

190006651

CERTIFICATE OF SOURCE OF TITLE - PARCEL ID NO. 2321100001D THE PROPERTY SHOWN AS PARCEL D WAS CONVEYED FROM CROAKER INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CANDLE DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 2006, AND RECORDED JUNE 27, 2006 AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE (PARCEL D, PARCEL ID NO. 2321100001D)

THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 6, LOTS 78-123" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

PETER V. HENDERSON 3-13-19 FOR CANDLE DEVELOPMENT, L.L.C. PRINTED NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF YORK TO-WIT:

I, Kerry Kline, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 13 DAY OF March, 2019.

MY COMMISSION EXPIRES 07/31/21

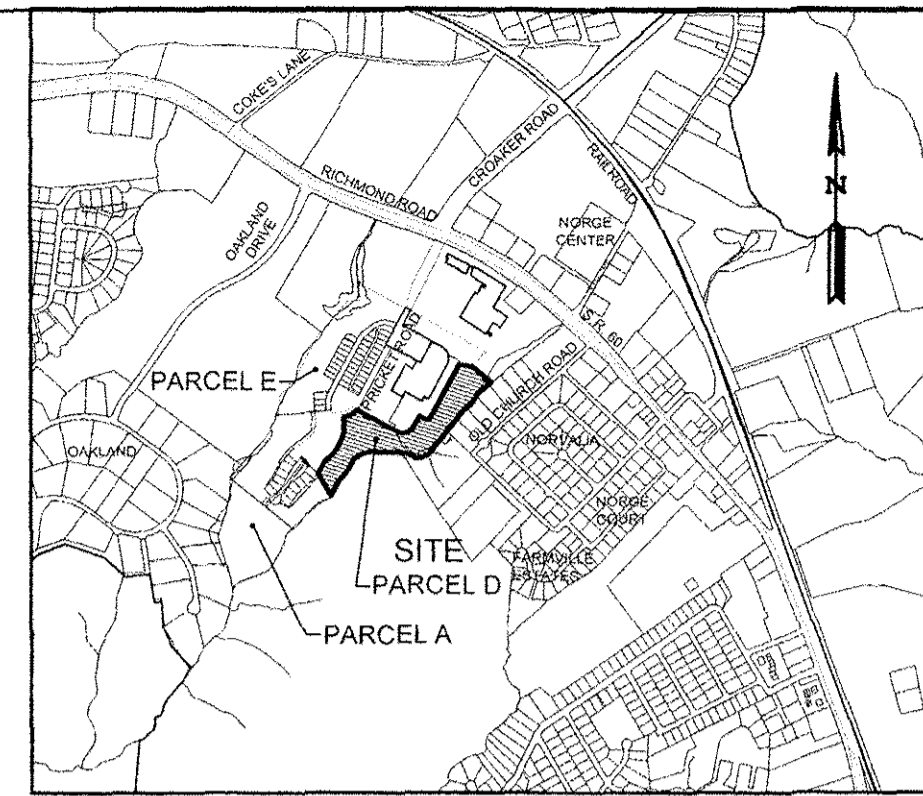
Kerry Kline NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7748779



GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: PARCEL ID NO. 2321100001D = #7551 RICHMOND ROAD (PARCEL D)
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "PUD" - PLANNED UNIT DEVELOPMENT, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0008-2014/MP-0004-2014, APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 23, 2015.
3. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
4. THIS PLAT IS ASSOCIATED WITH CONSTRUCTION PLANS FILED AND REVIEWED UNDER THE SAME JAMES CITY COUNTY CASE NO. SP-0087-2012/S-0047-2012.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
9. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE. WETLANDS LOCATIONS WERE DELINEATED BY KERR ENVIRONMENTAL GROUP, CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
11. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0106D AND 51095C0107D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ALL AREAS ON THIS SITE ARE ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ELEVATION.
13. ON APRIL 1, 2009, AS PART OF THE PLANNING COMMISSION CONSIDERATION OF CASE Z-0003-2008/MP-0003-2008, A REQUEST TO MODIFY THE SETBACK REQUIREMENTS PER THE ZONING ORDINANCE SECTION 24-523 (b) SUBJECT TO THE CRITERIA OUTLINED IN SECTION 24-523 (c) (1) WAS APPROVED BY THE PLANNING COMMISSION.
14. ACCORDING TO SECTION 24-523 OF THE ZONING ORDINANCE THERE SHALL BE NO MINIMUM LOT SIZE OR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT, PUD, OTHER THAN AS SPECIFIED ON THIS PLAT.
15. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
16. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
17. VDOT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER LOW IMPACT DEVELOPMENT TECHNIQUES LOCATED WITHIN THE RIGHT-OF-WAY. THE STORMWATER MANAGEMENT DEVICES AND TREATMENTS LOCATED WITHIN THE RIGHT-OF-WAY MEDIAN MUST HAVE AN EXECUTED AGREEMENT FOR THE MAINTENANCE OF SUCH FACILITIES PRIOR TO STREET ACCEPTANCE.
18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
19. ALL RIGHT OF WAYS DEPICTED ON THIS PLAT SHALL BE PRIVATE. ROADS WILL NOT BE MAINTAINED BY VDOT AND SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.



LOCATION MAP SCALE: 1"=2000'

REFERENCES:

Table with 3 columns: D.B. (Deed Book), P.G. (Page), and INSTR. (Instrument Number). Lists various legal references including D.B. 24, P.G. 455 and INSTR. #110013115.

PHASE 6, PARCEL D (46 LOTS)

Table listing area calculations for residential lots, luminary drive, private drives, and open spaces. Includes 'TOTAL AREA SUBDIVIDED (PARCEL D)' as 656,368 S.F. and 15.068 AC.±.

Table listing area calculations for open spaces, including 'TOTAL AREA OF OPEN SPACE #3 (AREA CALCULATED TO THE C/L STREAM)' as 540,190 S.F. and 12.401 AC.±.

UNDISTURBED NATURAL OPEN SPACE EASEMENT

Table listing details for easements #1 and #2, including 'TOTAL AREA' as 462,897 S.F. and 10.63 AC.±.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature of Preston C. Judson, L.S. #003130, dated 03/05/19.

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF May, 2019. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:56 AM/PM INSTRUMENT # 190006651

TESTE: Elizabeth O'Connor DC MONA A. FOLEY, CLERK

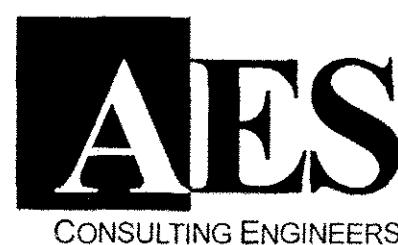
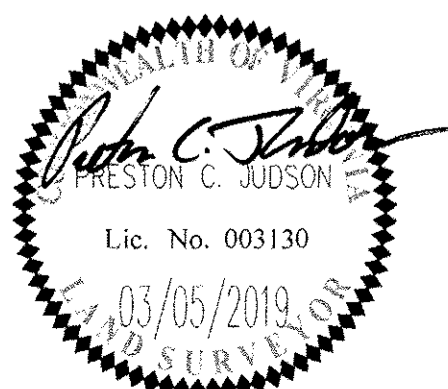
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Ellen Lusk, 5/6/19, SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

4 Large/Small Plat(s) Recorded herewith as #190006651

Revision table with columns: Rev., Date, Description, Revised By. Shows one revision on 03/15/2018 for 'CHANGES TO ADDRESS JCC COMMENTS' by JAG.



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Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC S-0002-2018

PLAT OF SUBDIVISION VILLAGE AT CANDLE STATION PHASE 6, LOTS 78-123 AND OPEN SPACE 1, 2, AND 3 FOR: CANDLE DEVELOPMENT, L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project information table including Project Contacts (JAG/PCJ), Project Number (W10059-00), Scale (NA), Date (01/26/18), Sheet Number (1 of 4).