

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

**C-77C-05**  
**Zoning**  
 Amend Proffered Conditions  
 Varina District

500 Feet

PS October 2005 Ref: 823-693-4446



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

January 31, 2006

Ross Run LLC  
c/o David S. Rudiger, President  
544 Newtown Road, Suite 128  
Virginia Beach, Virginia 23462

Re: Conditional Rezoning Case C-77C-05

Dear Mr. Rudiger:

The Board of Supervisors at its meeting on January 24, 2006, granted your request to amend proffered conditions on Conditional Rezoning Case C-65C-04, on Parcel 823-693-4446, described as follows:

Beginning at a point situated on the east line of Doran Road, a 50' R/W, said point being  $\pm 1,290'$  south of the southern line of Darbytown Road, leave said east line N  $86^{\circ}26'12''$  E, 1,114.02' to a point; thence S  $04^{\circ}03'39''$  E, 1,415.69' to a point; thence N  $73^{\circ}39'52''$  W, 391.90' to a point; thence S  $83^{\circ}29'02''$  W, 353.04' to a point; thence N  $14^{\circ}07'06''$  E, 557.37', to a point; thence S  $83^{\circ}27'58''$  W, 605.95' to a point situated on the east line of Doran Road; thence continue along said east line on a curve to the left with a chord N  $02^{\circ}05'10''$  E, 42.20' and a length = 42.22',  $\Delta = 06^{\circ}23'22''$ , radius = 378.60' to a point; thence N  $01^{\circ}06'31''$  W, 300.00' to a point; thence along a curve to the left with a chord N  $01^{\circ}44'36''$  W, 370.02' and a length = 370.02',  $\Delta = 01^{\circ}16'09''$ , radius = 16,703.81' to a point; thence N  $02^{\circ}22'40''$  W, 89.28' to a point and the point of beginning, containing 28.21 acres.

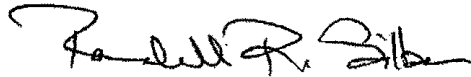
The Board of Supervisors accepted the following proffered condition, dated September 21, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. Proffer condition 17 related to cash proffers of rezoning case # C-65C-04 is hereby deleted in its entirety. All other proffers of this case shall be in force and effect.

Ross Run LLC  
January 31, 2006  
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The Planning Department 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,



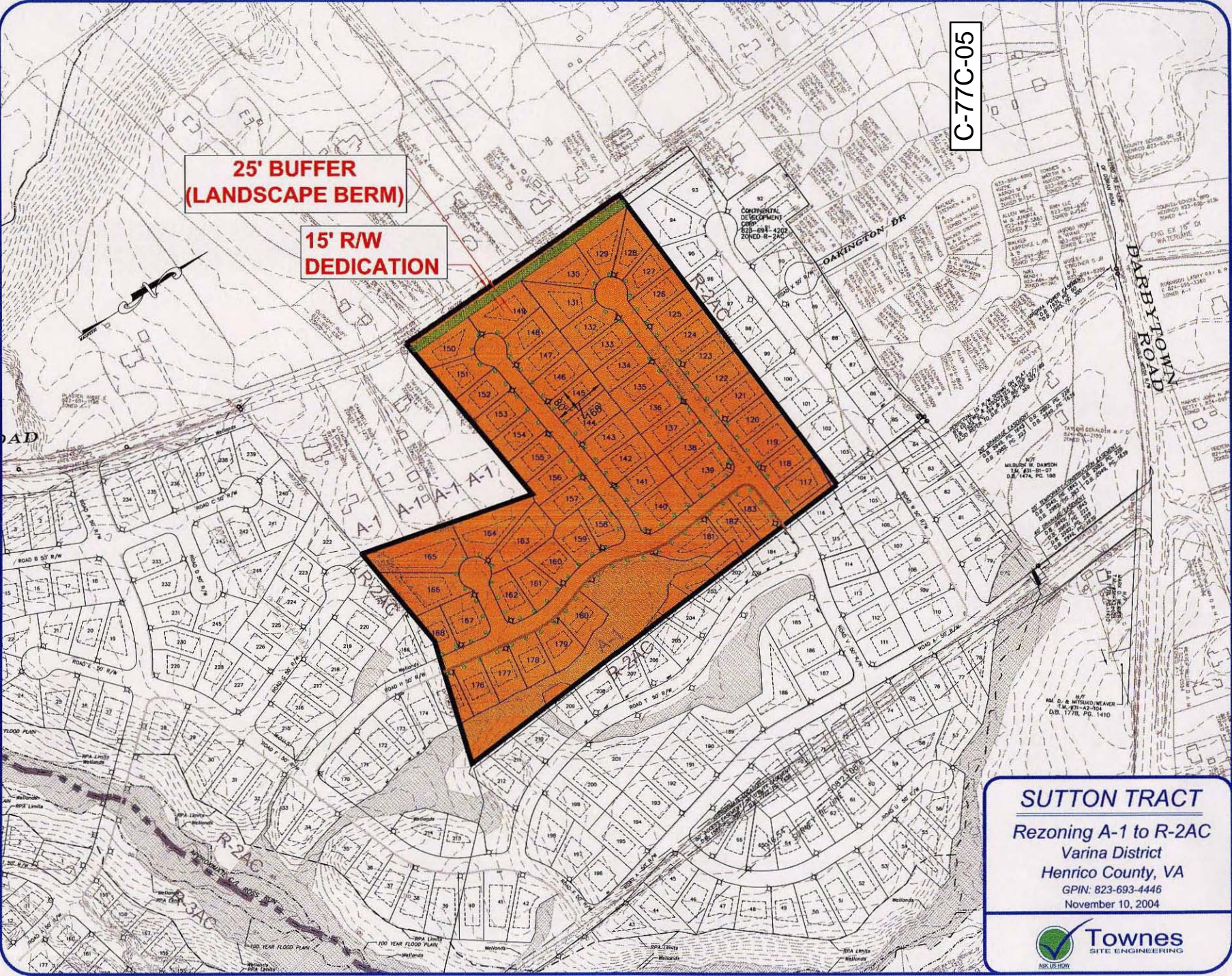
 Virgil R. Hazelett, P.E.  
County Manager

pc: Kenneth S. Merner / Boyd Corp.  
Director, Real Estate Assessment  
Conditional Zoning Index

C-77C-05

**25' BUFFER  
(LANDSCAPE BERM)**

**15' R/W  
DEDICATION**



**SUTTON TRACT**  
 Rezoning A-1 to R-2AC  
 Varina District  
 Henrico County, VA  
 GPIN: 823-693-4446  
 November 10, 2004

