

AGREEMENT

WHEREAS, Mayo W. WALTRIP is the owner of certain real property in the County of James City, 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 A Survey of 64.5 Acres of Land For Mayo W. & Annie Lee Waltrip, James City County, Virginia" made by DeYoung-Johnson Group, Inc., Engineers-Architects-Surveyors, Williamsburg, Virginia, dated April 22, 1986, said plat being attached hereto and made a part hereof.

WHEREAS, the Owner has applied for rezoning of the property from Limited Agricultural District, A-2, to the Limited Residential District, R-1; and

WHEREAS, the County of James City may be unwilling to rezone the Property from the Limited Agricultural District, A-2, to the Limited Residential District, R-1, because the Limited Residential District, R-1, Provisions of the Zoning Ordinance, of James City County may be deemed inadequate for the orderly development of the Property, because competing and incompatible uses may conflict; and

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

WHEREAS, the Owner 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.

NOW, THEREFORE, this agreement

W I T N E S S E T H:

THAT for and in consideration of the County of James City, rezoning the Property from the Limited Agricultural District, A-2, to the Limited Residential District, R-1, and pursuant to §15.1-491.1 et seq. of the Code of Virginia, 1950, as amended, and §20-15 et seq. of Chapter 20, of the Code of James City County, Virginia, the Owner agrees that in addition to the restrictions provided for in the Limited Residential District, R-1, of the Zoning Ordinance of the County James City, Virginia, but subject to the current limitations set forth in the aforesaid Codes, they will meet and comply with all of the following conditions for the development of the Property.

CONDITIONS

1. Prior to the approval of any subdivision of the property in question, the Owner shall be obligated to provide for the Construction of turn lane(s) from Ironbound Road and the provision in such subdivision plat for the potential widening of Ironbound Road, as required by the Virginia Department of Transportation in its review of any proposed subdivision of the property.
2. Prior to the approval of any subdivision of the property the Owner shall submit to the appropriate agency of the County for approval a subdivision plat which shall have all of its subdivided lots fronting toward the interior of the proposed subdivision and no lots in said subdivision shall front on Ironbound Road.

Mayo W. Waltrip (SEAL)
Mayo W. Waltrip

COMMONWEALTH OF VIRGINIA-at Large
IN THE CITY OF WILLIAMSBURG, to-wit:

The foregoing instrument was acknowledged before me
the 16th day of April, 1987 by Mayo W. Waltrip.

My Commission Expires Oct 16, 1989

Nancy L. Lemille
Notary Public

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

23 day of June, 1987 This agreement

was presented with certificate annexed and
admitted to record at 12:10 o'clock

Teste: Helene S. Ward, Clerk

by David P. Mast
Deputy Clerk

PLAT RECORDED IN
P.B. NO. 45 PAGE 70

8295

00 105 1 6149 2095164

FULL PAYMENT
CASE NUMBER
01/LR878295
PAYOR NAME
06/JCCD
GRANTOR
22/MAYO W WALTRIP
GRANTEE
23/JCCD
DESC OF PROPERTY
24/64.5 AC
DATE OF INSTRUMENT
25/4/16/87
PURPOSE
33/AGREE

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

27010 67

WMSBURG/JAMES CITY CIRCUIT CT

06/23/87 12:10

187
Clerk
James

County Tax _____
 214 City Tax _____
 212 Trans. Fee _____
 201 Record. Fee 20.00
 518 Plats _____
 038 St. Tax _____
 220 Local Tax _____
 Misc. Fee _____
 Total 20.00
 Helene S. Ward, Clerk