

R-3C to C-1C
0.46 Ac.

C-21C-09

Zoning

Conservation District

Three Chopt District

400

Feet

PS June 2009

Ref: 734-781-9430



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 15, 2009

HHHunt Corporation
11237 Nuckols Road
Glen Allen, VA 23059

Re: Conditional Rezoning Case C-21C-09

Dear Sir:

The Board of Supervisors at its meeting on September 8, 2009, granted your request to conditionally rezone from R-3C One-Family Residence District (Conditional) to C-1C Conservation District (Conditional), part of Parcel 734-781-9430, containing approximately 0.46 acre, located approximately 300 feet north of the northern terminus of Collinstone Drive and approximately 300 feet west of the western terminus of Amershire Court, described as follows:

BEGINNING AT A POINT, said point being the northeastern corner of the property conveyed to HHHunt Corporation by deed found in Deed Book 4444, Page 2071, containing 77.55+/- Acres as indicated in said deed, said point also being the northeastern corner of the parcel herein described and northwestern corner to the subdivision known as Collinstone Manor at Wyndham, said point also being in the centerline of the Chickahominy River; thence, leaving the centerline of the Chickahominy River and along the exterior property line of the subdivision known as Collinstone Manor at Wyndham, S 18°00'39" W, 100'+/- feet to a rod, said rod being N 18°00'39" E, 607.10 feet from a stone in property line between Collinstone Manor at Wyndham and HHHunt Corporation; thence, continuing with the exterior property line with the subdivision known as Collinstone Manor at Wyndham, S 18°00'39" W, 41.56 feet to a point; thence, leaving the exterior property line with the subdivision known as Collinstone Manor at Wyndham and proceeding through the property of HHHunt Corporation the following eighteen (18) courses: N 57°44'59" W, 12.52 feet to a point; thence, N 85°40'55" W, 20.10 feet to a point; thence, N 60°09'04" W, 12.54 feet to a point; thence, N 31°16'15" W, 45.27 feet to a point; thence, N 58°41'03" W, 46.85 feet to a point; thence, N 52°55'39" W, 33.17 feet to a point; thence, N 44°51'04" W, 45.39 feet to a point; thence, N 75°36'26" W, 20.77 feet to a point; thence, N 43°30'14" E, 9.59 feet to a point; thence, N 72°07'27" E, 29.16 feet to a point; thence, S 61°57'56" E, 24.02 feet to a point; thence, S 40°57'46" E, 26.96 feet to a point; thence, N 77°59'47" E, 10.27 feet to a point; thence, N 29°18'37" E, 20.82 feet to a point; thence, N 56°30'50" E, 39.42 feet to a point; thence, N 78°59'59" W, 15.53 feet to a point; thence, N 69°05'03" W, 44.84 feet to a point; thence, N 62°12'36" W, 51.05 feet to a point, said

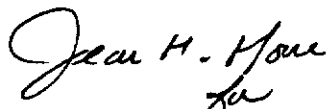
point being in the centerline of the Chickahominy River, said river centerline being the common property line between HHHunt Corporation and Wellesley Land Limited Partnership, said river centerline also being the County boundary line between the Counties of Henrico and Hanover; thence, in a southeasterly direction, following the centerline of the Chickahominy River as it meanders, 235+/- feet to a point, said point being the true PLACE and POINT OF BEGINNING and CONTAINING 0.46+/- acre of land.

The Board of Supervisors accepted the following proffered conditions, dated July 23, 2009, which further regulate the above use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The proffers applicable to the parcel zoned R-3C in Case No. C-2C-08 shall be applicable to this property for which C-1C zoning is requested.

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: Hans Klinger, Senior Project Manager, HHHunt
Dr. Martha G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index