



Subdivision Agreement

THIS AGREEMENT, by and between _____, and all successors in interest, party(ies) of the first part, (the "Owner"), and the County of James City, Virginia, a political subdivision of the Commonwealth of Virginia, party of the second part, (the "County").

WHEREAS, the party(ies) of the first part is(are) the Owner of a certain tract of land located in the County; and

WHEREAS, the said parcel of land is being subdivided by the Owner into the subdivision known and designated as _____, County Plan No. _____ (the "Subdivision") and the Owner has caused a plat of the Subdivision dated _____, 20____ and revised _____, 20____, and prepared by _____, Licensed Land Surveyors, or Professional Engineers, which the plat the Owner desires to admit to record in the Clerk's Office of the Circuit Court for the City of Williamsburg and County; and

WHEREAS, the Owner agrees to construct and locate all physical improvements in the Subdivision, as required by the Subdivision Ordinance of the County, or shown on the development plans approved by the Agent of the Subdivision Ordinance, (the "Agent"); and

WHEREAS, the Owner has posted sufficient bond, letter of credit, certified or cashier's check, or escrow fund, (collectively the "Security Instrument"), pursuant to existing ordinances, approved as to form by the County Attorney, and with surety satisfactory to the County in the amount of dollars (\$_____) guaranteeing the installation of the aforementioned improvements before _____, 20____; and

WHEREAS, the County has agreed that it will permit the recordation of the plat of the Subdivision upon the execution of this Agreement.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the premises and the approval of the Subdivision and the covenants and agreements herein contained, the parties hereto agree as follows:

1. The Owner does covenant and agree that it will, without cost to the County, on or before _____, 20____, construct to the approval of the County all physical improvements as required by the Subdivision Ordinance of the County, or shown on the development plans approved by the Agent. If, in the sole judgment of the County, circumstances beyond the control of the Owner prevent the Owner from completing the improvements in the time set forth herein, then the County may at its sole discretion grant an extension of time for completion of the improvements and in such instance the Owner and County shall enter into a new agreement.

2. It is mutually understood and agreed that in the event the Owner fails to renew or amend the Security Instrument at least ten (10) days prior to its expiration or fails to properly complete the physical improvements provided herein, the County may complete, or cause to have completed, the same and render a bill to the Owner who shall be liable to the County for all proper costs so incurred by the County or the County may draw the amount necessary from the Security Instrument to complete or cause to have completed the same.

3. In the event the County calls, collects, or otherwise draws on the Security Instrument pledged under this Agreement, the Owner agrees to either pay, or have the County use the proceeds of the draw to pay a reasonable administrative fee of \$35 plus any costs actually incurred by the County in drawing on the Security Instrument. The charge for an administrative fee plus costs shall apply regardless of whether the County later accepts a renewal or amendment of the Security Instrument.

4. It is mutually understood and agreed that this Agreement does not relieve the Owner of any responsibilities or requirements placed upon them by the various ordinances of the County applicable to such subdivision and development of the property, and the subdivision and development of the property will be done in strict accordance with such ordinances.

5. It is mutually understood and agreed that if the Owner shall faithfully execute each and all requirements of the Subdivision Ordinance and the provisions of this Agreement, and shall indemnify, protect, and save harmless the County from all loss, damage, expense, or cost by reason of any claim, suit or action instituted against the County or its agents or employees thereof, on account of, or in consequence of any breach on the part of the Owner, then the Security Instrument shall be released by the County to the Owner.

6. The Owner does hereby agree to indemnify, protect, and save harmless the County from and against all losses and physical damages to property, and bodily injury or death to any person or persons, which may arise out of or be caused by the construction, maintenance, presence, or use of the streets, utilities, and public easements required by, and shown on, the development plans and the subdivision plat until such time as the said streets shall be accepted as part of the Virginia Department of Transportation's system and utilities and public easements shall be accepted as a part of the James City Service Authority's or the County's system. To insure such indemnification, the County may require and the Owner shall provide upon request a Certificate of Public Liability Insurance in an amount approved by the County Attorney as sufficient, including a governmental endorsement thereto, naming the County as insured, issued by an insurance company licensed to do business in the Commonwealth of Virginia.

7. It is mutually understood and agreed, that the approval on final plat or plats of the Subdivision, or section thereof, shall not be deemed to be an acceptance by the County of any street, alley, public space, sewer, or other physical improvements shown on the plat or plats for maintenance, repair, or operations thereof, and that the Owner shall be fully responsible therefore and assume all of the risks and liabilities therefore.

IN WITNESS WHEREOF, the parties hereto being first duly authorized have affixed their signatures on the date first above written.

ATTEST:

Owner: _____
(Print Name and Title)

(Signature)

(Signature)

Responsible party for completing required items once construction is substantially complete.

Name: _____

Address: _____

Phone No.: _____ Email: _____

Approved as to form:

COUNTY OF JAMES CITY, VIRGINIA

County Attorney

County Agent

DATE: _____