

SUPPLEMENTAL
C-29C-89



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 20, 1989

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-29C-89

ref. C-12C-91

Loch Levan Land Limited Partnership
c/o The Snyder-Hunt Corporation
800 Hethwood Blvd.
Blacksburg, Virginia 24060

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone from A-1 Agricultural to R-2C, R-2AC, R-3C, and R-4C One Family Residence (Conditional), R-5C and R-6C General Residence (Conditional), RTHC Residential Townhouse (Conditional), O-1C Office (Conditional), and B-2C Business Districts (Conditional), property consisting of All or Part of Tax Parcels 74-A2-2, 3, and 74-B1-4, 7, 74-B2-2, 75-B1-1, 2, 3, 4, 5, & 7, and 76-A1-1, 22, 24, and 37, all described in the attached Exhibits and depicted on a plat in the zoning case file titled: "Snyder Hunt Planned Residential Community," prepared by Youngblood, Tyler & Associates, P.C. and dated June 20, 1989.

The Board of Supervisors accepted the attached 28 proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia
for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

- | | |
|------------------------------------|-----------------------------------|
| cc: Clerk, Board of Supervisors | Mr. and Mrs. John M. Anderson |
| Supervisor, Real Estate Assessment | Mr. and Mrs. J. J. Liesfeld |
| Conditional Zoning Index | Mr. George L. Spence |
| Mr. Jay M. Weinberg, Esquire | Mr. and Mrs. Theodore Fadool |
| Mr. James W. Theobald, Esquire | Mr. and Mrs. Meredith A. House |
| Ms. Ruth G. Holder | Mr. and Mrs. Robert M. Jones |
| Mr. and Mrs. Robert D. Sayre | Mr. and Mrs. Thomas S. Gilman |
| Mr. James D. Nicholoff, Jr. | Mr. and Mrs. William A. Nuckols |
| Mr. and Mrs. Oscar W. Anderson | Mr. and Mrs. Clarence M. Anderson |
| Mr. and Mrs. Grady Davis | Mr. and Mrs. Odell Davis |
| Mr. Russell H. Malone, III | |



COUNTY OF HENRICO, VIRGINIA

RECEIVED

MAY 22 1989 4:29 pm

PLANNING OFFICE
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

SECOND
 AMENDED AND RESTATED PROFFERS

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

James W. Theobald

May 22, 1989

Signature of Owner or Applicant* James W. Theobald, Attorney-In-Fact for the Owners and Contract Purchaser

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

C-29C-89

Wyndham Planned Residential Community

References herein relate to the parcels and roads (the "Property") as shown on the plat prepared by Youngblood, Tyler & Associates, P.C. entitled "Snyder Hunt Planned Residential Community", dated March 1, 1989, last revised May 22, 1989, filed with the Rezoning Application:

APPLICABLE TO ALL PARCELS:

1. Road Dedications. No building permit for the construction of buildings on the Property (exclusive of the club house, golf course facility and sales center from which the Property may be marketed) shall be obtained until plans for the construction of Road A-A over the Property from the easternmost point of Parcel B to the western edge of Parcel E-2 where it intersects with Parcel C-2 are approved by the appropriate governmental bodies having jurisdiction with respect thereto, and, if required by the County, a completion bond is posted with the Henrico County Department of Public Works guaranteeing the completion of four (4) lanes of such road within two (2) years of the posting of said bond.

2. Greenbelts. Greenbelts for landscaping, natural open areas and scenic vistas will be provided thirty (30) feet in width adjacent to the right-of-way lines of Road A-A and twenty-five (25) feet in width adjacent to right-of-way lines of Roads B-B, C-C, D-D and E-E, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways for major project areas and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental body.

C-29C-89
ACCEPTED BY THE BOARD OF SUPERVISORS
JUNE 14, 1989

plg7

PLANNING OFFICE

2.1 Recreation Area. There shall be provided within the Property recreation area of no less than 250 acres. Such area may be devoted to such uses or combination of uses such as a golf course, parks, recreation, leisure or natural areas, flood plain and lakes, or such uses as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the County Code (the "Zoning Ordinance").

3. Conservation Areas. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works; and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:

(a) Storm water management and/or retention areas.

(b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.

(c) Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts.

(d) Such additional uses to the uses identified in (a), (b) and (c) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the County Code (the "Zoning Ordinance");

fw and the ^{Owner}~~Applicant~~ shall, upon written request of the County, apply to rezone such portions of the Property to C-1 Conservation District.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development approved pursuant to Section 22-106 of the Zoning Ordinance.

4. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways will be provided within major project areas at the time of Plan of Development and/or subdivision approval.

5. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

RECEIVED

MAY 22 1989 4:29 pm

PLANNING OFFICE
COUNTY OF HENRICO

P20F7

C-24C-89

ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

5.1 POD/Subdivision Approval. All uses of the Property shall be subject to Plan of Development or Subdivision review and approval, as appropriate.

5.2 Construction Traffic. No construction traffic shall be permitted to use Circus Farm Road.

5.3 Utility Easements. Sewer and water easements shall be provided to the southern and eastern boundary lines of Parcel C-2 at such location and time as shall be approved by the Planning Commission at the time of Subdivision Approval for said Parcel.

APPLICABLE TO RESIDENTIAL PARCELS:

6. Driveways. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Roads A-A, B-B, C-C, D-D, nor to Road E-E east of its intersection with Road B-B.

6.1 R-2 Districts. Homes in Parcel J-7 shall have a minimum of 2,400 square feet of finished floor area. Homes in Parcel E-3 shall have a minimum of 2,200 square feet of finished floor area. The aggregate density in such R-2 districts shall not exceed 1.7 units per acre.

7. R-2A Districts. Homes in all R-2A single family detached zoning districts shall have a minimum of 1,900 square feet of finished floor area, except for Parcels E-4 and E-5 which shall have a minimum of 2,200 square feet of finished floor area. The aggregate density in such R-2A districts shall not exceed 2.3 units per acre.

8. R-3 Districts. Homes in all R-3 single family detached zoning districts shall have a minimum of 1,700 square feet of finished floor area, except for Parcel J-6 which shall have a minimum of 2,000 square feet of finished floor area. The aggregate density in such R-3 districts shall not exceed 2.7 units per acre.

9. R-4 Districts. Homes in all R-4 single family detached zoning districts shall have a minimum of 1,500 square feet of finished floor area, except for Parcels J-2 and J-3 which shall have a minimum of 1,600 square feet of finished floor area. The aggregate density in such R-4 districts shall not exceed 3.2 units per acre.

10. RTH Districts. Homes in Parcel E-6 shall have a minimum of 1,500 square feet of finished floor area and an aggregate density not in excess of 4.5 units per acre. Homes in Parcel F-3, F-4 and F-5 shall have a minimum of 1,000 square feet of finished floor area and an aggregate density not in excess of 8 units per acre.

11. Foundations.* The visible portions of exterior residence foundations shall be constructed of brick or stone.

* see C-12C-91

P30F7

C-24C-89

ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

52

RECEIVED

MAY 22 1989 4:20 PM

PLANNING OFFICE
COUNTY OF MENDOCINO

12. Clearing. To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.

13. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.

14. Overall Density Limitation. The maximum number of residential units which may be constructed on the Property shall not exceed 3,268.

15. Phasing Plan. Owner shall not request or be entitled to receive Certificates of Occupancy for more than 390 residential units on the Property per year from the date of final action by the Board of Supervisors except as provided in the next sentence. Certificates of Occupancy for not more than 675 residential units per year shall be available during a given year to the extent that in prior years, on a cumulative basis, Certificates of Occupancy have been issued for fewer than 390 residential units in any given year.

APPLICABLE TO ALL NON-RESIDENTIAL PARCELS:

16. Recreational Area. Parcel H-6 shall only be developed and used for office, clubhouse, pro shops and food service purposes, and for recreational, athletic and leisure facilities and such other normal, customary and accessory activities and uses as are incidental thereto, provided, however, such Parcel may also be used for a sales and marketing pavilion.

17. Density Limitation. No more than an average of eight thousand (8,000) square feet of building floor area per acre shall be developed on each of Parcels D-1, E-1, F-1, H-6 and J-1.

18. Open Space. No more than sixty-five percent (65%) of the B-2 zoned parcels may be covered by buildings, driveways and parking areas.

19. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the B-2 and O-1 zoned parcels (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and

ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

P40F7

C-29C-89

54

RECEIVED

MAY 22 1989 4:20 pm

PLANNING OFFICE

materials. All buildings constructed on the Property shall have exposed exterior walls (above finished grade) of face brick, natural stone, glass, stucco, drivit, exposed aggregate concrete, or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal, unless otherwise specifically approved by the Planning Commission at the time of Plan of Development review.

20. [Deleted] **SEE ATTACHED SHEET 7**

21. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed twenty-five (25) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., "shoe box" type) and shall be reduced to no more than a security level following the close of business operations on the B-2 zoned parcels.

22. HVAC. Roof-top heating and air conditioning equipment shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.

23. Trash Receptacles. Trash receptacles shall be screened from public view at ground level, in a manner approved at the time of Plan of Development review.

24. Outparcel Restrictions. Any free standing building constructed on the B-2 zoned parcels shall be substantially similar in architectural treatment to any shopping center constructed on Parcel D-1, unless otherwise requested and specifically permitted, or if required by, the Planning Commission at the time of Plan of Development review, or by any other governmental body.

25. Signage. Signage on Parcels E-1 and F-1 shall be controlled by the standards applicable to signage in a B-1 zoned district.

26. Shared Access (E-1 and E-2). Parcels E-1 and E-2 shall share access ways so that there will be a maximum of one (1) access way to and from Road A-A and one (1) access way to and from Road C-C as between such parcels, unless other access drives are required by any governmental body at the time of Plan of Development review.

27. Shared Access (F-1 and F-2). Parcels F-1 and F-2 shall share access ways so that there will be a maximum of one (1) access way to and from Road A-A and one (1) access way to and from Road B-B as between such parcels, unless other access drives are required by any governmental body at the time of Plan of Development review.

ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

SS

p. 5 of 7
C. 241-89

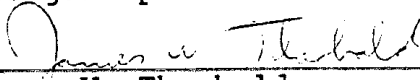
RECEIVED

MAY 22 1989 4:20 PM

PLANNING OFFICE
COUNTY OF HENRICO

28. Use Restrictions. The following uses shall not be permitted on the B-2 zoned parcels:

- (a) Adult book stores;
- (b) Billiard or pool parlors;
- (c) Dance halls;
- (d) Amusement or video game parlors.


James W. Theobald,
Attorney-In-Fact for the Owners
and Contract Purchaser

ACCEPTED BY THE
BOARD OF SUPERVISORS
JUNE 14, 1989

P. COFF T
C-87C-89

56

RECEIVED

MAY 22 1989 4:20 pm
PLANNING OFFICE
COUNTY OF HENRICO



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

C-29C-89

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Handwritten Signature]

Signature of Owner or Applicant* Attorney-In-Fact for the Owners and Contract Purchaser

May 23, 1989
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

20.

Fire Walls. Multi-family buildings in excess of two and one-half (2 1/2) stories in height shall contain fire walls having a two (2) hour non-combustible fire rating or shall contain sprinkler systems.

[Handwritten Signature]
Attorney-In-Fact for the Owners and Contract Purchaser

ACCEPTED BY THE BOARD OF SUPERVISORS
JUNE 14, 1989

P 7 OF 7
C-29C-89

Recd 5-23-89
9 AM

PLANNING OFFICE

LOCH LEVAN LAND LIMITED PARTNERSHIP

LEGAL DESCRIPTIONS

Case No. C-29C-89

All those certain parcels or tracts of land lying and being in Three Chopt District, Henrico County, Virginia, as shown on a rezoning plat prepared by Youngblood, Tyler & Associates, P.C., dated March 1, 1989, last revised June 20, 1989, entitled "Snyder Hunt Planned Residential Community", and being more particularly described as set forth below:

Parcel B (R-2c, One-Family Residence)

Beginning at a point on the western right-of-way line of Shady Grove Road Route 624 1,455.00± feet north of the center line of Nuckols Road; thence N. 57° 00' 45" W. 960.74 feet to a point; thence N. 70° 56' 30" W. 330.00 feet to a point; thence S. 18° 55' 00" E. 106.41 feet to a point; thence S. 80° 36' 40" W. 1,233.38 feet to a point; thence N. 21° 55' 35" W. 77.00± feet to the center line of a creek; thence meandering along the center line of the creek in a northerly direction 870.00± feet to a point; thence S. 71° 55' 15" E. 1,605.00± feet to a point; thence S. 55° 51' 05" E. 970.03 feet to a point in the western right-of-way line of Shady Grove Road; thence along the right-of-way line of Shady Grove Road S. 04° 43' 55" W. 150.00 feet to the point and place of beginning, and containing 20.00± acres.

Parcel C-1 and 2 (R-2c, One-Family Residence)

Beginning at a point in the center line of a creek where Parcels C-1, F-2 and B intersect as shown on the rezoning plat, thence meandering along the center line of the creek in a southerly direction 470.00± feet to a point; thence N. 75° 37' 30" W. 1,040.00± feet to a point; thence S. 11° 45' 10" W. 289.66 feet to a point; thence S. 07° 15' 10" E. 100.00 feet to a point; thence S. 15° 28' 55" W. 296.38 feet to a point; thence S. 07° 36' 45" W. 167.61 feet to a point; thence S. 13° 41' 15" W. 281.03 feet to a point; thence S. 18° 22' 40" W. 229.81 feet to a point; thence S. 83° 05' 05" W. 50.04 feet to a point; thence N. 88° 18' 50" W. 596.32 feet to a point; thence N. 00° 25' 55" W. 426.46 feet to a point; thence N. 39° 43' 45" E. 833.36 feet to a point; thence along a curve to the right with a radius of 1,325.55 feet a distance of 1,520.00± feet to the center line of a creek and the point and place of beginning, and containing 24.31± acres.

RECEIVED

Case No. C-29C-89

JUN 29 1989

Page 1 of 11

PLANNING OFFICE
COUNTY OF HENRICO

Parcel D-1 (B-2c, Business)

Beginning at a point in the center line of Road A-A where Parcels E-1, D-1 and C-2 intersect, thence N. $50^{\circ} 16' 15''$ W. 582.61 feet to a point; thence along a curve to the right with a radius of 900.54 feet a distance of 454.76 feet to a point; thence due E. 300.00 feet to a point; thence due N. 250.00 feet to a point; thence due E. 400.00 feet to a point; thence due N. 300.00 feet to a point; thence due E. 300.00 feet to a point; thence due N. 270.82 feet to a point in the center line of Road B-B; thence S. $55^{\circ} 19' 00''$ E. 176.15 feet to a point; thence along a curve to the right with a radius of 1,103.15 feet a distance of 854.54 feet to a point; thence S. $10^{\circ} 56' 00''$ E. 132.42 feet to a point in the center line of Road A-A; thence along a curve to the left with a radius of 1,325.55 feet a distance of 910.08 feet to a point; thence S. $39^{\circ} 43' 45''$ W. 228.46 feet to the point and place of beginning, and containing 27.537 acres.

Parcel D-2 (R-6c, General Residence)

Beginning at the northwest corner of Parcel D-1 at a point in the center line of Road C-C; thence along a curve to the right with a radius of 900.54 feet a distance of 1,138.79 feet to a point; thence N. $51^{\circ} 07' 00''$ E. 290.08 feet to a point in the center line of Road B-B; thence along a curve to the left in a southerly direction with a radius of 875.06 feet a distance of 250.98 feet to a point; thence S. $55^{\circ} 19' 00''$ E. 386.06 feet to a point; thence due S. 270.82 feet to a point; thence due W. 300.00 feet to a point; thence due S. 300.00 feet to a point; thence due W. 400.00 feet to a point; thence due S. 250.00 feet to a point; thence due W. 300.00 feet to a point in the center line of Road C-C and the place of beginning, and containing 17.329 acres.

Parcel E-1 (O-1c, Office)

Beginning at a point in the center line of Road A-A at the intersection of Parcels E-1, D-1 and C-2, thence S. $39^{\circ} 43' 45''$ W. 200.00 feet to a point; thence N. $50^{\circ} 16' 15''$ W. 250.00 feet to a point; thence N. $39^{\circ} 43' 45''$ E. 200.00 feet to a point; thence S. $50^{\circ} 16' 15''$ E. 250.00 feet to the point and place of beginning, and containing 1.148 acres.

Parcel E-2 (O-1c, Office)

Beginning at a point in the center line of Road A-A where Parcels C-2, E-1 and E-2 intersect, thence S. $39^{\circ} 43' 45''$ W. 156.96 feet to a point; thence N. $66^{\circ} 37' 50''$ W. 468.99 feet to a point; thence N. $39^{\circ} 43' 45''$ E. 489.06 feet to a point in the center line of Road C-C; thence S. $50^{\circ} 16' 15''$ E. 200.00 feet to a point; thence S. $39^{\circ} 43' 45''$ W. 200.00 feet to a point; thence S. $50^{\circ} 16' 15''$ E. 250.00 feet to a point in the center line of Road A-A and the place of beginning, and containing 3.222 acres.

Parcel E-3 (R-2c, One-Family Residence)

Beginning at a point in the center line of Road C-C at the intersection of Parcels E-2, E-3 and D-1, thence S. $39^{\circ} 43' 45''$ W. 489.06 feet to a point; thence N. $66^{\circ} 37' 50''$ W. 974.24 feet to a point; thence N. $62^{\circ} 40' 20''$ E. 949.05 feet to a point in the center line of Road C-C; thence along a curve to the left with a radius of 900.54 feet a distance of 450.84 feet to a point; thence S. $50^{\circ} 16' 15''$ E. 132.61 feet to the

Parcel E-4 and 5 (R-2Ac, One-Family Residence)

Beginning at a point in the center line of Road C-C at the intersection of Parcels E-3 and E-4, thence S. $62^{\circ} 40' 20''$ W. 454.28 feet to a point; thence N. $07^{\circ} 35' 55''$ W. 1,249.99 feet to a point; thence N. $86^{\circ} 57' 00''$ E. 583.66 feet; thence S. $48^{\circ} 26' 00''$ E. 200 feet to a point in the center line of Road C-C; thence along a curve to the left with a radius of 900.54 feet a distance of 992.61 feet to the point and place of beginning, and containing 13.122 acres.

Parcel E-6 (RTHC, Residential Townhouse)

Beginning at a point in the center line of Road C-C at the intersection of Parcels E-5 and E-6, thence N. $48^{\circ} 26' 00''$ W. 200 feet; thence S. $86^{\circ} 57' 00''$ W. 583.66 feet to a point; thence N. $07^{\circ} 35' 55''$ W. 727.65 feet to a point; thence N. $71^{\circ} 59' 50''$ E. 630.41 feet to a point; thence N. $71^{\circ} 29' 15''$ E. 279.58 feet to a point in the center line of Road B-B; thence along a curve to the right in a southerly direction with a radius of 1,001.34 feet a distance of 240.95 feet to a point; thence S. $11^{\circ} 43' 00''$ E. 226.22 feet to a point; thence along a curve to the left with a radius of 875.06 feet a distance of 414.91 feet to a point at the intersection of the center lines of Roads B-B and C-C; thence S. $51^{\circ} 07' 00''$ W. 290.08 feet to a point; thence along a curve to the left with a radius of 900.54 feet a distance of 150.10 feet to the point and place of beginning, and containing 19.500 acres.

Parcel F-1 (O-1c, Office)

Beginning at a point in the center line of Road A-A where Parcels F-1, C-1 and D-1 intersect, thence N. $10^{\circ} 56' 00''$ W. 132.42 feet to a point; thence along a curve to the left with a radius of 1,103.15 feet a distance of 148.34 to a point; thence N. $89^{\circ} 52' 00''$ E. 310.69 feet to a point; thence S. $00^{\circ} 08' 00''$ E. 250.00 to a point in the center line of Road A-A; thence along a curve to the left with a radius of 1,325.55 feet a distance of 249.86 feet to the point and place of beginning, and containing 1.645 acres.

Parcel F-2 (O-1c, Office)

Beginning at a point in the center line of a creek where Parcel C-1, F-2 and B intersect in the center line of Road A-A, thence in a westerly direction along a curve to the left with a radius of 1,325.55 feet a distance of 360.00± feet to a point; thence N. 00° 08' 00" W. 250.00 feet to a point; thence S. 89° 52' 00" W. 310.69 feet to a point in the center line of Road B-B; thence along a curve to the left with a radius of 1,103.15 feet a distance of 137.78 feet to a point; thence N. 39° 46' 30" E. 349.02 feet to a point; thence S. 73° 44' 35" E. 440.00± feet to a point in the center line of a creek; thence meandering along the center line of the creek in a southerly direction 585.00± feet to the center line of Road A-A and the point and place of beginning, and containing 6.713± acres.

Parcel F-3, 4 and 5 (RTHc, Residential Townhouse)

Beginning at a point in the center of Road B-B where Parcels F-2, F-3 and D-1 intersect, thence in a northerly direction along a curve to the left having a radius of 1,103.15 feet a distance of 450.35 feet to a point; thence N. 40° 49' 00" E. 429.83 feet to a point; thence along a curve to the left with a radius of 779.15 feet a distance of 572.74 feet to a point; thence N. 01° 18' 00" W. 180.03 feet to a point; thence along a curve to the right with a radius of 806.27 feet a distance of 634.13 feet to a point; thence S. 78° 00' 28" E. 302.69 feet to a point; thence S. 49° 21' 15" E. 656.99 feet to a point; thence S. 60° 02' 05" E. 305.00± feet to the center line of a creek; thence meandering in a southerly direction along the center line of the creek approximately 555.00± feet to a point; thence N. 72° 17' 00" W. 395.00± feet to a point; thence S. 39° 46' 30" W. 1,348.01 feet to the point and place of beginning, and containing 30.394± acres.

Parcel G (R-6c, General Residence)

Beginning at a point in the center line of Road B-B where Parcels F-3, D-1 and G intersect, thence N. 40° 49' 00" E. 429.83 feet to a point; thence along a curve to the left with a radius of 779.15 feet a distance of 572.74 feet to a point; thence N. 01° 18' 00" W. 180.03 feet to a point; thence along a curve to the right with a radius of 806.27 feet a distance of 187.86 feet to a point; thence S. 78° 22' 30" W. 560.00 feet to a point; thence S. 86° 41' 00" W. 655.00 feet to a point; thence S. 71° 29' 00" W. 220.51 feet to a point in the center line of Road B-B; thence S. 11° 43' 00" E. 65.40 feet to a point; thence along a curve to the left with a radius of 875.06 feet a distance of 665.89 feet to a point; thence S. 55° 19' 00" E. 562.21 feet to a point; thence along a curve to the right with a radius of 1,103.15 feet a distance of 118.09 feet to the point and place of beginning, and containing 24.70 acres.

Parcel H-1, 2, 3, 4 and 5 (R-5c, General Residence)

Beginning at a point in the center line of Road B-B where Parcels G, E-6 and H-2 intersect, thence N. $71^{\circ} 29' 00''$ E. 220.51 feet to a point; thence N. $86^{\circ} 41' 00''$ E. 655.00 feet to a point; thence N. $78^{\circ} 22' 30''$ E. 560.00 feet to a point in the center line of Road D-D; thence in a northerly direction along a curve to the right with a radius of 806.27 feet a distance of 446.28 feet to a point; thence N. $78^{\circ} 00' 28''$ W. 150.21 feet to a point; thence S. $78^{\circ} 22' 27''$ W. 670.82 feet to a point; thence due N. 992.44 feet to a point; thence due E. 717.05 feet to a point; thence due S. 870.00 feet to a point; thence S. $78^{\circ} 00' 28''$ E. 88.87 feet to a point in the center line of Road D-D; thence in a northerly direction along a curve to the right with a radius of 806.27 feet a distance of 459.97 feet to a point; thence N. $76^{\circ} 27' 00''$ E. 545.56 feet to a point; thence along a curve to the left with a radius of 858.75 feet a distance of 2,272.94 feet to a point; thence N. $75^{\circ} 12' 00''$ W. 511.22 feet to a point; thence along a curve to the right with a radius of 1,073.31 feet a distance of 1,063.08 feet to a point; thence S. $71^{\circ} 33' 00''$ W. 797.38 feet to a point; thence along a curve to the left with a radius of 1,043.19 feet a distance 932.51 feet to a point; thence S. $20^{\circ} 20' 00''$ W. 236.81 feet to a point; thence along a curve to the right with a radius of 754.23 feet a distance of 883.07 feet to a point; thence S. $87^{\circ} 25' 00''$ W. 250.00 feet to a point; thence S. $02^{\circ} 35' 00''$ E. 250.00 to a point; thence along a curve to the left with a radius of 807.86 feet a distance of 742.82 feet to a point; thence S. $55^{\circ} 16' 00''$ E. 350.00 feet to a point; thence along a curve to the right with a radius of 1,001.34 feet a distance of 761.11 feet to a point; thence S. $11^{\circ} 43' 00''$ E. 160.82 feet to the point and place of beginning, and containing 188.424 acres. The above metes and bounds description excludes Parcel H-6 as shown on the rezoning plat.

Parcel H-6 (B-2c, Business)

Beginning at a point N. $78^{\circ} 00' 28''$ W. 88.87 feet from a point in the center line of Road D-D where Parcels I-1, F-5, H-2 and H-5 intersect, thence N. $78^{\circ} 00' 28''$ W. 61.34 feet to a point; thence S. $78^{\circ} 22' 27''$ W. 670.82 feet to a point; thence due N. 992.44 feet to a point; thence due E. 717.05 feet to a point; thence due S. 870.00 feet to the point and place of beginning, and containing 15.140 acres.

Parcel I-1, 2, 3, 4, 5, 6 and 7 (R-3c, One-Family Residence)

Beginning at a point in the center line of Road D-D where Parcels I-1, F-5, H-2 and H-5 intersect, thence in a northerly direction along a curve to the right with a radius of 806.27 feet a distance of 459.97 feet to a point; thence N. $76^{\circ} 27' 00''$ E. 545.56 feet to a point thence along a curve to the left with a radius of 858.75 feet a distance of 2,272.94 feet to a point; thence N. $75^{\circ} 12' 00''$ W. 511.22 feet to a point; thence along a curve to the right with a radius of 1,073.31 feet a distance of 1,610.08 feet to a point; thence N. $10^{\circ} 45' 00''$ E. 400.00 feet to a point; thence along a curve to the left with a radius of 1,561.24 feet a distance of 375.10 feet to a point; thence N. $03^{\circ} 48' 45''$ W. 45.00± feet to the center line of the Chickahominy River; thence meandering in a southeasterly direction along the center line of the Chickahominy River a distance of 8,805.00± feet to a point; thence continuing to meander along the center line of said Chickahominy River in a southwesterly direction 3,970.00± feet to a point in the center line of the Chickahominy River where Parcels F-5 and I-1 intersect; thence N. $60^{\circ} 02' 05''$ W. 305.00± feet to a point; thence N. $49^{\circ} 21' 15''$ W. 656.99 feet to a point; thence N. $78^{\circ} 00' 28''$ W. 302.69 feet to the point and place of beginning, and containing 167.74± acres.

Parcel J-1 (B-2c, Business)

Beginning at a point in the center line of Road E-E where Parcels H-1, J-1 and L-3 intersect, thence S. $02^{\circ} 35' 00''$ E. 250.00 feet to a point; thence along a curve to the left with a radius of 807.86 feet a distance of 676.26 feet to a point; thence S. $87^{\circ} 25' 00''$ W. 731.66 feet to a point; thence N. $02^{\circ} 35' 00''$ W. 850.00 feet to a point in the center line of of Road E-E; thence N. $87^{\circ} 25' 00''$ E. 464.76 feet to the point and place of beginning, and containing 10.2 acres.

Case No. C-29C-89

Page 8 of 11

Parcel J-2 and 3 (R-4c, One-Family Residence)

Beginning at a point in the center line of Road B-B where Parcels J-1, J-2 and H-1 intersect, thence on a curve to the left with a radius of 807.86 feet a distance of 66.57 feet to a point; thence S. 55° 16' 00" E. 350.00 feet to a point; thence along a curve to the right with a radius of 1,001.34 feet a distance of 520.16 feet to a point; thence S. 71° 29' 15" W. 279.58 feet to a point; thence S. 71° 59' 50" W. 630.41 feet to a point; thence N. 29° 08' 05" E. 132.92 feet to a point; thence N. 65° 30' 35" W. 538.80 feet to a point; thence N. 15° 39' 55" E. 327.69 feet to a point; thence N. 83° 28' 15" W. 1,167.92 feet to a point; thence N. 28° 31' 00" W. 769.09 feet to a point in the center line of Road E-E; thence along a curve to the right in an easterly direction with a radius of 1,961.49 feet a distance of 914.39 feet to a point; thence N. 87° 25' 00" E. 415.24 feet to a point; thence S. 02° 35' 00" E. 850.00 feet to a point; thence N. 87° 25' 00" E. 731.66 feet to the center line of Road B-B and the point and place of beginning, and containing 42.294 acres.

Parcel J-4, 5 and 6 (R-3c, One-Family Residence)

Beginning at a point in the center line of Road E-E where Parcels J-3, J-4 and L-1 intersect, thence S. 28° 31' 00" E. 769.09 feet to a point; thence S. 15° 51' 45" W. 1,252.74 feet to a point; thence S. 30° 36' 45" W. 939.74 feet to a point; thence S. 11° 23' 10" E. 138.64 feet to a point; thence S. 13° 11' 55" E. 137.48 feet to a point; thence S. 07° 34' 35" W. 274.12 feet to a point; thence N. 45° 45' 15" W. 692.58 feet to a point in the center line of Road E-E; thence N. 40° 48' 00" E. 323.85 feet to a point; thence along a curve to the left with a radius of 843.49 feet a distance of 902.69 feet to a point; thence N. 20° 31' 00" W. 350.00 feet to a point; thence along a curve to the right with a radius of 930.34 feet a distance of 1,200.22 feet to a point; thence N. 53° 24' 00" E. 199.88 feet to a point; thence along a curve to the right with a radius of 1,961.49 feet a distance of 250.16 feet to the point and place of beginning, and containing 44.231 acres.

Parcel J-7 (R-2c, One-Family Residence)

Beginning at a point in the center line of Road E-E where Parcels J-6 and J-7 intersect, thence S. 36° 24' 55" W. 739.13 feet to a point; thence N. 47° 54' 00" W. 747.84 feet to a point; thence S. 75° 56' 30" W. 566.86 feet to a point; thence along a curve to the left in a northerly direction with a radius of 1,397.39 feet a distance of 19.03 feet to a point; thence N. 12° 39' 20" W. 91.23 feet to a point in the center line of Road E-E; thence N. 77° 20' 40" E. 96.56 feet to a point; thence along a curve to the left with a radius of 1,817.18 feet a distance of 1,159.04 feet to a point; thence S. 45° 45' 15" E. 692.58 feet to the point and place of beginning, and containing 14.701 acres.

Parcel K (R-3c, One-Family Residence)

Beginning at a point in the center line of Road E-E where Parcels J-4, K and L-1 intersect, thence S. 53° 24' 00" W. 45.76 feet to a point; thence along a curve to the left with a radius of 930.34 feet a distance of 1,200.22 feet to a point; thence S. 20° 31' 00" E. 350.00 feet to a point; thence along a curve to the right with a radius of 843.49 feet a distance of 902.69 feet to a point; thence S. 40° 48' 00" W. 323.85 feet to a point; thence along a curve to the right with a radius of 1,817.18 feet a distance of 1,159.04 feet to a point; thence S. 17° 20' 40" W. 96.56 feet to a point; thence N. 12° 39' 20" W. 100.00 feet to a point; thence N. 17° 10' 00" E. 214.87 feet to a point; thence N. 29° 41' 10" E. 330.54 feet to a point; thence N. 29° 54' 05" E. 71.95 feet to a point; thence N. 29° 11' 50" E. 1,534.03 feet to a point; thence N. 36° 23' 50" W. 359.35 feet to a point; thence N. 40° 56' 35" E. 250.04 feet to a point; thence N. 29° 37' 00" W. 588.17 feet to a point; thence N. 58° 33' 40" W. 1,855.59 feet to a point; thence N. 80° 37' 25" E. 404.54 feet to a point; thence N. 69° 30' 15" E. 989.27 feet to a point; thence S. 46° 19' 00" E. 1,559.02 feet to the center line of Road E-E and the point and place of beginning, and containing 67.842 acres.

Parcel L-1, 2, 3, 4, 5 and 6 (R-4c, One-Family Residence)

Beginning at a point in the center line of Road E-E where Parcels J-4, K and L-1 intersect, thence N. 46° 19' 00" W. 411.32 feet to a point; thence N. 12° 58' 00" E. 773.69 feet to a point; thence N. 18° 05' 50" E. 745.00± feet to the center line of the Chickahominy River; thence meandering along the center line of the Chickahominy River in a north-easterly direction 5,875.00± feet to a point; thence S. 03° 48' 45" E. 45.00± feet to a point; thence along a curve to the right with a radius of 1,561.24 feet a distance of 375.10 feet to a point; thence S. 10° 45' 00" W. 400.00 feet to a point; thence along a curve to the left with a radius of 1,073.31 feet a distance of 547.00 feet to a point; thence S. 71° 33' 00" W. 797.38 feet to a point; thence along a curve to the left with a radius of 1,043.19 feet a distance of 932.51 feet to a point; thence S. 20° 20' 00" W. 236.81 feet to a point; thence along a curve to the right with a radius of 754.23 feet a distance of 883.07 feet to a point; thence S. 87° 25' 00" W. 1,130.00 feet to a point; thence along a curve to the left with a radius of 1,961.49 feet a distance of 1,164.54 feet to a point; thence S. 53° 24' 00" W. 154.12 feet to the point and place of beginning, and containing 212.63± acres.