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**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM A – COVER SHEET CONTENT**

Instrument Date: 4/22/2020

Instrument Type: DEC-PL

Number of Parcels: 3 Number of Pages: 9

City  County CHESTERFIELD  
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor: .....

Grantee: .....

Business/Name

1  Grantor: WESCOTT HOMEOWNER'S ASSO

2  Grantor: HHHUNT WESCOTT, LLC

1  Grantee: NA

Grantee: .....

Grantee Address

Name: NA

Address: .....

City: ..... State: VA Zip Code: .....

Consideration: \$0.00 Existing Debt: \$0.00 Actual Valuc/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: ..... Original Page No.: ..... Original Instrument No.: .....

Prior Recording At:  City  County CHESTERFIELD Percentage In This Jurisdiction: 100%

Book Number: 12750 Page Number: 0439 Instrument Number: .....

Parcel Identification Number/Tax Map Number: 738-679-9430

Short Property Description: .....

Current Property Address: .....

City: MIDLOTHIAN State: VA Zip Code: 23112

Instrument Prepared By: CHADWICK WASHINGTON Recording Paid By: CHADWICK WASHINGTON

Recording Returned To: CHADWICK WASHINGTON MORIARTY ELMORE & BUNN

Address: 201 CONCOURSE BLVD., SUITE 101

City: GLEN ALLEN State: VA Zip Code: 23059

RECORDED IN  
CHESTERFIELD COUNTY, VA  
WENDY S. HUGHES  
CLERK OF CIRCUIT COURT

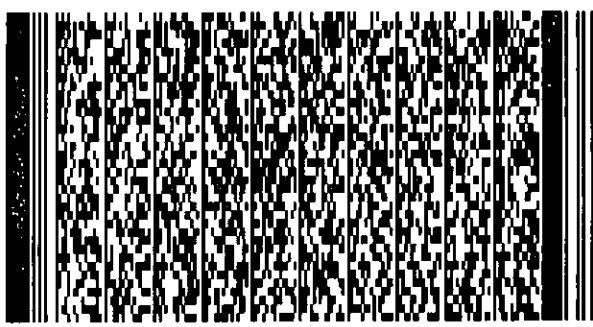
FILED Apr 23, 2020  
AT 01:21 pm

BOOK 12717  
START PAGE 0101  
END PAGE 0113  
INSTR # 200018109

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(Area Above Reserved For Deed Stamp Only)

RECEIVED & FILED  
CHESTERFIELD CIRCUIT COURT  
2020 APR 23 AM 11:14  
WENDY S. HUGHES



**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM B – ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: 4/22/2020

Instrument Type: DEC-PL

Number of Parcels: 3 Number of Pages: 9

[ ] City  County CHESTERFIELD  
CIRCUIT COURT

Grantor Business/Name

3 × Grantor: ATLANTIC UNION BANK

4 × Grantor: UNION SERVICE CORPORATION

Grantor: .....

Grantor: .....

Grantor: .....

Grantor: .....

Grantor: .....

Grantor: .....

Grantee Business/Name

Grantee: .....

Grantee: .....

Grantee: .....

Grantee: .....

Grantee: .....

Grantee: .....

Grantee: .....

Grantee: .....

RECEIVED & FILED  
CHESTERFIELD CIRCUIT COURT  
2020 APR 23 AM 11:44  
WENDY S. RUGHES  
CLERK OF COURT  
TESTE  
DORIS H. HARRIS  
CLERK

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**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM C – ADDITIONAL PARCELS**

Instrument Date: 4/22/2020

Instrument Type: DEC-PL

Number of Parcels: 3 Number of Pages: 9

City  County CHESTERFIELD  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

City  County CHESTERFIELD

Percentage In This Jurisdiction: 100%

Book Number: 12750 Page Number: 0439

Instrument Number: .....

Parcel Identification Number (PIN)/Tax Map Number: 737-678-1674

Short Property Description: .....

Current Property Address: .....

City: MIDLOTHIAN State: VA Zip Code: 23112

Prior Recording At:

City  County CHESTERFIELD Percentage In This Jurisdiction: 100%

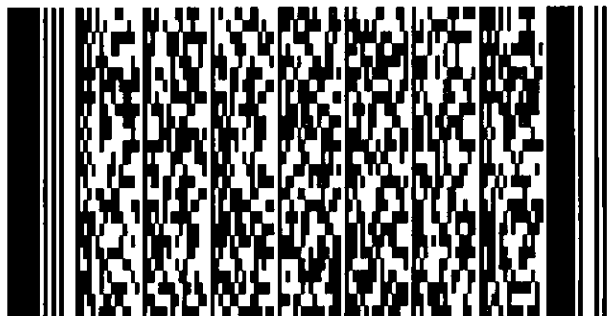
Book Number: 12750 Page Number: 0439 Instrument Number: .....

Parcel Identification Number/Tax Map Number: 737-679-9541

Short Property Description: .....

Current Property Address: .....

City: MIDLOTHIAN State: VA Zip Code: 23112



TESTE:  
CLERK OF CIRCUIT COURT

WENDY S. HUGHES  
CLERK OF COURT

2020 APR 23 AM 11:45

RECEIVED & FILED  
CHESTERFIELD CIRCUIT COURT

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Prepared by and return to:  
Chadwick Washington  
201 Concourse Blvd., Suite 101  
Glen Allen, VA 23059

GPIN #: 738-679-9430  
737-678-1674  
737-679-9541

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
WESCOTT HOMEOWNER’S ASSOCIATION, INC.**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT HOMEOWNER’S ASSOCIATION, INC. is made this 22<sup>nd</sup> day of APRIL, 2020, by HHHUNT WESCOTT, LLC., a Virginia limited liability corporation (hereinafter referred to as "Declarant") and ALANTIC UNION BANK, (hereinafter referred to as "Noteholder") and UNION SERVICE CORPORATION (hereafter referred to as "Trustee") Grantors for indexing purposes.

\*\*\*\*\*WITNESSETH\*\*\*\*\*

WHEREAS, by Declaration of Covenants, Conditions and Restrictions for Wescott Homeowners’ Association, Inc., recorded on December 20, 2019 in the Clerk’s Office for the Circuit Court of Chesterfield County, Virginia (“Clerk’s Office”) in Deed Book 12750 at Page 0439, et seq., as amended and supplemented (the “Declaration”), the Wescott Homeowner’s Association, Inc. ( the “Association”) was established upon certain real property in Chesterfield County, Virginia more particularly described in said Declaration;

WHEREAS, Article XIII, Section 1 of the Declaration reserves to the Declarant the right to subject additional properties to the Declaration through the filing of a Supplementary Declaration for so long as it owns real property described in Exhibits A or B of the Declaration;

WHEREAS, the Declarant still owns real property described in Exhibits A and B of the Declaration and, therefore, pursuant to Article XIII, Section 1 of the Declaration, desires to annex a portion of such property to be subject to the Declaration;

WHEREAS, the Declarant is the record owner and propriety of certain real property lying and being in the County of Chesterfield, Commonwealth of Virginia, more particularly described in Exhibit A, attached hereto and incorporated herein;

WHEREAS, Atlantic Union Bank is the Lender and Union Service Corporation is the Trustee with respect to the real property described in Exhibit A;

WHEREAS, the Declarant, Noteholder and Trustee desire to subject the real property described in Exhibit A hereto to the scheme of the Declaration; and

NOW, THEREFORE, pursuant to rights reserved by Declarant, and in accordance with Article XIII, Section 1 of the Declaration, Declarant, with the consent of the Noteholder and Trustee, does hereby declare that all of the property described in Exhibit A, together with certain improvements located thereon, shall be held, transferred, sold, conveyed given, donated, leased, occupied and used subject to the easements, restrictions, covenants and conditions of said Declaration, which are for the purposes described in the Declaration and which shall run with the title to the said real property and be binding on all parties having any right, title or interest in said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

The term "Properties" as defined in Article I, Section 34 of the Declaration shall include the property described in this Supplemental Declaration.

Except as modified by this Supplemental Declaration, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant, pursuant to Article XIII, Section 1 of the Declaration has executed this Supplemental Declaration this 22<sup>nd</sup> day of April, 2020.

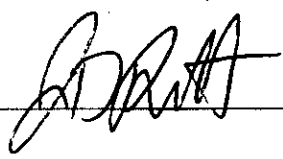
*{Remainder of page intentionally left blank.}*

HHHUNT WESCOTT, LLC,  
a Virginia limited liability corporation

By its Manager:

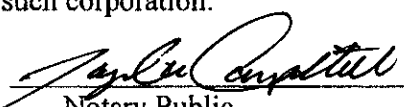
HHHUNT CORPORATION, INC.,  
a Virginia corporation

By: Jonathan Ridout, Vice President

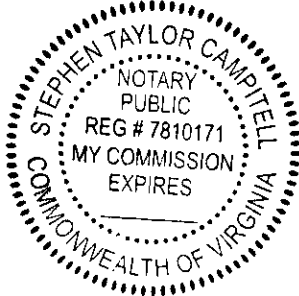
  
\_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF HENRICO, to-wit:

I, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Supplemental Declaration of Covenants, Conditions and Restrictions for Wescott Homeowner's Association, Inc. was executed and acknowledged before me this 20<sup>th</sup> day of April, 2020, by HHHUNT WESTCOTT, LLC, a Virginia limited liability company by its manager, HHHunt Corporation, Inc., a Virginia corporation, by JONATHAN RIDOUT, Vice President, on behalf of such corporation.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11/30/23  
Notary Registration #: 7810171



ATLANTIC UNION BANK (Noteholder)

a \_\_\_\_\_ corporation

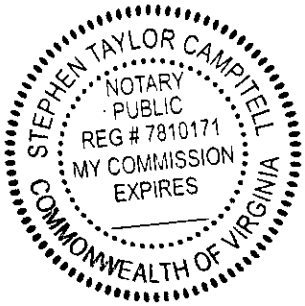
By: [Signature]  
Senior Vice President  
John S. Pearse II, Jr.

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF HENRICO, to-wit:

I, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Supplemental Declaration of Covenants, Conditions and Restrictions for Wescott Homeowner's Association, Inc. was executed and acknowledged before me this 22 day of April, 2020, by John S. Pearse II Jr, by its Senior Vice President, on behalf of such corporation.

[Signature]  
Notary Public

My Commission Expires: 11/30/23  
Notary Registration #: 7810171



UNION SERVICE CORPORATION (Trustee)

a \_\_\_\_\_ corporation

By: C. Dixon Wallace, Jr.  
C. Dixon Wallace, Jr.  
Vice President

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Henrico, to-wit:

I, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Supplemental Declaration of Covenants, Conditions and Restrictions for Wescott Homeowner's Association, Inc. was executed and acknowledged before me this 22<sup>nd</sup> day of April, 2020, by C. Dixon Wallace, Jr., by its Vice President, on behalf of such corporation.

Stephen Taylor Campitell  
Notary Public

My Commission Expires: 11/30/22  
Notary Registration #: 7810171





**Exhibit A**

**LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED BY THIS SUPPLEMENTAL DECLARATION TO BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESCOTT HOMEOWNERS' ASSOCIATION, INC., AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME. Parcels 2, 3 and 4 are all located in the Clover Hill District of Chesterfield County, Virginia.**

Parcels 2, 3 and 4, described below, are the same Parcels that are depicted on that certain plat dated 04/14/20 of "Overall Development Parcels" for Wescott Development prepared by Kimley-Horn and Associates, Inc., which is attached hereto and incorporated by reference herein.

**LEGAL DESCRIPTION PARCEL 2**

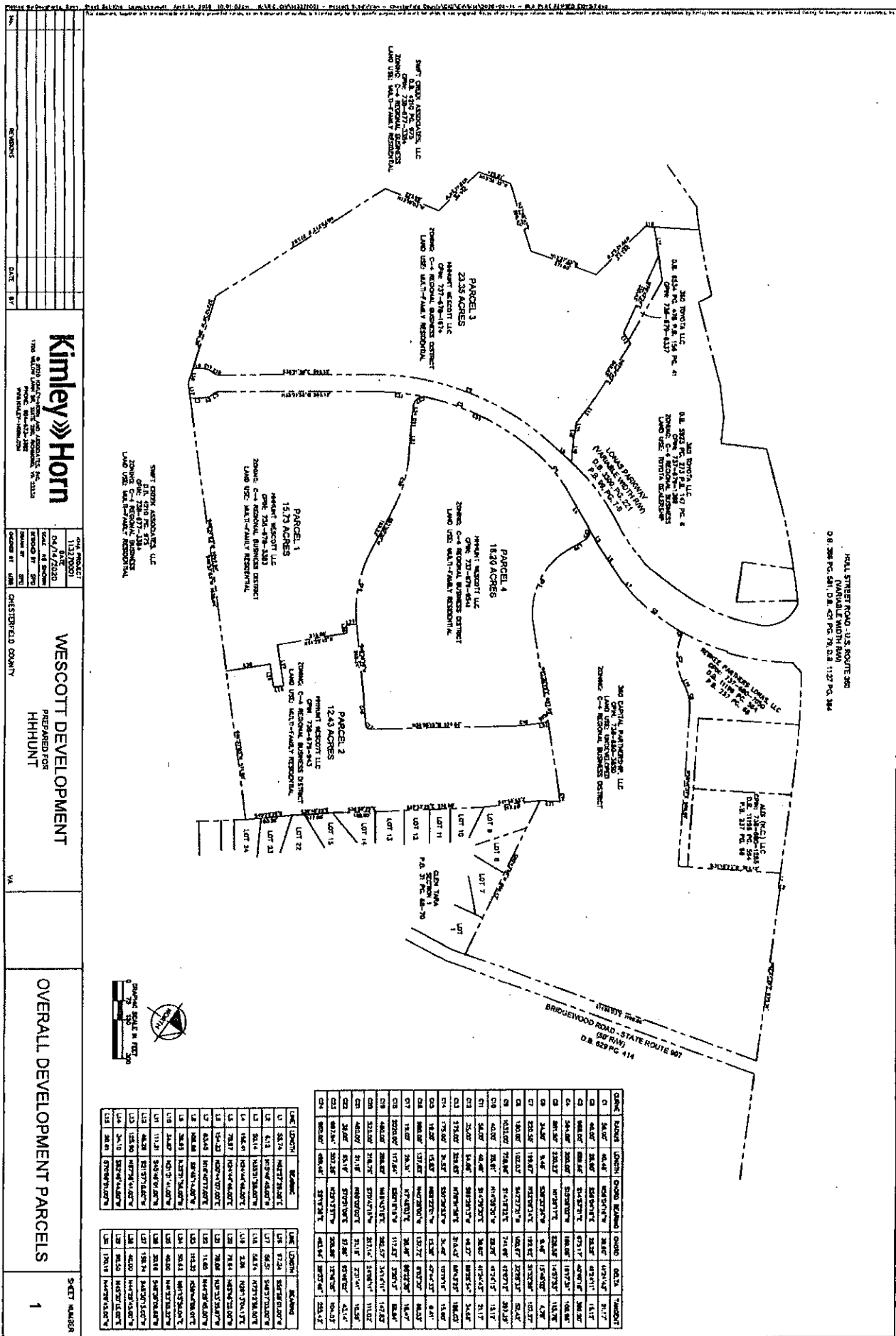
COMMENCING AT AN IRON ROD SET AT THE NORTHEAST CORNER OF WESCOTT WAY RIGHT-OF-WAY, THENCE N 48°36'10" E, 269.24' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2020.00', A LENGTH OF 117.64', A CHORD BEARING OF N 50°16'16" E AND A CHORD OF 117.63' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.00', A LENGTH OF 29.31', A CHORD BEARING OF N 7°45'03" E AND A CHORD OF 26.49' TO A POINT; THENCE N 36°26'15" W, 524.84' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 980.00', A LENGTH OF 137.83', A CHORD BEARING OF N 40°28'00" W AND A CHORD OF 137.72' TO A POINT, THENCE N 44°29'45" W, 11.60' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 19.00', A LENGTH OF 15.83', A CHORD BEARING OF N 68°22'01" W AND A CHORD OF 15.38' TO A POINT; THENCE N 45°30'15" E, 284.46' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 175.00', A LENGTH OF 31.52, A CHORD BEARING OF N 50°39'53" E AND A CHORD OF 31.48' TO A POINT; THENCE S 31°53'36" E, 78.06' TO A POINT; THENCE S 41°46'43" E, 217.20' TO A POINT; THENCE S 37°32'25" E, 378.20' TO A POINT; THENCE S 36°28'25" E, 189.90' TO A POINT; THENCE S 38°46'25" E, 177.60' TO A POINT; THENCE S 40°25'25" E, 180.20' TO A POINT; THENCE S 46°57'03" W, 571.90' TO A POINT; THENCE N 44°29'45" W, 170.19' TO A POINT, THENCE N 45°30'15" E, 90.50' TO A POINT; THENCE N 44°29'45" W, 40.00' TO A POINT; THENCE S 45°30'15" W, 159.74 TO A POINT; THENCE N 44°29'45" W, 275.05' TO A POINT; THENCE S 48°36'10" W, 30.96' TO A POINT; THENCE N 41°23'50" W, 40.00' BACK TO AN IRON ROD SET AND THE POINT OF BEGINNING CONTAINING 12.43 ACRES.

**LEGAL DESCRIPTION PARCEL 3**

COMMENCING AT AN IRON ROD SET BEING 1,092'± SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF U.S. ROUTE 360 AND THE WEST LINE OF LONAS PARKWAY EXTENDED. THENCE S 6°45'14" W, 106.98' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1032.00', A LENGTH OF 758.66', A CHORD BEARING OF S 14°18'22" E AND A CHORD OF 741.69' TO A POINT; THENCE S 35°21'58" E, 592.12' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.00', A LENGTH OF 28.91', A CHORD BEARING OF N 14°39'30" W AND A CHORD OF 28.28' TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 56.00', A LENGTH OF 40.48', A CHORD BEARING OF S 14°39'30" E AND A CHORD OF 39.60' TO A POINT; THENCE N 35°21'58" W, 39.95' TO A POINT; THENCE LEAVING THE WEST LINE OF LONAS PARKWAY S 72°12'56" W, 291.26' TO A POINT; THENCE N 67°23'12" W, 773.82' TO A POINT; THENCE N 13°10'02" W, 223.89' TO A POINT; THENCE N 78°41'24" W, 214.16' TO A POINT; THENCE N 15°38'32" W, 129.81' TO A POINT; THENCE N 37°45'47" E, 269.43' TO A POINT; THENCE N 15°37'33" W, 271.02' TO A POINT; THENCE N 79°42'53" W, 263.23' TO A POINT; THENCE N 31°31'41" W, 34.87' TO A POINT; THENCE N 45°49'01" E, 111.31' TO A POINT; THENCE N 78°42'24" E, 325.43' TO A POINT; THENCE N 21°57'10" E, 48.26' TO A POINT; THENCE N 87°54'43" E, 242.65' TO A POINT; THENCE S 87°58'41" E, 125.90' TO A POINT; THENCE N 62°46'44" E, 34.10' TO A POINT; THENCE N 70°09'51" E, 20.61' TO A POINT; THENCE N 59°58'01" E, 97.24' BACK TO AN IRON ROD SET AND THE POINT OF BEGINNING CONTAINING 23.35 ACRES.

**LEGAL DESCRIPTION PARCEL 4**

COMMENCING AT AN IRON ROD SET BEING 1,792'± SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF U.S. ROUTE 360 AND THE EAST LINE OF LONAS PARKWAY EXTENDED. THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 968.00', A LENGTH OF 499.46', A CHORD BEARING OF N 9°19'36" W AND A CHORD OF 493.94' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 594.00', A LENGTH OF 200.00', A CHORD OF N 15°06'02" E AND A CHORD OF 199.06' TO A POINT; THENCE N 24°44'46" E, 156.41' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 35.00', A LENGTH OF 54.66', A CHORD BEARING OF N 69°29'13" E AND A CHORD OF 49.27' TO A POINT; THENCE S 65°46'20" E, 79.64' TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 275.00', A LENGTH OF 329.85', A CHORD BEARING OF N 79°51'58" E AND A CHORD OF 310.43' TO A POINT; THENCE N 45°30'15" E, 373.46' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 19.00', A LENGTH OF 15.83', A CHORD BEARING OF S 68°22'01" E AND A CHORD OF 15.38' TO A POINT; THENCE, S 44°29'45" E, 11.60' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 980.00', A LENGTH OF 137.83', A CHORD BEARING OF S 40°28'00" E AND A CHORD OF 137.72' TO A POINT; THENCE S 36°26'15" E, 524.84' TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 19.00', A LENGTH OF 29.31', A CHORD BEARING OF S 7°45'03" W AND A CHORD OF 26.49' TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2020.00', A LENGTH OF 117.64', A CHORD BEARING OF S 50°16'16" W AND A CHORD OF 117.63' TO A POINT; THENCE S 48°36'10" W, 269.24' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00', A LENGTH OF 286.82', A CHORD BEARING OF S 65°43'15" W AND A CHORD OF 282.57' TO A POINT; THENCE S 82°50'20" W, 185.23' TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 520.00', A LENGTH OF 218.75', A CHORD BEARING OF S 70°47'15" W AND A CHORD OF 217.14' TO A POINT; THENCE S 58°44'09" W, 115.32' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 480.00', A LENGTH OF 21.18', A CHORD BEARING OF S 60°00'00" W AND A CHORD OF 21.18' TO A POINT; THENCE S 61°15'50" W, 50.63' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 39.00', A LENGTH OF 65.19', A CHORD BEARING OF N 70°51'09" W AND A CHORD OF 57.86' BACK TO AN IRON ROD SET AND THE POINT OF BEGINNING CONTAINING 18.20 ACRES.



**Kimley-Horn**  
 1700 W. 20th Street, Suite 100, Lincoln, NE 68502  
 PHONE: 402.478.1200  
 FAX: 402.478.1201  
 WWW.KIMLEY-HORN.COM

**WESCOTT DEVELOPMENT**  
 PREPARED FOR  
**HHHUNT**

**OVERALL DEVELOPMENT PARCELS**  
 SHEET NUMBER  
**1**



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
1	35.74	N47°27'30"E	17	67.26	S88°30'00"E
2	4.13	S79°04'00"E	18	64.51	S68°37'00"E
3	50.14	N33°31'30"E	19	64.74	N77°13'00"E
4	194.41	N29°04'00"E	20	3.86	S90°23'00"E
5	79.87	N29°04'00"E	21	81.64	N89°02'00"E
6	104.32	N29°04'00"E	22	79.68	N89°02'00"E
7	62.42	N29°04'00"E	23	78.85	N89°02'00"E
8	104.32	N29°04'00"E	24	153.57	N29°04'00"E
9	34.87	N29°04'00"E	25	34.87	N29°04'00"E
10	111.81	S24°00'00"E	26	34.87	N29°04'00"E
11	48.26	S21°57'00"E	27	158.24	S88°30'00"E
12	125.90	N77°04'00"E	28	46.00	N44°29'00"E
13	24.10	S79°04'00"E	29	184.00	N44°29'00"E
14	24.10	S79°04'00"E	30	120.13	N44°29'00"E

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
31	34.87	N29°04'00"E	41	34.87	N29°04'00"E
32	111.81	S24°00'00"E	42	34.87	N29°04'00"E
33	48.26	S21°57'00"E	43	158.24	S88°30'00"E
34	125.90	N77°04'00"E	44	46.00	N44°29'00"E
35	24.10	S79°04'00"E	45	184.00	N44°29'00"E
36	24.10	S79°04'00"E	46	120.13	N44°29'00"E

**INSTRUMENT # 200018109**  
**RECORDED CHESTERFIELD CIRCUIT COURT CLERK'S OFFICE**  
**Apr 23, 2020 AT 01:21 pm**  
**WENDY S. HUGHES, CLERK by TAS**  
**BOOK 12717 PAGE 0101 - 00113**