



# Stormwater Division

## MEMORANDUM

**DATE:** July 22, 2014  
**TO:** Michael J. Gillis, Virginia Correctional Enterprises Document Management Services  
**FROM:** Jacob Smith, Stormwater Intern  
**PO:** 110426  
**RE:** Files Approved for Scanning

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<b>NAME PDF/SCANNED FILE:</b>		GRINDSTAFF PROPERTIES	
<b>BMP ID OR GEN FILE NUMBER:</b>	99176	<b>OWNER NAME:</b>	GRINDSTAFF <i>HA PROPERTIES LLC</i>
<b>PIN:</b>	4130100012	<b>SITE ADDRESS:</b>	N/A
		<b>LEGAL DESCRIPTION:</b>	N/A

<b>MAINTENANCE AGREEMENT IN FILE:</b>	N/A	<b>BOOK/PAGE OR DOCUMENT NO.:</b>	N/A	<b>OTHER DESCRIPTION:</b>	N/A
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<b>BOX NO.:</b>	1	<b>COMMENTS:</b>	DEED
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short → (41-3)(1-12)

BOOK 809 PAGE 266

How Grindstaff figured the Property

014222

SPECIAL WARRANTY DEED OF CORRECTION

413010 0012

THIS DEED OF CORRECTION, dated as of the 10<sup>th</sup> day of July, 1996, between **EASTERN OREO, INC.**, a Virginia corporation (the "Grantor"), and **GRINDSTAFF VIRGINIA PROPERTIES, L.L.C.**, a Virginia limited liability company (the "Grantee"), provides:

THAT for and in consideration of the conveyance made hereby, the consideration received therefor by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby (i) grants and conveys to the Grantee with special warranty, those certain parcels of real estate, together with the improvements located thereon, located in James City County, Virginia, and more particularly described on Exhibit A attached hereto (the "Property"), and (ii) remises, releases and forever quitclaims to the Grantee, without warranty, all of the Grantor's right, title and interest, if any, in and to those two parcels of real estate <sup>located in James City County, Virginia</sup> identified as "Parcel A" and "Parcel B" on that certain plat entitled "Subdivision of 1.77 Acres Standing in the Name of David L. Hertzler," dated June 5, 1981, and prepared by Paul C. Small, a copy of which is recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, in Plat Book 36, at page 90, and on that certain plat entitled "Plat of Survey Showing 2 Parcels Containing 2.808 Acres ± To Be Conveyed to Grindstaff

Virginia Buildings [SIC], L.L.C., Roberts District, James City County, Virginia", dated April 5, 1995, and prepared by G. T. Wilson, Jr., C.L.S., a copy of which is recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, in Plat Book 61, at page 47.

The Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully affect the Property or any part thereof and any encroachments that may be revealed by an accurate survey.

This Deed of Correction is being given to correct the name of the Grantee, which was incorrectly designated as Grindstaff Virginia Buildings, L.L.C. on the previous Deed from the Grantor herein, dated April 7, 1995 and recorded April 14, 1995 in Deed Book 734, page 75, of the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia.

**IN WITNESS WHEREOF**, the Grantor has caused this Deed of Correction to be executed on its behalf by its duly authorized representative as of the date set forth above.

**EASTERN OREO, INC.**, a Virginia corporation

By: William P. Cohen  
Title: V.P.

COMMONWEALTH OF VIRGINIA:

CITY OF RICHMOND:

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of July, 1996, by William B. Lohr, as  
Vice President of Eastern OREO, Inc., a Virginia  
corporation, on behalf of the corporation.

My commission expires: \_\_\_\_\_  
My commission expires  
November 30, 1999  
Salvin B. Feltz  
Notary Public

The address of the Grantee is:

3003 North Main Street  
Crossville, Tennessee 38557

This document prepared by:

David W. Hagy, Esquire  
Crestar Bank  
919 East Main Street  
Richmond, VA 23219

EXHIBIT A

Description of the Property

PARCEL I

All that certain piece or parcel of land, situate, lying and being in the County of James City, State of Virginia, containing 1.776 acres, all as shown on that certain plat entitled "PLAT SHOWING BOUNDARY SURVEY OF A PARCEL OF LAND TO BE CONVEYED BY THE BENEL CORPORATION, JAMESTOWN DIST., JAMES CITY COUNTY, VIRGINIA," dated July 10, 1970, made by Vincent D. McManus and Associates, a copy whereof is recorded in Deed Book 127, Page 531, in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City.

PARCEL II

All that certain piece or parcel of land situate, lying and being in the County of James City, State of Virginia, containing 1.032 acre as shown on that certain plat attached to deed from Benel Corporation to L. Frank Little, Inc., dated December 8, 1971 and recorded in the Clerk's Office of the Circuit Court for James City County, Virginia in Deed Book 134, Page 480, to which reference is hereby particularly made, entitled "PLAT SHOWING BOUNDARY SURVEY OF A PARCEL OF LAND TO BE CONVEYED BY THE BENEL CORPORATION, JAMESTOWN DIST., JAMES CITY COUNTY, VIRGINIA," dated July 13, 1970, made by V. D. McManus and Associates, by R. F. Pyle, C.L.S.

BEING the same real property conveyed to Eastern OREO, Inc., a Virginia corporation, by Trustee's Deed from E. D. David, Trustee, dated November 10, 1993, and recorded November 15, 1993 in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, in Deed Book 652, at page 749.

RECORDING TAX EXEMPTION STATUTE 58.1-810(2)

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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 27 day of September, 1996. This Collected Deed was presented with certificate annexed and admitted to record at 10:21 o'clock  
Tests: Helene S. Ward, Clerk  
by [Signature]  
Deputy Clerk

(21-3)(1-12 + 12A)

970 013118

AFFIDAVIT

STATE OF VIRGINIA

CITY OF WILLIAMSBURG, to-wit:

The attached plat, and courses and distance description, made by AES, Consulting Engineers, Williamsburg, Virginia, dated April 7, 1997, of the land of GRINDSTAFF VIRGINIA PROPERTIES, L.L.C., situate in the County of James City, Virginia, and being the same land acquired by the said GRINDSTAFF VIRGINIA PROPERTIES, L.L.C., by Deed dated July 10, 1996, and recorded in the Clerk's Office of the Circuit Court for the County of James City, Virginia, in Deed Book 809, page 266, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my hand and seal this 12th day of August, 1997.

GRINDSTAFF VIRGINIA PROPERTIES, L.L.C.

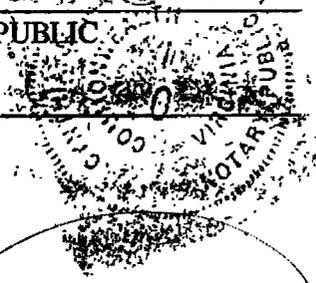
By Joseph A. Abdelnour (SEAL)  
Joseph A. Abdelnour, Its Agent and Attorney

The foregoing Affidavit was acknowledged before me this 12th day of August, 1997, by Joseph A. Abdelnour, Agent and Attorney for Grindstaff Virginia Properties, L.L.C., a Virginia Limited Liability Company, on behalf of said Company.

AUG 13 5 01 55

Joseph A. Abdelnour  
NOTARY PUBLIC

In the County of James City, to-wit: James City  
In the Clerk's Office of the Circuit Court for the County of James City  
City of Williamsburg and County of James City  
My commission expires: Aug 1997  
This affidavit +  
Plat was presented with certificate annexed  
to record at 809 Clerk's  
Office of Helen S. Ward, Clerk  
by Joseph A. Abdelnour



PLAT RECORDED IN  
P.B. NO. 67 PAGE 19

JOSEPH A. ABDELNOUR, R.C.  
1148 PROFESSIONAL DRIVE  
GOVERNOR BERKELEY  
PROFESSIONAL CENTER  
WILLIAMSBURG, VA 23185  
PHONE (757) 229-5510  
FAX (757) 229-8075

014222

SPECIAL WARRANTY DEED OF CORRECTION

THIS DEED OF CORRECTION, dated as of the 10<sup>th</sup> day of July, 1996, between **EASTERN OREO, INC.**, a Virginia corporation (the "Grantor"), and **GRINDSTAFF VIRGINIA PROPERTIES, L.L.C.**, a Virginia limited liability company (the "Grantee"), provides:

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1-4



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**IN WITNESS WHEREOF**, the Grantor has caused this Deed of Correction to be executed on its behalf by its duly authorized representative as of the date set forth above.

**EASTERN OREO, INC.**, a Virginia corporation

By: *William S. Cook*  
Title: *V.P.*

COMMONWEALTH OF VIRGINIA:

CITY OF RICHMOND:

The foregoing instrument was acknowledged before me this  
10<sup>th</sup> day of July, 1996, by William B. Carlin, as  
Vice President of Eastern OREO, Inc., a Virginia  
corporation, on behalf of the corporation.

My commission expires: My commission expires  
November 30, 1999

William B. Carlin  
Notary Public

The address of the Grantee is:

3003 North Main Street  
Crossville, Tennessee 38557

This document prepared by:

David W. Hagy, Esquire  
Crestar Bank  
919 East Main Street  
Richmond, VA 23219

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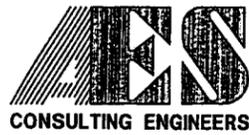
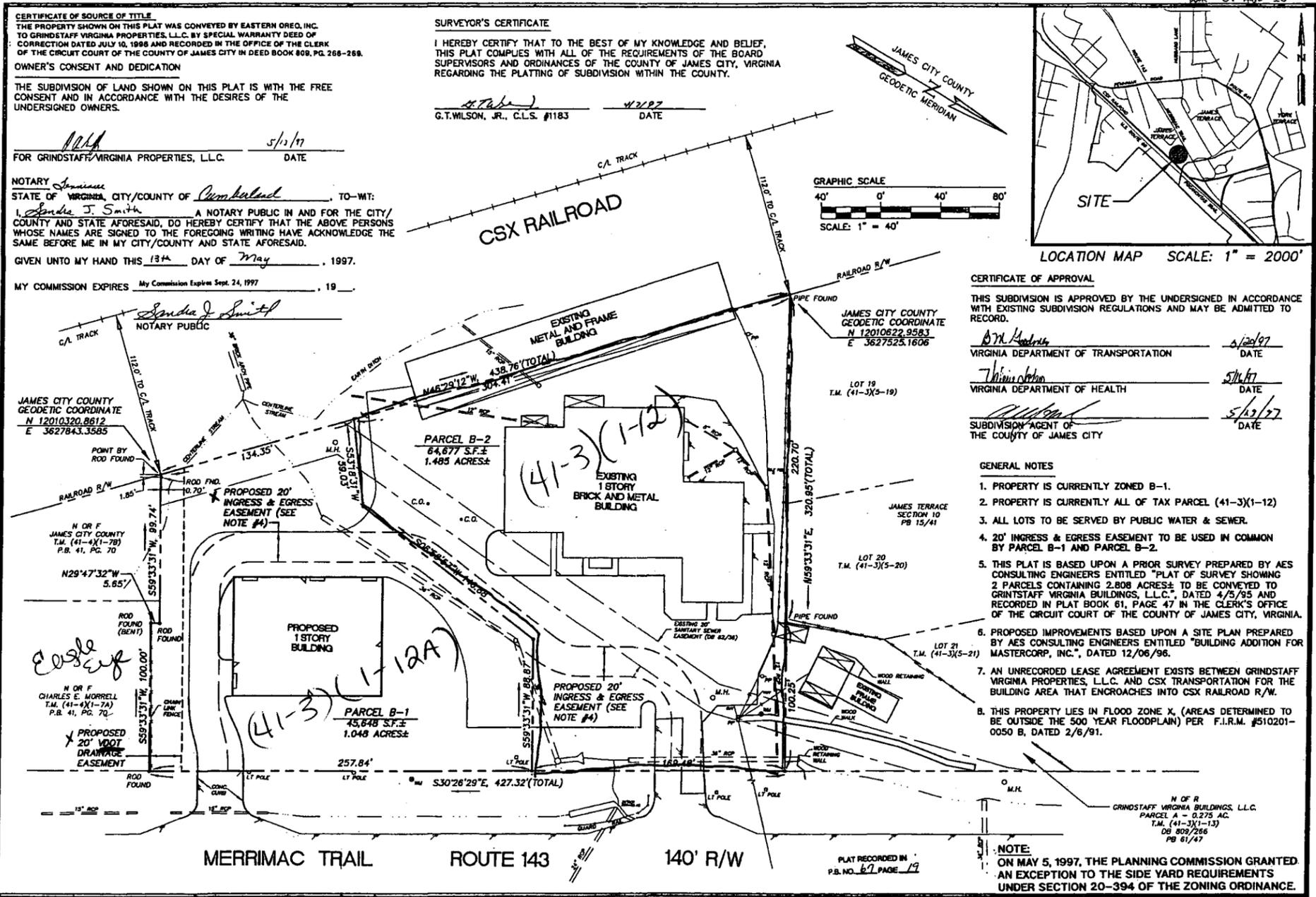
RECORDING TAX EXEMPTION STATUTE 58.1-810(2)

i:\...\300871\9607001a.DOC

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 27 day of September, 1996. This Collected Deed was presented with certificate annexed and admitted to record at 10:21 o'clock  
Teste: Helene S. Ward, Clerk  
by [Signature]  
Deputy Clerk

This is PB 67  
PG 19

DAVID WARDOR  
592-2843



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

PLAT OF SUBDIVISION  
PARCEL B CONTAINING 2.533 ACRES±  
OWNED BY  
GRINDSTAFF VIRGINIA PROPERTIES, L.L.C.  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	4/1/97	2:04 The record is day of Aug 1997 DOCUMENT # 97000000 Subscribed Clerk	

Designed CMA	Drawn CMA
Scale 1" = 40'	Date 4/7/97
Project No. 8104-1	
Drawing No. 10F1	

*[Handwritten scribbles]*

**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

**DAVID L. HERTZLER**  
 DB. 136/492

BY \_\_\_\_\_ BY *[Signature]*

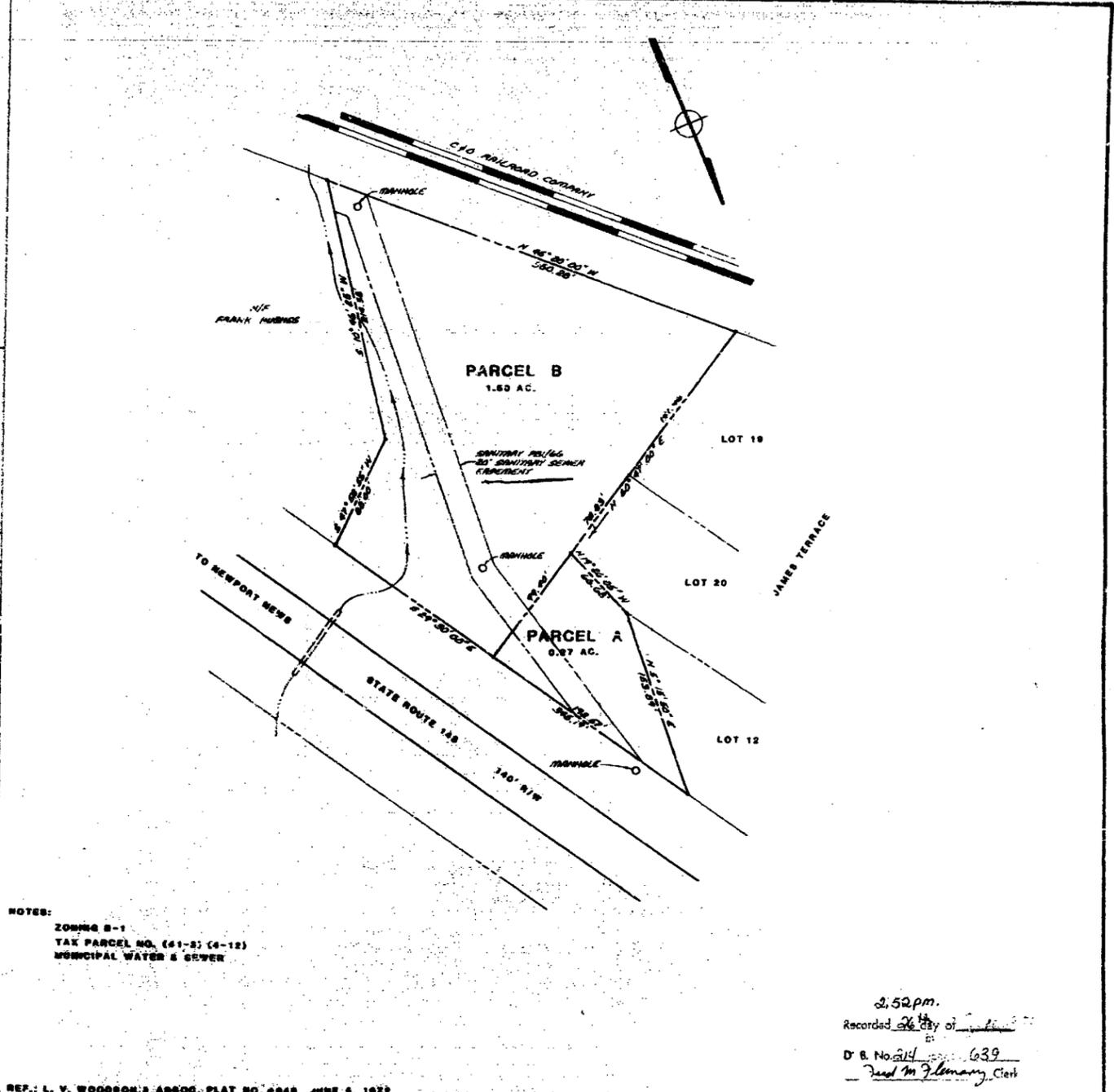
STATE OF VIRGINIA,  
 I, *[Signature]*, a Notary Public do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid. Given under my hand this 15 day of JUNE 1981. My commission expires 7-1-83.

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 In the clerk's office of the circuit court for the county of James City the 26 day of JUNE 1981, this map was presented and admitted to the record as the law directs.

Taste *[Signature]*, Clerk  
 Plate Book 56 Page 90

**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 N/A Highway Engineer  
 Date N/A Health Officer  
 Date 6-16-81 *[Signature]* Agent of Governing Body



NOTES:  
 ZONING B-1  
 TAX PARCEL NO. (41-2) (4-12)  
 MUNICIPAL WATER & SEWER

2:52 pm.  
 Recorded 26 day of JUNE 1981  
 D. B. No. 214 639  
*[Signature]*, Clerk

REF.: L. V. WOODSON'S ASSOC. PLAT NO. #649, JUNE 5, 1978

**ENGINEER'S & SURVEYOR'S CERTIFICATE**  
 I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and 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 5 day of JUNE 1981.  
 BY *[Signature]*  
 P. C. Small, P.E., C.L.S.


**SUBDIVISION OF 1.77 ACRES STANDING IN THE NAME OF DAVID L. HERTZLER**

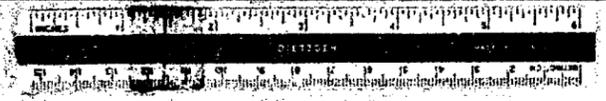
JAMES CITY COUNTY, VIRGINIA

PLATTING ENGINEER'S CORPORATION

1" = 80'

JUNE 5, 1981

#649



# **POOR QUALITY**

**ORIGINAL(S) FOLLOW**

**THIS IS THE BEST COPY  
AVAILABLE**

**VCE DOCUMENT CONVERSION CENTER**

OWNER'S CONSENT & DEDICATION

This subdivision is with free consent and is made in accordance with the wishes and desires of the abutting owners and proprietors of the lots and their interest is hereby...

DAVID L. HERTZLER

DB 130/492

of L-462

STATE OF VIRGINIA

I, St. Paul, a Mayor Public in and for the County of James City, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my City and show official books under my hand this 27th day of June, 1951 by commission expires 7-1-53

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the City of James City, this day was presented and admitted to the record in the City Clerk's office of James City, this day was presented and admitted to the record in the City Clerk's office of James City

Witness my hand and seal of said City this 27th day of June, 1951

City Clerk St. Paul

CERTIFICATE OF APPROVAL

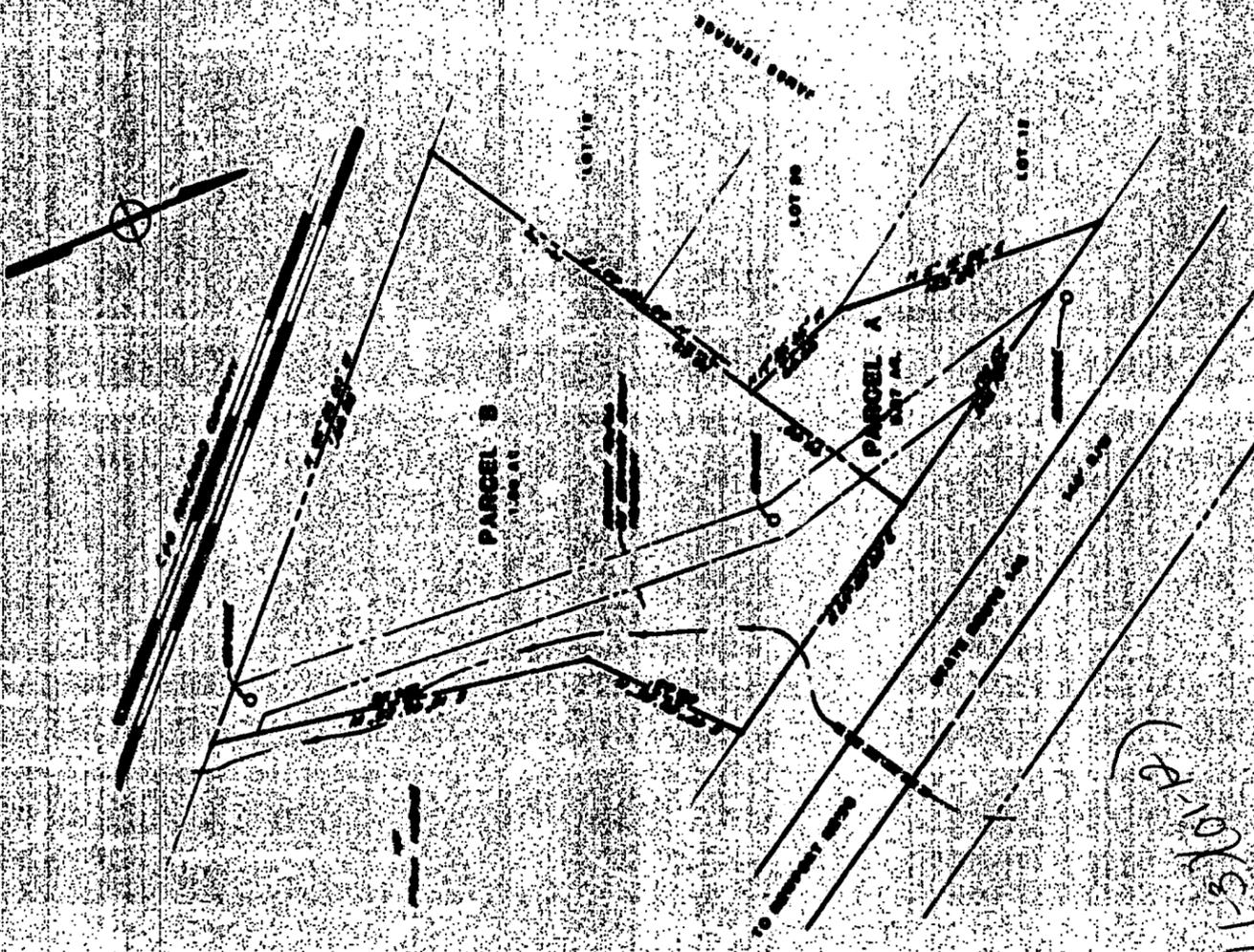
This subdivision is approved by the Board of Supervisors of James City, Virginia, regarding the plan of subdivision and the same is hereby approved and may be returned to the owner for recording.

Approved: W. M. B. [Signature] Mayor

Attest: W. M. B. [Signature] City Clerk

ENGINEER'S & SURVEYOR'S CERTIFICATE

I, W. M. B. [Signature], a duly Licensed Professional Engineer and a duly Licensed Surveyor, do hereby certify that the above described subdivision is in accordance with the plan of subdivision and the same is hereby approved and may be returned to the owner for recording.



SUBDIVISION OF 1.77 ACRES STANDING IN THE NAME OF DAVID L. HERTZLER



A grid table with multiple rows and columns, likely for recording or administrative use.

DAVID L. HERTZLER, Mayor, JAMES CITY, VIRGINIA

25000  
Recorded at DB 130/492  
Filed for Recording on June 27, 1951

JAMES CITY SURVEYOR  
VIRGINIA  
1951