

## RESOLUTION

### RATIFICATION OF 1974 HILL PLEASANT FARM SUBDIVISION

WHEREAS, by Deed dated December 31, 1974, and recorded in the James City County Clerk's Office in Deed Book 158, page 176, Harold J. Hunt, Jr. excepted from conveyance on behalf of his son, Donald C. Hunt, a one-acre portion (the "Homestead Parcel") of the 426-acre parcel of land in James City County (the "County") located at 7152 Richmond Road and commonly known as the Hill Pleasant Farm (the "Farm Property") and designated as A-1, General Agriculture; and

WHEREAS, in 1974, the minimum lot size in the A-1, General Agriculture, zoning district was 20,000 square feet and, as such, a one-acre subdivision would have been permitted as a matter of right; and

WHEREAS, since 1974, the County has treated the Homestead Parcel as being owned by Donald C. Hunt and subdivided from the Farm Property by assigning the Homestead Parcel an address and tax map number unique from the Farm Property, by assessing the Homestead Parcel separately from the Farm Property, by excepting the Homestead Parcel from the Agricultural and Forestal District in which the surrounding Farm Property is included, and by listing Donald C. Hunt as the owner of record for the Homestead Property, rather than Hill Pleasant Farm, Inc., which owns the surrounding Farm Property; and

WHEREAS, upon Harold J. Hunt, Jr.'s death in 2005, it was discovered that the formal requirements to subdivide the Homestead Parcel from the Farm Property were not properly completed; and


WHEREAS, this resolution should clarify for all purposes, if needed, that the Homestead Parcel was, in fact, subdivided from the Farm Property in 1974.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that:

1. The one-acre parcel of property located at 7150 Richmond Road in James City County, Virginia, and further identified as James City County Real Estate Tax Map No. 241010007 is subdivided from the parent tract located at 7152 Richmond Road in James City County, Virginia and further identified as James City County Real Estate Tax Map No. 2410100005 and commonly known as the Hill Pleasant Farm.
2. The Subdivision Agent is hereby empowered to affix his signature to those documents, including a subdivision plat, necessary to legally acknowledge the 1974 subdivision.

James G. Kennedy  
Chairman, Board of Supervisors

ATTEST:

  
Sanford B. Wanner  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
GOODSON	AYE
JONES	AYE
MCLENNON	AYE
ICENHOUR	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 24th day of November, 2009.

HillPleasant\_res