

AFTER
RECORDING RETURN TO:
 City of Richmond, Department of Public Utilities
 730 E. Broad Street
 Richmond, Virginia 23219

CITY OF RICHMOND, VIRGINIA
TAX MAP NO: W0210471023

F-11:02

DEED OF UTILITY EASEMENT

THIS DEED OF UTILITY EASEMENT (this "Deed") is made this 15th day of December, 2020, by and between **JERRY W. JENKINS and CLAIBORNE C. JENKINS**, to be indexed as grantors (the "GRANTORS"), and the **CITY OF RICHMOND**, a municipal corporation organized under the laws of the Commonwealth of Virginia, to be indexed as grantee (the "GRANTEE").

EXEMPTION FROM TAXES

This conveyance is exempt from Recordation Taxes pursuant to Section 58.1-811(A)(3) of the Code of Virginia (1950) as amended.

WITNESSETH

WHEREAS, GRANTORS hold fee simple title to certain real property situated in the City of Richmond, Virginia, designated as Tax Parcel No. W0210471023 and being the same real estate conveyed to GRANTORS by deed recorded in the Clerk's office of the Circuit Court of the City of Richmond, Virginia in Deed Book 790 on page 1934 (the "Property"); and

WHEREAS, GRANTEE desires to use portions of the Property for activities (the "Activities") to install, operate, and maintain sewer line facilities and, pursuant to the provisions of Section 8-33 of the 2015 Richmond City Code, requests from GRANTORS one variable width permanent utility easement and two five (5)-foot temporary construction easements within the Property for such purposes, which easements GRANTORS are willing to convey.

NOW, THEREFORE, in consideration of the foregoing recitals, incorporated herein and made a part hereof, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey to GRANTEE, with General Warranty of Title, one variable width permanent utility easement (the "Permanent Easement") and two five (5)-foot temporary construction easements (the "Temporary Easements") (collectively the "Easements") upon, over, under and across the Property for GRANTEE's performance of the Activities, the locations of which Easements are more particularly shown on the plat entitled, "**Easement Plat Showing Two Temporary Construction Easements and a Permanent Utility Easement for Sanitary Sewer Across Parcel ID: W0210471023 (6112 St. Andrews Lane) City of Richmond, Virginia** prepared by H&B Surveying and Mapping, LLC, dated October 7, 2020, and marked as Attachment A (attached hereto and incorporated herein). The Temporary Easements shall expire upon GRANTEE's completion of the installation construction Activities and any restoration related thereto on the Property as described below (the "Term").

The Easements shall be SUBJECT to the following conditions:

GRANTORS may make any use of the land and space within the Easements that is not inconsistent with the rights herein conveyed to GRANTEE; provided, however, that GRANTORS shall not construct, place or plant, or allow to be constructed, placed or planted, any natural or manmade structure, improvement or obstruction, or any portion thereof or appurtenance thereto, with the exception of ground cover, within the Easements without obtaining the prior written approval of the Director of Public Utilities of the City of Richmond, Virginia.

GRANTEE will have full and free use of the Easements for the purposes named herein and, when reasonably necessary for such use, GRANTEE may use the land abutting the Easements; provided, however, that GRANTEE's exercise of its right to use such abutting land will only be to the minimum extent necessary. GRANTEE will have the right to trim, cut and remove any natural or manmade structure, improvement or obstruction in or near the Easements that GRANTEE deems to interfere with its exercise of the Easements. If there are no public roads or alleys reasonably convenient to the Easements, GRANTEE will have the right of ingress and egress over the lands of GRANTORS adjacent to the Easements.

GRANTEE hereby covenants with GRANTORS that, upon completion by GRANTEE of any Activities within the Permanent Easement, and upon completion by GRANTEE of installation construction Activities within the Temporary Easements, GRANTEE will restore or replace, to its immediately prior condition as far as is practicable and consistent with GRANTEE's rights herein conveyed, whatever land and the surface thereof within the Property GRANTEE disturbs by performing Activities.

Until expiration of the Term for the Temporary Easements and in perpetuity for the Permanent Easement, this Deed shall run with the land and be binding upon GRANTORS' heirs, successors and assigns in title. Each individual executing this Deed represents that he or she is duly authorized to bind GRANTORS or GRANTEE, as the case may be, to the terms and provisions of this Deed.

SIGNATURES ON NEXT PAGES

IN WITNESS WHEREOF, GRANTORS have hereunto affixed their signature and seal as of the day and year first hereinabove written.

JERRY W. JENKINS (GRANTOR)

Jerry W. Jenkins

CLAIBORNE C. JENKINS (GRANTOR)

Claiborne C. Jenkins

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, to-wit:

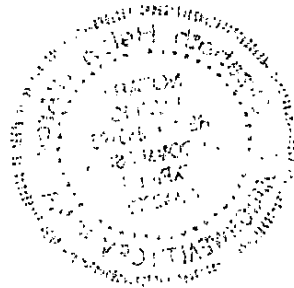
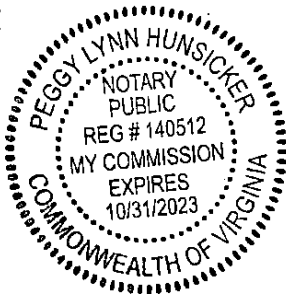
I, Peggy Lynn Hunsicker, Notary Public in and for the City/County and State aforesaid, do hereby certify that Jerry W. Jenkins and Claiborne C. Jenkins whose names are signed to this foregoing Deed, bearing date 15th day of December, 2020, personally appeared before me in my City/County and State aforesaid and acknowledged the same to be their act and deed.

Given under my hand this 15th day of December, 2020.

Peggy Lynn Hunsicker
Notary Public

Notary Registration Number: 140512

My commission expires: 10/31/2023



This foregoing Deed from Jerry W. Jenkins + Elizabeth Sanders is hereby accepted the 8 day of January, 2021, pursuant to authority granted by Section 8-33 of the 2015 Richmond City Code.

CITY OF RICHMOND (GRANTEE)

By [Signature]
~~Lenora G. Reid~~ Lincoln Saunders
Acting Chief Administrative Officer
City of Richmond, Virginia

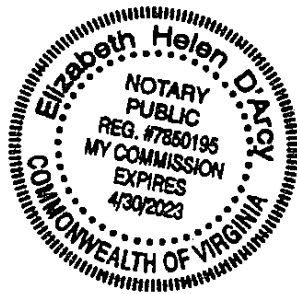
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, to-wit:

I, Elizabeth D'Arcy, Notary Public in and for the City/County and State aforesaid, do hereby certify that Lincoln Saunders, whose name is signed to this foregoing Deed, bearing date 8th day of January, 2021, personally appeared before me in my City/County and State aforesaid and acknowledged the same to be their act and deed.

Given under my hand this 8th day of January, 2021.

[Signature]
Notary Public

Notary Registration Number: 7850195
My commission expires: 4/30/2023



Approved as to Form:

By: [Signature]
A. Ross Phillips
Assistant City Attorney
City of Richmond, Virginia

JERRY W. JENKINS
CLAIBORNE C. JENKINS
 DB, 790, PG. 1934
 PARCEL ID: W0210471023
 6112 ST. ANDREWS LN.

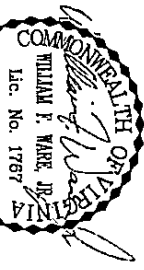
PERMANENT UTILITY EASEMENT (SANITARY SEWER)
 (WIDTH=VARIABLE)
 0.032 ACRE (1,401 S.F.)

ROD(F) AT CORNER
 N 69°33'07" W
 0.27 FROM CORNER

TAYLOR BRICE MORRIS
MEGAN HARRINGTON MORRIS
 INSTR. #: 200005781
 PLAT: INSTR. #91617888
 PARCEL ID: W0210471004
 17 ROBIN RD.

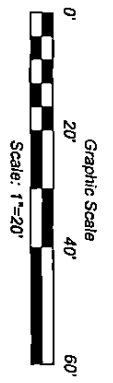
THOMAS CARY GRESHAM
NANCY PEYTON GRESHAM
 INSTR. #: 970014226
 PLAT: D.B. 182, PG. 352
 PARCEL ID: W0210471002
 4 ROBIN RD.

R. STROTHER SCOTT
EVELINA M. SCOTT
 INSTR. #: 990026607
 PARCEL ID: W0210471006
 6110 ST. ANDREWS LN.



Sealed: 10-07-2020

Sheet Status:
FINAL
 Submittal Date:
 10-07-2020

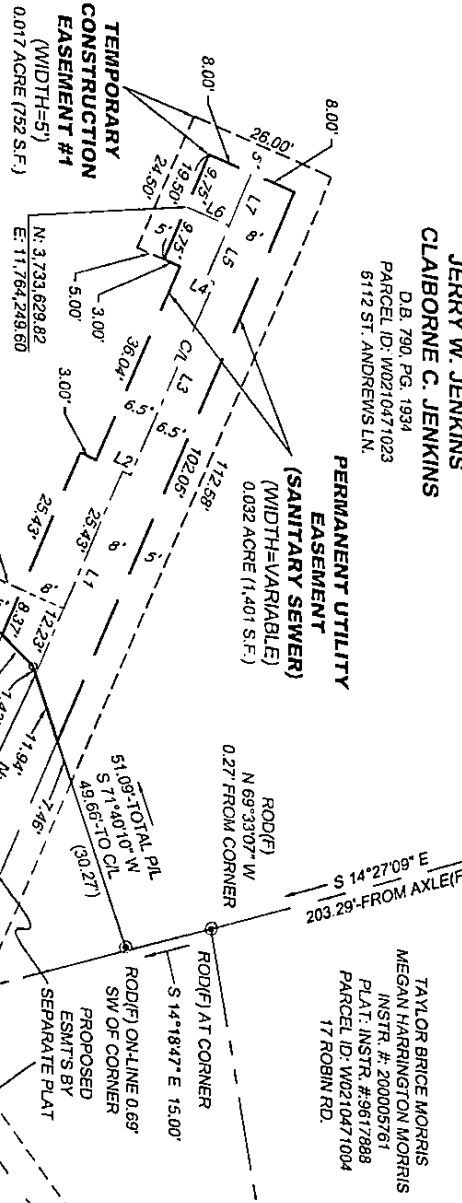
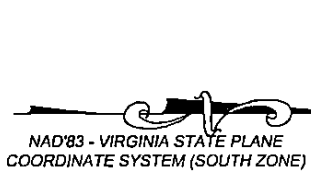


LINE	BEARING	DISTANCE
L1	N 66°14'27" W	37.66'
L2	N 23°45'33" E	1.50'
L3	N 66°14'27" W	36.04'
L4	S 23°45'33" W	1.50'
L5	N 66°14'27" W	9.75'
L6	S 23°45'33" W	8.00'
L7	N 66°14'27" W	9.75'

HUGH K. RABB
DOROTHY RABB
 INSTR. #: 180011984
 PARCEL ID: W0210471001
 6102 ST. ANDREWS LN.

ROD(F) TO THE N.E. OF ST. ANDREWS LANE
 S 14°45'39" E
 186.25±

EASEMENT PLAT SHOWING
TWO TEMPORARY
CONSTRUCTION EASEMENTS & A
PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER ACROSS
PARCEL ID: W0210471023
(6112 ST. ANDREWS LANE)
CITY OF RICHMOND, VIRGINIA
SCALE 1"=20'



GENERAL NOTES:

1. THIS PLAT IS BASED UPON A FIELD SURVEY, CONDUCTED ON SEPTEMBER 09, 2019 BY H & B SURVEYING AND MAPPING, LLC.
2. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONE. UNSHADDED AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 51012900093, REVISED DATE: 04-02-2009.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PARCEL IS SUBJECT TO ALL ENCUMBRANCES AND/OR EASEMENTS OF RECORD.
4. DIMENSIONS IN () ARE PROPERTY LINE OR EASEMENT TIES.
5. BEARINGS FOR EASEMENT LINES SHOWN WITH ONLY DISTANCE DIMENSIONS ARE TO BE TAKEN FROM THE ADJACENT EASEMENT CENTERLINE OR THE PERTINENT PL. (SOUTH ZONE).
6. COORDINATE VALUES ARE BASED ON NAD'83, VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
7. THIS PLAT PORTRAYS PROPOSED EASEMENTS WITH RESPECT TO THE PROPERTY LINES OF RECORD FOR THE SUBJECT PARCEL AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY.



H&B Surveying and Mapping, LLC
insightful solutions, quality service
 A DBE/WBE SWaM Certified Business

614 Moorefield Park Drive
 Richmond, VA 23236
 804.330.3781 Office
 804.859.5330 Fax

Survey
 Produced
 at Richmond
 Office Location

2165 Electric Road SW, Suite 103
 Roanoke, VA 23224
 540.504.2559 Off.

Rev #	Rev Date
1	

Job #: DB1901.01
 Date: 10-07-2020
 Sheet: 1 of 1
 Drawn By: WFW
 Checked By: AMW

PG0064 JAN 15 2021

1/15/21

INSTRUMENT 210001391
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
JANUARY 15, 2021 AT 11:02 AM
EDWARD F. JEWETT, CLERK
RECORDED BY: DGS