

#060545

**CERTIFICATION OF SOURCE OF TITLE (PARCELS 1, 2, AND 3)**

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. (SEE ALSO DOCUMENT NO. 042285)

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE AND EASEMENT ADJUSTMENT 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).

MAPLE & MAIN REDEVELOPMENT, LLC

David R. Wigle  
DAVID R. WIGLE PRESIDENT  
5-11-05  
DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA FLORIDA  
CITY/COUNTY OF ORANGE  
Elaine Grayson 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 DAY OF May 11, 2005.  
MY COMMISSION EXPIRES November 24, 2008  
SIGNATURE Elaine Grayson

**CERTIFICATION OF SOURCE OF TITLE (PARCEL 4)**

TITLE TO THE LANDS SHOWN HEREON WAS CONVEYED FROM MAPLE & MAIN REDEVELOPMENT, LLC TO THE YANKEE CANDLE COMPANY, INC. BY DOCUMENT NO. 042294, DATED DECEMBER 13, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA. (SEE ALSO DOCUMENT NO. 042285)

**OWNER'S CERTIFICATE**

THE EASEMENT ADJUSTMENT 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).

THE YANKEE CANDLE COMPANY, INC.

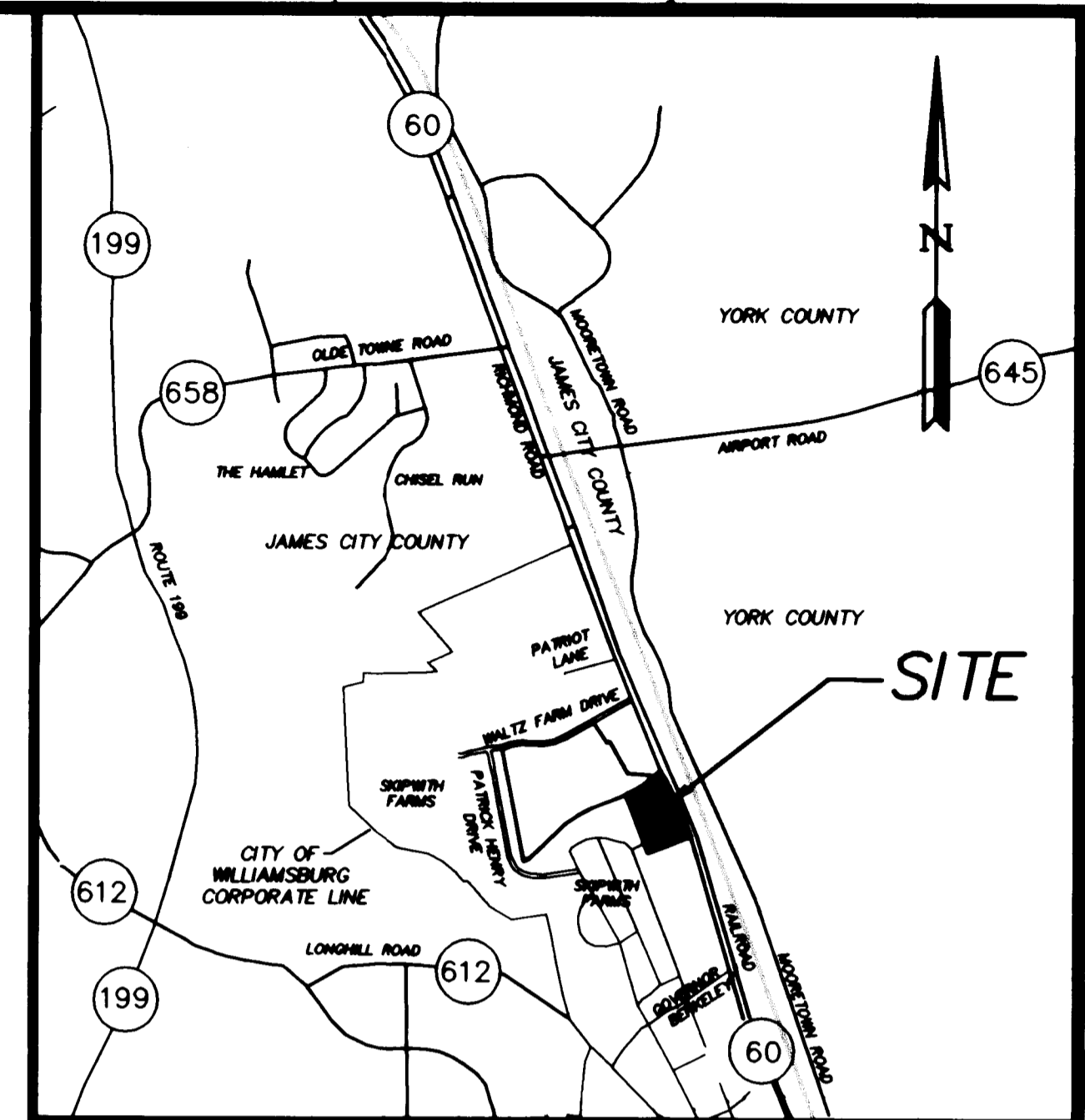
James Perley  
JAMES PERLEY SENIOR VICE PRESIDENT AND GENERAL COUNSEL  
MAY 27, 2005  
DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF MASSACHUSETTS  
STATE OF VIRGINIA  
CITY/COUNTY OF S. DEERFIELD, FRANKLIN  
KATHRYN E. PACIOREK 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 27th DAY OF MAY, 2005.  
MY COMMISSION EXPIRES 9-6-2007  
SIGNATURE Kathryn E. Paciorek

**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:  
T.M. 312-09-00-004 (2180 RICHMOND ROAD) T.M. 312-09-00-001 (2200 RICHMOND ROAD)  
T.M. 312-09-00-002 (2500 RICHMOND ROAD) T.M. 312-09-00-003 (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**

	OLD AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
PARCEL 1	288,709 S.F.	6.628 AC.±	288,494 S.F.	6.577 AC.±
PARCEL 2	54,874 S.F.	1.259 AC.±	54,962 S.F.	1.261 AC.±
PARCEL 3	59,937 S.F.	1.376 AC.±	62,064 S.F.	1.425 AC.±
AREA SUBDIVIDED	403,520 S.F.	9.263 AC.±	403,520 S.F.	9.263 AC.±

**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.  
G.T. WILSON, JR. L.S. 3/28/05  
DATE

**CERTIFICATE OF APPROVAL**

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

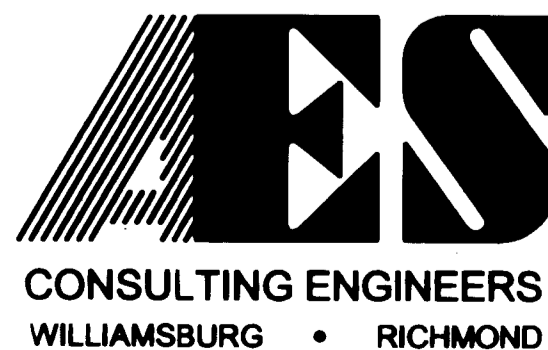
Red T. Nantz  
AGENT FOR THE CITY OF WILLIAMSBURG 2/3/06  
DATE

**STATE OF VIRGINIA  
CITY OF WILLIAMSBURG**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA THIS 28 DAY OF February, 2006 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

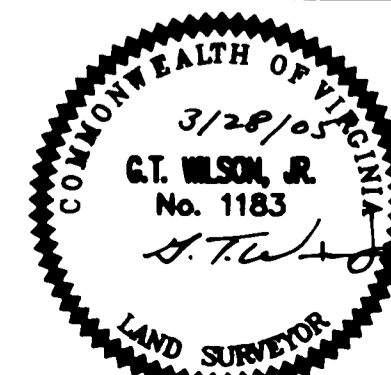
TESTE: Betsy B. Woolridge  
CLERK Claudia H. ...  
DOC. NO. 060545 PAGE

2 Large/Small Plat(s) Recorded herewith as # 060545



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

PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 1, 2 AND 3 OWNED BY MAPLE & MAIN REDEVELOPMENT, LLC AND UTILITY EASEMENT ADJUSTMENTS BETWEEN PARCELS 1, 2, 3 AND 4  
CITY OF WILLIAMSBURG VIRGINIA

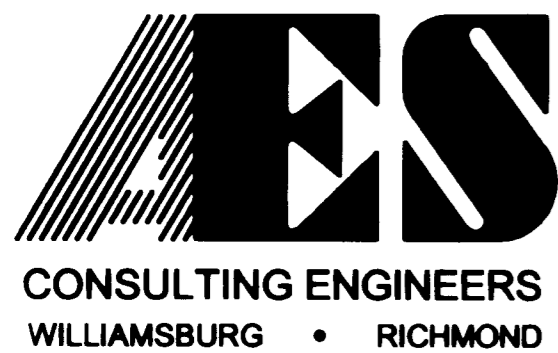
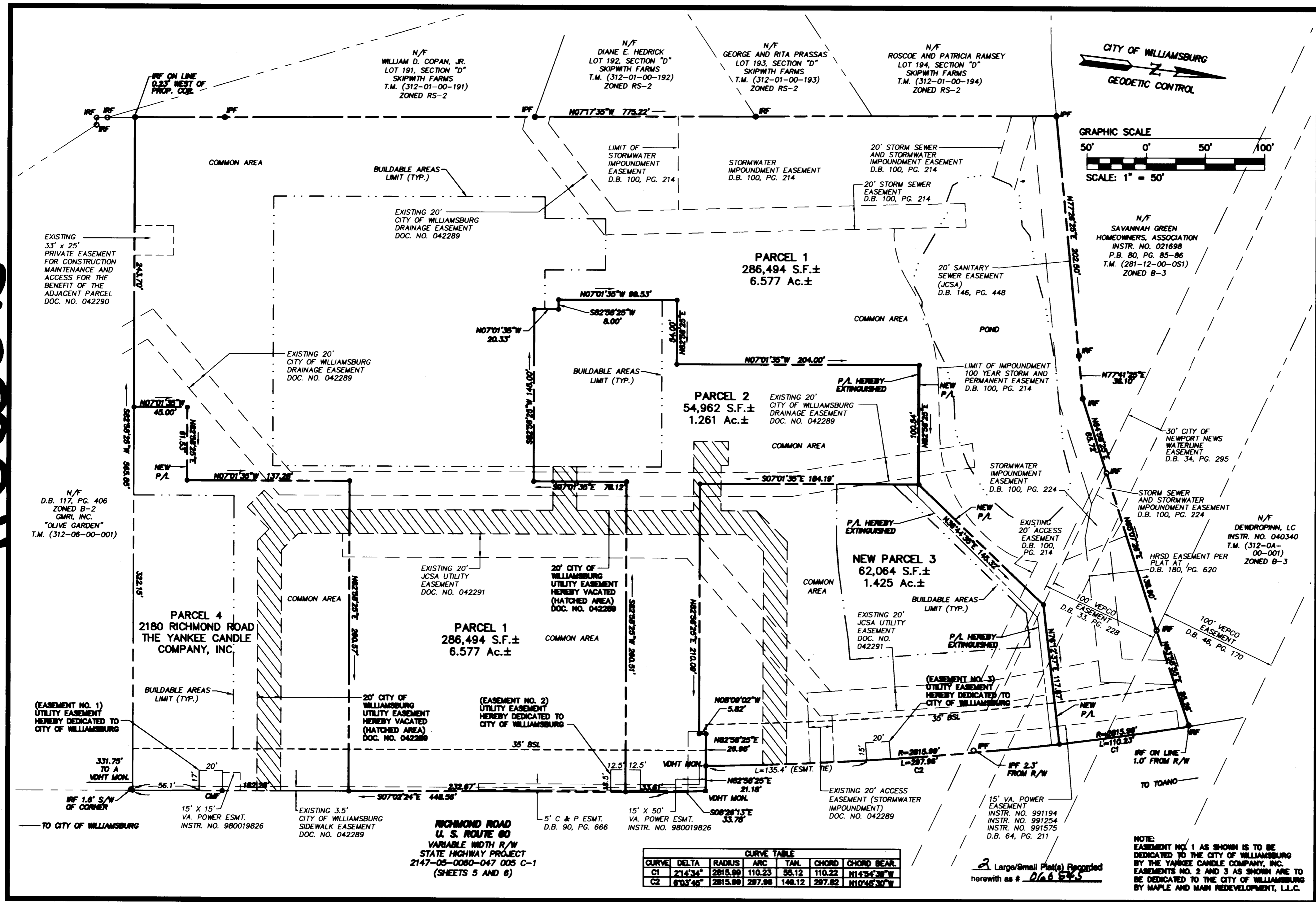


No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1"=50'	Date 03/28/05
Project No. 9414-06	
Drawing No. 1 OF 2	

#060545

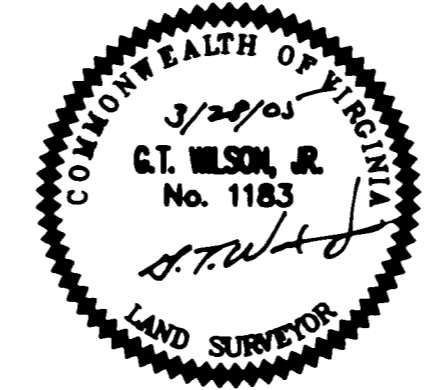
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5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

**PLAT SHOWING BOUNDARY LINE ADJUSTMENT  
BETWEEN PARCELS 1, 2 AND 3  
OWNED BY MAPLE & MAIN REDEVELOPMENT, LLC  
AND UTILITY EASEMENT ADJUSTMENTS  
BETWEEN PARCELS 1, 2, 3 AND 4**

CITY OF WILLIAMSBURG VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>28 February 06</u> at <u>2:55</u> AM/PM PG. <u>PG</u> DOCUMENT # <u>060545</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy Woolridge</u> Clerk			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed AES	Drawn JFS
Scale 1"=50'	Date 3/28/05
Project No. 9414-06	
Drawing No. 2 OF 2	

Williamsburg, VA 23182  
Maple & Main Redevelopment, LLC  
Lester & Grier, Inc.  
Lester & Grier, Inc.