



AGREEMENT

TASKINAS ESTATES

JCC CASE # Z-34-86

WHEREAS, Taskinas Estates, a Virginia limited partnership, (hereinafter called "the applicant") owns certain real property in James City County, Virginia, (hereinafter called "the property") and more particularly described as follows:

All that certain lot, piece or parcel of land situate in James City County, Virginia, more fully shown and described on a plat entitled, "Plat of 74.5 Acres Stonehouse District", dated November 25, 1986 and made by William L. Miller, Jr., CLS, a copy of which is attached.

WHEREAS, the applicant has applied for rezoning of the property from the General Agricultural District, A-1, to the Limited Residential District, R-1; and

WHEREAS, the County of James City may be unwilling to rezone the property from the General Agricultural District, A-1, to the Limited Residential District, R-1, because the Limited Residential District, R-1, zoning regulations may be deemed inadequate for the orderly development of the property; and

WHEREAS, more flexible and adaptable zoning methods are deemed advisable to permit the use of the property; and

WHEREAS, the applicant is desirous of offering certain conditions for the protection of the community that are not applicable to land similarly zoned in addition to the regulations provided for in the Limited Residential District, R-1.

LAW OFFICES

JONES  
BLECHMAN  
WOLTZ & KELLY, P. C.  
2600 Washington Avenue  
Newport News, Va.

NOW, THEREFORE, this agreement witnesseth that for and in consideration of the County of James City rezoning the property from the General Agricultural District, A-1, to the Limited Residential District, R-1, and pursuant to Section 15.1-491.1, et seq of the Code of Virginia, 1950, as amended and Section 20-14.2 et seq of Chapter 20 of the Code of James City County, Virginia, the applicant agrees that in addition to the regulations provided for in the Limited Residential District, R-1, but subject to the limitations set forth in the aforesaid Codes, it will meet and comply with all of the following conditions for the development of the property.

1. The applicant agrees to limit overall density for the subject property to 65 single family building lots. This produces an overall density of approximately 0.93 lots per acre.
2. The applicant agrees to establish a Homeowner's Association and to convey and dedicate approximately 20 acres of land for passive and active recreational use. Further, the applicant agrees to provide at least one area large enough to construct a regulation softball field or similar facility as the Homeowner's Association may desire. In addition, the applicant agrees to construct such active recreational facilities after at least sixty percent of the lots are recorded.
3. The applicant agrees to establish a fifty foot scenic easement adjacent to and parallel with Croaker Road, said easement to be measured 75 feet from centerline of Croaker Road.

The applicant has also indicated its willingness to comply with the following condition, which is not a proffer, but is a previous requirement of James City County: In accordance

## LAW OFFICES

JONES  
BLECHMAN  
WOLTZ & KELLY, P.C.  
2600 Washington Avenue  
Newport News, Va.

with the subdivision regulations, the applicant agrees to: (a) dedicate a ten foot strip for future widening of Croaker Road, (b) to construct or cause to be constructed underground electrical service, and (c) to construct a public water supply system and dedicate same to the James City Service Authority. The water supply system is to be constructed in accordance with the applicable regulations of the Virginia Department of Health and the Regulations Governing Utility Service.

Peter Benavage (SEAL)  
Partner and Agent for Taskinas Estates

STATE OF VIRGINIA

CITY/COUNTY OF James City, to wit:

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by Peter Benavage, Partner and Agent for Taskinas Estates.

Katharine E. Hawkins  
Notary Public

My commission expires: May 17, 1988

VIRGINIA: City of Williamsburg and County of James City, to-wit:

In the Clerk's office of the Circuit Court of the City of Williamsburg and County of James City, the 8th day of December, 1986, this instrument was presented with certificate annexed and admitted to record at 1:16 o'clock  
Tested before me at Williamsburg, Virginia, Clerk  
Delores S. [Signature]  
Deputy Clerk

LAW OFFICES

JONES  
BLECHMAN  
WOLTZ & KELLY, P.C.  
2600 Washington Avenue  
Newport News, Va.

FILE RECORDED IN

P.B. NO. 45 PAGE 4

A COPY OF THIS INSTRUMENT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, ON 12/8/86 AT 1:16 P.M.  
Delores S. [Signature]  
Deputy Clerk

00 105 1 1854 2095164

FULL PAYMENT  
CASE NUMBER  
01/LR973319  
PAYOR NAME  
04/JOOD  
GRANTOR  
22/TASKINAS EST  
GRANTEE  
23/JOOD  
DESC OF PROPERTY  
24/74.5 AC STONEHOUSE  
DATE OF INSTRUMENT  
25/12/8/86  
PURPOSE  
33/AGREE/PLAT

301 DEEDS	1	10.00
301 DEEDS	1	10.00
AMOUNT TENDERED		10.00
AMOUNT TENDERED		10.00
CHANGE		.00
TOTAL		20.00

WMSBURG/ JAMES CITY CIRCUIT CT

03/26/87 13:16

**CONFIDENTIAL**  
**CONFIDENTIAL**