

#042285

CERTIFICATION OF SOURCE OF TITLE

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM WILLIAMSBURG MOTOR COURT, LLC TO MAPLE & MAIN REDEVELOPMENT, LLC BY DOCUMENT NO. 041846, DATED SEPTEMBER 16, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND/OR TRUSTEE(S).

David R. Wigle 11-23-04
 FOR MAPLE & MAIN REDEVELOPMENT, LLC DATE
DAVID R. WIGLE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY, I
JOHN F. SLUSS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23rd DAY OF NOVEMBER, 2004.

MY COMMISSION EXPIRES 7/31/2005.
 SIGNATURE John F. Sluss

SURVEYOR'S CERTIFICATE

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

G.T. Wilson, Jr. 10/28/04
 G.T. WILSON, JR. L.S. DATE

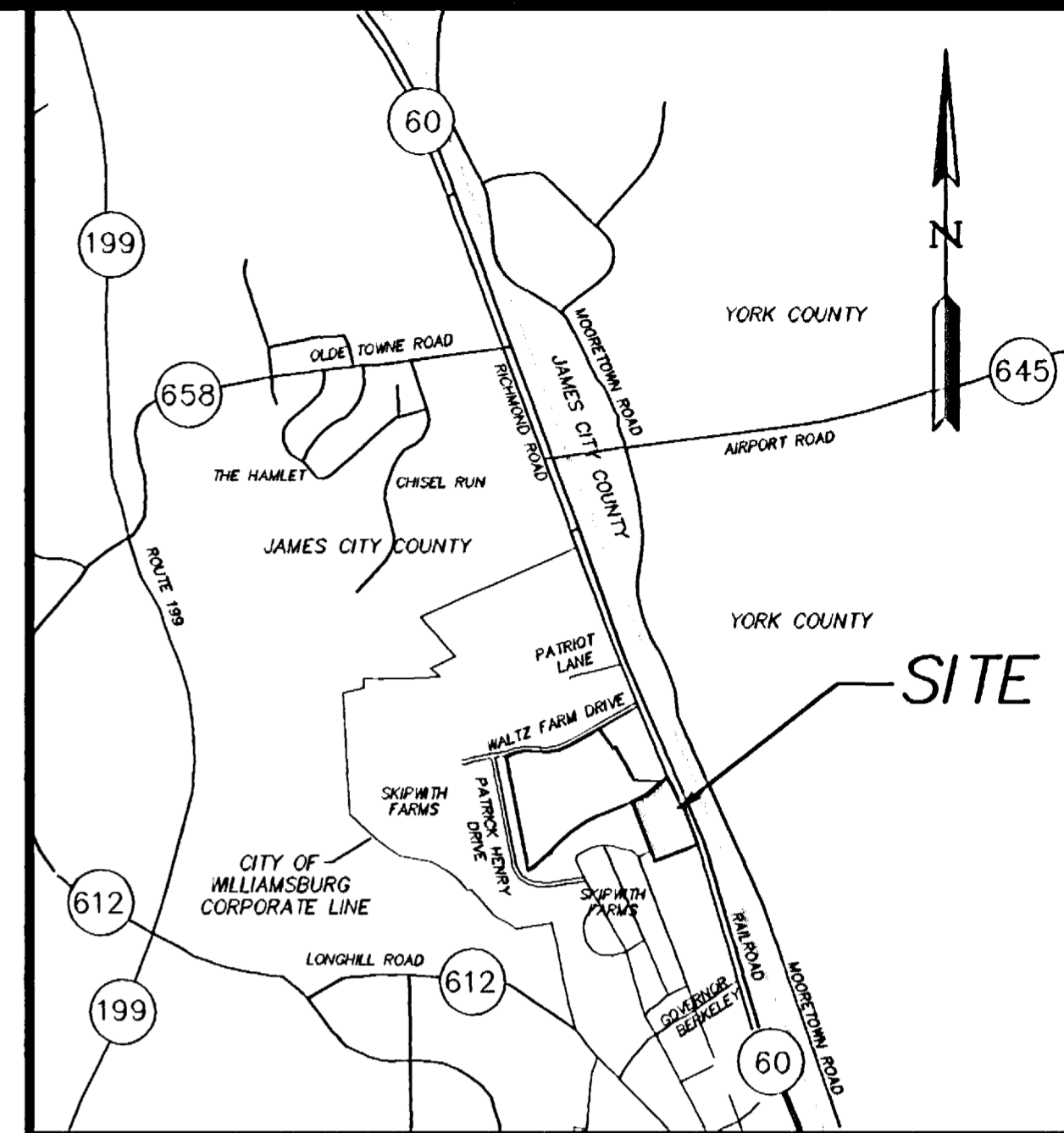
CERTIFICATE OF APPROVAL

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

Reed T. Neuter 12/16/04
 AGENT FOR THE CITY OF WILLIAMSBURG DATE

GENERAL NOTES

- PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER.
- PROPERTY CURRENTLY IS ZONED B-2 (TOURIST BUSINESS DISTRICT)
 GENERAL B-2 ZONING RESTRICTIONS:
 CURRENT SET BACKS: (MAIN BUILDINGS)
 35' FRONT BUILDING SETBACK
 15' REAR BUILDING SETBACK (HOWEVER, A 35' TRANSITIONAL SCREENING IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL DISTRICT)
 NO SIDE YARD SETBACK IS REQUIRED (HOWEVER, IF BUILDINGS ARE NOT BUILT ON THE PROPERTY LINE THEN A 15' SIDE SETBACK IS REQUIRED)
- PROPERTY IS ALL OF TAX PARCELS AND ADDRESS:
 312-06-00-002 (2180 RICHMOND ROAD) 312-0A-00-003 (2200 RICHMOND ROAD)
 312-0A-00-002 (2500 RICHMOND ROAD) 312-0A-00-001A (2800 RICHMOND ROAD)
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-0005 B, DATED 3/2/94.



LOCATION MAP 1" = 2000'±

AREA TABULATION

PARCEL	SQUARE FEET	ACRES
PARCEL 1	288,709 S.F.	6.628 AC.±
PARCEL 2	54,874 S.F.	1.259 AC.±
PARCEL 3	59,937 S.F.	1.376 AC.±
PARCEL 4	50,268 S.F.	1.154 AC.±
AREA SUBDIVIDED	453,788 S.F.	10.417 AC.±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 16th DAY OF December, 2004 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge, Clerk
Betsy B. Woolridge
 CLERK

DOC. NO. 042285, PAGE 1

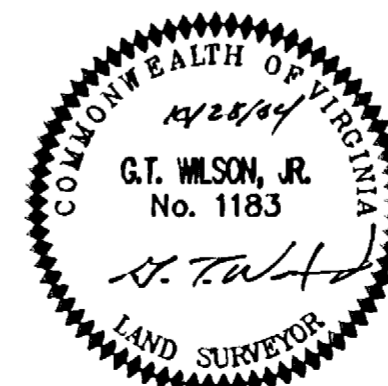
3 Large/Small Plat(s) Recorded herewith as # 042285



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CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND

PLAT OF SUBDIVISION
 YANKEE CANDLE
 BEING 10.417 ACRES±
 OWNED BY MAPLE & MAIN REDEVELOPMENT, LLC
 CITY OF WILLIAMSBURG VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	11/22/04	REVISED EASEMENT FOR THE BENEFIT OF THE ADJACENT PARCEL	JFS
1	11/9/04	REVISED PER CITY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=50'	10/28/04
Project No.	
9414-00	
Drawing No.	
1 OF 3	