

PROFFER STATEMENT

BOOK

331

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WHEREAS, ROBERT T. CASEY, CARLTON D. CASEY and C. LEWIS CASEY are the owners of approximately 13.6± acres of land located in the County of James City, Virginia, and more particularly described on a plat entitled, "Compiled Plat of 13.6± Acres Located in Berkeley District, James City County, Virginia, Prepared For the Purpose of Rezoning", a copy of which is attached hereto as Exhibit A, and have made application for a change in zoning of the subject property from A-2 to M-1; and

WHEREAS, as a part of rezoning application, ROBERT T. CASEY, CARLTON D. CASEY and C. LEWIS CASEY voluntarily proffer conditions which shall be in addition to the limitations provided for in the zoning district; and

WHEREAS, these conditions are proffered as a part of the requested rezoning and it is agreed that the limitations: (1) are required or arise because of the nature of the property and the rezoning sought, and (2) have a reasonable relation to the rezoning requested.

THEREFORE, BE IT RESOLVED the following conditions are proffered in consideration for the rezoning of the above referenced property.

(1) See attached.

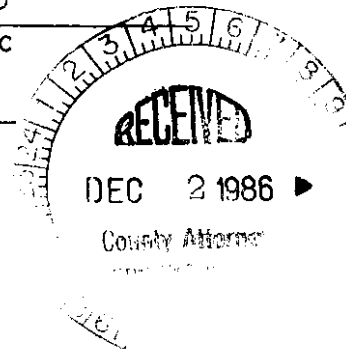
Robert T. Casey  
ROBERT T. CASEY  
Carlton D. Casey  
CARLTON D. CASEY  
C. Lewis Casey  
C. LEWIS CASEY

STATE OF VIRGINIA AT LARGE  
CITY/COUNTY OF Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 29 day of September, 1986, by ROBERT T. CASEY.

Donald L. Davis  
Notary Public

My Commission expires: 12/11/87



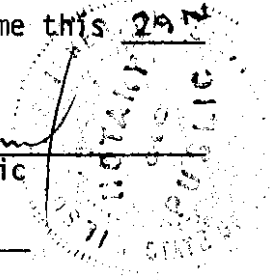
STATE OF VIRGINIA AT LARGE  
CITY/COUNTY OF Willimansett, to-wit:

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The foregoing instrument was acknowledged before me this 29<sup>th</sup>  
day of October, 1986, by CARLTON D. CASEY.

Wilson J. Skiff  
Notary Public

My Commission expires: 3/12/88



STATE OF VIRGINIA AT LARGE  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup>  
day of October, 1986, by C. LEWIS CASEY.

Carol Whindsay  
Notary Public

My Commission expires: My Commission Expires June 10, 1988



- (1) That the following uses otherwise allowed under James City County Code Section 20-350 shall not be permitted uses on the above-referenced property:
- (a) Hotels, motels and conference or convention centers with accessory retail sales, barbershops and beauty shops located within the hotel, motel and conference or convention center for the principal benefit of the resident guest.
  - (b) Farmer's markets.
  - (c) Places of worship.
  - (d) Fire stations.
  - (e) Post offices.
  - (f) Indoor sport facilities, health clubs and exercise clubs.
  - (g) Retail food stores, bakeries and fish markets.
  - (h) Department stores, wearing apparel, shoe, tailor, dressmaking, candy, ice cream, florist, furrier, pet, picture framing, stamp and coin, travel bureau, yard goods, toys, music and records, tobacco and pipes, jewelry sales and service, books, greeting cards and sporting goods stores.
  - (i) Drugstores, barber shops and beauty shops.
  - (j) Commercial banks, credit unions and other similar financial institutions.
  - (k) Employment services or agencies.
  - (l) Furniture and carpet stores.

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 on  
the 25 day of Feb, 1907. This  
Deed was presented with certificate annexed and  
admitted to record at 1:50 o'clock

Teste: Helene S. Ward, Clerk

by Melrose Ward  
Deputy Clerk

PLAT RECORDED IN  
B.E. NO. 331 PAGE 525

00 105 1 0535 2095164

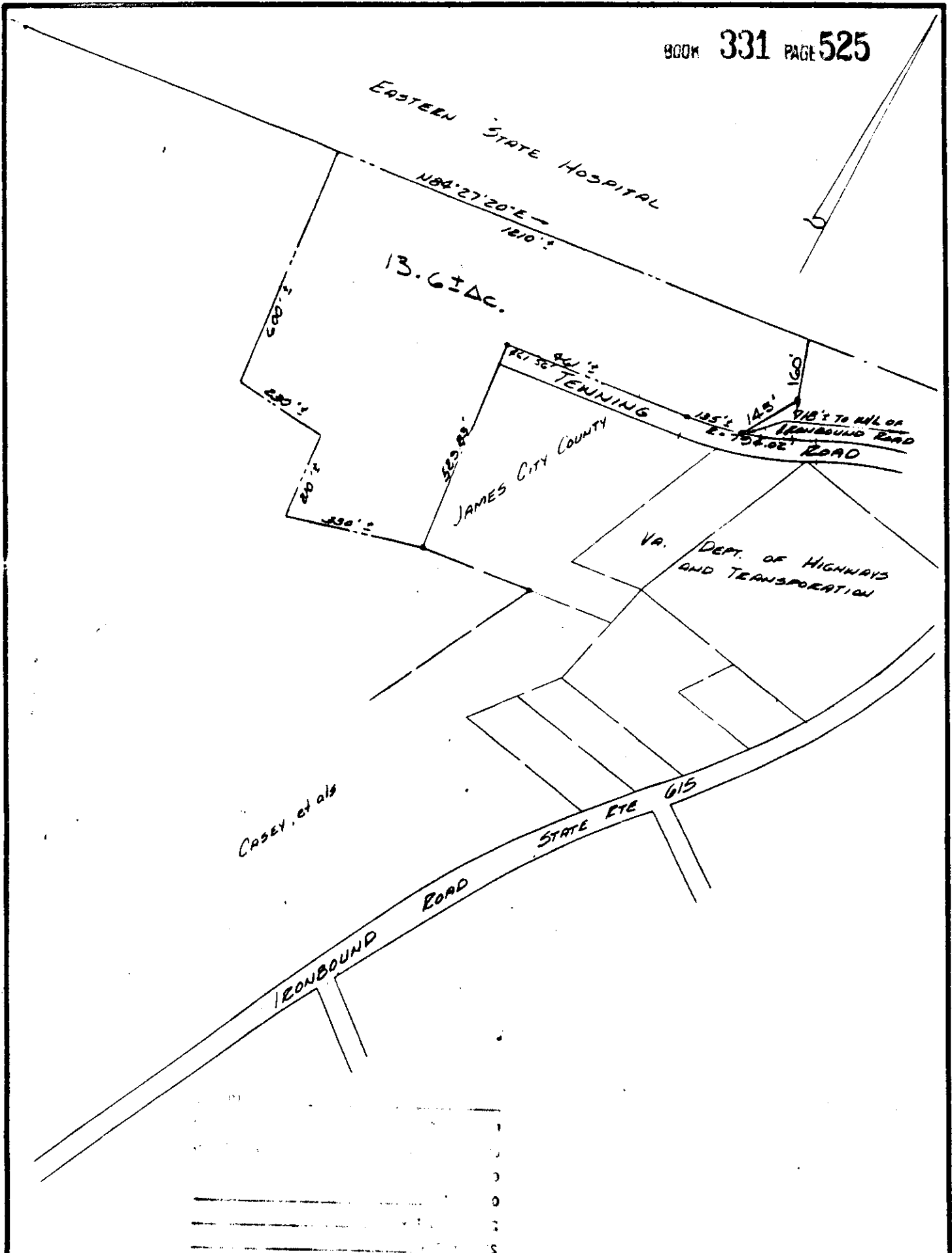
FULL PAYMENT  
CASE NUMBER  
01/LR871893  
PAYOR NAME  
06/JCCO  
GRANTOR  
22/ROBT T CASEY ETAL  
DESC OF PROPERTY  
24/13.6AC  
PURPOSE  
33/PROFFER STMNT  
301 DEEDS 1 10.00  
AMOUNT TENDERED 10.00  
CHANGE .00  
TOTAL 10.00

WMSBURG/JAMES CITY CIRCUIT CT

02/25/87 13:50

James City County  
Office of the Clerk  
200 North 1st Street  
Wmbsburg, Virginia 23180  
Phone (804) 561-1111  
Fax (804) 561-1112

FILED  
FEB 25 1987  
JAMES CITY COUNTY VA



COMPILED PLAT OF 13.61 ACRES  
 LOCATED IN BERKELEY DISTRICT,  
 JAMES CITY COUNTY, VIRGINIA.  
 PREPARED FOR THE PURPOSE  
 OF REZONING.

APRIL 7, 1986  
 July 31, 1986

SCALE: 1" = 300'



E.D. Consulting Engineers • Land Surveyors & Planners  
**LEWIS & ASSOCIATES** S.P.C.

J.N. 20,604

1893

25 Feb 87

Received at 1:50 o'clock in the Clerk's Office  
of the City of Williamsburg, and County of James  
City, Va.

|                |       |
|----------------|-------|
| 039 St. Tax    | _____ |
| 213 County Tax | _____ |
| 214 City Tax   | _____ |
| 1 _____        | _____ |
| 3 _____        | 10. - |
| 5 _____        | _____ |
| 0 _____        | _____ |
| 2 _____        | _____ |
| Misc. Fee      | _____ |
| Total          | 10. - |

Helene S. Ward, Clerk

J.C.C.O.