OWNER'S CERTIFICATHE PLAT OF SUBERAS SHOWN ON THIS ACCORDANCE WITH PROPRIETOR AND CONTROL OF THE PROPRIETOR
CERTIFICATE OF NO STATE OF VIRGINIA CITY/COUNTY OF _ A NOTARY PUBLIC HEREBY CERTIFY TO
WRITING HAS ACKN AFORESAID. GIVEN UNDER MY N MY COMMISSION EX SIGNATURE
SUDITH L. BARNETT
STATE OF VIRGINIA CITY/COUNTY OF _ A NOTARY PUBLIC HEREBY CERTIFY TO WRITING HAS ACKN AFORESAID. GIVEN UNDER MY N
MY COMMISSION EX SIGNATURE
OWNER'S CERTIFICATION OF SUBLAS SHOWN ON THE
WITH THE DESIRES TRUSTEES. FOR CANDLE DEVEL

(PARCEL A. TAX PARCEL 2321100001A) DIVISION AND PROPERTY LINE EXTINGUISHMENT IS PLAT IS WITH THE FREE CONSENT AND IN THE DESIRES OF THE UNDERSIGNED OWNERS, OR TRUSTEES.

OTARIZATION

IN AND FOR THE STTY/COUNTY AND STATE AFGRESAID. DO THAT THE PERSON WHOSE NAME IS SIGNED TO THE EOREGOING IOWLEDGED THE SAME BEFORE ME IN THE CITYY COUNTY

(TRUSTEE)

7123871

OTARIZATION

IN AND FOR THE COTY/COUNTY AND STATE AFORESAID, DO THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING NOWLEDGED THE SAME BEFORE ME IN THE CITY SOUNTY

ATE (PARCEL D & E, IAX PARCEL Z3Z110000 BDIVISION AND PROPERTY LINE EXTINGUISHMENT (PARCEL D & E. TAX PARCEL 2321100001D, 2321100001E) IIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF JAMES CITY _ 1, GWEN C. SCHATZMAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY GIVEN UNDER MY NAME THIS DAY 27th OF SEPTEMBER, 2013.

Gwen C. Schatzman Commonwealth of Virginia GENERAL NOTES

- 1. PROPERTY AS SHOWN IS T.M.(23-2)(1-1A)=#7559 RICHMOND ROAD T.M.(23-2)(1-1E)=#7567 RICHMOND ROAD T.M.(23-2)(1-1D)=#7551 RICHMOND ROAD
- 2. PROPERTY AS SHOWN IS CURRENTLY ZONED "MU" MIXED USE, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0003-2008/MP-0003-2008, APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
- 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. AREAS ARE COMPUTED TO CENTERLINE STREAM, OR ALONG MEAN LOW WATER AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- 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 57095C0110C, DATED 9/28/2007 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. THE 25 FOOT ACCESS STRIP AND VARIABLE WIDTH ACCESS & RIGHT-OF-WAY EASEMENT CURRENTLY SHOWN AS PART OF PARCEL A IS INTENDED TO PROVIDE LEGAL ACCESS TO PARCEL A UNTIL SUCH TIME AS A SUBDIVISION PLAN OF DEVELOPMENT IS APPROVED BY JAMES CITY COUNTY THAT INCLUDES THE DEDICATION AND GUARANTEED CONSTRUCTION OF AN INTERNAL ROAD MEETING VOOT STANDARDS SERVING ADDITIONAL PROPOSED LOTS INTERNAL TO THE PROPERTY AND ALSO PROVIDING ACCESS TO PARCEL A. THE OWNER OF PARCEL A AGREES TO VACATE THE 25' ACCESS STRIP AND TRANSFER THE PROPERTY TO THE OWNER(S) OF PARCEL D AND/OR E UPON COUNTY APPROVAL OF THE SUBSEQUENT SUBDIVISION PLAN OF DEVÈLOPMENT REFERENCED HEREIN AND A GUARANTEE OF PERPETUAL PUBLIC ACCESS TO PARCEL A FROM RICHMOND ROAD.
- 14. ON APRIL 1, 2009, THE PLANNING COMMISSION APPROVED A REQUREST TO REDUCE SETBACKS IN ACCORDANCE WITH SECTION 24-523 OF THE ZONING ORDINANCE.

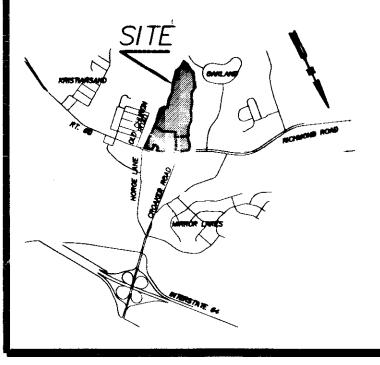
CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN AS T.M. (PARCEL A) WAS CONVEYED FROM JOHN B. BARNETT JR. AND JUDITH L. BARNETT LIVING TRUST BY DEED DATED JUNE 2, 2011 AND RECORDED AS INSTRUMENT NO. 110011761 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES

CERTIFICATE OF SOURCE OF TITLE THE PROPERTY SHOWN AS T.M. (PARCEL D & E)) WAS CONVEYED FROM JOHN B. BARNETT, JR. TO CHICKSAW L.L.C. BY DEED DATED MARCH 25, 1998, IN INSTRUMENT # 980005966 BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA. CITY, VIRGINIA.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF TH EBOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

05/23/2013 DATE

VIRGINIA



VICINITY MAP SCALE: 1"=2,000'±

CERTIFICATE OF APPROVAL

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

10/1/13

SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11TH DAY OF October THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 9 9:06 AM/PM
INSTRUMENT # 130023361

BETSY &. WOOLRIDGE. CLERK

Large/SAMH Plat(s) Recorded herewith as #130023361

D.B. 121, PG.223 D.B. 189, PG.396 & 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: 110013115

D.B. 24, PG.455

CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 $(757)^{\circ}253-0040$ Fax (757) 220-8994

Notary Public

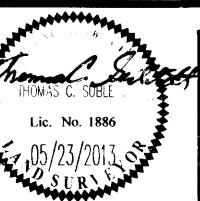
Commission No. 361448 My Commission Expires 11/30/2013

> PLAT OF PROPERTY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF

JOHN B. BARNETT, JR. AND CANDLE DEVELOPMENT, LLC.

POWHATAN DISTRICT

JAMES CITY COUNTY



INSTR. 110002456

	·		
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn		
AES	AES		
Scale	Date		
1"=300"	5/20/201 3		
Project No.			
10059-00			
Drawing No.			
1 OF 2			