

PROFFERS

1. THE PROPERTY OWNER, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AGREES TO PAY HANOVER COUNTY PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT FOR THE PROPERTY, THE AMOUNT OF ELEVEN THOUSAND TWO HUNDRED FORTY-SIX AND 00/100 (\$11,246.00) PER SINGLE FAMILY UNIT BUILT ON THE PROPERTY, PLUS AN AMOUNT REPRESENTING THE AMOUNT OF INCREASE IN THE COST OF LIVING PER YEAR TO THE DAY OF PAYMENT, IN ACCORDANCE WITH THE CASE PROFFER POLICY ADOPTED BY THE BOARD OF SUPERVISORS EFFECTIVE JULY 1, 2005. THE FUNDS SHALL BE USED FOR THE PURPOSE OF COMPLETING CAPITAL IMPROVEMENTS RELATING TO THE DEVELOPMENT ALLOWED BY THE ZONING AND INCLUDED IN THE COUNTY CAPITAL IMPROVEMENT PROGRAM. IN THE EVENT FUNDS ARE PAID AND ARE NOT USED FOR SUCH CAPITAL IMPROVEMENTS, THE COUNTY SHALL RETURN THE FUNDS PAID TO THE PROPERTY OWNER OR ITS SUCCESSORS IN TITLE. THIS PROFFER SHALL BE INTERPRETED AND ADMINISTERED IN ACCORDANCE WITH THE POLICY REFERRED TO ABOVE.

2. EXTERIOR FOUNDATION OF HOUSES SHALL BE OF BRICK OR STONE CONSTRUCTION UNLESS THE HOUSE IS CONSTRUCTED OF SYNTHETIC STUCCO (DRYVIT) IN WHICH CASE THE FOUNDATION MAY BE OF LIKE MATERIAL. ABOVE THE FOUNDATION THE EXTERIOR OF THE HOUSES SHALL BE CONSTRUCTED OF BRICK, STONE, SYNTHETIC STUCCO (DRYVIT), PREMIUM VINYL SIDING OR CONCRETE-BASED SIDING MATERIAL (HARDI PLANK).

3. MINIMUM HOUSE SIZES SHALL BE AS FOLLOWS: 2,500 SQUARE FEET. MINIMUM FLOOR AREA SHALL NOT INCLUDE GARAGES OR BREEZINGAYS IN ANY CATEGORY. FLOOR AREA SHALL BE MEASURED ALONG THE EXTERIOR WALLS OF THE STRUCTURE.

4. THE PROPERTY OWNER SHALL AGREE TO BUILD THE INTERNAL ROADS TO VDOT STANDARDS AND SPECIFICATIONS FOR STATE ROADS AND DEDICATED FOR PUBLIC USE.

5. TO PROMOTE PRESERVATION OF THE HISTORIC FEATURES WITHIN THE DEVELOPMENT, SIGNAGE SHALL BE PLACED ALONG THE EARTHWORKS, TRENCHES OR FORTIFICATIONS WITHIN THE COMMON OPEN SPACE REQUESTING THAT RESIDENTS NOT WALK ON OR TRAVERSE THESE FEATURES. THE OWNER OF THE CONSERVATION AREAS ON WHICH THE CIVIL WAR FEATURES ARE LOCATED SHALL MAINTAIN POSTED SIGNS ON SAID LOT TO PREVENT INTRUSIONS UPON THE EARTHWORKS.

6. ALL CIVIL WAR EARTHWORKS, TRENCHES AND FORTIFICATIONS SHALL REMAIN UNDISTURBED. THE PROPERTY OWNER DURING DEVELOPMENT SHALL MAINTAIN "ORANGE SAFETY FENCING" ALONG THE SIDE OF ALL CIVIL WAR EARTHWORKS ADJACENT TO AND WITHIN 50 FEET OF ANY INTERNAL ROAD. THE LOCATION OF SUCH MARKING SHALL BE SHOWN ON THE CONSTRUCTION PLANS. THE HANOVER PLANNING OFFICE OR THE NATIONAL PARK SERVICE STAFF SHALL HAVE AN OPPORTUNITY TO INSPECT THIS FEATURE PRIOR TO ANY LAND DISTURBANCE OR OTHER DEVELOPMENT OF THE PROPERTY. SHOULD IT BE DETERMINED THAT DEAD OR DISEASED TREES EXIST THAT MUST BE REMOVED ON THE EARTHWORKS, REMOVAL SHALL BE ACCOMPLISHED BY HAND, WITHOUT THE AID OF MECHANICAL LAND DISTURBANCE EQUIPMENT.

7. THERE SHALL BE NO CLEAR CUTTING OF TREES ON BOTH SIDES OF ENTRANCE ROAD AND THE FRONT PORTION OF THE PROPERTY TO THE AREAS DESIGNATED FOR LOTS AS SHOWN ON THE CONCEPTUAL PLAN, THUS PRESERVING THE CURRENT WINDSHEDS FROM STATE ROUTE 156. FROM THE AREA OF THE LOTS AS SHOWN ON THE CONCEPTUAL PLAN TO THE ROAD FRONTAGE ALONG STATE ROUTE 156, NO CUTTING OF TREES SHALL OCCUR. (I) EXCEPT TO REMOVE DEAD OR DISEASED TREES, OR (II) IN LOCATIONS WHERE THE ROAD IS BEING CONSTRUCTED, OR (III) IF THE TREES NEED TO BE REMOVED ALONG ROUTE 156 TO IMPROVE SIGHT DISTANCE FOR THE ENTRANCE ROAD INTO THIS DEVELOPMENT.

8. TREE PRESERVATION, SUBJECT TO THE NEXT SENTENCES HEREOF, THE REQUIRED REAR AND SIDE YARD AREA OF EACH LOT, AS REQUIRED BY THE ZONING ORDINANCE, ALONG WITH A MINIMUM OF 50' FRONT SETBACK SHALL BE SELECTIVELY CUT WITH NO CUTTING OF TREES OF 5 INCH CALIPER OR GREATER TO BE ALLOWED. ADDITIONAL CLEARING MAY BE NECESSARY FOR DWELLING OR ALL OTHER OUTBUILDING CONSTRUCTION AND/OR (I) WHEN DRAMAFIELDS, ORNAMENTAL AND UTILITY EASEMENTS WHEN NECESSARY FOR DWELLING OR ALL OTHER OUTBUILDING CONSTRUCTION AND/OR (II) WHEN REQUIRED BY THE COUNTY OF HANOVER, AND THEN ONLY TO THE MINIMUM EXTENT NECESSARY, EXCEPT WHEN CUTTING IS PERMITTED IN ACCORDANCE WITH APPROVED GRADING PLANS, ISSUED BY THE PUBLIC WORKS DEPARTMENT. THE FOREGOING SHALL NOT PROHIBIT THE REMOVAL OF DEAD OR DISEASED TREES. IN ADDITION, TREES MAY BE CUT WHEREVER NECESSARY TO ESTABLISH REQUIRED STORM WATER DETENTION, OR DRAINAGE FACILITIES.

9. ANY GARAGE WHICH IS ATTACHED TO THE DWELLING SHALL BE ENTERED FROM THE SIDE OR REAR OF LOT. DETACHED GARAGES SHALL BE LOCATED IN THE REAR YARD.

10. THE PROPERTY OWNER AGREES THAT, IF ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED IN THE AREA OF THE OLD HOUSE KNOWN AS THE MCGEE HOUSE DURING THE EXCAVATION OF THE SITE OR DURING CONSTRUCTION, IT WILL DOCUMENT WHERE THE ARTIFACTS WERE FOUND AND STORE THE ARTIFACTS IN A SAFE LOCATION. IN THE ALTERNATIVE, THE PROPERTY OWNER SHALL DONATE THE ARTIFACTS TO THE DEPARTMENT OF HISTORIC RESOURCES OR OTHER AGENCY THAT HAS THE ABILITY TO STORE AND CATALOG SUCH ARTIFACTS.

11. SHOULD A GRAVE OR CEMETERY BE DISCOVERED AT ANY POINT IN THE DEVELOPMENT OF THE SUBJECT PROPERTY THAT CANNOT REMAIN IN ITS CURRENT LOCATION AND MUST BE RELOCATED, THE PROPERTY OWNER SHALL REMOVE AND RELOCATE THE HUMAN REMAINS FROM THE CEMETERY THROUGH THE PERMIT PROCEDURE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES ASSOCIATED WITH THE CEMETERY REMOVAL OR RELOCATION.

NOTE: UTILITY EASEMENTS SHOWN ARE DEDICATED TO THE COUNTY OF HANOVER (COUNTY) FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND ACCESSING WATER SYSTEM IMPROVEMENTS AND SANITARY SEWER SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND THAT ARE OWNED AND OPERATED BY THE COUNTY. DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE COUNTY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND ACCESSING DRAINAGE SYSTEM IMPROVEMENTS BOTH ABOVE AND BELOW GROUND OWNED AND OPERATED BY THE COUNTY. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME AND FROM TIME TO TIME, TO CONSTRUCT, MAINTAIN, INSPECT, OPERATE, PROTECT, REPLACE, REPAIR, CHANGE THE SIZE OF, REMOVE, RELOCATE AND IMPROVE ALL SUCH IMPROVEMENTS. THE COUNTY AND ITS AGENCIES SHALL HAVE FILL AND FREE USE OF ALL EASEMENTS AND SHALL HAVE THE RIGHTS AND PRIVILEGES REASONABLY NECESSARY FOR THE UTILIZATION OF THE EASEMENTS. THESE RIGHTS AND PRIVILEGES INCLUDE, BUT ARE NOT LIMITED TO, THE RIGHT OF ACCESS TO AND EGRESS FROM ANY EASEMENT INCLUDING THE USE OF PRIVATE ROADS AND DRIVEWAYS THAT MAY NOW OR HEREAFTER EXIST ON THE PROPERTY BEING SUBDIVIDED. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY ADJACENT TO THE EASEMENT ON THE RIGHT TO TRIM, CUT AND REMOVE ANY TREES, SHRUBBERY, FENCES, STRUCTURES OR OTHER OBSTRUCTIONS OR FACILITIES WITHIN ANY EASEMENT DEEMED BY THE COUNTY TO INTERFERE WITH THE PROPER AND EFFICIENT USE OF THE EASEMENTS FOR PURPOSES STATED.

DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.

SUBDIVISION CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED AS MCGEE'S OUTLOOK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES, THERE IS A MORTGAGE ON THIS PROPERTY. THE DEDICATION OF THE ROAD AND EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION, IS OF THE WIDTH AND EXTENT SHOWN ON THIS PLAT. GIVEN UNDER OUR HANDS AND SEALS THIS _____ DAY OF _____ 2008.

OWNER: COMMONWEALTH LANDS, L.L.C. TRUSTEES:
BY: WILLIAM E. GOODE, JR.

STATE OF VIRGINIA
CITY OR COUNTY OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF _____, STATE OF VIRGINIA DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
REG. NO. _____

STATE OF VIRGINIA
CITY OR COUNTY OF _____ TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF _____, STATE OF VIRGINIA DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
REG. NO. _____

STATE OF VIRGINIA
CITY OR COUNTY OF _____ TO WIT:

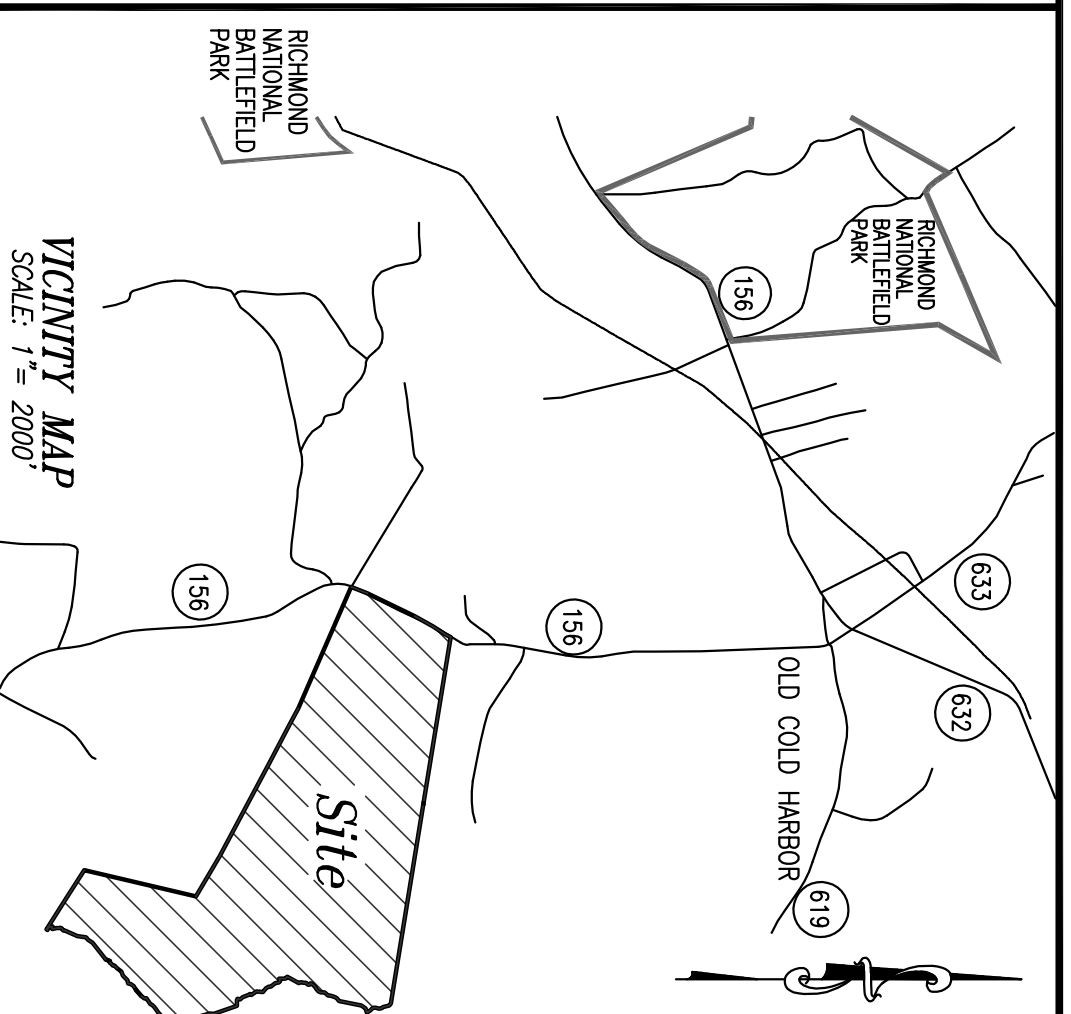
I, _____, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF _____, STATE OF VIRGINIA DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2008.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
REG. NO. _____

SOURCE OF TITLE
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVERTED TO COMMONWEALTH LANDS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY FROM BRIAN EDWARD RAMUS AND JAMES ASHBURN RAMUS, JR., BY DEED DATED DECEMBER 3, 2007, RECORDED DECEMBER 7, 2007 IN DEED BOOK 28999, PAGE 3329, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA.

E.D. LEWIS AND ASSOCIATES, P.C.
BY: _____

SURVEYORS CERTIFICATE
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORPORATION IN HANOVER COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY APRIL 30, 2009.
E. D. LEWIS AND ASSOCIATES, P.C.
BY: _____



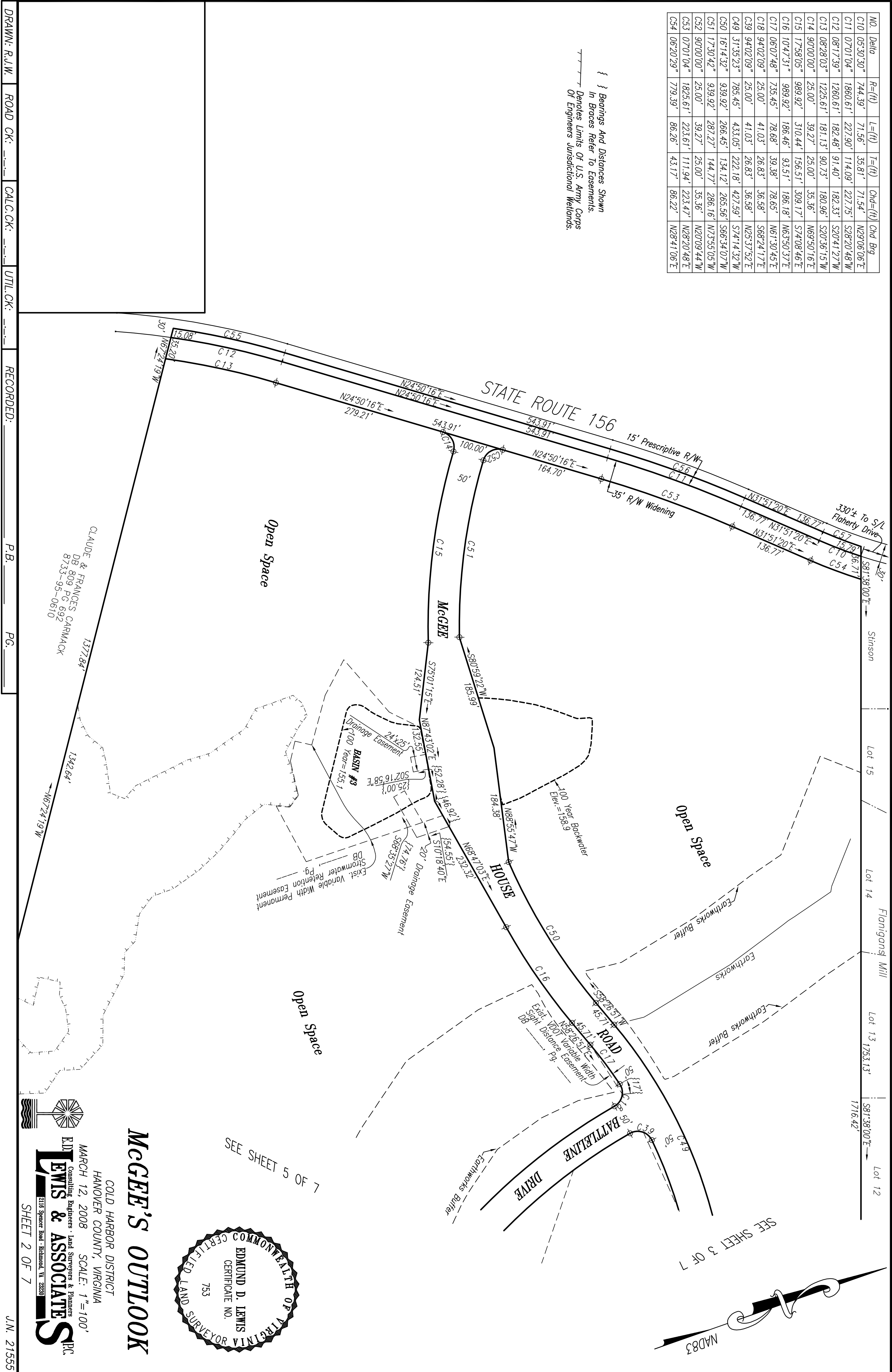
- NOTES:
1. USE: SINGLE FAMILY RESIDENTIAL.
2. PARCEL NO.: 8743-06-6305 Parcel A
8743-14-7953 Parcel B
3. AREA: LOTS: 40.432 ACRES
COMMON AREA: 148.84 ACRES
ROADS WIDENING: 1,338 ACRES
ROADS TOTAL: 198.34 ACRES
4. NO. OF LOTS: 31
5. ZONING: RURAL CONSERVATION DISTRICT (RC)
CASE NO. C-14-06c
6. SEWER: PRIVATE INDIVIDUAL SEPTIC FIELDS
7. WATER: PRIVATE INDIVIDUAL WELLS
8. BUILDING SETBACK LINES SHALL CONFORM TO THE ZONING ORDINANCE OF HANOVER COUNTY.
9. FLOOD PANEL NO. 510237 0435 A (ZONE A & C)
10. TRAFFIC ZONE 1781
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
12. OWNER: COMMONWEALTH LANDS, L.L.C.
1791 CAMBRIDGE DRIVE, SUITE 102
RICHMOND, VIRGINIA 23233-3204
PHONE (804) 741-6061
13. THERE IS A Limits of RPA LOCATED ON THIS SITE.
14. ALL ROADS ARE PUBLIC.
15. CONDITIONAL SUBDIVISION APPROVAL WAS GRANTED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2006



MCGEE'S OUTLOOK
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA
MARCH 12, 2008
E.D. LEWIS & ASSOCIATES, P.C.
Consulting Engineers, Land Surveyors & Planners
2115 Spencer Blvd., Richmond, VA 23220
SHEET 1 OF 7

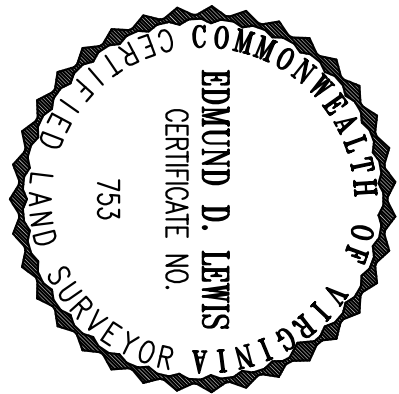
NO.	Delta	R=(H)	L=(H)	T=(H)	Chd=(H)	Chd Brg
C10	05:30:30"	744.39'	71.56'	35.81'	71.54'	N29:06:06"E
C11	07:01:04"	1860.61'	227.90'	114.09'	227.75'	S28:20:48"W
C12	08:17:39"	1260.61'	182.48'	91.40'	182.33'	S20:41:27"W
C13	08:28:03"	1225.61'	181.13'	90.73'	180.96'	S20:56:15"W
C14	90:00:00"	25.00'	39.27'	25.00'	35.36'	N69:50:16"E
C15	17:58:05"	989.92'	310.44'	156.51'	309.17'	S74:08:46"E
C16	10:47:31"	989.92'	186.46'	93.51'	186.18'	N63:50:37"E
C17	06:07:48"	735.45'	78.68'	39.38'	78.65'	N61:30:45"E
C18	94:02:09"	25.00'	41.03'	26.83'	36.58'	S88:24:17"E
C39	94:02:09"	25.00'	41.03'	26.83'	36.58'	N25:37:52"E
C49	31:35:23"	785.45'	433.05'	222.18'	427.59'	S74:14:32"W
C50	16:14:32"	939.92'	266.45'	134.12'	265.56'	S66:34:07"W
C51	17:30:42"	939.92'	287.27'	144.77'	286.16'	N73:55:05"W
C52	90:00:00"	25.00'	39.27'	25.00'	35.36'	N20:09:44"W
C53	07:01:04"	1825.61'	223.61'	111.94'	223.47'	N28:20:48"E
C54	06:20:29"	779.39'	86.26'	43.17'	86.22'	N28:41:06"E

} Bearings And Distances Shown
In Braces Refer to Easements.
--- Denotes Limits Of U.S. Army Corps
Of Engineers Jurisdictional Wetlands.



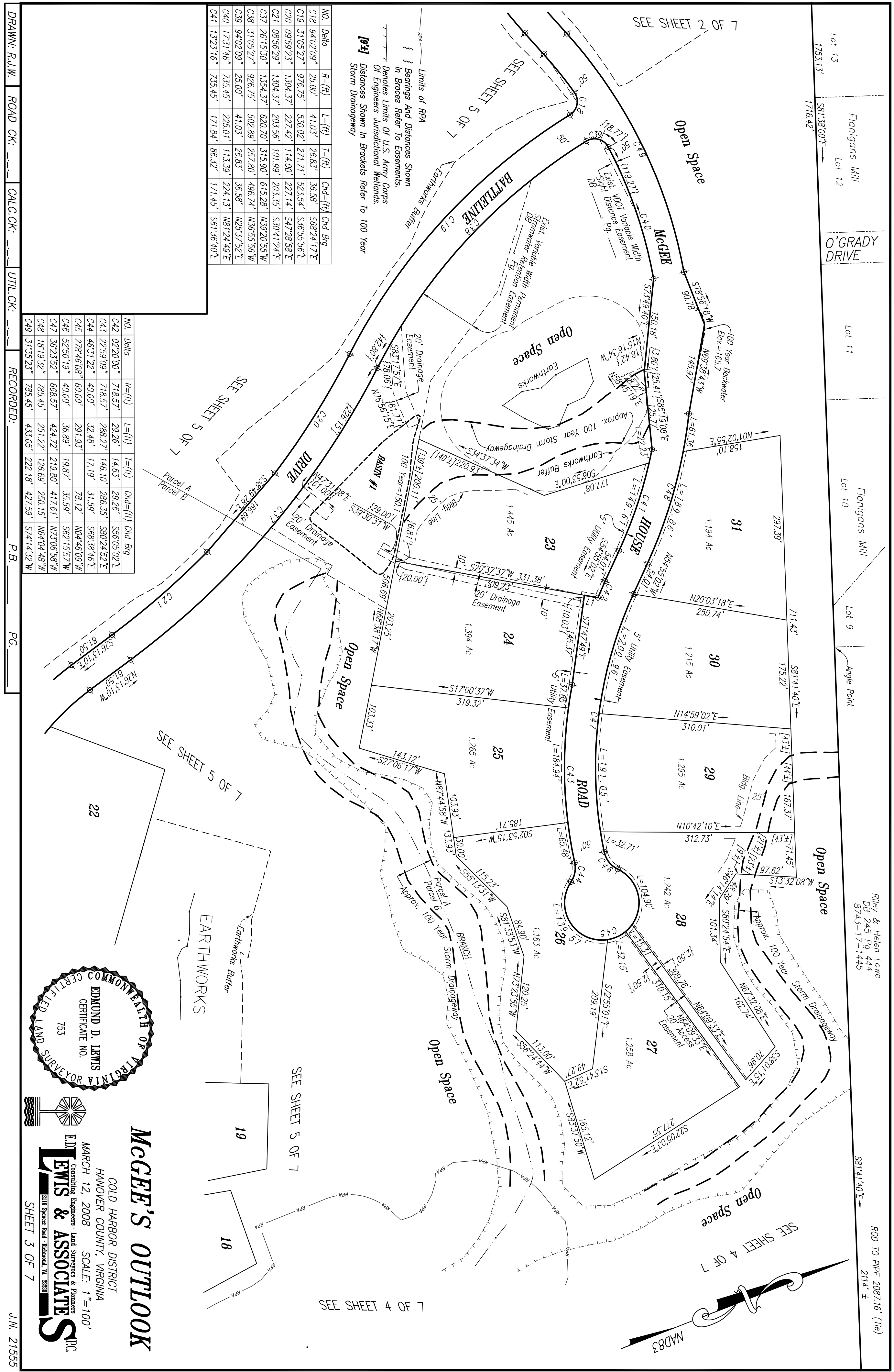
DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.

MC GEE'S OUTLOOK
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA
MARCH 12, 2008 SCALE: 1"=100'
E.D. LEWIS & ASSOCIATES P.C.
Consulting Engineers - Land Surveyors & Planners
5115 Spencer Road - Richmond, VA 23231
SHEET 2 OF 7



SEE SHEET 5 OF 7

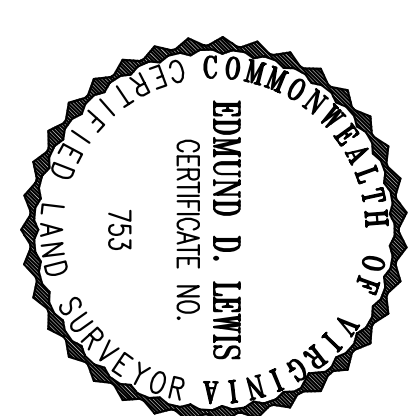
SEE SHEET 3 OF 7



NO.	Delta	R=(H)	L=(H)	T=(H)	Chd=(H)	Chd Brq
C18	94°02'09"	25.00'	41.03'	26.83'	36.58'	S68°24'17"E
C19	31°05'27"	976.75'	530.02'	271.71'	523.54'	S36°55'56"E
C20	09°59'23"	1304.37'	227.42'	114.00'	227.14'	S47°28'58"E
C21	08°56'29"	1304.37'	203.56'	101.99'	203.35'	S30°41'24"E
C37	26°15'30"	1354.37'	620.70'	315.90'	615.28'	N39°20'55"W
C38	31°05'27"	926.75'	502.89'	257.80'	496.74'	N36°55'56"W
C39	94°02'09"	25.00'	41.03'	26.83'	36.58'	N25°37'52"E
C40	17°31'46"	735.45'	225.01'	113.39'	224.13'	N81°24'49"E
C41	13°23'16"	735.45'	171.84'	86.32'	171.45'	S61°36'40"E

NO.	Delta	R=(H)	L=(H)	T=(H)	Chd=(H)	Chd Brq
C42	02°20'00"	718.57'	29.26'	14.63'	29.26'	S56°05'02"E
C43	22°59'09"	718.57'	288.27'	146.10'	286.35'	S80°24'52"E
C44	46°31'22"	40.00'	32.48'	17.19'	31.59'	S68°38'46"E
C45	278°46'08"	60.00'	291.93'	78.12'	N04°46'09"W	
C46	52°50'19"	40.00'	36.89'	19.87'	35.59'	S62°15'57"W
C47	36°23'52"	668.57'	424.72'	219.80'	417.61'	N73°06'58"W
C48	18°19'32"	785.45'	251.22'	126.69'	250.15'	N64°04'48"W
C49	31°35'23"	785.45'	433.05'	222.18'	427.59'	S74°14'32"W

DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.



MC GEE'S OUTLOOK
 COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA
 MARCH 12, 2008
 SCALE: 1"=100'
ED. LEWIS & ASSOCIATES P.C.
 2115 Spencer Blvd., Richmond, VA 23220
 SHEET 3 OF 7

Riley & Helen Lowe
DB 245 Pg 444
8743-17-1445

2114' ±

S81°41'40"E → 2087.16' To Tie Line

APPROXIMATE AREA
OF GRAVEL PIT
ENCROACHMENT

SEE SHEET 3 OF 7

SEE SHEET 3 OF 7

SEE SHEET 5 OF 7

19

S78°09'52"E
137.00'

N80°45'52"E
125.11'

SEE SHEET 6 OF 7

18

S18°07'46"E
311.60'

17

S58°45'44"E
83.46'

Open Space

BRANCH

Approx. 100 Year
Storm

Drainageway

Parcel A
Parcel B

Approximate
100 Year Flood Plain Line

TIE LINE

S10°05'19"W 1364.90'

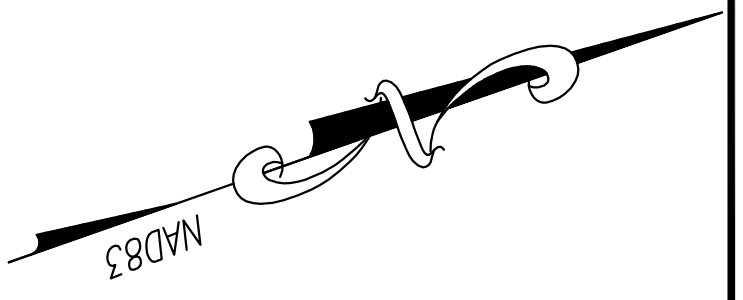
LEWIS KEMMERER
DB 254 PG 700
8743-35-5684

ELDER CREEK

ELDERS SWAMP

ELDERS SWAMP

T. M. JOHNSON, INC
DB 1476 PG 819
8743-27-7046

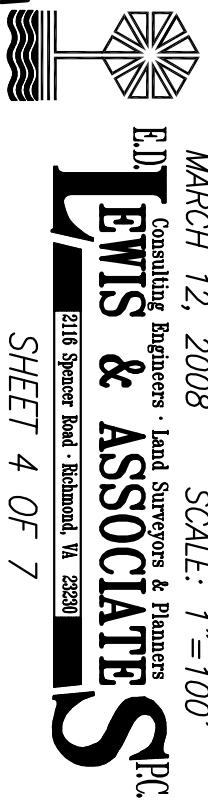


} Bearings And Distances Shown
In Braces Refer To Easements.
--- Denotes Limits Of U.S. Army Corps
Of Engineers Jurisdictional Wetlands.
- - - Limits of RPA



MC GEE'S OUTLOOK

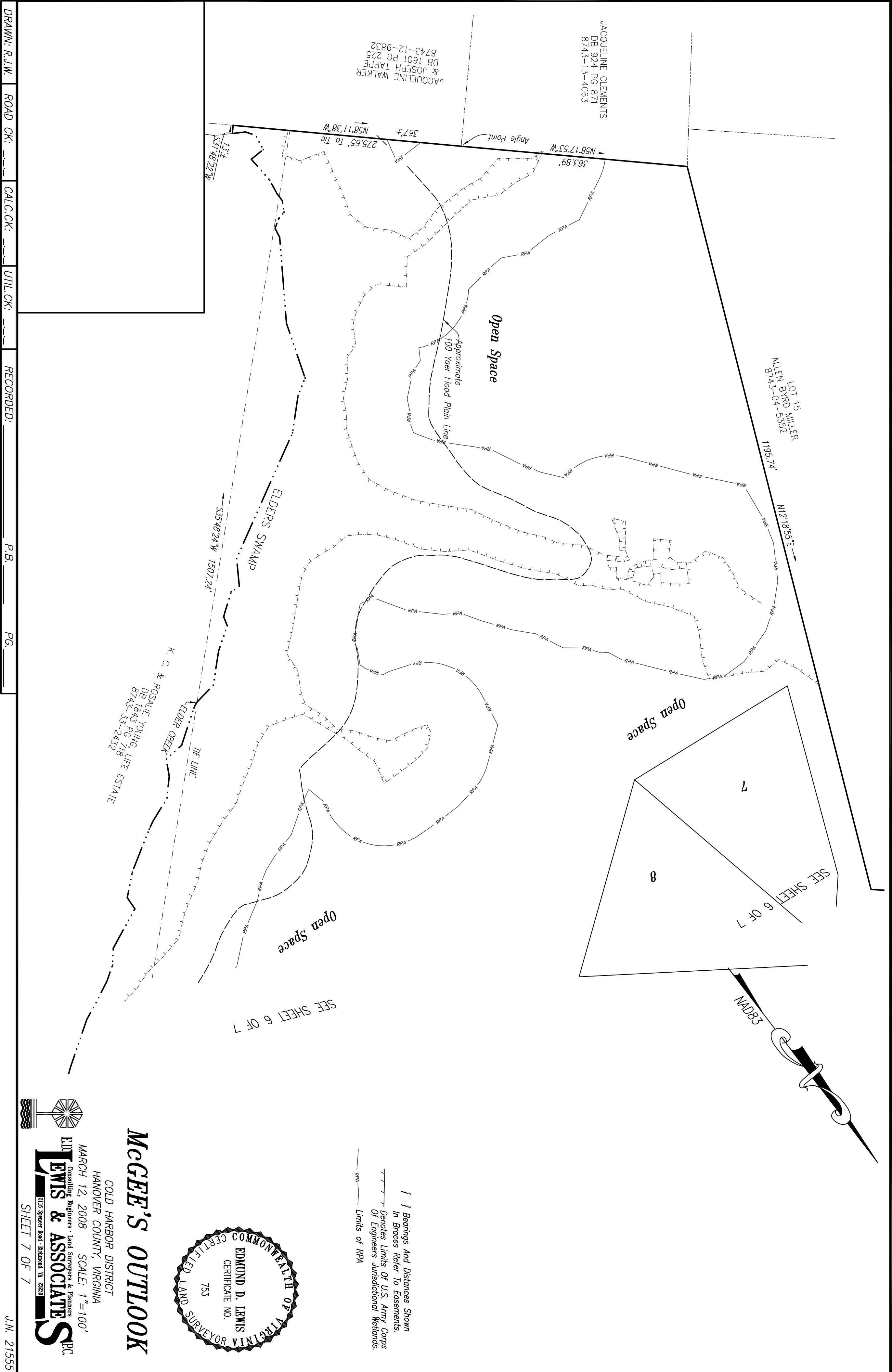
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA
MARCH 12, 2008 SCALE: 1"=100'



SHEET 4 OF 7

J.N. 21555

DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.



DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.

SEE SHEET 6 OF 7

SEE SHEET 6 OF 7

NAD83

{ } Bearings And Distances Shown
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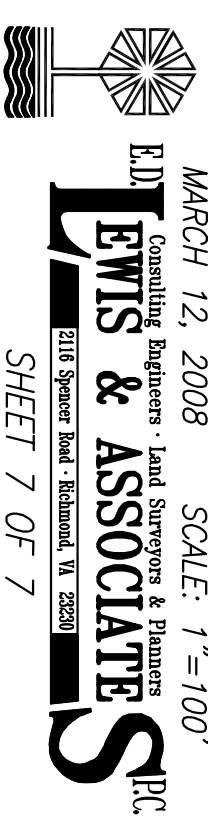


MCCEE'S OUTLOOK

COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA

MARCH 12, 2008

SCALE: 1"=100'



SHEET 7 OF 7

J.N. 21555