ 2007, have this day acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public

Notary Registration Number: \_\_\_\_\_

My commission expires on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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 Kusman  
County Attorney

02/21/08  
Date

COMMONWEALTH OF VIRGINIA  
COUNTY OF JAMES CITY, to wit:

I, \_\_\_\_\_ a Notary Public for the Commonwealth of Virginia, do certify that \_\_\_\_\_ whose name is signed to the foregoing Deed, ha acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Notary Registration Number: \_\_\_\_\_

My Commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 4 April 08  
at 2:56 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

**FLAT ATTACHED** !



WORK ORDER

James City County General Services Stormwater Division

Work Order Number: 1042

Status: OPEN    PIN: 3841100031    District: 3

Site Address: 120 SHARPS ROAD    Zip: 231882568

Owner: FOWLER, MARC C & SHARON M LIFE ESTA

Subdivision: The Meadows

Year Built 1986    Legal = L-31, Sec 7 The Meadows

**COMPLAINT DETAIL:**    Call Date: 8/8/2012    Caller Name: Sharon Fowler

Phone Home:    Email:   

Phone Cell: 757-229-8829    Phone Work:    Fax:   

Complaint Request: Drainage Problem

Complaint Comments

Roadside ditch is blocked causing water to back up on property

The Meadows  
Residents Assoc.

Meadows II Lmtrl

plat book?

DBS { DB 298/223  
          08 0016763

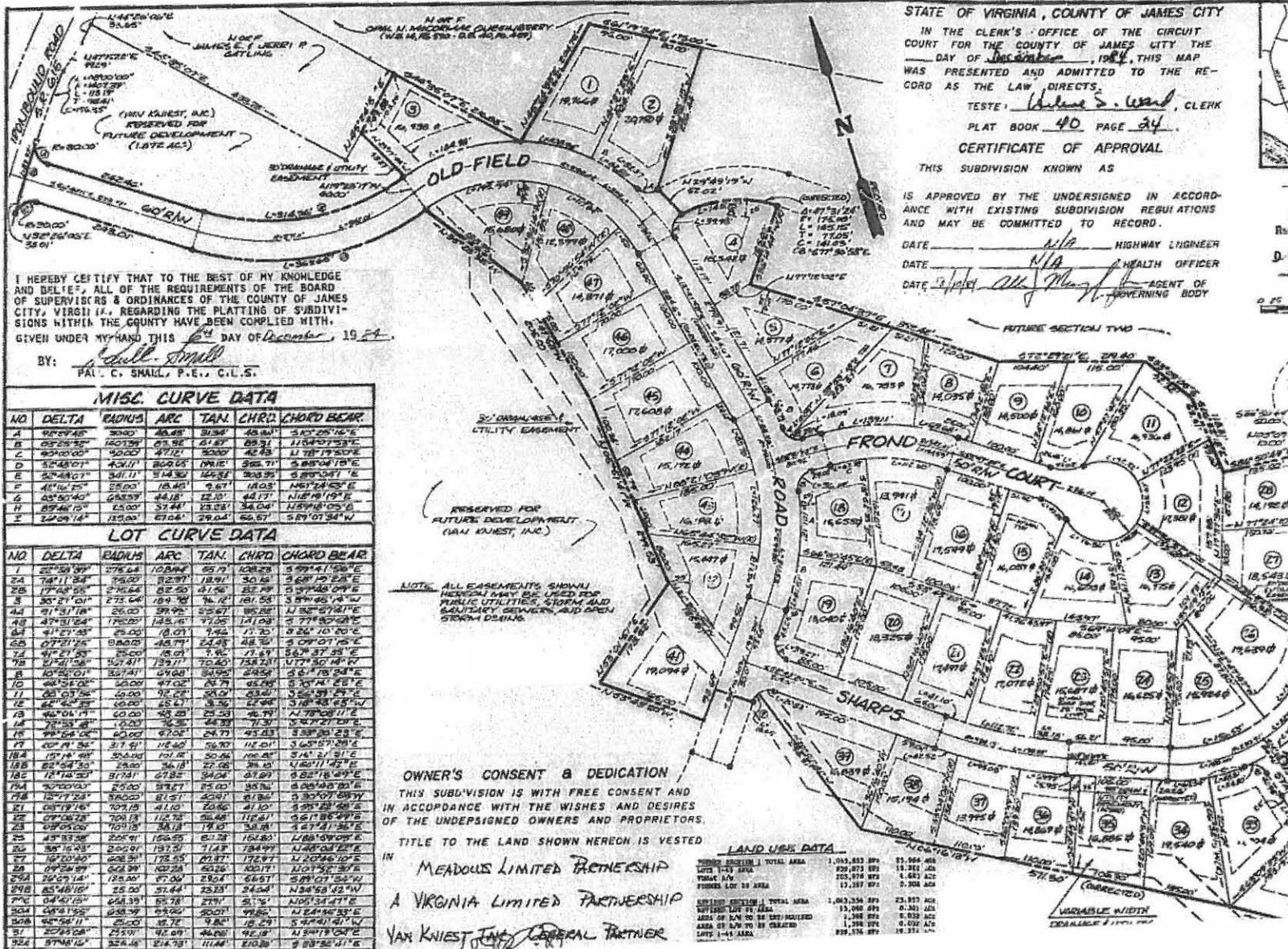
Book 39/75  
NO Dec. / No HOF  
for S-1

SB Plat  
297/515  
2811 742

Inspector Comments:    Date Inspected: 8/9/12

VDOT# 1934626

pull  
PB40/24  
DB 260/841?  
360/841?  
1984



STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF December, 1954. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: James S. Ward, CLERK  
 PLAT BOOK 40 PAGE 24  
 CERTIFICATE OF APPROVAL  
 THIS SUBDIVISION KNOWN AS

IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.  
 DATE 12/18/54 HIGHWAY ENGINEER  
 DATE N/A HEALTH OFFICER  
 DATE 12/18/54 AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.  
 GIVEN UNDER MY HAND THIS 18 DAY OF December, 1954.  
 BY: Paul C. Small  
 PAUL C. SMALL, P.E., C.L.S.

**MISC. CURVE DATA**

NO	DELTA	RADIUS	ARC	TAN.	CHRD	CHORD BEAR.
A	107°48'	3000	46.88	30.88	48.84	S 82°25'16"E
B	92°58'58"	10000	65.58	61.87	68.51	N 15°07'53"E
C	90°00'00"	5000	47.12	30.00	42.43	N 78°17'50"E
D	52°48'07"	4000	26.05	19.01	26.71	S 88°04'18"E
E	50°48'07"	3000	21.30	15.62	21.35	S 89°04'18"E
F	41°16'25"	2500	18.46	13.67	18.03	N 67°28'25"E
G	45°50'40"	2500	18.46	13.67	18.03	N 67°28'25"E
H	89°48'12"	1500	37.44	13.58	38.04	N 58°02'55"E
I	24°08'14"	1500	67.06	29.04	66.67	S 81°07'54"W

**LOT CURVE DATA**

NO	DELTA	RADIUS	ARC	TAN.	CHRD	CHORD BEAR.
1	23°58'00"	275.64	10.84	55.72	108.23	S 99°41'56"E
2A	174°11'34"	7500	32.87	18.91	30.42	S 68°19'24"E
2B	174°08'25"	275.64	62.50	41.50	62.79	S 57°48'09"E
3	30°21'01"	275.64	18.46	13.67	18.03	S 89°04'18"E
4A	41°16'25"	17500	125.76	71.02	124.08	S 77°40'46"E
4B	41°21'05"	2500	18.07	13.62	17.20	S 86°10'20"E
4C	07°21'25"	8000	48.74	24.25	48.20	S 09°07'15"E
7A	41°21'05"	2500	18.07	13.62	17.20	S 86°10'20"E
7B	07°21'25"	8000	48.74	24.25	48.20	S 09°07'15"E
8	10°58'01"	327.41	69.88	34.95	28.51	S 81°18'24"E
10	44°34'00"	2500	47.02	23.79	45.28	S 70°41'58"E
11	68°03'56"	1500	92.28	38.00	83.40	S 52°31'21"E
12	68°03'56"	1500	92.28	38.00	83.40	S 52°31'21"E
13	68°03'56"	1500	92.28	38.00	83.40	S 52°31'21"E
14	70°53'28"	1500	92.28	38.00	83.40	S 52°31'21"E
15	70°53'28"	1500	92.28	38.00	83.40	S 52°31'21"E
17	107°19'54"	317.51	116.50	56.70	115.01	S 65°27'28"E
18A	107°19'54"	3000	101.18	50.56	100.84	S 64°51'31"E
18B	107°19'54"	3000	101.18	50.56	100.84	S 64°51'31"E
19	174°12'01"	817.81	67.85	34.04	61.89	S 68°18'59"E
19A	90°00'00"	2500	38.67	25.00	35.26	S 88°04'18"E
19B	12°17'28"	8000	81.51	40.47	81.80	S 30°07'58"W
21	08°19'16"	107.15	41.00	20.86	41.10	S 88°29'58"E
22	07°08'28"	108.18	112.78	56.48	112.61	S 81°18'24"E
23	09°04'00"	107.15	41.00	20.86	41.10	S 88°29'58"E
25	43°43'38"	205.91	156.55	81.28	154.80	N 88°09'06"E
26	38°16'43"	300.91	157.50	77.43	154.97	N 88°04'18"E
27	16°10'40"	608.31	172.55	87.87	172.87	N 10°46'10"E
28	07°58'59"	608.31	172.55	87.87	172.87	N 10°46'10"E
29A	24°05'14"	125.80	47.00	23.24	46.57	S 81°18'24"E
29B	85°48'10"	25.00	51.64	23.23	24.24	N 54°58'42"W
30A	04°47'20"	648.39	68.78	27.91	67.16	N 87°13'47"E
30B	40°04'11"	2500	48.74	24.25	48.20	N 64°04'11"W
31	07°58'59"	2500	48.74	24.25	48.20	N 64°04'11"W
32A	07°58'59"	2500	48.74	24.25	48.20	N 64°04'11"W
32B	77°44'30"	2500	48.74	24.25	48.20	N 64°04'11"W

NOTE: ALL EASEMENTS SHOWN HEREON MAY BE USED FOR PUBLIC UTILITIES, FIRE AND SANITARY SERVICES, AND OPEN STREAM DRAINS.

**OWNER'S CONSENT & DEDICATION**  
 THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.  
 TITLE TO THE LAND SHOWN HEREON IS VESTED IN  
 MEADOWS LIMITED PARTNERSHIP  
 A VIRGINIA LIMITED PARTNERSHIP  
 VAN KNIEP, JAMES GENERAL PARTNER

**LAND USE DATA**

SECTION	TOTAL AREA	RESERVED FOR FUTURE DEVELOPMENT	RESERVED FOR FUTURE DEVELOPMENT (VAN KNIEP, INC.)
SECTION I	1,043,833 SQ. FT.	13,966 AC.	13,966 AC.
SECTION II	829,873 SQ. FT.	11,861 AC.	11,861 AC.
TOTAL	1,873,706 SQ. FT.	25,827 AC.	25,827 AC.
RESERVED LOT 19 AREA	17,187 SQ. FT.	0.394 AC.	0.394 AC.
SECTION I TOTAL AREA	1,043,833 SQ. FT.	23,857 AC.	23,857 AC.
RESERVED LOT 19 AREA	17,187 SQ. FT.	0.394 AC.	0.394 AC.
AREA OF 5.70 TO BE CREATED	1,298,974 SQ. FT.	0.032 AC.	0.032 AC.
LOT 1-45 AREA	837,176 SQ. FT.	19.11 AC.	19.11 AC.