

**REZ2018-00033**

**Zoning**

Conservation  
Fairfield District

500 Feet

PS July 2018 Ref: 780-772-8360



John A. Vithoulkas  
County Manager

October 16, 2018

HHHunt River Mill LLC  
Attn: Mr. Craig Shelton  
11237 Nuckols Road  
Glen Allen, VA 23059

Re: Rezoning Case REZ2018-00033

Dear Mr. Shelton:

The Board of Supervisors at its meeting on October 9, 2018, approved your request to conditionally rezone from R-5AC General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 780-772-8360, 781-773-2686, and 782-773-0113 containing 14.69 acres located approximately 500' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive, described as follows:

**R-5AC TO C-1C (2.692 acre Parcel)**

Beginning at a point having a Henrico County NAD 83 South Zone coordinate value of N=3771937.86, E=11781589.91, said point being the POINT OF BEGINNING; thence, N 09°43'14" E, a distance of 167.28 feet; thence S 85°34'39" E, a distance of 3.31 feet; thence S 07°16'02" E, a distance of 4.95 feet; thence S 11°52'24" E, a distance of 17.20 feet; thence S 08°10'30" E, a distance of 23.93 feet; thence S 03°04'56" E, a distance of 24.46 feet; thence S 09°06'11" W, a distance of 35.27 feet; thence S 76°06'03" E, a distance of 27.01 feet; thence S 80°51'42" E, a distance of 75.23 feet; thence S 78°40'09" E, a distance of 123.80 feet; thence S 78°54'43" E, a distance of 28.10 feet; thence N 89°38'40" E, a distance of 20.61 feet; thence S 88°08'20" E, a distance of 14.16 feet; thence S 72°14'18" E, a distance of 17.61 feet; thence S 64°05'12" E, a distance of 9.73 feet; thence S 75°15'11" E, a distance of 11.03 feet; thence S 61°13'52" E, a distance of 3.65 feet; thence S 51°38'26" E, a distance of 8.42 feet; thence S 85°25'12" E, a distance of 24.98 feet; thence S 89°05'03" E, a distance of 26.27 feet; thence S 85°02'17" E, a distance of 19.97 feet; thence S 79°46'39" E, a distance of 53.76 feet; thence S 66°21'12" E, a distance of 16.98 feet; thence S 64°44'36" E, a distance of 23.39 feet; thence S 71°38'29" E, a distance of 18.32 feet; thence S 78°22'11" E, a distance of 28.37 feet; thence S 77°52'28" E, a distance of 32.85 feet; thence S 69°23'21" E, a distance of 27.46 feet; thence S 75°32'06" E, a distance of 18.24 feet; thence N 89°20'58" E, a distance of 25.73 feet; thence N 80°48'11" E, a distance of 31.99 feet; thence N 79°37'27" E, a distance of 27.50 feet; thence S 75°35'54" E, a distance of 25.46 feet; thence S 82°06'32" E, a distance of 28.32 feet; thence N 85°37'26" E, a distance of 26.96 feet; thence S 68°53'14" E, a distance of 27.42 feet; thence S 82°25'59" E, a distance of 20.56 feet; thence S 75°40'54"

E, a distance of 27.13 feet; thence S 87°37'56" E, a distance of 20.73 feet; thence S 83°08'44" E, a distance of 19.14 feet; thence S 65°48'28" E, a distance of 15.95 feet; thence N 79°51'22" E, a distance of 25.51 feet; thence N 85°18'49" E, a distance of 9.21 feet; thence N 55°48'18" E, a distance of 12.02 feet; thence N 87°10'22" E, a distance of 29.66 feet; thence N 70°08'06" E, a distance of 24.10 feet; thence N 51°15'13" E, a distance of 16.19 feet; thence N 31°13'33" E, a distance of 19.39 feet; thence N 41°44'18" E, a distance of 27.57 feet; thence N 40°26'56" E, a distance of 24.66 feet; thence N 29°18'17" E, a distance of 20.17 feet; thence N 42°33'07" E, a distance of 28.88 feet; thence N 52°53'43" E, a distance of 21.48 feet; thence N 73°06'38" E, a distance of 22.30 feet; thence S 87°43'03" E, a distance of 25.14 feet; thence N 88°56'24" E, a distance of 17.64 feet; thence S 77°03'55" E, a distance of 23.67 feet; thence S 53°23'36" E, a distance of 39.83 feet; thence S 55°33'10" E, a distance of 64.40 feet; thence S 58°30'56" E, a distance of 20.88 feet; thence S 51°53'56" E, a distance of 7.97 feet; thence S 34°14'56" W, a distance of 210.83 feet; thence N 80°16'46" W, a distance of 745.96 feet; thence N 80°16'46" W, a distance of 486.35 feet, returning to the Point of Beginning. Described Parcel contains 2.692 acres, more or less.

**R-5AC TO C-1C (10.115 acre Parcel)**

Beginning at a point having a Henrico County NAD 83 South Zone coordinate value of N=3772825.22, E=11782844.95, said point being the POINT OF BEGINNING; thence N 77°54'19" W, a distance of 13.24 feet; thence S 90°00'00" W, a distance of 32.00 feet; thence N 77°00'20" W, a distance of 26.68 feet; thence N 42°42'34" W, a distance of 35.38 feet; thence N 45°00'00" W, a distance of 7.07 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 59°02'10" W, a distance of 5.83 feet; thence S 85°50'25" W, a distance of 55.15 feet; thence S 78°41'24" W, a distance of 5.10 feet; thence N 51°42'35" W, a distance of 24.21 feet; thence N 53°48'25" W, a distance of 50.80 feet; thence N 28°36'35" W, a distance of 12.53 feet; thence N 28°29'44" W, a distance of 39.82 feet; thence N 56°41'22" W, a distance of 41.88 feet; thence N 63°26'06" W, a distance of 4.47 feet; thence N 58°23'33" W, a distance of 45.79 feet; thence N 40°21'52" W, a distance of 26.25 feet; thence N 34°41'43" W, a distance of 15.81 feet; thence N 45°00'00" E, a distance of 1.41 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 00°00'00" W, a distance of 2.00 feet; thence N 00°00'00" W, a distance of 2.00 feet; thence N 18°26'06" W, a distance of 3.16 feet; thence N 17°35'32" W, a distance of 43.01 feet; thence N 11°18'36" W, a distance of 5.10 feet; thence N 18°26'06" W, a distance of 6.32 feet; thence N 26°33'54" W, a distance of 4.47 feet; thence N 00°00'00" W, a distance of 7.00 feet; thence N 16°41'57" W, a distance of 10.44 feet; thence N 08°07'48" W, a distance of 7.07 feet; thence N 14°02'10" W, a distance of 16.49 feet; thence N 45°00'34" W, a distance of 1.41 feet; thence N 26°34'21" E, a distance of 2.24 feet; thence N 14°02'18" W, a distance of 8.25 feet; thence N 15°56'43" W, a distance of 7.28 feet; thence N 45°00'00" W, a distance of 4.24 feet; thence N 23°11'55" E, a distance of 15.23 feet; thence N 26°34'03" E, a distance of 6.71 feet; thence N 09°27'44" W, a distance of 6.08 feet; thence N 09°27'46" W, a distance of 42.58 feet; thence N 18°26'06" E, a distance of 3.16 feet; thence N 45°00'00" W, a distance of 2.83 feet; thence N 00°00'00" W, a distance of 7.00 feet; thence N 00°00'00" W, a distance of 3.00 feet; thence N 14°02'10" W, a distance of 4.12 feet; thence N 11°18'36" W, a distance of 5.10 feet; thence N 14°02'10" W, a distance of 4.12 feet; thence N 43°15'51" W, a distance of 23.35



feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence S 90°00'00" W, a distance of 1.00 feet; thence N 16°30'16" W, a distance of 28.16 feet; thence N 57°59'41" W, a distance of 28.30 feet; thence N 78°41'24" W, a distance of 5.10 feet; thence N 53°58'21" W, a distance of 27.20 feet; thence S 63°26'06" W, a distance of 4.47 feet; thence N 23°11'55" W, a distance of 7.62 feet; thence N 17°06'10" W, a distance of 13.60 feet; thence N 00°00'00" W, a distance of 2.00 feet; thence N 08°07'48" W, a distance of 7.07 feet; thence N 22°22'48" E, a distance of 36.77 feet; thence N 90°00'00" E, a distance of 1.00 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 19°54'13" W, a distance of 61.68 feet; thence N 33°41'24" W, a distance of 28.84 feet; thence N 27°49'27" W, a distance of 40.71 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 45°00'00" W, a distance of 2.83 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 36°12'34" W, a distance of 69.40 feet; thence N 39°48'20" W, a distance of 7.81 feet; thence N 45°00'00" W, a distance of 2.83 feet; thence N 45°00'00" W, a distance of 16.97 feet; thence N 46°23'50" W, a distance of 58.00 feet; thence N 22°37'12" W, a distance of 13.00 feet; thence N 55°18'17" W, a distance of 15.81 feet; thence N 43°31'52" W, a distance of 27.59 feet; thence N 60°04'07" W, a distance of 38.08 feet; thence N 38°39'35" W, a distance of 6.40 feet; thence N 60°56'47" W, a distance of 10.30 feet; thence N 55°18'16" W, a distance of 47.43 feet; thence N 58°29'45" W, a distance of 36.36 feet; thence N 48°59'27" W, a distance of 30.48 feet; thence N 57°31'44" W, a distance of 13.04 feet; thence N 90°00'00" W, a distance of 8.00 feet; thence N 45°00'00" W, a distance of 7.07 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 50°54'22" W, a distance of 20.62 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 33°41'24" W, a distance of 3.61 feet; thence S 71°33'54" W, a distance of 6.32 feet; thence S 56°18'36" W, a distance of 3.61 feet; thence S 90°00'00" W, a distance of 1.00 feet; thence S 56°18'36" W, a distance of 3.61 feet; thence S 51°20'25" W, a distance of 6.40 feet; thence S 45°00'00" W, a distance of 1.41 feet; thence S 35°32'16" W, a distance of 8.60 feet; thence S 45°00'00" W, a distance of 1.41 feet; thence S 45°00'11" W, a distance of 4.24 feet; thence S 45°00'00" W, a distance of 8.49 feet; thence N 26°33'54" E, a distance of 11.18 feet; thence N 18°26'06" E, a distance of 3.16 feet; thence N 07°07'30" E, a distance of 8.06 feet; thence N 14°02'10" E, a distance of 4.12 feet; thence N 90°00'00" E, a distance of 1.00 feet; thence N 29°44'42" E, a distance of 8.06 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 18°26'06" E, a distance of 3.16 feet; thence N 26°33'54" W, a distance of 6.71 feet; thence N 45°00'03" W, a distance of 16.97 feet; thence N 15°56'43" W, a distance of 7.28 feet; thence N 41°11'09" W, a distance of 10.63 feet; thence N 34°54'09" W, a distance of 52.43 feet; thence N 34°17'11" W, a distance of 26.63 feet; thence N 25°12'04" W, a distance of 18.79 feet; thence N 27°08'59" W, a distance of 43.83 feet; thence N 43°43'37" W, a distance of 31.83 feet; thence N 33°41'24" W, a distance of 10.82 feet; thence N 26°33'54" W, a distance of 4.47 feet; thence N 38°39'35" W, a distance of 12.81 feet; thence N 32°58'10" W, a distance of 44.10 feet; thence N 34°22'50" W, a distance of 23.02 feet; thence N 31°25'46" W, a distance of 21.09 feet; thence N 21°48'05" W, a distance of 5.39 feet; thence N 29°03'17" W, a distance of 20.59 feet; thence N 35°50'16" W, a distance of 22.20 feet; thence N 26°33'54" W, a distance of 11.18 feet; thence N 43°21'48" W, a distance of 24.76 feet; thence N 59°44'37" W, a distance of 13.89 feet; thence N 51°20'25" W, a distance of 6.40 feet; thence N 00°00'00" W, a distance of 1.00 feet; thence N 90°00'00" E, a distance of 1.00 feet; thence N 45°00'00" E, a distance of 1.41 feet; thence N 90°00'00" E, a distance of



1.00 feet; thence N 26°33'54" W, a distance of 6.71 feet; thence N 29°28'33" E, a distance of 26.42 feet; thence N 15°15'18" W, a distance of 11.40 feet; thence N 16°15'36" W, a distance of 25.00 feet; thence N 30°57'50" W, a distance of 11.66 feet; thence N 26°33'54" W, a distance of 8.94 feet; thence N 17°39'00" W, a distance of 23.09 feet; thence N 26°33'54" W, a distance of 24.60 feet; thence N 14°02'10" W, a distance of 8.25 feet; thence N 36°01'39" W, a distance of 13.60 feet; thence N 36°15'14" W, a distance of 18.60 feet; thence N 21°48'05" W, a distance of 21.54 feet; thence N 16°23'22" W, a distance of 17.72 feet; thence N 26°33'54" W, a distance of 8.94 feet; thence N 26°33'54" W, a distance of 2.24 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 47°13'52" W, a distance of 54.49 feet; thence N 41°59'14" W, a distance of 13.45 feet; thence N 54°46'57" W, a distance of 20.81 feet; thence N 73°04'21" W, a distance of 24.04 feet; thence N 45°00'00" W, a distance of 50.91 feet; thence N 45°00'00" W, a distance of 1.41 feet; thence N 32°07'30" W, a distance of 50.77 feet; thence N 38°39'35" W, a distance of 6.40 feet; thence N 33°41'24" W, a distance of 14.42 feet; thence N 45°00'00" W, a distance of 2.83 feet; thence N 11°18'34" W, a distance of 10.20 feet; thence S 32°00'16" W, a distance of 9.43 feet; thence S 00°00'00" W, a distance of 1.00 feet; thence S 36°52'12" W, a distance of 10.00 feet; thence N 23°57'45" W, a distance of 9.85 feet; thence N 56°18'46" W, a distance of 3.61 feet; thence N 35°50'14" W, a distance of 22.20 feet; thence N 41°45'37" W, a distance of 37.54 feet; thence N 15°56'43" W, a distance of 7.28 feet; thence N 26°33'54" W, a distance of 6.71 feet; thence N 01°14'43" W, a distance of 46.01 feet; thence N 26°33'54" W, a distance of 6.71 feet; thence N 08°07'48" W, a distance of 7.07 feet; thence N 45°00'00" W, a distance of 4.24 feet; thence N 53°07'48" W, a distance of 10.00 feet; thence N 37°52'30" W, a distance of 34.21 feet; thence N 25°20'45" W, a distance of 21.02 feet; thence N 41°25'25" W, a distance of 45.34 feet; thence N 55°00'29" W, a distance of 12.21 feet; thence N 30°57'50" W, a distance of 5.83 feet; thence N 36°52'12" W, a distance of 5.00 feet; thence N 45°00'00" W, a distance of 5.66 feet; thence N 45°00'00" W, a distance of 7.07 feet; thence N 32°00'21" W, a distance of 37.74 feet; thence S 90°00'00" W, a distance of 3.00 feet; thence N 70°42'36" W, a distance of 21.19 feet; thence S 90°00'00" W, a distance of 1.00 feet; thence N 63°26'06" W, a distance of 2.24 feet; thence N 11°18'36" W, a distance of 5.10 feet; thence N 13°14'26" W, a distance of 17.46 feet; thence N 48°00'46" W, a distance of 2.17 feet; thence S 82°51'31" E, a distance of 146.74 feet to a point lying in the centerline of the Chickahominy River; thence, with the centerline of the Chickahominy River, as it meanders, the following twenty (20) courses: (1) S 43°01'58" E, a distance of 131.38 feet; (2) thence S 47°53'33" E, a distance of 173.89 feet; (3) thence S 42°08'17" E, a distance of 193.85 feet; (4) thence S 41°46'03" E, a distance of 296.94 feet; (5) thence S 75°25'23" E, a distance of 97.18 feet; (6) thence S 47°20'21" E, a distance of 95.65 feet; (7) thence S 15°35'16" E, a distance of 23.70 feet; (8) thence S 15°35'16" E, a distance of 23.52 feet; (9) thence S 13°18'31" W, a distance of 182.93 feet; (10) thence S 56°17'52" E, a distance of 107.01 feet; (11) thence S 50°30'12" E, a distance of 211.46 feet; (12) thence S 52°47'16" E, a distance of 166.74 feet; (13) thence S 42°16'57" E, a distance of 25.34 feet; (14) thence S 42°16'57" E, a distance of 73.24 feet; (15) thence S 21°39'05" E, a distance of 83.86 feet; (16) thence S 01°13'24" W, a distance of 167.12 feet; (17) thence S 06°30'13" W, a distance of 180.34 feet; (18) thence S 22°42'19" E, a distance of 64.17 feet; (19) thence S 53°01'46" E, a distance of 95.89 feet; (20) thence S 66°20'07" E, a distance of 177.86 feet; thence, departing the centerline of the Chickahominy River, S 05°45'23" E, a distance of 128.91 feet, returning to the Point of Beginning. Described Parcel contains 10.115 acres, more or less.

**RTHC TO C-1C (0.732 Acres)**

Beginning at a point having a Henrico County NAD 83 South Zone coordinate value of N=3771923.90, E=11780959.69, said point being the POINT OF BEGINNING; thence N 82°22'32" E, a distance of 2.19 feet; thence N 73°23'11" E, a distance of 7.18 feet; thence N 79°56'16" E, a distance of 13.22 feet; thence S 81°15'34" E, a distance of 7.36 feet; thence S 70°58'14" E, a distance of 11.62 feet; thence S 84°08'49" E, a distance of 3.62 feet; thence N 80°24'00" E, a distance of 5.65 feet; thence N 77°38'09" E, a distance of 15.64 feet; thence N 84°17'22" E, a distance of 0.00 feet; thence S 75°19'48" E, a distance of 11.73 feet; thence N 75°38'11" E, a distance of 4.80 feet; thence N 68°23'30" E, a distance of 2.43 feet; thence N 64°10'01" E, a distance of 12.89 feet; thence N 82°55'39" E, a distance of 14.59 feet; thence N 82°05'50" E, a distance of 6.59 feet; thence S 89°33'37" E, a distance of 15.05 feet; thence N 82°16'19" E, a distance of 1.80 feet; thence N 88°02'40" E, a distance of 4.35 feet; thence N 52°16'13" E, a distance of 5.86 feet; thence N 75°45'22" E, a distance of 4.43 feet; thence N 60°01'16" E, a distance of 7.62 feet; thence N 60°54'29" E, a distance of 19.31 feet; thence N 72°24'47" E, a distance of 4.18 feet; thence N 68°46'13" E, a distance of 4.29 feet; thence N 64°56'23" E, a distance of 6.04 feet; thence N 69°48'32" E, a distance of 4.27 feet; thence N 54°23'27" E, a distance of 5.82 feet; thence N 86°53'20" E, a distance of 4.94 feet; thence N 78°50'39" E, a distance of 4.11 feet; thence N 71°24'52" E, a distance of 3.64 feet; thence N 65°51'36" E, a distance of 3.26 feet; thence N 57°13'01" E, a distance of 4.85 feet; thence N 88°35'47" E, a distance of 4.75 feet; thence S 79°12'12" E, a distance of 4.87 feet; thence S 75°14'48" E, a distance of 3.97 feet; thence S 72°04'59" E, a distance of 4.80 feet; thence S 71°14'33" E, a distance of 4.72 feet; thence S 73°54'46" E, a distance of 3.51 feet; thence S 78°03'24" E, a distance of 2.39 feet; thence S 82°55'56" E, a distance of 4.88 feet; thence N 88°46'55" E, a distance of 4.16 feet; thence N 79°16'52" E, a distance of 3.92 feet; thence N 71°20'49" E, a distance of 3.08 feet; thence N 65°10'39" E, a distance of 7.76 feet; thence N 72°47'12" E, a distance of 3.68 feet; thence S 89°57'06" E, a distance of 4.24 feet; thence S 73°04'32" E, a distance of 3.73 feet; thence S 69°09'19" E, a distance of 75.30 feet; thence S 10°28'51" E, a distance of 4.63 feet; thence S 44°46'43" W, a distance of 6.44 feet; thence S 45°31'45" W, a distance of 4.16 feet; thence S 46°47'00" W, a distance of 23.04 feet; thence S 52°07'11" W, a distance of 141.88 feet; thence S 51°22'06" W, a distance of 4.42 feet; thence S 47°12'51" W, a distance of 52.01 feet; thence S 47°51'12" W, a distance of 8.00 feet; thence S 70°49'25" W, a distance of 4.24 feet; thence N 81°17'46" W, a distance of 5.25 feet; thence N 39°28'13" W, a distance of 10.85 feet; thence N 42°29'17" W, a distance of 18.66 feet; thence N 50°16'12" W, a distance of 14.18 feet; thence N 80°33'59" W, a distance of 7.46 feet; thence N 70°54'57" W, a distance of 9.18 feet; thence N 53°31'38" W, a distance of 9.66 feet; thence, Northwesterly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 184.92 feet, a central angle of 08°44'10", a tangent length of 14.12 feet, a chord bearing of N 37°01'38" W, a chord length of 28.17 feet, a distance of 28.19 feet along the arc of said curve; thence, Northwesterly along a non-tangent curve to the left, being concave to the Southwest, having a radius of 66.08 feet, a central angle of 25°20'56", a tangent length of 14.86 feet, a chord bearing of N 46°55'20" W, a chord length of 29.00 feet, a distance of 29.23 feet along the arc of said curve; thence, Northwesterly along a tangent curve to the right, being concave to the Northeast, having a radius of 89.76 feet, a central angle of 20°04'50", a tangent length of 15.89 feet, a chord bearing of N 49°33'23" W, a chord length of 31.30 feet, a distance of 31.46 feet along the arc of said curve; thence N



42°47'04" W, a distance of 39.77 feet; thence N 43°40'53" W, a distance of 5.49 feet; thence, Northwesterly along a tangent curve to the right, being concave to the Northeast, having a radius of 68.99 feet, a central angle of 05°30'15", a tangent length of 3.32 feet, a chord bearing of N 40°55'45" W, a chord length of 6.63 feet, a distance of 6.63 feet along the arc of said curve; returning to the Point of Beginning. Described Parcel contains 0.732 acres, more or less.

**RTCH TO C-1C (1.51 acres)**

Beginning at a point having a Henrico County NAD 83 South Zone coordinate value of N=3771937.86, E=11781589.91, said point being the POINT OF BEGINNING; thence S 34°26'06" W, a distance of 133.85 feet; thence S 73°20'51" W, a distance of 10.51 feet; thence S 30°22'07" W, a distance of 13.61 feet; thence S 22°52'15" W, a distance of 7.07 feet; thence S 80°55'30" W, a distance of 13.73 feet; thence S 73°28'15" W, a distance of 15.77 feet; thence S 72°52'20" W, a distance of 8.48 feet; thence S 50°19'17" W, a distance of 5.62 feet; thence S 59°06'29" W, a distance of 14.97 feet; thence S 63°49'45" W, a distance of 23.33 feet; thence N 80°50'41" W, a distance of 9.67 feet; thence S 84°37'14" W, a distance of 14.77 feet; thence S 74°29'32" W, a distance of 14.16 feet; thence S 66°08'44" W, a distance of 14.65 feet; thence S 64°37'47" W, a distance of 8.84 feet; thence S 13°21'38" W, a distance of 8.49 feet; thence S 21°18'45" W, a distance of 7.84 feet; thence S 45°48'24" W, a distance of 9.76 feet; thence S 20°39'07" E, a distance of 10.76 feet; thence S 11°19'08" E, a distance of 5.14 feet; thence S 01°57'00" E, a distance of 5.23 feet; thence S 19°16'09" W, a distance of 9.17 feet; thence S 04°50'26" W, a distance of 7.73 feet; thence S 23°28'31" E, a distance of 6.85 feet; thence S 35°37'8" E, a distance of 11.11 feet; thence S 21°07'43" E, a distance of 6.42 feet; thence N 49°49'34" W, a distance of 8.70 feet; thence N 53°09'05" W, a distance of 3.56 feet; thence N 49°57'40" W, a distance of 6.82 feet; thence N 43°01'13" W, a distance of 7.19 feet; thence N 24°35'03" W, a distance of 2.86 feet; thence N 05°40'34" W, a distance of 7.52 feet; thence N 10°35'43" E, a distance of 4.05 feet; thence N 10°17'12" E, a distance of 6.92 feet; thence N 03°58'04" E, a distance of 6.02 feet; thence N 11°53'52" W, a distance of 6.93 feet; thence N 35°08'58" W, a distance of 8.18 feet; thence N 13°22'35" W, a distance of 6.17 feet; thence N 26°05'36" W, a distance of 6.23 feet; thence N 33°28'03" W, a distance of 7.75 feet; thence N 81°19'38" W, a distance of 11.44 feet; thence S 83°35'51" W, a distance of 16.99 feet; thence N 78°16'32" W, a distance of 11.42 feet; thence N 65°20'24" W, a distance of 7.30 feet; thence N 52°05'18" W, a distance of 7.73 feet; thence N 79°13'49" W, a distance of 9.73 feet; thence N 84°47'03" W, a distance of 1.54 feet; thence N 43°47'10" E, a distance of 27.46 feet; thence N 42°46'57" E, a distance of 11.30 feet; thence N 37°57'22" E, a distance of 57.61 feet; thence N 37°57'22" E, a distance of 21.02 feet; thence N 42°50'48" E, a distance of 30.34 feet; thence N 41°53'25" E, a distance of 19.94 feet; thence N 37°17'58" E, a distance of 15.02 feet; thence N 36°14'18" E, a distance of 14.96 feet; thence N 34°54'15" E, a distance of 15.44 feet; thence N 32°07'20" E, a distance of 20.99 feet; thence N 31°33'21" E, a distance of 20.64 feet; thence N 36°17'18" E, a distance of 15.83 feet; thence N 53°41'35" E, a distance of 2.48 feet; thence N 02°32'43" E, a distance of 7.16 feet; thence N 59°25'13" E, a distance of 4.67 feet; thence S 60°02'44" E, a distance of 6.98 feet; thence S 61°22'14" E, a distance of 1.97 feet; thence N 57°46'36" E, a distance of 8.70 feet; thence N 66°07'44" E, a distance of 4.57 feet; thence N 78°34'15" E, a distance of 5.00 feet; thence N 32°08'49" E, a distance of 4.67 feet; thence N 29°02'44" E, a distance of 5.00 feet; thence N 32°08'49" E, a distance of 4.67 feet; thence N 29°02'44" E, a distance of 5.00 feet; returning to the Point of Beginning.

E, a distance of 5.23 feet; thence N 39°05'05" E, a distance of 4.47 feet; thence N 59°41'00" E, a distance of 4.43 feet; thence N 76°35'00" E, a distance of 3.17 feet; thence N 66°43'25" E, a distance of 18.17 feet; thence N 67°28'02" E, a distance of 10.73 feet; thence S 83°14'31" E, a distance of 10.22 feet; thence N 84°07'21" E, a distance of 11.46 feet; thence N 67°11'54" E, a distance of 19.61 feet; thence N 47°19'34" E, a distance of 11.14 feet; thence N 08°56'09" E, a distance of 19.04 feet; thence N 24°54'16" E, a distance of 20.47 feet; thence N 18°19'03" E, a distance of 19.16 feet; thence N 25°48'00" E, a distance of 15.73 feet; thence N 33°34'17" E, a distance of 6.54 feet; thence S 85°34'39" E, a distance of 41.15 feet; thence S 09°43'14" W, a distance of 167.28 feet, returning to the Point of Beginning. Described Parcel contains 1.151 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated August 13, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **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; and
  - 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 24 of the County Code (the "Zoning Ordinance").

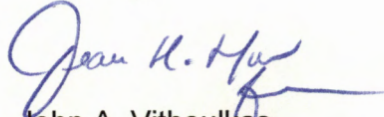
The location and limits of such portion(s) of said Property shall be established by subdivision plats approved pursuant to the Zoning and/or Subdivision Ordinance.



HHHunt River Mill LLC  
October 16, 2018  
Page 8

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas  
County Manager

pc: Mr. Jon Murray  
Director, Real Estate Assessment  
Mr. Christopher A. Sorensen, Schools  
Mr. Justin M. Briggs, Schools