

100024874

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN AS T.M.(23-2)(11-1D) WAS CONVEYED FROM CROAKER INVESTORS, L.L.C. TO CANDLE DEVELOPMENT, L.L.C. BY DEED DATED JUNE 9, 2006 AND RECORDED AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CERTIFICATE**

THE PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

FOR CANDLE DEVELOPMENT, L.L.C.

PETER V. HENDERSON, MANAGER

11-3-10  
DATE

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN AS T.M.(23-2)(11-2D) WAS CONVEYED FROM CROAKER INVESTORS, L.L.C. TO POPLAR CREEK, L.L.C. BY DEED DATED JUNE 9, 2006 AND RECORDED AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**OWNER'S CERTIFICATE**

THE PLAT OF SUBDIVISION AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

FOR POPLAR CREEK, L.L.C.

PETER V. HENDERSON, MANAGER

11-3-10  
DATE

**CERTIFICATE OF NOTARIZATION:**

STATE OF VIRGINIA, CITY/COUNTY OF WILLIAMSBURG, I, S.M. FEWELL, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVING UNDER MY NAME THIS 3RD DAY OF NOVEMBER, 2010. MY COMMISSION EXPIRES 11-30-2014.

NOTARY REGISTRATION NUMBER: 150843

SIGNATURE

**AREA TABULATION**

PARCEL D-1= 1,686,653 S.F.± OR 38.720 AC.±  
PARCEL D-2= 264,954 S.F.± OR 6.083 AC.±  
TOTAL= 1,951,607 S.F.± OR 44.803 AC.±

**DEVELOPMENT NOTES:**

- TOTAL AREA WITHIN THIS PLAT OF SUBDIVISION = 1,951,607 S.F.± OR 44.803 ACRES±.
- PROPERTY WITHIN THIS PLAT OF SUBDIVISION ARE EXISTING TAX NUMBERS (23-2)(11-1D) AND (23-2)(11-2D).
- PROPERTY IS CURRENTLY ZONED AS SHOWN ON PLAT.

**CURVE DATA**

- A** DELTA=07°01'44"  
R=583.96'  
L=71.64'  
T=35.86'  
C=71.59'  
CB=N23°02'14"E
- B** DELTA=00°35'51"  
R=2824.79'  
L=29.46'  
T=14.73'  
C=29.46'  
CB=S68°54'33"E
- C** DELTA=07°01'44"  
R=546.46'  
L=67.04'  
T=33.56'  
C=67.00'  
CB=S23°02'14"W

**SURVEYOR'S CERTIFICATE:**

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA, HAVE BEEN COMPLIED WITH.

RONALD W. EADS, L.S. #1948

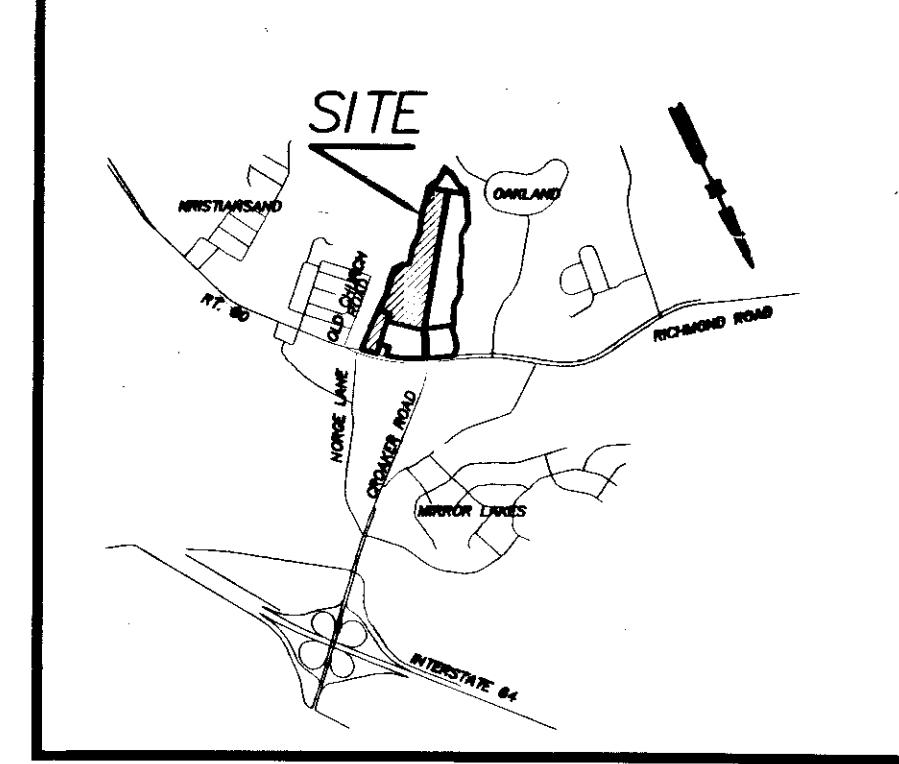
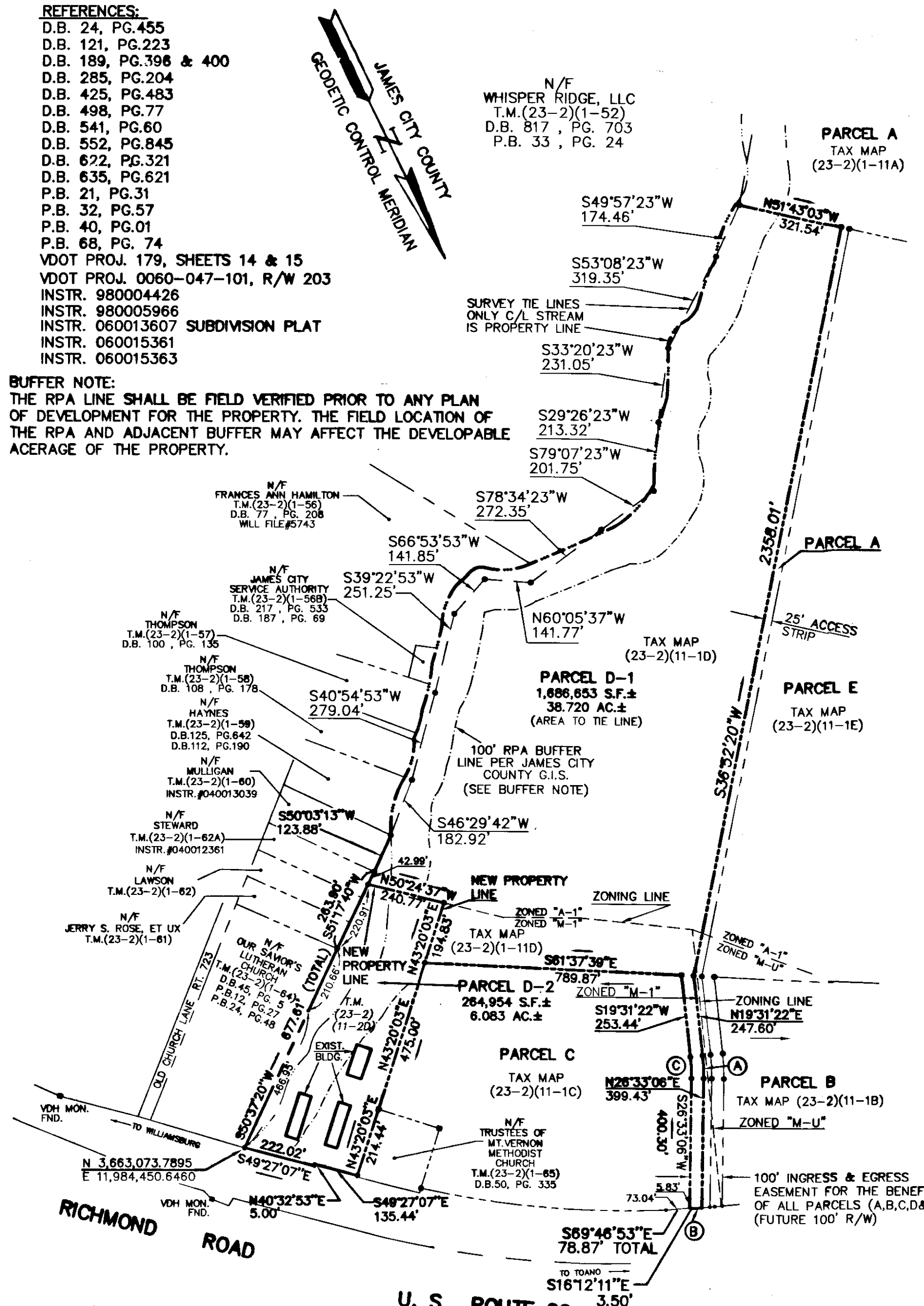
10-27-10  
DATE

**REFERENCES:**

- D.B. 24, PG.455
- D.B. 121, PG.223
- D.B. 189, PG.398 & 400
- D.B. 285, PG.204
- D.B. 425, PG.483
- D.B. 498, PG.77
- D.B. 541, PG.60
- D.B. 552, PG.845
- D.B. 622, PG.321
- D.B. 635, PG.621
- P.B. 21, PG.31
- P.B. 32, PG.57
- P.B. 40, PG.01
- P.B. 68, PG. 74
- VDOT PROJ. 179, SHEETS 14 & 15
- VDOT PROJ. 0060-047-101, R/W 203
- INSTR. 980004426
- INSTR. 980005966
- INSTR. 060013607 SUBDIVISION PLAT
- INSTR. 060015361
- INSTR. 060015363

**BUFFER NOTE:**

THE RPA LINE SHALL BE FIELD VERIFIED PRIOR TO ANY PLAN OF DEVELOPMENT FOR THE PROPERTY. THE FIELD LOCATION OF THE RPA AND ADJACENT BUFFER MAY AFFECT THE DEVELOPABLE ACERAGE OF THE PROPERTY.



VICINITY MAP SCALE: 1"=2,000'±

**NOTE:**  
1.) THIS PLAT IS TAKEN FROM RECORD PLATS AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT SURVEY IN THE FIELD.  
2.) IMPROVEMENTS NOT SHOWN.

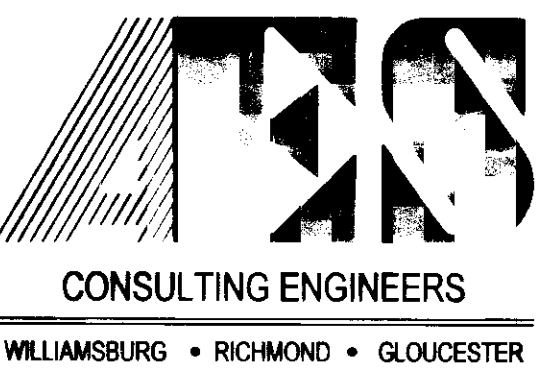
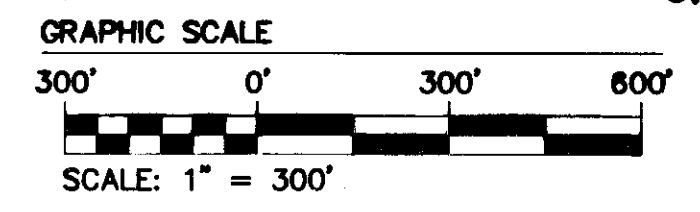
- GENERAL NOTES:**
- "IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND".
  - "UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE".
  - "WETLANDS AND LAND WITHIN RESOURCES PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE".
  - "ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE".
  - "NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE".
  - "ALL OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER".
  - "ALL PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER".

**CERTIFICATE OF APPROVAL**  
THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

[Signature] 11/2/10  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE  
[Signature] 11/9/10  
AGENT FOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

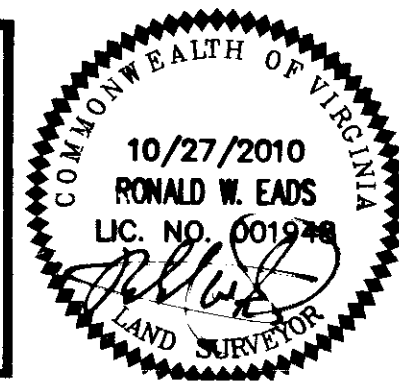
STATE OF VIRGINIA, COUNTY OF JAMES CITY:  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 17 DAY OF NOV, 2010, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. at 1:25 p.m.

INSTRUMENT# 100024874  
TESTE DEBBY B. WCOLRIDGE, CLERK  
CLERK  
BY [Signature] D.C.



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

PLAT OF SUBDIVISION  
ON PROPERTY OWNED BY  
CANDLE DEVELOPMENT, L.L.C.  
&  
POPLAR CREEK, L.L.C.  
POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

Designed	Drawn
AES	JKR
Scale	Date
1"=300'	10/27/2010
Project No.	
6883-10	
Drawing No.	
1 OF 1	