

A G E N D A
JAMES CITY SERVICE AUTHORITY BOARD OF DIRECTORS
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
July 23, 2019
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

1. Resolution of Appreciation - James Hopkins

D. PUBLIC COMMENT

E. CONSENT CALENDAR

1. Minutes Adoption
2. Formal Acceptance of Water and Sewer Systems - Fiscal Year 2019
3. Appointment of Assistant Treasurer to the Board of Directors of the James City Service Authority

F. PUBLIC HEARING(S)

1. Easement Conveyance: Kings Way/Queens Path

G. BOARD CONSIDERATION(S)

1. July 2019 Report

H. BOARD REQUESTS AND DIRECTIVES

I. GENERAL MANAGER'S UPDATE

J. ADJOURNMENT

1. Adjourn until 5 p.m. on August 13, 2019 for the Regular Meeting

ITEM SUMMARY

DATE: 7/23/2019
TO: The Board of Directors
FROM: M. Douglas Powell, General Manager
SUBJECT: Resolution of Appreciation - James Hopkins

ATTACHMENTS:

Description	Type
 Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
James City Service Authority	Powell, Doug	Approved	7/9/2019 - 1:55 PM
Publication Management	Daniel, Martha	Approved	7/9/2019 - 2:00 PM
Legal Review	Kinsman, Adam	Approved	7/9/2019 - 5:15 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 1:29 PM
Board Secretary	Stevens, Scott	Approved	7/16/2019 - 3:34 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 3:36 PM

RESOLUTION OF APPRECIATION

JAMES HOPKINS

WHEREAS, Mr. James Hopkins has been employed by the James City Service Authority (JCSA) since February 1998 and since October 2008 as the Supervisory Control and Data Acquisition (SCADA) Utility Systems Analyst; and

WHEREAS, Mr. Hopkins is retiring effective August 1, 2019; and

WHEREAS, the JCSA has made significant progress in its use of technology and Mr. Hopkins has played a central role in this progress; and

WHEREAS, Mr. Hopkins oversaw the implementation of JCSA's first SCADA system, improving the organization's ability to communicate with and manage its facilities; and

WHEREAS, Mr. Hopkins oversaw the implementation of Hansen, JCSA's work order management system; and

WHEREAS, Mr. Hopkins has essentially been on call 24 hours per day during his 21 years of service to the JCSA; and

WHEREAS, Mr. Hopkins embodies the JCSA's values of safety, customer service, and teamwork.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors does hereby recognize Mr. James Hopkins and presents this resolution as a token of appreciation for his dedicated service to the James City Service Authority.

BE IT FURTHER RESOLVED that the Board of Directors offers its best wishes to Mr. Hopkins in his retirement.

P. Sue Sadler
Chairman, Board of Directors

ATTEST:

Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	___	___	___
LARSON	___	___	___
MCGLENNON	___	___	___
ICENHOUR	___	___	___
SADLER	___	___	___

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, on this 23rd day of July, 2019.

ITEM SUMMARY

DATE: 7/23/2019
TO: The Board of Directors
FROM: Teresa J. Fellows, Deputy Secretary
SUBJECT: Minutes Adoption

ATTACHMENTS:

	Description	Type
☐	062519 BOD Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 1:39 PM

MINUTES
JAMES CITY SERVICE AUTHORITY BOARD OF DIRECTORS
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 25, 2019
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

Michael J. Hipple, Powhatan District
Ruth M. Larson, Vice Chairman, Berkeley District
John J. McGlennon, Roberts District
James O. Icenhour, Jr., Jamestown District
P. Sue Sadler, Chairman, Stonehouse District

Scott A. Stevens, Secretary to the Board
Adam R. Kinsman, County Attorney
M. Douglas Powell, General Manager

C. PRESENTATIONS

None.

D. PUBLIC COMMENT

None.

E. CONSENT CALENDAR

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

1. Minutes Adoption
2. Appropriation - Hurricane Michael - \$75,361

F. PUBLIC HEARING(S)

None.

Ms. Sadler noted a change in the order of the meeting with the Board Requests and Directives and the General Manager's Update as the next agenda items followed by a Closed Session to address Board Considerations regarding the General Manager's performance evaluation.

G. BOARD CONSIDERATION(S)

A motion to Enter a Closed Session was made by Michael Hipple, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

At approximately 4:02 p.m., the Board entered Closed Session.

At approximately 4:20 p.m., the Board re-entered Open Session.

1. Certification of a Closed Session

A motion to Certify the Closed Session was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

2. Consideration of a personnel matter, the performance evaluation of the JCSA General Manager, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia

A motion to Authorize a Salary Increase of 3% for the General Manager, Doug Powell, effective October 1, 2019, was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Larson, McGlennon, Icenhour, Jr., Sadler

H. BOARD REQUESTS AND DIRECTIVES

None.

I. GENERAL MANAGER'S UPDATE

1. June 2019 Update

Mr. Powell thanked Financial and Management Services for its efforts on the groundwork and paperwork for the Hurricane Michael appropriation.

J. ADJOURNMENT

1. Adjourn until 4 p.m. on July 23, 2019, for the Regular Meeting

A motion to Adjourn was made by Michael Hipple, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

At approximately 4:23 p.m., Ms. Sadler adjourned the Board of Directors.

ITEM SUMMARY

DATE: 7/23/2019

TO: The Board of Directors

FROM: M. Douglas Powell, General Manager, James City Service Authority

SUBJECT: Formal Acceptance of Water and Sewer Systems - Fiscal Year 2019

Attached is a resolution formally accepting water and sewer systems constructed and contributed to the James City Service Authority (JCSA) by developers during Fiscal Year 2019.

ATTACHMENTS:

	Description	Type
☐	Memo	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
James City Service Authority	Luton, Stephanie	Approved	7/2/2019 - 10:42 AM
Publication Management	Burcham, Nan	Approved	7/2/2019 - 10:49 AM
Legal Review	Kinsman, Adam	Approved	7/2/2019 - 1:55 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 1:29 PM
Board Secretary	Stevens, Scott	Approved	7/16/2019 - 3:33 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 3:35 PM

MEMORANDUM

DATE: July 23, 2019
TO: The Board of Directors
FROM: M. Douglas Powell, General Manager, James City Service Authority
SUBJECT: Formal Acceptance of Water and Sewer Systems - Fiscal Year 2019

Attached is a resolution formally accepting water and sewer systems constructed and contributed to the James City Service Authority (JCSA) by developers during Fiscal Year 2019. The resolution lists the value of the infrastructure at the time of completion. The total value of \$5,137,825 will be included in the net capital asset calculations for JCSAs Fiscal Year 2019 Comprehensive Annual Financial Report pending the Board of Directors' acceptance of the systems. JCSA had net capital assets totaling \$153,554,105 in the Fiscal Year 2018 Annual Report.

Staff recommends adoption of the attached resolution accepting the dedication of the infrastructure.

MDP/nb
FAWtrSwrSystems-mem

Attachment

RESOLUTION

FORMAL ACCEPTANCE OF WATER AND SEWER SYSTEMS - FISCAL YEAR 2019

WHEREAS, certain water and sewer infrastructure has been constructed by developers and dedicated to the James City Service Authority (JCSA); and

WHEREAS, this water and sewer infrastructure has been constructed in accordance with technical requirements of JCSA.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, hereby formally accepts the dedication of the water and sewer systems listed below, as of June 30, 2019:

Water Dedications

<i><u>Development</u></i>	<i><u>Value</u></i>
Chambrel Expansion Memory Care	\$ 2,400
Colonial Heritage Phase 5, Section 1	708,600
Liberty Crossing	654,970
Lightfoot Marketplace	2,950
Neck-O-Land Road 234	4,000
Patriot's Colony Apartments	63,225
Patriot's Colony Maintenance & Dining Promenade	24,700
Settlement at Powhatan Creek Phase 3	7,350
White Hall - Section 4	315,705
	<u>475,875</u>
Total:	<u>\$2,259,775</u>

Sewer Dedications

<i><u>Development</u></i>	<i><u>Value</u></i>
Chambrel Expansion Memory Care	\$ 62,075
Colonial Heritage Phase 5, Section 1	935,365
Endeavor Drive 1701	3,580
Greenmount Industrial Park	29,500
Greensprings Mobile Home Park Force Main	62,000
Liberty Crossing	842,335
Neck-O-Land Road 234	28,555
Patriot's Colony Apartments	103,930
Promenade	3,000
Settlement at Powhatan Creek Phase 3	355,995
White Hall - Section 4	451,715
	<u>451,715</u>
Total:	<u>\$2,878,050</u>

Water and Sewer Total: \$5,137,825

P. Sue Sadler
Chairman, Board of Directors

ATTEST:

Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
ICENHOUR	_____	_____	_____
SADLER	_____	_____	_____

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 23rd day of July, 2019.

FAWtrSwrSystems-res

ITEM SUMMARY

DATE: 7/23/2019

TO: The Board of Directors

FROM: M. Douglas Powell, General Manager

SUBJECT: Appointment of Assistant Treasurer to the Board of Directors of the James City Service Authority

ATTACHMENTS:

	Description	Type
☐	Memo	Cover Memo
☐	Resolution	Resolution
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
James City Service Authority	Powell, Doug	Approved	7/3/2019 - 10:25 AM
Publication Management	Burcham, Nan	Approved	7/3/2019 - 10:29 AM
Legal Review	Kinsman, Adam	Approved	7/3/2019 - 4:54 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 1:28 PM
Board Secretary	Stevens, Scott	Approved	7/16/2019 - 3:32 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 3:35 PM

MEMORANDUM

DATE: July 23, 2019

TO: The Board of Directors

FROM: M. Douglas Powell, General Manager, James City Service Authority

SUBJECT: Appointment of Assistant Treasurer to the Board of Directors of the James City Service Authority

The James City Service Authority (JCSA) Assistant Treasurer Ms. Sharon Day was recently promoted to Director of Financial and Management Services of James City County. Ms. Cheryl Cochet has been hired as the Assistant Director of Financial and Management Services, the position that serves as the Assistant Treasurer to the Board of Directors of the JCSA. The Assistant Treasurer assists the Treasurer with the day-to-day financial affairs of the Authority.

The attached resolutions appoint Ms. Cheryl Cochet as the Assistant Treasurer of the JCSA and amend the bank resolution to include her as an authorized signer.

MDP/nb
ApptAsstTreasr-mem

Attachments

RESOLUTION

BANK RESOLUTION AMENDMENT

BE IT RESOLVED that Towne Bank, Williamsburg, Virginia, be and it is hereby designated as depository for the James City Service Authority funds and that funds so deposited may be withdrawn upon a check, draft, note, or order of the Board of Directors.

BE IT FURTHER RESOLVED that all checks, drafts, notes, or orders drawn against said accounts be signed by two of the following:

Mr. M. Douglas Powell General Manager

OR

Ms. Stephanie Luton Treasurer

OR

Ms. Cheryl Cochet Assistant Treasurer

whose signatures shall be duly certified to these financial institutions and that no checks, drafts, notes, or orders drawn against these financial institutions shall be valid unless so signed.

BE IT FURTHER RESOLVED that said Bank is hereby authorized and directed to honor and pay any checks, drafts, notes or orders so drawn, whether such checks, drafts, notes or orders be payable to the order of any such persons signing and/or countersigning said checks, drafts, notes or orders, or any of such persons in their individual capacities or not, and whether such checks, drafts, notes or orders are deposited to the individual credit of the person so signing and/or countersigning said checks, drafts, notes or orders, or the individual credit of any of the other officers or not. For cash investment purposes, the Bank is also authorized and directed to honor requests for the transfer of money from savings to checking, checking to savings, and transfers from checking or savings to purchase Certificates of Deposit, repurchase agreements or to make other lawful investments when requested by Ms. Stephanie Luton, Treasurer, or Ms. Cheryl Cochet, Assistant Treasurer. This resolution shall continue in force and said Bank may consider the facts concerning the holders of said offices, respectively, and their signatures to be and continue as set forth in the Certificate of the Secretary, accompanying a copy of this resolution when delivered to said Bank or in any similar subsequent certificate, until written notice to the contrary is duly served on said Bank.

P. Sue Sadler
Chairman, Board of Directors

ATTEST:

Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	___	___	___
LARSON	___	___	___
MCGLENNON	___	___	___
ICENHOUR	___	___	___
SADLER	___	___	___

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 23rd day of July, 2019.

BankResAmndt-res

RESOLUTION

APPOINTMENT OF ASSISTANT TREASURER TO THE BOARD OF DIRECTORS

OF THE JAMES CITY SERVICE AUTHORITY

WHEREAS, James City Service Authority (JCSA) Assistant Treasurer, Ms. Sharon Day, was recently promoted to Director of Financial and Management Services of James City County; and

WHEREAS, Ms. Cheryl Cochet has been hired as the Assistant Director of Financial and Management Services, the position that serves as the Assistant Treasurer to the Board of Directors of the JCSA; and

WHEREAS, the Board of Directors of the JCSA, James City County, Virginia, is desirous of appointing Ms. Cheryl Cochet as Assistant Treasurer to the Board of Directors of the JCSA.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the James City Service Authority, James City County, Virginia, hereby appoints Ms. Cheryl Cochet as Assistant Treasurer of the Service Authority of James City County, Virginia, effective July 23, 2019.

P. Sue Sadler
Chairman, Board of Directors

ATTEST:

Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	___	___	___
LARSON	___	___	___
MCGLENNON	___	___	___
ICENHOUR	___	___	___
SADLER	___	___	___

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 23rd day of July, 2019.

ApptAsstTreasr-res

ITEM SUMMARY

DATE: 7/23/2019

TO: The Board of Directors

FROM: Doug Powell, General Manager; Max Hlavin, Deputy County Attorney

SUBJECT: Conveyance of JCSA easements within the dedicated rights-of-way for Kings Way and Queens Path. The easements will be conveyed to the County and the utilities will continue to be allowed under VDOT permit. This will allow for Kings Way and Queens Path to be accepted into the state's secondary system.

ATTACHMENTS:

	Description	Type
☐	Memo	Cover Memo
☐	Resolution	Resolution
☐	Draft Deed	Backup Material
☐	Subdivision Plat 1	Backup Material
☐	Subdivision Plat 2	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Attorney	Kinsman, Adam	Approved	7/3/2019 - 4:54 PM
Publication Management	Burcham, Nan	Approved	7/3/2019 - 5:23 PM
Legal Review	Kinsman, Adam	Approved	7/8/2019 - 3:18 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 1:28 PM
Board Secretary	Stevens, Scott	Approved	7/16/2019 - 3:33 PM
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 3:35 PM

MEMORANDUM

DATE: July 23, 2019

TO: The Board of Directors

FROM: M. Douglas Powell, General Manager, James City Service Authority
Maxwell Hlavin, Deputy County Attorney

SUBJECT: Easement Conveyance: Kings Way and Queens Path

The James City Service Authority (JCSA) owns easements within areas recently dedicated as public right-of-way as part of Kings Way and Queens Path in James City County. The Virginia Department of Transportation (VDOT) requires that all rights-of-way be free of easements prior to being accepted into the State's Secondary System. The County accepted fee simple ownership in the subject rights-of-way upon the recordation of subdivision plats recorded as Instrument Numbers 160021147 and 180018682 in the Clerk's Office of the Williamsburg-James City County Circuit Court. Upon being conveyed to the County, the easements will merge into the underlying fee simple ownership. JCSA will retain ownership of the facilities within the easements and the right to operate the facilities under a permit issued by VDOT.

MDP/MH/nb
AuthConvyEsmt-mem

Attachments:

1. Resolution
2. Deed
3. Subdivision Plat 180018682
4. Subdivision Plat 160021147

RESOLUTION

AUTHORIZATION TO CONVEY EASEMENTS WITHIN KINGS WAY AND

QUEENS PATH TO JAMES CITY COUNTY, VIRGINIA

WHEREAS, the James City Service Authority owns utility easements within rights-of-way known as Kings Way and Queens Path in James City County (the “Rights-of-Way”); and

WHEREAS, the Virginia Department of Transportation (VDOT) requires the conveyance of easements within rights-of-way prior to roads being accepted into the state’s secondary highway system; and

WHEREAS, the Board of Supervisors of James City County, Virginia, desires to have the Rights-of-Way accepted into the state’s secondary highway system; and

WHEREAS, in accordance with state regulations and permits issued by VDOT, the James City Service Authority is permitted to own and operate utility facilities within the Rights-of-Way without dedicated easements; and

WHEREAS, Board of Directors of the James City Service Authority finds that conveyance of the easements within the Rights-of-Way will not negatively affect operation of the utility facilities or utility service to customers.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the James City Service Authority that the General Manager of the James City Service Authority is authorized to execute all documents necessary to convey easements located within the rights-of-way known as Kings Way and Queens Path, further identified on plats of subdivision recorded as Instrument Numbers 160021147 and 180018682, to the County of James City, Virginia, in order for such rights-of-way to be accepted into the state’s secondary highway system.

P. Sue Sadler
Chairman, Board of Directors

ATTEST:

Teresa J. Fellows
Deputy Secretary to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
ICENHOUR	_____	_____	_____
SADLER	_____	_____	_____

Adopted by the Board of Directors of the James City Service Authority, James City County, Virginia, this 23rd day of July, 2019.

Prepared by/Return to:
Maxwell Hlavin, Esq.
101-D Mounts Bay Road
Williamsburg, VA 23185

JCC Tax Map No: N/A
Consideration: \$10.00

**RECORDATION TAXES ARE EXEMPT PURSUANT TO THE CODE OF VIRGINIA,
1950, AS AMENDED, SECTION 58.1-811(A)(3) AND 58.1-811(C)(4).**

QUITCLAIM DEED

THIS DEED, made this ____ day of June, 2019, between the **JAMES CITY SERVICE AUTHORITY**, a political subdivision of the Commonwealth of Virginia (the “JCSA”), Grantor, and the **COUNTY OF JAMES CITY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the “County”), Grantee.

WHEREAS, by operation of law, the County took ownership of the fee simple interest in public rights-of-way known as Kings Way and Queens Path upon the recordation of plats of subdivision recorded as Instrument No. 160021147 and Instrument No. 180018682 in the land records of the Circuit Court for James City County (the “Rights-of-Way”); and

WHEREAS, the JCSA owns utility easements in the Rights-of Way (the “Easements”), shown on Instrument No. 010007174 and Instrument No. 080023975 recorded in the land records of the Circuit Court for James City County; and

WHEREAS, the County wishes to have the Rights-of-Way accepted into the secondary system of state highways and the Virginia Department of Transportation regulations (24 VAC 30-91-110(M)(5)) require all easements within platted rights-of-way to be quitclaimed; and

WHEREAS, the JCSA will maintain ownership and control of its utility facilities located within the Rights-of-Way, which shall be permitted by the Virginia Department of Transportation; and

WHEREAS, at its meeting on May 28, 2019, the Board of Directors of the JCSA voted ____ to ____ to authorize conveyance of the Easements to the County.

WITNESSETH:

That Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, does forever abandon and quitclaim unto Grantee all the right, title, interest, claim, or demand which Grantor has, or may have had, in those portions of the Easements located in the Rights-of-Way, further described as:

ALL right title and interest of Grantor in a portion of those certain utility easements as located within the right-of-way areas for Kings Way and Queens Path, as shown on plat entitled "BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH ON PROPERTIES OWNED BY: UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC, LA FONTAINE OWNERS ASSOCIATION, INC., RIVERSIDE HOSPITAL, INC., UNIVERSITY SQUARE ASSOCIATES AND WILLIAMSBURG CROSSING ASSOCIATES, LLC, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" dated 05/01/2017, prepared by AES Consulting Engineers and recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia as Instrument Number 180018682.

BEING the same easement described as "UTILITY EASEMENT 'A' ACROSS PARCEL 20 AREA=2,776 S.F." shown on a plat titled "PLAT SHOWING EASEMENT TO BE CONVEYED TO JAMES CITY SERVICE AUTHORITY ACROSS PARCELS 2, 30, AND 24 WILLIAMSBURG CROSSING," said plat being part of a Deed of Easement dated April 23, 2001 recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia on April 23, 2001 as Instrument Number 010007174.

AND BEING the same easements described as "15' JCSA UTILITY EASEMENT" and a portion of "VARIABLE WIDTH JCSA UTILITY EASEMENT" shown on a plat titled "MEDICAL OFFICE BUILDING PROPERTY OF RIVERSIDE HOSPITAL, INC.," said plat being part of a Deed of Easement dated September 17, 2008 recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia on September 24, 2008 as Instrument Number 080023975.

SUBJECT TO the JCSA retaining ownership of all utility facilities located within the portions of the Easements described above and hereby conveyed. The Easements hereby conveyed shall become part of the Rights-of-Way and JCSA shall have the right, by permit, to operate, maintain, repair, replace, and improve the utility facilities as required.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the General Manager of the JCSA has signed and sealed this deed, the day and year first above written.

APPROVED AS TO FORM:

JAMES CITY SERVICE AUTHORITY

Maxwell Hlavin, Esq.
Counsel to the JCSA

By: Doug Powell
Its: General Manager

COMMONWEALTH OF VIRGINIA,

County of James City, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Doug Powell, General Manager of the James City Service Authority, on behalf of the Authority.

Notary Public

My Commission expires: _____

Notary Registration Number: _____

CERTIFICATION OF SOURCE OF TITLE (PARCEL 2)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY CSFB 2002-CKS4 TYLER HIGHWAY, LLC, A VIRGINIA GENERAL PARTNERSHIP TO WILLIAMSBURG CROSSING ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 21, 2015 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 150016767.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR WILLIAMSBURG CROSSING ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

[Signature] 10/25/17 DATE
Robert Y. Shasha, Managing Member PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 2

COMMONWEALTH OF VIRGINIA STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, MATT J. HYBEL A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 25th DAY OF OCTOBER, 2017.

MY COMMISSION EXPIRES:

NOTARY REGISTRATION NUMBER:

MATT J. HYBEL Notary Public, State of New York No. 01HY6311526 Qualified in Westchester County Commission Expires Sept. 15, 2018

CERTIFICATION OF SOURCE OF TITLE (PARCEL 6)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY BAY COMMUNITY BANK, (WHOSE NAME WAS THE BANK OF WILLIAMSBURG) A VIRGINIA CHARTERED BANK TO UNION BANK AND TRUST COMPANY, A VIRGINIA CHARTERED BANK BY DEED DATED OCTOBER 24, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 080026795.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR UNION BANK AND TRUST COMPANY, A VIRGINIA CHARTERED BANK

[Signature] 11/1/2017 DATE
Larry P. Patton VP-Liquidation Manager PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 6

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Montgomery

I, Megan Collins Jones A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 1st DAY OF November, 2017.

MY COMMISSION EXPIRES: Feb. 28, 2019

NOTARY REGISTRATION NUMBER: 7090684

[Signature] Megan Collins Jones NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 7)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO M & D MEGA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 6, 2011 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 110012429.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR M & D MEGA PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

[Signature] Nov 8, 2017 DATE
Matthew Blanchard Owner PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 7

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach

I, Heidi Marie Macemore A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 8 DAY OF November, 2017.

MY COMMISSION EXPIRES: April 30, 2021

NOTARY REGISTRATION NUMBER: 7562623

HEIDI MARIE MACEMORE NOTARY PUBLIC REGISTRATION # 7562623 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES APRIL 30, 2021

CERTIFICATION OF SOURCE OF TITLE (PARCEL 12)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO UNIVERSITY SQUARE ASSOCIATES BY DEED DATED AUGUST 6, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 357, PAGE 125 AND DECLARATION OF CONDOMINIUM RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 821, PAGE 212.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR LA FONTAINE OWNERS ASSOCIATION, INC

[Signature] 11-17-17 DATE
Jane D. Smith, President PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 12

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Pieter Forget A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 17th DAY OF November, 2017.

MY COMMISSION EXPIRES: 06/30/2021

NOTARY REGISTRATION NUMBER: 7540059

[Signature] Pieter Forget Notary Public Commission No. 7540059 My Commission Expires 6/30/2021

CERTIFICATION OF SOURCE OF TITLE (PARCEL 22)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO RIVERSIDE HOSPITAL, INC., A VIRGINIA NON-STOCK CORPORATION AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 970014731.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR RIVERSIDE HOSPITAL, INC., A VIRGINIA NON-STOCK CORPORATION

[Signature] 11/9/17 DATE
William Austin, CFO PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 22

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News

I, Debra C. Conner A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 9th DAY OF November, 2017.

MY COMMISSION EXPIRES: 12/31/2020

NOTARY REGISTRATION NUMBER: 796631

[Signature] NOTARY PUBLIC SIGNATURE

CERTIFICATION OF SOURCE OF TITLE (PARCEL 23)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WILLIAMSBURG CROSSING, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO UNIVERSITY SQUARE ASSOCIATES A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 9, 2013 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130028135.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR UNIVERSITY SQUARE ASSOCIATES

[Signature] 10-27-17 DATE
Gary L. Werner, President Market Planners, Inc., General Partner PRINTED NAME AND TITLE

CERTIFICATE OF NOTARIZATION FOR PARCEL 23

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach

I, Valerie Barco Kuffer A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF October, 2017.

MY COMMISSION EXPIRES: 8-31-21

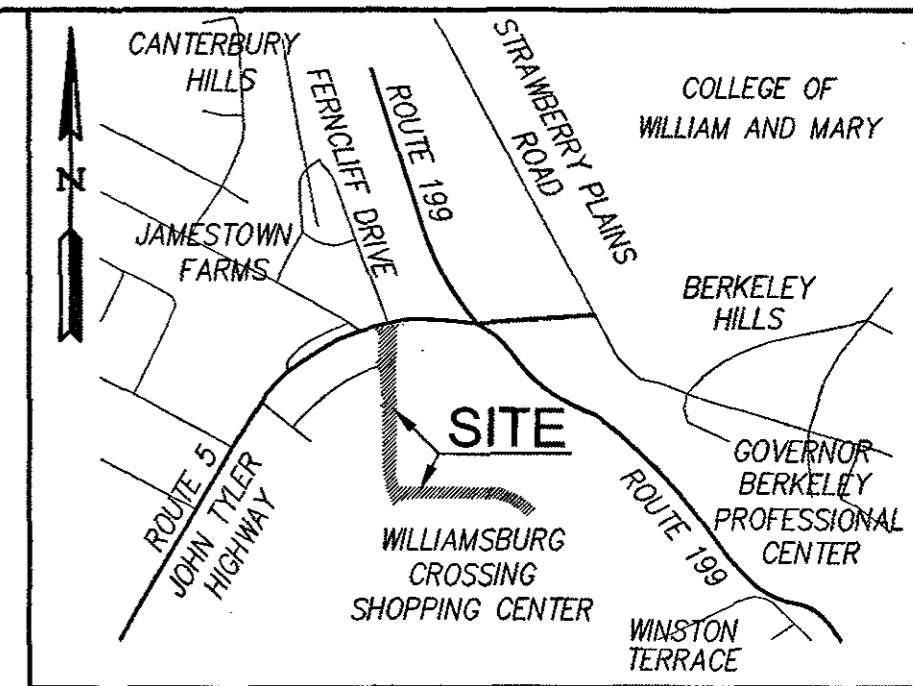
NOTARY REGISTRATION NUMBER: 9551343

[Signature] Valerie Barco Kuffer NOTARY PUBLIC SIGNATURE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH 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.

[Signature] 5/1/17 DATE
Preston C. Judson, L.S. #003130



LOCATION MAP:

SCALE: 1"=2000'

CERTIFICATION OF SOURCE OF TITLE (PARCEL 29)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY UNIVERSITY SQUARE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MAY 20, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 160010182.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR FRANCISCUS AT PROMENADE LLC, A VIRGINIA LIMITED LIABILITY COMPANY

[Signature] 10-27-17 DATE
Gary Werner (Chief Operating Officer)

CERTIFICATE OF NOTARIZATION FOR PARCEL 29

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach

I, Valerie Barco Kuffer A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 27th DAY OF October, 2017.

MY COMMISSION EXPIRES: 8-31-21

NOTARY REGISTRATION NUMBER: 9551343

VALERIE BARCO KUFFER NOTARY PUBLIC REGISTRATION # 9551343 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES AUGUST 31, 2021

[Signature] Valerie Barco Kuffer NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

THE BOUNDARY LINE ADJUSTMENT, EASEMENT DEDICATION, PROPERTY LINE EXTINGUISHMENT AND RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 21 Nov 2017 DATE
Virginia Department of Transportation

[Signature] 11/22/17 DATE
Ellen Cook

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
3 Large/Small Plat(s) Recorded herewith as # 180018682

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

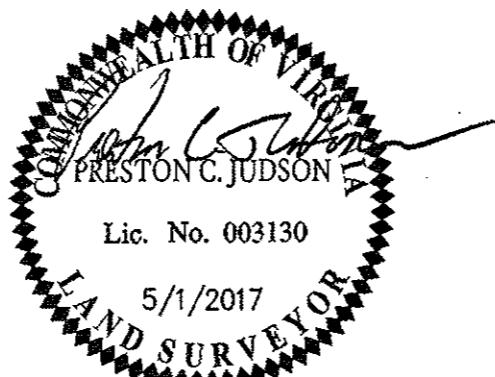
THIS 21 DAY OF Nov, 2018.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM

INSTRUMENT # 180018682

TESTE: *[Signature]* MONA A. FOLEY, CLERK

VIRGINIA: CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY: I CERTIFY THAT THE DOCUMENT TO WHICH THIS AUTHENTICATION IS AFFIXED IS A TRUE COPY OF A RECORD IN THIS COURT AND I AM THE CUSTODIAN OF THAT RECORD. MONA A. FOLEY, CLERK

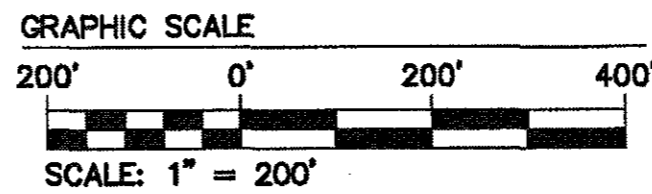


5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23108 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH ON PROPERTIES OWNED BY: UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC, LA FONTAINE OWNERS ASSOCIATION, INC., RIVERSIDE HOSPITAL, INC., UNIVERSITY SQUARE ASSOCIATES AND WILLIAMSBURG CROSSING ASSOCIATES, LLC BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/JFS Project Number: W08642-22 Scale: NOTED Date: 05/01/2017 Sheet Number 1 OF 3

JOHN TYLER HIGHWAY - STATE ROUTE 5
VARIABLE WIDTH R/W
 PROJ. #0199-047-F03, PE-103, RW-206, C-504
 D.B. 775, PG. 736

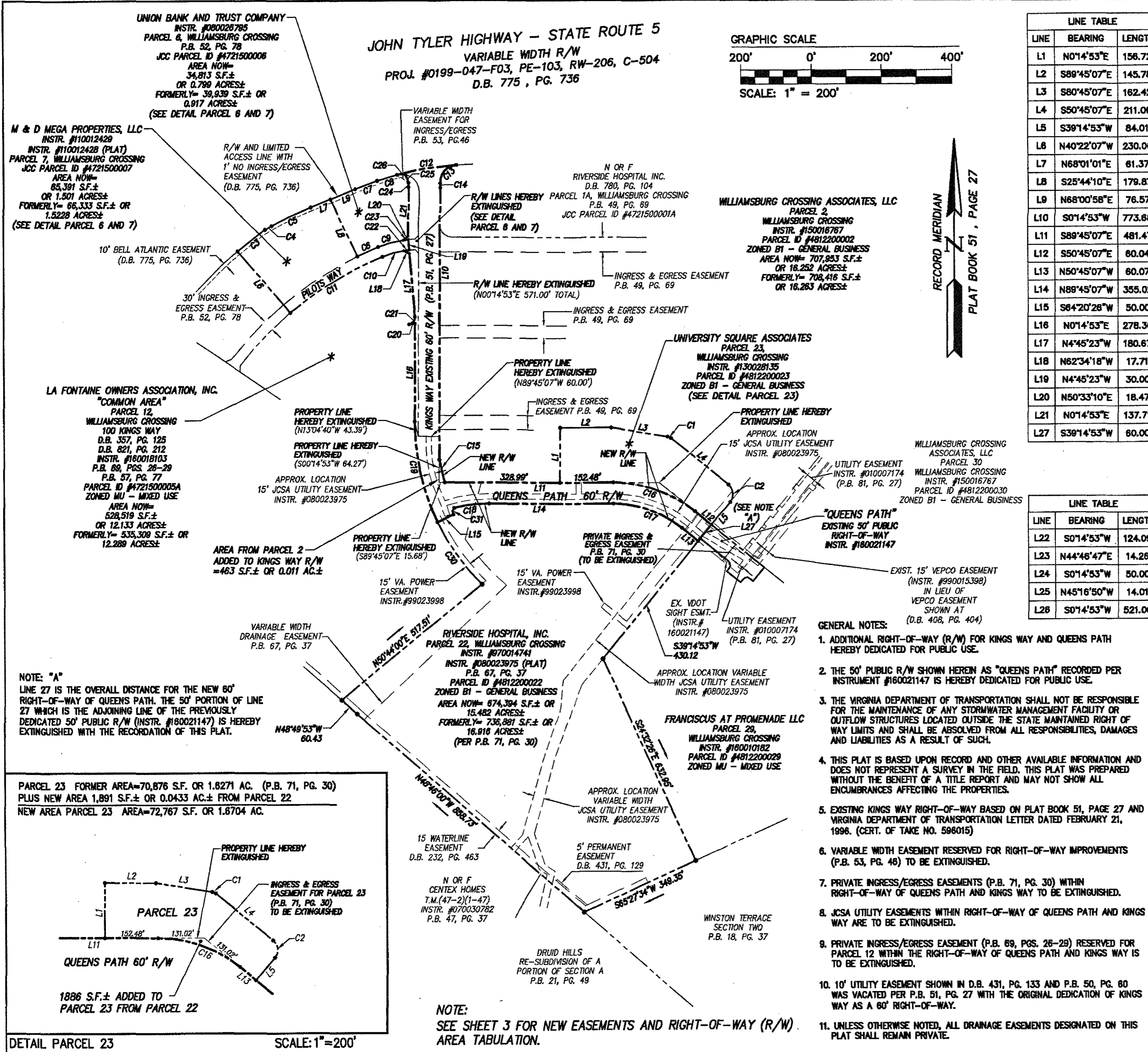


LINE	BEARING	LENGTH
L1	N01°4'53"E	156.72'
L2	S89°45'07"E	145.78'
L3	S80°45'07"E	162.42'
L4	S50°45'07"E	211.06'
L5	S39°14'53"W	84.01'
L6	N40°22'07"W	230.00'
L7	N68°01'01"E	61.37'
L8	S25°44'10"E	178.87'
L9	N68°00'58"E	76.57'
L10	S01°4'53"W	773.68'
L11	S89°45'07"E	481.47'
L12	S50°45'07"E	60.04'
L13	N50°45'07"W	60.07'
L14	N89°45'07"W	355.02'
L15	S84°20'28"W	50.00'
L16	N01°4'53"E	278.36'
L17	N4°45'23"W	180.67'
L18	N62°34'18"W	17.71'
L19	N4°45'23"W	30.00'
L20	N50°33'10"E	18.47'
L21	N01°4'53"E	137.71'
L27	S39°14'53"W	60.00'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	30°00'00"	20.00'	10.47'	5.36'	10.35'	S85°45'07"E
C2	90°00'00"	35.00'	54.98'	35.00'	49.50'	S5°45'07"E
C3	4°46'20"	1187.73'	98.93'	49.48'	98.90'	N52°01'03"E
C4	1°20'00"	941.42'	21.91'	10.96'	21.91'	N60°01'24"E
C5	71°9'37"	941.42'	120.39'	60.28'	120.30'	N64°21'13"E
C6	3°47'31"	987.73'	65.37'	32.70'	65.36'	N86°09'35"E
C7	31°8'42"	1185.86'	67.39'	33.70'	67.38'	N88°40'23"E
C8	3°48'00"	892.35'	58.66'	29.34'	58.65'	N73°12'44"E
C9	13°48'55"	303.50'	73.18'	36.77'	73.00'	S74°57'49"W
C10	13°26'43"	273.50'	64.18'	32.24'	64.03'	S74°46'42"W
C11	18°25'28"	957.73'	307.87'	155.33'	306.65'	S58°50'37"W
C12	11°00'38"	892.35'	171.48'	86.00'	171.21'	N80°35'51"E
C13	88°23'45"	50.00'	77.14'	48.62'	69.71'	S41°34'10"W
C14	2°52'35"	248.00'	12.45'	6.23'	12.45'	S11°25'E
C15	6°22'26"	595.00'	66.19'	33.13'	66.16'	N13°27'30"W
C16	39°00'00"	370.00'	261.85'	131.02'	247.02'	S70°15'07"E
C17	39°00'00"	310.00'	211.01'	108.78'	208.98'	N70°15'07"W
C18	14°37'14"	395.00'	100.80'	50.87'	100.52'	S82°56'16"W
C19	25°54'28"	655.00'	298.17'	150.86'	293.66'	N12°42'20"W
C20	31°54'00"	298.40'	18.87'	8.44'	18.87'	S82°24'00"W
C21	85°32'17"	20.00'	29.86'	18.50'	27.16'	N38°00'46"E
C22	3°08'33"	273.50'	15.00'	7.50'	15.00'	N83°04'20"E
C23	2°49'54"	303.50'	15.00'	7.50'	15.00'	S83°17'14"W
C24	4°50'58"	158.00'	13.37'	6.69'	13.37'	N27°03'36"W
C25	32°17'01"	45.00'	25.36'	13.02'	25.02'	N20°44'38"W
C26	27°14'11"	50.00'	23.77'	12.11'	23.55'	N86°42'50"E
C30	19°05'09"	655.00'	218.19'	110.11'	217.16'	N35°12'09"W
C31	55°44'08"	20.00'	19.46'	10.58'	18.70'	S51°21'19"W

LINE	BEARING	LENGTH
L22	S01°4'53"W	124.09'
L23	N44°46'47"E	14.26'
L24	S01°4'53"W	50.00'
L25	N45°16'50"W	14.01'
L26	S01°4'53"W	521.00'

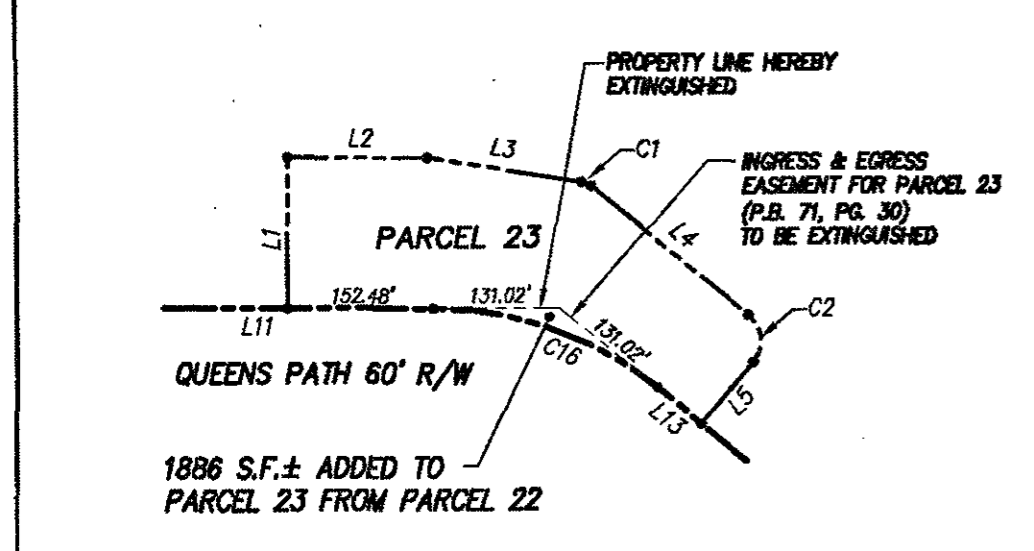
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C27	77°54'58"	50.00'	67.99'	40.43'	62.88'	S38°42'36"E
C28	3°39'25"	303.50'	19.37'	9.69'	19.37'	S86°31'54"W
C29	3°30'33"	273.50'	16.75'	8.38'	16.75'	N86°23'53"E



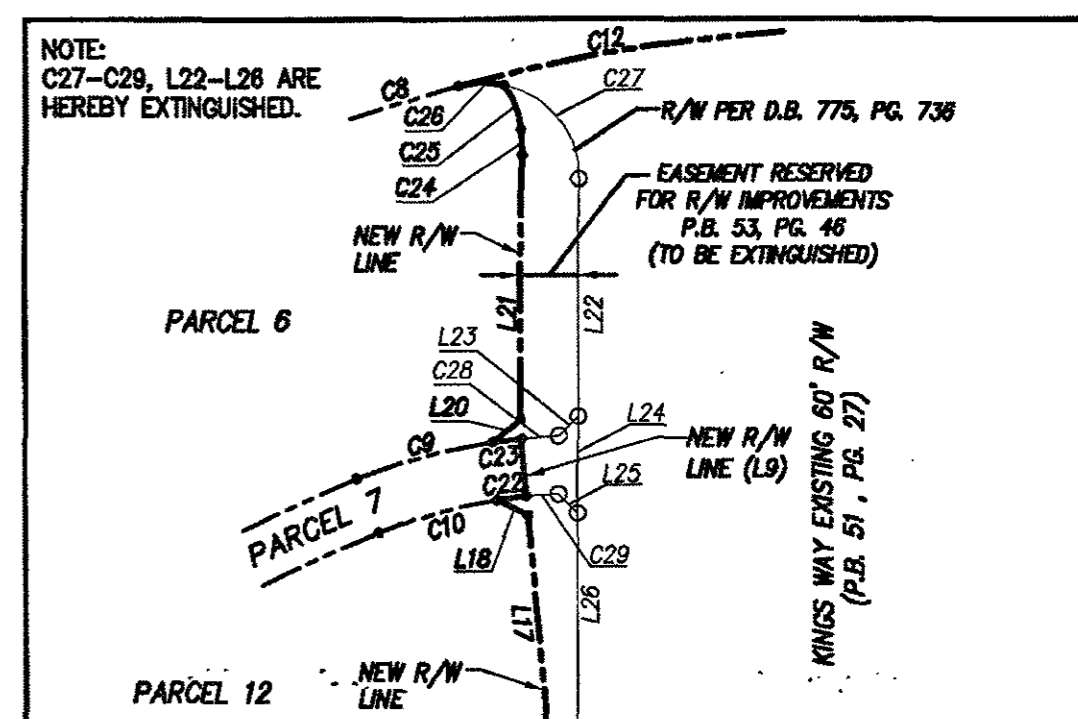
- GENERAL NOTES:**
- ADDITIONAL RIGHT-OF-WAY (R/W) FOR KINGS WAY AND QUEENS PATH HEREBY DEDICATED FOR PUBLIC USE.
 - THE 50' PUBLIC R/W SHOWN HEREIN AS "QUEENS PATH" RECORDED PER INSTRUMENT #160021147 IS HEREBY DEDICATED FOR PUBLIC USE.
 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFLOW STRUCTURES LOCATED OUTSIDE THE STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
 - THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A SURVEY IN THE FIELD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES AFFECTING THE PROPERTIES.
 - EXISTING KINGS WAY RIGHT-OF-WAY BASED ON PLAT BOOK 51, PAGE 27 AND VIRGINIA DEPARTMENT OF TRANSPORTATION LETTER DATED FEBRUARY 21, 1996. (CERT. OF TAKE NO. 598015)
 - VARIABLE WIDTH EASEMENT RESERVED FOR RIGHT-OF-WAY IMPROVEMENTS (P.B. 53, PG. 46) TO BE EXTINGUISHED.
 - PRIVATE INGRESS/EGRESS EASEMENTS (P.B. 71, PG. 30) WITHIN RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY TO BE EXTINGUISHED.
 - JCSA UTILITY EASEMENTS WITHIN RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY ARE TO BE EXTINGUISHED.
 - PRIVATE INGRESS/EGRESS EASEMENT (P.B. 69, PGS. 26-29) RESERVED FOR PARCEL 12 WITHIN THE RIGHT-OF-WAY OF QUEENS PATH AND KINGS WAY IS TO BE EXTINGUISHED.
 - 10' UTILITY EASEMENT SHOWN IN D.B. 431, PG. 133 AND P.B. 50, PG. 80 WAS VACATED PER P.B. 51, PG. 27 WITH THE ORIGINAL DEDICATION OF KINGS WAY AS A 60' RIGHT-OF-WAY.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

NOTE: "A"
 LINE 27 IS THE OVERALL DISTANCE FOR THE NEW 60' RIGHT-OF-WAY OF QUEENS PATH. THE 50' PORTION OF LINE 27 WHICH IS THE ADJOINING LINE OF THE PREVIOUSLY DEDICATED 50' PUBLIC R/W (INSTR. #180021147) IS HEREBY EXTINGUISHED WITH THE RECORDATION OF THIS PLAT.

PARCEL 23 FORMER AREA=70,876 S.F. OR 1.6271 AC. (P.B. 71, PG. 30)
 PLUS NEW AREA 1,891 S.F.± OR 0.0433 AC.± FROM PARCEL 22
 NEW AREA PARCEL 23 AREA=72,767 S.F. OR 1.6704 AC.



DETAIL PARCEL 23 SCALE: 1"=200'

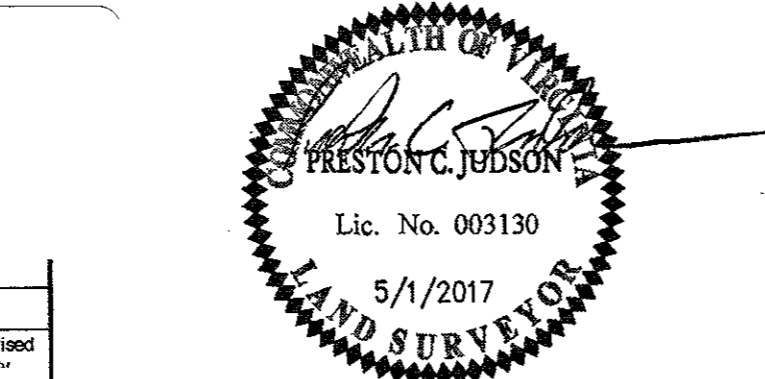


DETAIL PARCEL 6 AND 7 SCALE: 1"=100'

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 21 DAY OF Nov, 2018.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM
 INSTRUMENT # 18018682
 TESTE: Elizabeth O'Connor DC
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By

3 Large/Small Plat(s) Recorded herewith as # 180018682



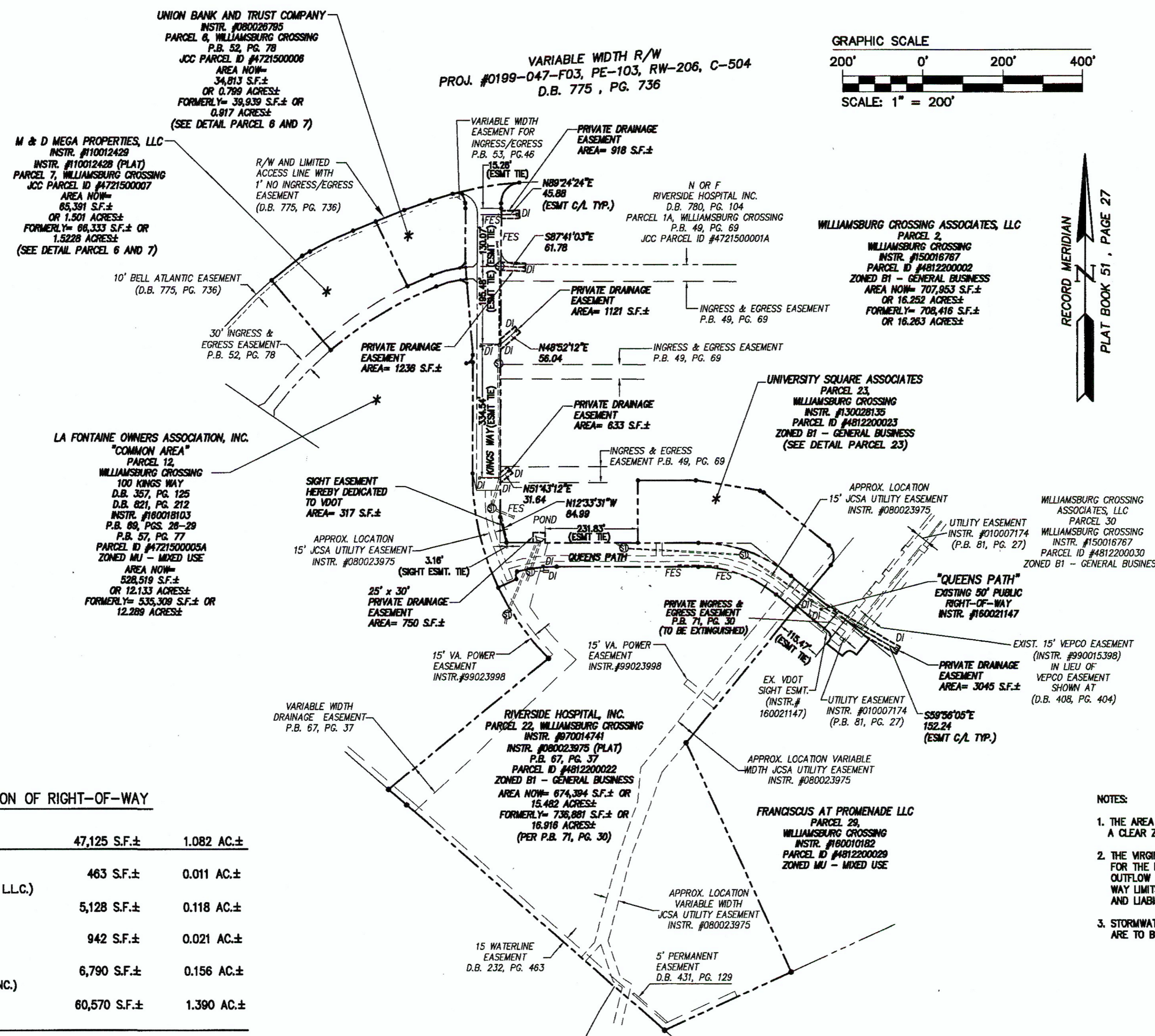
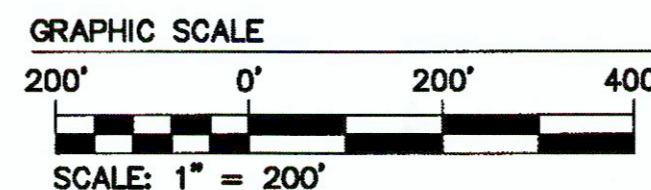
AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING
 RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH
 ON PROPERTIES OWNED BY:
 UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC,
 LA FONTAINE OWNERS ASSOCIATION, INC.,
 RIVERSIDE HOSPITAL, INC.,
 UNIVERSITY SQUARE ASSOCIATES AND
 WILLIAMSBURG CROSSING ASSOCIATES, LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/JFS
Project Number:	W08642-22
Scale:	NOTED
Date:	05/01/2017
Sheet Number	2 OF 3

VARIABLE WIDTH R/W
 PROJ. #0199-047-F03, PE-103, RW-206, C-504
 D.B. 775, PG. 736



AREA TABULATION OF RIGHT-OF-WAY

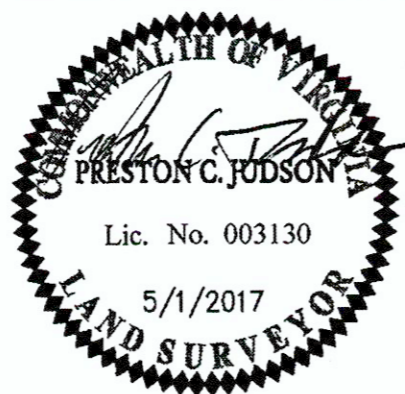
EXISTING AREA KINGS WAY R/W	47,125 S.F.±	1.082 AC.±
PARCEL 2 (WILLIAMSBURG CROSSING ASSOCIATES, L.L.C.)	463 S.F.±	0.011 AC.±
PARCEL 6 (UNION BANK AND TRUST COMPANY)	5,128 S.F.±	0.118 AC.±
PARCEL 7 (M & D MEGA PROPERTIES, LLC)	942 S.F.±	0.021 AC.±
PARCEL 12 (LA FONTAINE OWNERS ASSOCIATION, INC.)	6,790 S.F.±	0.156 AC.±
PARCEL 22 (RIVERSIDE HOSPITAL, INC.)	60,570 S.F.±	1.390 AC.±
(TOTAL NEW AREA ADDED TO R/W)	73,893 S.F.±	1.696 AC.±
PREVIOUSLY DEDICATED 50' PUBLIC R/W (FOR QUEENS PATH - INSTRUMENT #160021147) (FRANCISCUS AT PROMENADE LLC)	10,938 S.F.±	0.251 AC.±
TOTAL AREA OF R/W	131,956 S.F.±	3.029 AC.±

- LEGEND**
- DI ◯ STORM DROP INLET
 - FES FLARED END SECTION
 - ⊙ STORM MANHOLE
 - STORM PIPE

- NOTES:**
1. THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS
 2. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFLOW STRUCTURES LOCATED OUTSIDE THE STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
 3. STORMWATER MANAGEMENT OUTFALL PIPES UNDER QUEENS PATH FROM POND ARE TO BE PRIVATELY MAINTAINED.

3 Large/Small Plat(s) Recorded
 herewith as # 180018682

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 21 DAY OF Nov, 2018.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
 THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM
 INSTRUMENT # 180018682
 TESTE: *Monika K. Foley*
 MONA K/ FOLEY, CLERK



AES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY LINE ADJUSTMENT & PROPERTY LINE EXTINGUISHMENT SHOWING
 RIGHT-OF-WAY DEDICATION OF KINGS WAY AND QUEENS PATH
 ON PROPERTIES OWNED BY:
 UNION BANK AND TRUST COMPANY, M & D MEGA PROPERTIES, LLC,
 LA FONTAINE OWNERS ASSOCIATION, INC.,
 RIVERSIDE HOSPITAL, INC.,
 UNIVERSITY SQUARE ASSOCIATES AND
 WILLIAMSBURG CROSSING ASSOCIATES, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

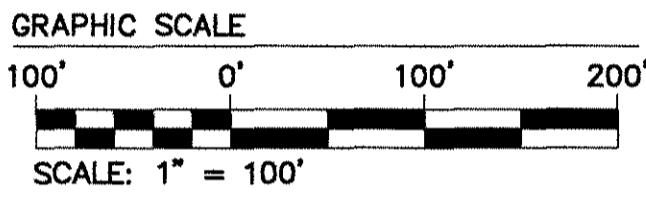
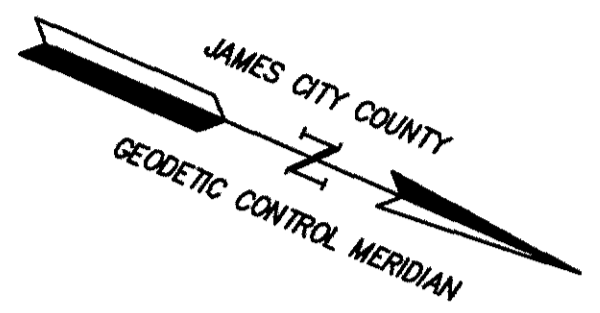
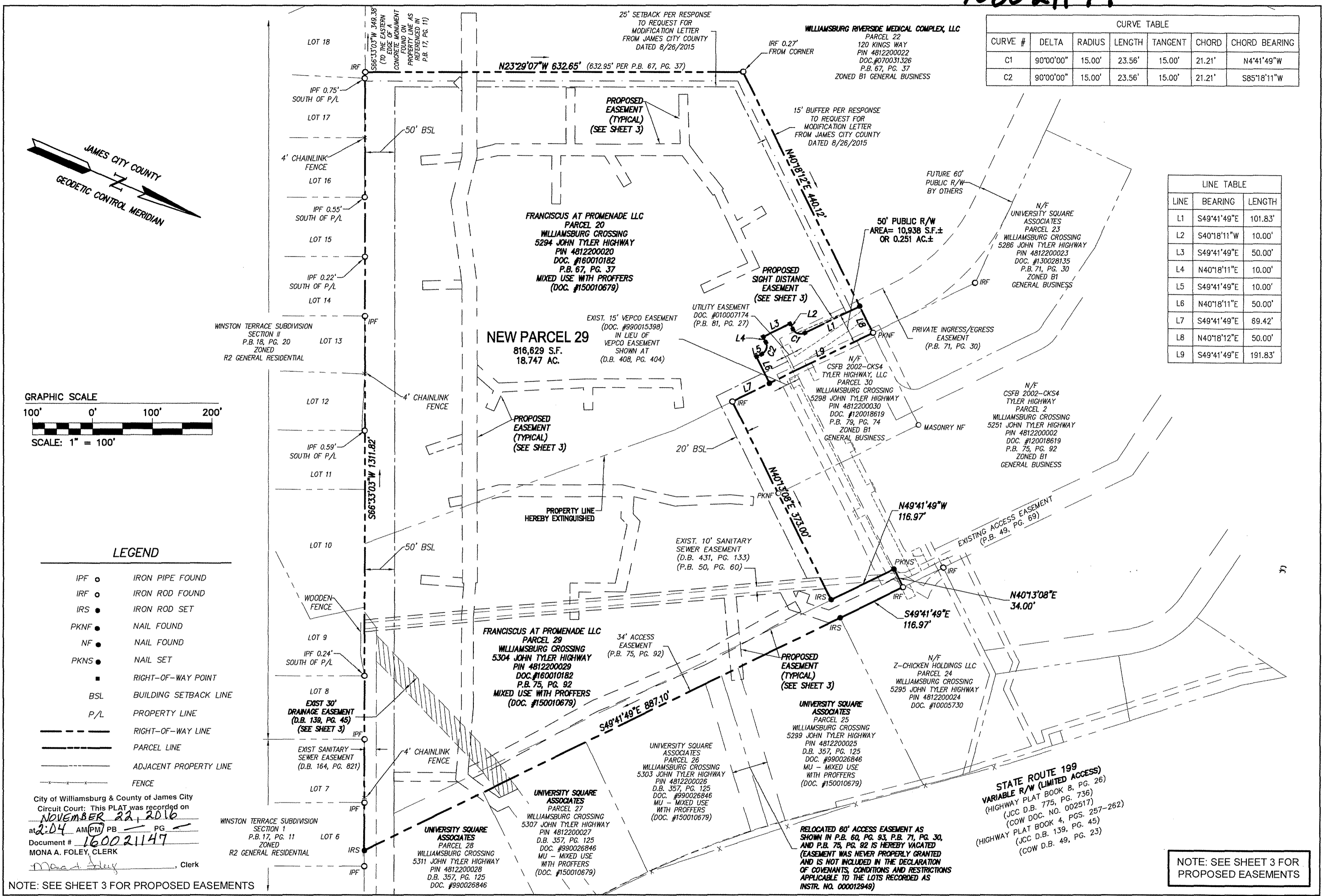
Project Contacts:	PCJJFS
Project Number:	W08642-22
Scale:	Date:
1"=200'	05/01/2017
Sheet Number	
3 OF 3	

Rev.	Date	Description	Revised by

160021147

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	N4°41'49"W
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	S85°18'11"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°41'49"E	101.83'
L2	S40°18'11"W	10.00'
L3	S49°41'49"E	50.00'
L4	N40°18'11"E	10.00'
L5	S49°41'49"E	10.00'
L6	N40°18'11"E	50.00'
L7	S49°41'49"E	69.42'
L8	N40°18'12"E	50.00'
L9	S49°41'49"E	191.83'



LEGEND

- IPF ○ IRON PIPE FOUND
- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET
- PKNF ● NAIL FOUND
- NF ● NAIL FOUND
- PKNS ● NAIL SET
- RIGHT-OF-WAY POINT
- BSL BUILDING SETBACK LINE
- P/L PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- ADJACENT PROPERTY LINE
- FENCE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
NOVEMBER 22, 2016
at 2:04 AM (PM) PB PG
Document # 160021147
MONA A. FOLEY, CLERK

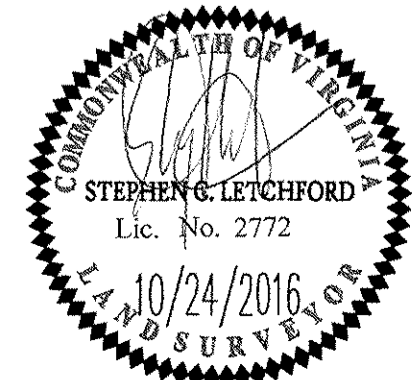
WINSTON TERRACE SUBDIVISION
SECTION 1
P.B. 17, PG. 11
ZONED
R2 GENERAL RESIDENTIAL

NOTE: SEE SHEET 3 FOR PROPOSED EASEMENTS

NOTE: SEE SHEET 3 FOR PROPOSED EASEMENTS

3 Large/Small Plat(s) Recorded herewith as # 160021147

Rev	Date	Description	Revised by
4	10-31-16	REVISED SOURCE OF TITLE AND PLAT TITLE BLOCK	JFS
3	10-24-16	REVISED PER VDOT COMMENT	RSB
2	2-05-16	REVISED TO ADD VDOT SIGNATURE BLOCK AND ADDED GENERAL NOTE #16	JFS
1	1-29-16	REVISED PER COUNTY COMMENTS DATED 10-26-15	JFS
Rev	Date	Description	Revised by



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8984
www.aesva.com

PLAT OF LOT LINE EXTINGUISHMENT
BEING PARCELS 20 AND 29 OF
WILLIAMSBURG CROSSING
OWNED BY FRANCISCUS AT PROMENADE LLC

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	SCL/JFS
Project Number:	8642-19
Scale:	NOTED
Date:	9-09-15
Sheet Number	2 OF 3

ITEM SUMMARY

DATE: 7/23/2019
TO: The Board of Directors
FROM: M. Douglas Powell, General Manager
SUBJECT: July 2019 Report

ATTACHMENTS:

	Description	Type
📎	July 2019 Report	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 2:17 PM



Operations Center
119 Tewning Road
Williamsburg, VA 23188-2639
P: 757-229-7421
F: 757-229-2463
jcsa@jamescitycountyva.gov

GENERAL MANAGER'S REPORT JULY 2019

- The pumps and generators have been tested as part of the LS1-7 replacement project. The sewer gravity main was replaced up to the existing manhole. The station will be ready to go online within the next couple weeks.
- Air Ejector Station Replacements – Pumps and generators have been tested at LS 3-2 and 4-5. Some electrical control and alarm functionality has been preliminarily tested at LS 3-2 and 4-5. Site work is underway at both sites and fences will be installed soon. Final testing and inspections are to follow.
- The footings have been excavated for the new platform at the control building for LS 5-4. The subsoils are wet and soft. Extra excavation was necessary to remove poor soils, and placement of stone in the bottoms of the footings is required. Dominion Power has run the power to the new panel and the contractor has installed conduits and wire to the building. Power has not been switched over yet to the new underground service.
- The process to renew the DEQ Groundwater Withdrawal Permits for Racefield and The Retreat has begun. A pre-application meeting with DEQ was held July 10th.
- I participated in a podcast that focused on outdoor water restrictions and water conservation.
- I participated in a kick off meeting with the Comprehensive Plan consultants.

ITEM SUMMARY

DATE: 7/23/2019
TO: The Board of Directors
FROM: Teresa J. Fellows, Deputy Secretary
SUBJECT: Adjourn until 5 p.m. on August 13, 2019 for the Regular Meeting

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	7/16/2019 - 2:15 PM