

130023361

OWNER'S CERTIFICATE (PARCEL A, TAX PARCEL 2321100001A) THE PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

John B. Barnett, Jr. JOHN B. BARNETT, JR. (TRUSTEE)

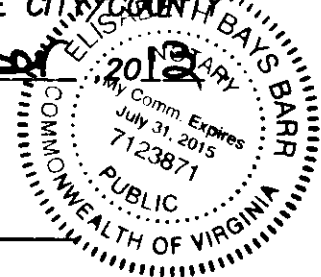
9/26/2013 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City, Elizabeth Bays Barr CITY/COUNTY OF James City, Elizabeth Bays Barr 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 AFORESAID.

GIVEN UNDER MY NAME THIS DAY 26th OF September 2013 MY COMMISSION EXPIRES 7/31/2015

Elizabeth Bays Barr SIGNATURE



Judith L. Barnett JUDITH L. BARNETT (TRUSTEE)

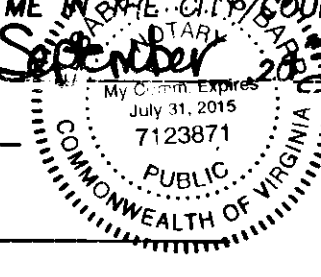
9/26/2013 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City, Elizabeth Bays Barr CITY/COUNTY OF James City, Elizabeth Bays Barr 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 AFORESAID.

GIVEN UNDER MY NAME THIS DAY 26th OF September 2013 MY COMMISSION EXPIRES 7/31/2015

Elizabeth Bays Barr SIGNATURE



OWNER'S CERTIFICATE (PARCEL D & E, TAX PARCEL 2321100001D, 2321100001E) THE PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETOR AND OR TRUSTEES.

Peter V. Henderson FOR CANDLE DEVELOPMENT, L.L.C. PETER V. HENDERSON PRINTED NAME

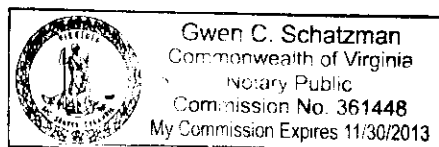
9-27-13 DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA James City, Gwen C. Schatzman CITY/COUNTY OF James City, 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 AFORESAID.

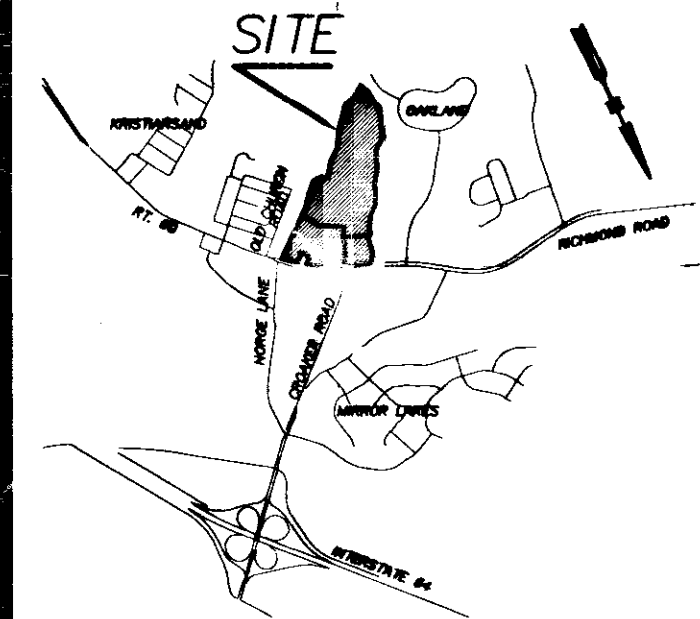
GIVEN UNDER MY NAME THIS DAY 27th OF September 2013 MY COMMISSION EXPIRES 11/30/2013

Gwen C. Schatzman SIGNATURE



GENERAL NOTES

- 1. PROPERTY AS SHOWN IS T.M.(23-2)(1-1A)=#7559 RICHMOND ROAD... 2. PROPERTY AS SHOWN IS CURRENTLY ZONED "MU" - MIXED USE... 3. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS... 4. AREAS ARE COMPUTED TO CENTERLINE STREAM... 5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS... 6. ALL UTILITIES SHALL BE PLACED UNDERGROUND... 7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED... 8. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER... 9. PORTIONS OF THIS PROPERTY LIE WITHIN RPA... 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS... 11. NEW MONUMENTS SHALL BE SET IN ACCORDANCE... 12. THIS PROPERTY IS IN FIRM ZONE "X"... 13. THE 25 FOOT ACCESS STRIP AND VARIABLE WIDTH ACCESS... 14. ON APRIL 1, 2009, THE PLANNING COMMISSION APPROVED...



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.

Elizabeth Bays Barr 10/1/13 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11th DAY OF October 2013... INSTRUMENT # 130023361

TESTE: Patrick Woolridge, Deputy Clerk Betsy B. Woolridge, Clerk

2 Large/Small Plat(s) Recorded herewith as #130023361

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...

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...

SURVEYOR'S CERTIFICATE:

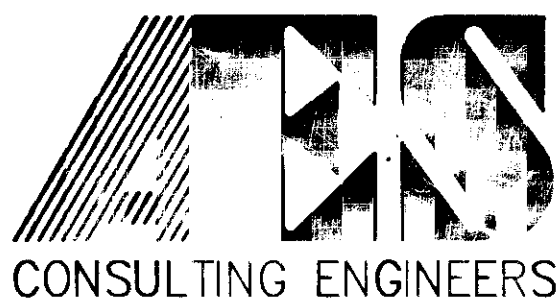
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA...

Thomas C. Sublett #1886 05/23/2013 DATE

REFERENCES:

- D.B. 24, PG.455 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 INSTR. 110002456

S:\Jobs\1005900-Candle Factory Mixed Use.dwg-SurPlans\1005900-Cover.dwg, 9/26/2013 3:00:45 PM



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

PLAT OF PROPERTY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JOHN B. BARNETT, JR. AND CANDLE DEVELOPMENT, L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

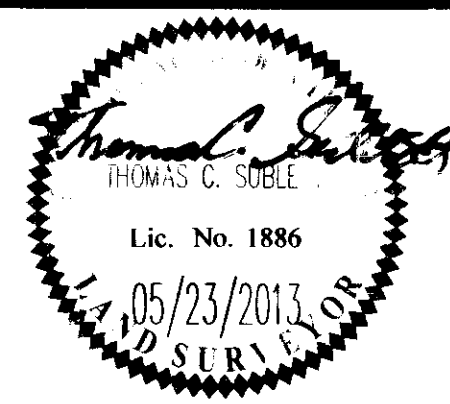


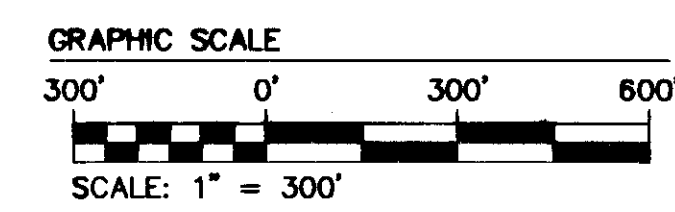
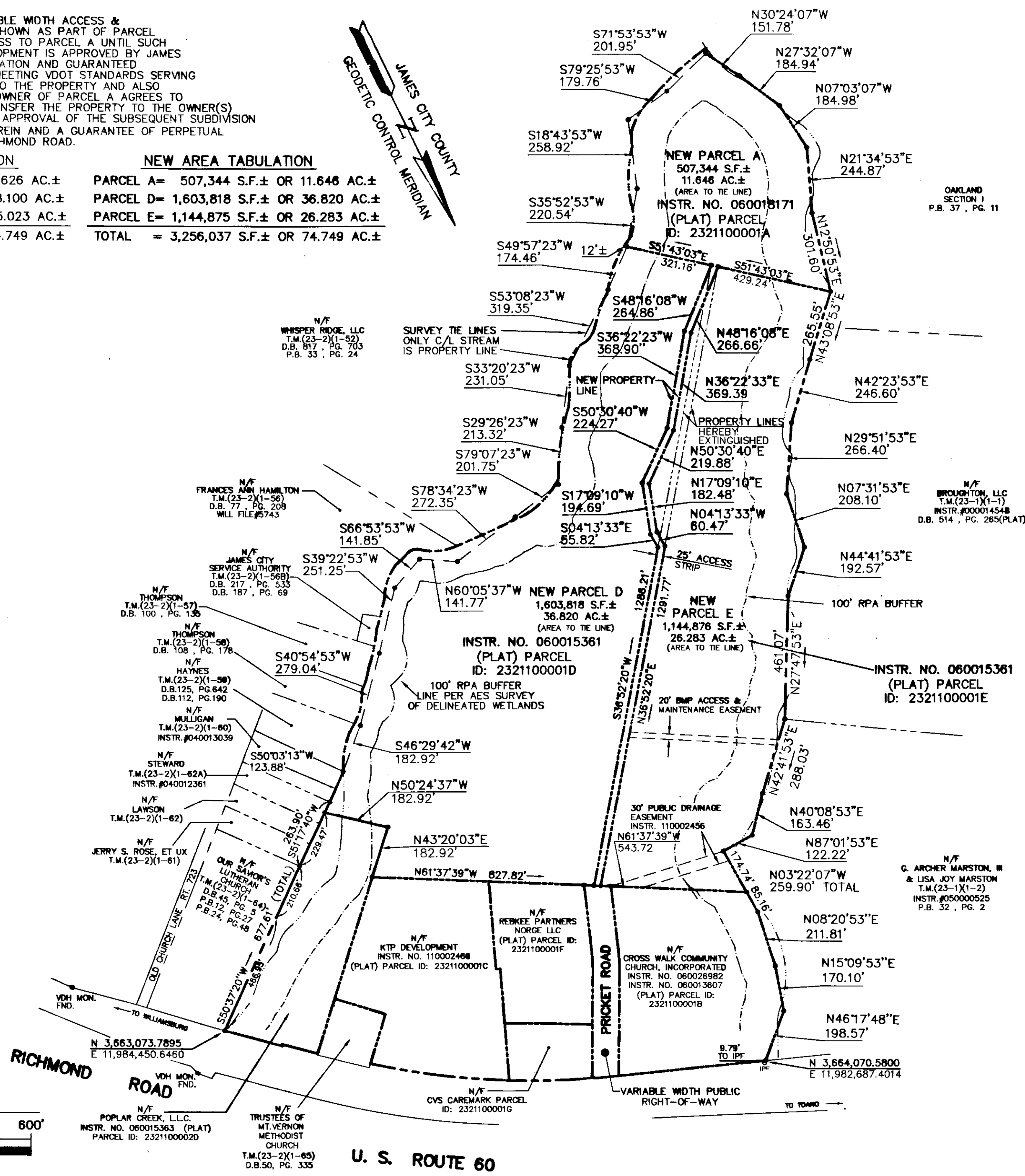
Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed AES, Drawn AES, Scale, Date, Project No., Drawing No.

130023361

NOTE:  
 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 VDOT 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 DEVELOPMENT REFERENCED HEREIN AND A GUARANTEE OF PERPETUAL PUBLIC ACCESS TO PARCEL A FROM RICHMOND ROAD.

EXISTING AREA TABULATION		NEW AREA TABULATION	
PARCEL A= 506,421 S.F.± OR 11.626 AC.±	PARCEL A= 507,344 S.F.± OR 11.648 AC.±	PARCEL D= 1,603,818 S.F.± OR 36.820 AC.±	PARCEL D= 1,603,818 S.F.± OR 36.820 AC.±
PARCEL D= 1,659,631 S.F.± OR 38.100 AC.±	PARCEL E= 1,144,875 S.F.± OR 26.283 AC.±	PARCEL E= 1,144,875 S.F.± OR 26.283 AC.±	PARCEL E= 1,144,875 S.F.± OR 26.283 AC.±
PARCEL E= 1,089,989 S.F.± OR 25.023 AC.±	TOTAL = 3,256,041 S.F.± OR 74.749 AC.±	TOTAL = 3,256,037 S.F.± OR 74.749 AC.±	TOTAL = 3,256,037 S.F.± OR 74.749 AC.±



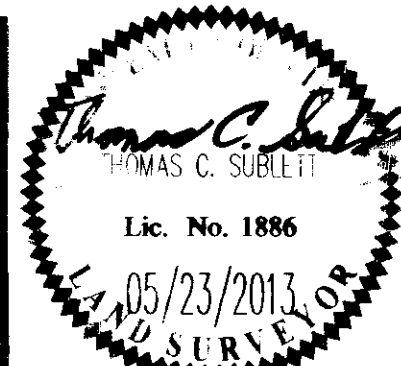
City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
11 October, 2013  
 at 9:06 AM/PM, PB --- PG ---  
 Document # 130023361  
 BETSY B. WOOLRIDGE, CLERK  
*Patrick Whelan*, Dep. Clerk

2 Large/Small Plat(s) Recorded  
 herewith as # 130023361



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

PLAT OF  
 PROPERTY LINE ADJUSTMENT  
 BETWEEN THE PROPERTIES OWNED BY  
 JOHN B. BARNETT, JR.  
 AND CANDLE DEVELOPMENT, LLC.  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

Designed	Drawn
AES	MDC
Scale	Date
1"=300'	5/20/2013
Project No.	
W10059-00	
Drawing No.	
2 OF 2	