

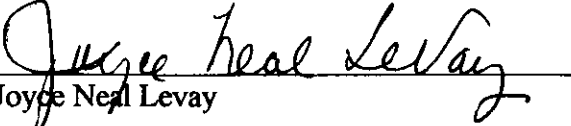
006753

**PROFFERS**

These proffers are made as of this 6<sup>th</sup> day of May, 1996 by Joyce Neal Levay, Owner, and her heirs, successors, and assigns:

Ms. Levay is the owner of 3.9727 acres located on Centerville Road in James City County, (the property), **Tax Map (31-1)(1-8)**. The property is subject to an application for rezoning with the James City County Board of Supervisors, from A-1 to R-2. As a part of this rezoning request, the Owner hereby proffers the following conditions for her property:

1. There shall only be one entrance to the subdivision from Centerville Road, the clearing for which shall not exceed fifty feet in width.
2. The surface of the private entrance road shall be a paved, all weather surface acceptable to the Director of Planning.
3. At the time of subdivision application, the Owner shall provide a maintenance agreement for the private access road to be included in the individual deeds to the lots. This agreement shall provide for a deed of easement to be recorded against each lot. Said easement shall provide a mechanism for annual maintenance of the private access road, and shall provide for periodic assessment of lot owners for this maintenance, with each lot owner being responsible for a proportionate share of the maintenance. This agreement and easement must be in a form acceptable to the Director of Planning.
4. Prior to subdivision approval, the Owner shall dedicate a thirty five foot wide conservation easement to James City County along Centerville Road frontage of the property. This easement shall be exclusive of the Virginia Power utility easement and the VDOT road right of way. The conservation easement shall begin at the existing tree line and be shown on the subdivision plat. The conservation easement shall remain undisturbed except for a single access point at Centerville Road, Community and directional signage, and the removal of dead, dying, or diseased vegetation.

  
Joyce Neal Levay

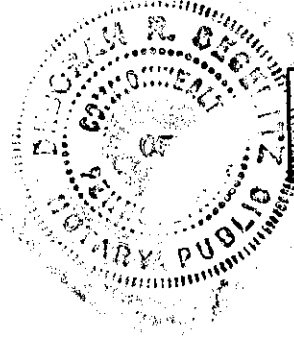
1-2

STATE OF PENNSYLVANIA  
CITY/COUNTY OF Bucks

The foregoing instrument was acknowledge before me on this 6<sup>th</sup> day of May, 1996 by Joyce Neal Levay.

Deborah R. Segelitz  
Notary Public

My commission expires 3/28/98



Notarial Seal  
Deborah R. Segelitz, Notary Public  
Bensalem Twp., Bucks County  
My Commission Expires March 28, 1998  
Member, Pennsylvania Association of Notaries

VIRGINIA: City of Williamsburg and County of James City, VA:

In the presence of \_\_\_\_\_ Clerk of the Court of the City of Williamsburg, James City the 20 day of May, 1996 This Deed was annexed and admitted to record at 1:16 o'clock

Teste: Helene S. Ward, Clerk  
by Helene S. Ward  
Deputy Clerk

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT  
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT  
DEED RECEIPT

DATE: 05/20/96 TIME: 13:16:56 ACCOUNT: 830CLR960006753 RECEIPT: 96000011673  
CASHIER: CHB REG: W804 TYPE: OTHER PAYMENT: FULL PAYMENT  
INSTRUMENT : 960006753 BOOK: 0 PAGE: 0 RECORDED: 05/20/96 AT 13:16  
GRANTOR NAME : LEJAY, JOYCE NEAL EX: N LOCALITY: CO  
GRANTEE NAME : JAMES CITY COUNTY VA EX: N PERCENT: 100%  
MAP ADDRESS :  
RECEIVED OF : JCCO DATE OF DEED: 05/06/96

CHECK : \$13.00  
DESCRIPTION 1: PROFFERS 3.9727 AC CENTERVILLE ROAD

CONSIDERATION:	.00	ASSUME/VAL:	.00	MAP:	
CODE DESCRIPTION		PAID	CODE DESCRIPTION		PAID
301 DEEDS		12.00	145 VSLF		1.00

TENDERED : 13.00  
AMOUNT PAID: 13.00  
CHANGE AMT : .00

CLERK OF COURT: HELENE S. WARD

DC-18 (7/95)

✓ PLEASE RETURN TO:  
COUNTY ATTORNEY  
JCC - BLDG. C

13. ✓