

#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

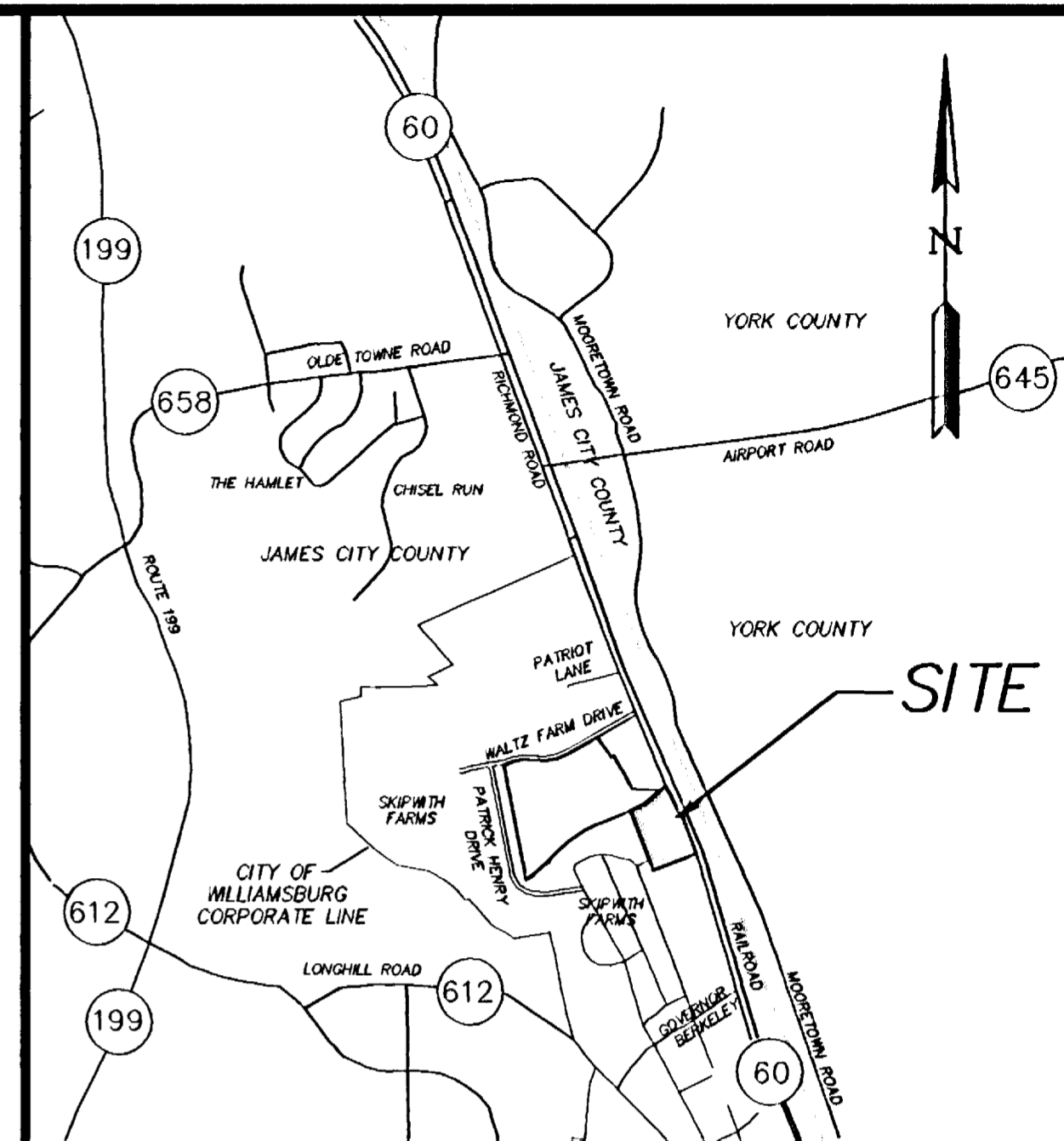
CERTIFICATE OF APPROVAL

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

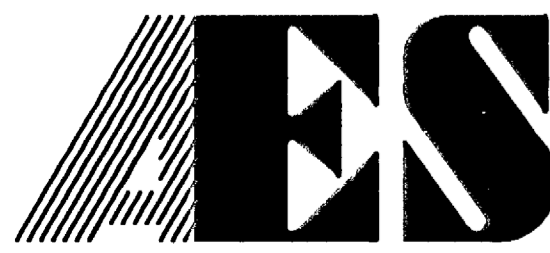
CITY OF WILLIAMSBURG

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

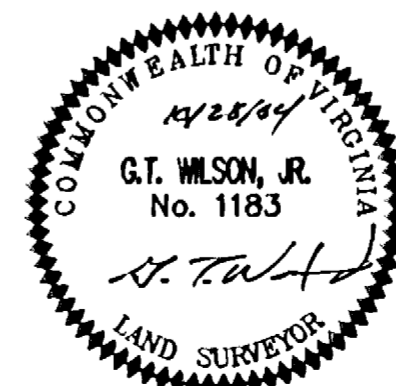
3 Large/Small Plat(s) Recorded herewith as # 042285



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND

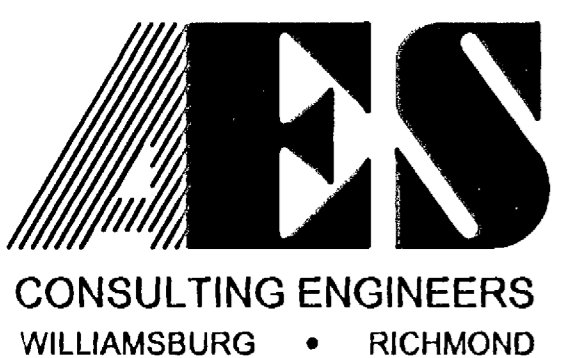
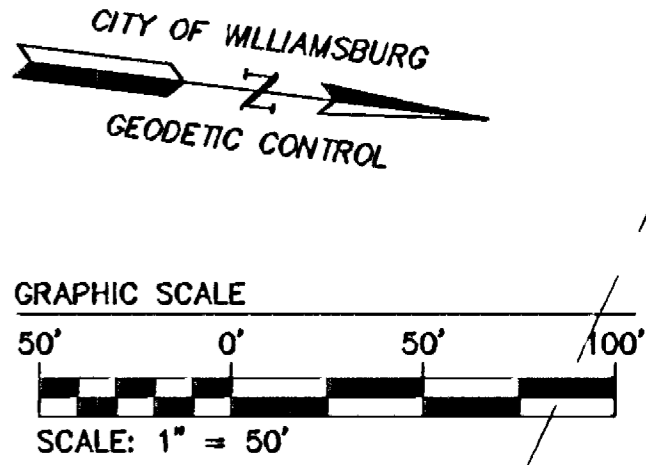
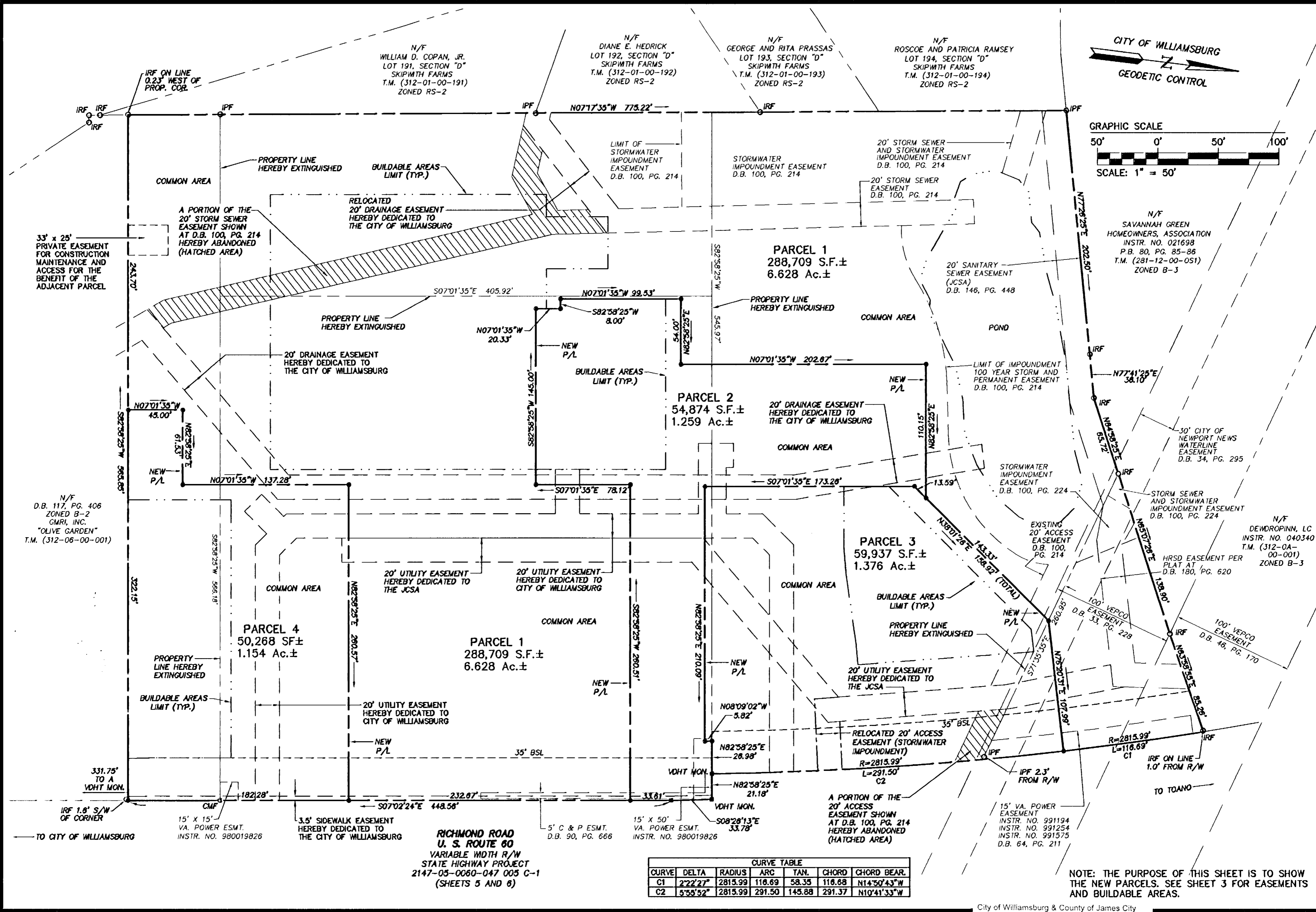
PLAT OF SUBDIVISION
 YANKEE CANDLE
 BEING 10.417 ACRES±
 OWNED BY MAPLE & MAIN REDEVELOPMENT, LLC
 CITY OF WILLIAMSBURG VIRGINIA



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	

#042285



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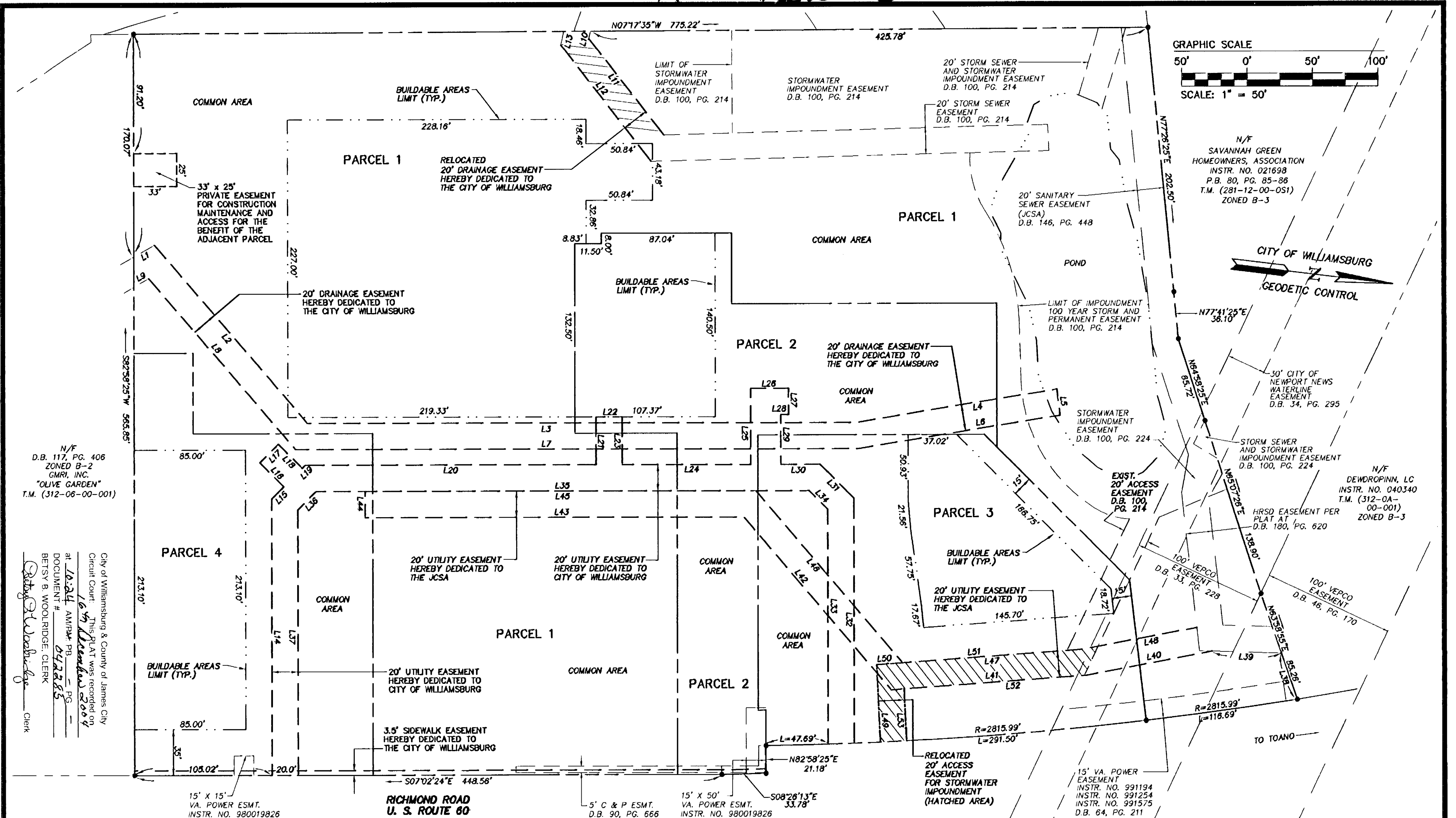


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
16 November 2004
at *10:24* AM/PM, PG. *1*
DOCUMENT # *042285*
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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2 OF 3	

#042285



N/F
D.B. 117, PG. 406
ZONED B-2
GMRI, INC.
"OLIVE GARDEN"
T.M. (312-06-00-001)

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LINE TABLE (C.O.W.) DRAINAGE EASEMENTS

LINE	LENGTH	BEARING
L1	18.22'	N37°04'59"W
L2	179.40'	N42°24'37"E
L3	418.17'	N07°01'35"W
L4	158.82'	N16°16'58"W
L5	20.02'	N76°20'50"E
L6	157.52'	S16°18'58"E
L7	429.00'	S07°01'35"E
L8	171.98'	S42°24'37"W
L9	13.16'	S37°04'59"E
L10	5.91'	S84°18'29"E
L11	92.81'	N45°09'28"E
L12	112.36'	N45°09'28"E
L13	10.74'	N84°18'29"W

LINE TABLE (C.O.W.) UTILITY EASEMENT

LINE	LENGTH	BEARING
L14	210.73'	S82°58'25"W
L15	13.27'	N52°01'35"W
L16	25.88'	S37°58'25"W
L17	20.00'	N52°01'35"W
L18	25.88'	N37°58'25"E
L19	3.30'	N52°01'35"W
L20	222.15'	N07°01'35"W
L21	36.50'	S82°58'25"W
L22	20.00'	N07°01'35"W
L23	36.50'	N82°58'25"E
L24	98.18'	N07°01'35"W
L25	58.05'	S82°58'25"W
L26	28.96'	N07°01'35"W

LINE TABLE (C.O.W.) UTILITY EASEMENT

LINE	LENGTH	BEARING
L27	20.00'	N82°58'25"E
L28	3.96'	S07°01'35"E
L29	38.05'	N82°58'25"E
L30	29.94'	N07°01'35"W
L31	36.57'	N37°58'25"E
L32	187.00'	N82°58'25"E
L33	179.37'	S82°58'25"W
L34	20.00'	S37°58'25"W
L35	376.70'	S07°01'35"E
L36	20.00'	S52°01'35"E
L37	202.44'	N82°58'25"E

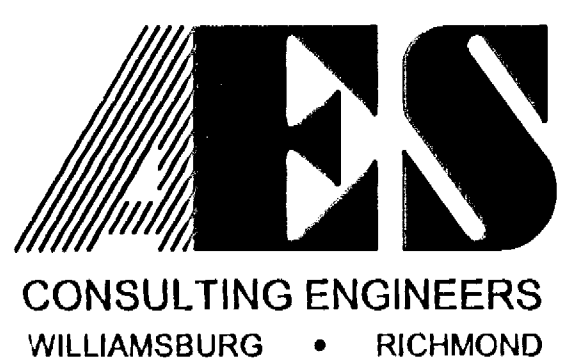
LINE TABLE (JCSA) UTILITY EASEMENT

LINE	LENGTH	BEARING
L38	37.31'	S83°58'55"W
L39	52.83'	S05°13'33"E
L40	98.31'	S17°42'23"E
L41	149.37'	S11°11'23"E
L42	173.39'	S42°36'44"W
L43	289.38'	S07°01'35"E
L44	20.00'	S82°58'25"W
L45	298.62'	N07°01'35"W
L46	172.49'	N42°36'44"E
L47	138.08'	N11°11'23"W
L48	88.99'	N17°42'23"W

LINE TABLE (ACCESS EASEMENT)

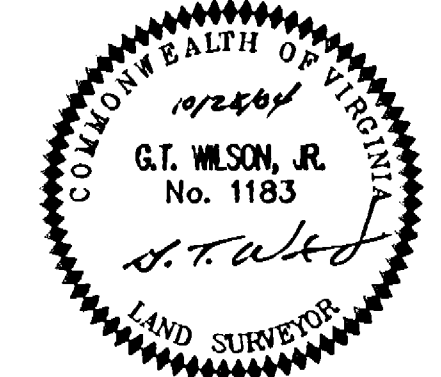
LINE	LENGTH	BEARING
L49	59.26'	S80°17'03"W
L50	19.84'	N11°11'23"W
L51	126.46'	N11°11'23"W
L52	138.24'	S11°11'23"E
L53	39.77'	N80°17'03"E

NOTE: THE PURPOSE OF THIS SHEET IS TO SHOW EASEMENTS, BUILDABLE AREAS AND COMMON AREAS. COMMON AREAS SHALL MEAN THE PORTION OF EACH PARCEL, EXCLUSIVE OF BUILDABLE AREAS INTENDED FOR THE NON-EXCLUSIVE USE BY OWNERS IN COMMON WITH OTHER USERS. BUILDABLE AREAS SHALL MEAN THOSE PORTIONS OF EACH PARCEL DESIGNATED ON THE SITE PLAN FOR THE PRESENT OR FUTURE LOCATION OF BUILDINGS, INCLUDING THE BUILDING PAD, DUMPSTER ENCLOSURE AND LANDSCAPED AREAS IMMEDIATELY ADJACENT TO THE BUILDING AND/OR BETWEEN THE BUILDING AND SURROUNDING SIDEWALKS AND/OR PARKING AREAS AS SHOWN ON THE FINAL SITE PLAN.



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