

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: W0210471006

DEED OF UTILITY EASEMENT

THIS DEED OF UTILITY EASEMENT (this "Deed") is made this 11th day of January, 2024, by and between R. STROTHER SCOTT and EVELINA M. SCOTT, 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. W0210471006 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 as Instrument No. 980026607 (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 sixteen (16)-foot permanent utility easement and two (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 sixteen (16)-foot 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: W0210471006 (6110 St. Andrew's 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 Easement without obtaining the prior written approval of the Director of Public Utilities of the City of Richmond, Virginia.

PERMANENT

RJS
RWS

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 accessible to the Easements, GRANTEE will have the right of ingress and egress across the lands of GRANTORS adjacent to the Easements.~~

RJS
RWS

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.

R. STROTHER SCOTT (GRANTOR)

[Signature]

EVELINA M. SCOTT (GRANTOR)

[Signature]

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

I, Margaret Parsons Fretz, Notary Public in and for the City/County and State aforesaid, do hereby certify that R. Strother Scott and Evelina M. Scott, whose names are signed to this foregoing Deed, bearing date 11 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 11 day of January, 2021.

[Signature]
Notary Public

Notary Registration Number: 7115519

My commission expires: 7/23/2023



This foregoing Deed from R. Strother Scott & Evlina Scott is hereby accepted the 29 day of January, 2020, pursuant to authority granted by Section 8-33 of the 2015 Richmond City Code.

CITY OF RICHMOND (GRANTEE)

By: Lincoln Saunders 1/29/21
~~Lincoln 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 29th 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 29th day of January, 2021.

Elizabeth H. D'Arcy
Notary Public

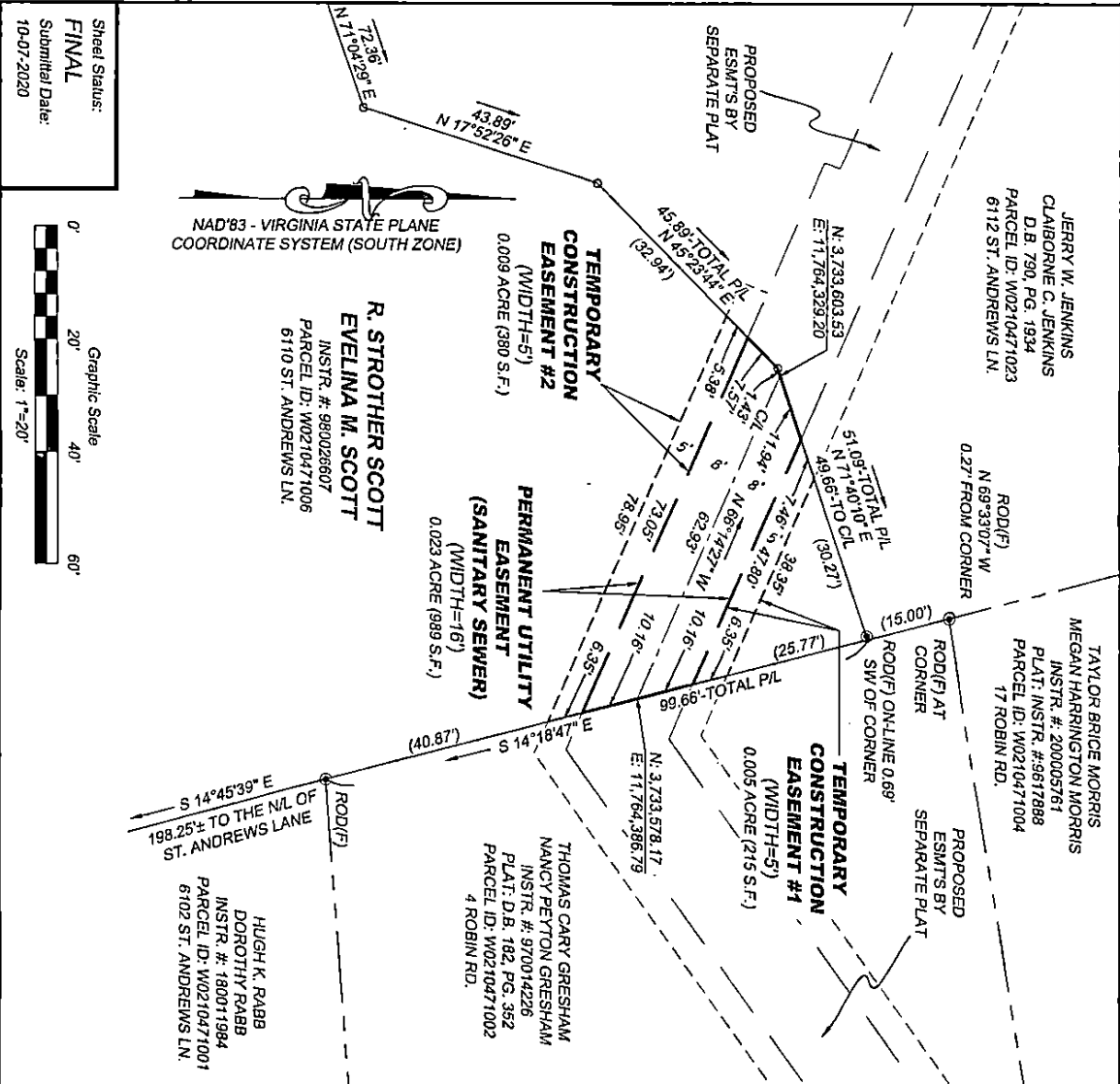
Notary Registration Number: 7850195
My commission expires: 4/30/2023

Approved as to Form:

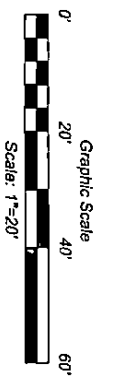
By: [Signature]
A. Ross Phillips
Assistant City Attorney
City of Richmond, Virginia



Attachment A



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



NAD'83 - VIRGINIA STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE)

**R. STROTHER SCOTT
EVELINA M. SCOTT**
INSTR. #: 980028607
PARCEL ID: W0210471006
6110 ST. ANDREWS LN.

**PERMANENT UTILITY
EASEMENT
(SANITARY SEWER)**
(WIDTH=16')
0.023 ACRE (989 S.F.)

**THOMAS CARY GRESHAM
NANCY PEYTON GRESHAM**
INSTR. #: 970014226
PLAT: D.B. 162, PG. 352
PARCEL ID: W0210471002
4 ROBIN RD.

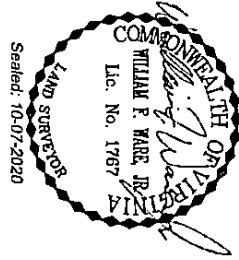
**HUGH K. RABB
DOROTHY RABB**
INSTR. #: 180041984
PARCEL ID: W0210471001
6102 ST. ANDREWS LN.

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

**TAYLOR BRICE MORRIS
MEGAN HARRINGTON MORRIS**
INSTR. #: 200005761
PLAT: INSTR. #9617888
PARCEL ID: W0210471004
17 ROBIN RD.

GENERAL NOTES:

1. THIS PLAT IS BASED UPON A FIELD SURVEY CONCLUDED ON SEPTEMBER 09, 2019 BY H & B SURVEYING AND MAPPING, LLC.
2. THE PROPERTY SHOWN HEREON FALLS IN THE FOLLOWING FLOOD HAZARD ZONE: 2% ANNUAL CHANCE FLOOD. TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510290009D, 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 P.L.
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.



**EASEMENT PLAT SHOWING
TWO TEMPORARY
CONSTRUCTION EASEMENTS & A
PERMANENT UTILITY EASEMENT
FOR SANITARY SEWER ACROSS
PARCEL ID: W0210471006
(6110 ST. ANDREWS LANE)
CITY OF RICHMOND, VIRGINIA
SCALE 1" = 20'**



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

2105 Electric Road SW, Suite 103
Roanoke, VA 23224
540.904.2559 Off.

Rev. #	Rev. Date

Plat #3
Job #: DB1901.01
Date: 10-07-2020
Sheet: 1 of 1
Drawn By: WFW
Checked By: AWH

INSTRUMENT #21- 3689

RECORDED IN THE CLERK'S OFFICE OF
THE CITY OF RICHMOND ON:

FEB 05 2021 AT 10:30 AM

EDWARD F. JEWETT, CLERK

BY: D G Shelton D.C.