

140014744

OWNER'S CERTIFICATE (PARCEL A, TAX PARCEL 2321100001A)

THE SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 1, LOTS 34 - 57 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John B. Barnett, Jr. 8/21/14
JOHN B. BARNETT, JR. (TRUSTEE) DATE

CERTIFICATE OF NOTARIZATION

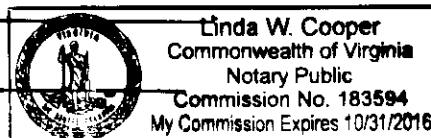
STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21st DAY OF August, 2014.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 183594

Judith L. Barnett 8/21/14
JUDITH L. BARNETT (TRUSTEE) DATE

CERTIFICATE OF NOTARIZATION

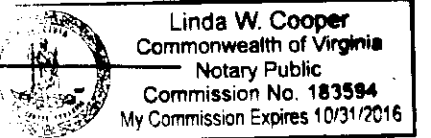
STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 183594

OWNER'S CERTIFICATE (PARCELS D & E, TAX PARCEL 2321100001D, 2321100001E)

THE SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 1, LOTS 34 - 57 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Peter V. Henderson 8-21-14
FOR CANDLE DEVELOPMENT, LLC DATE

Peter V. Henderson
PRINTED NAME

CERTIFICATE OF NOTARIZATION

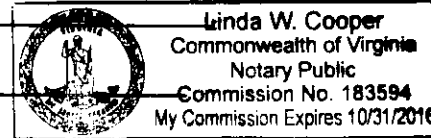
STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 21st DAY OF August, 2014.

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Linda W. Cooper
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 183594

GENERAL NOTES

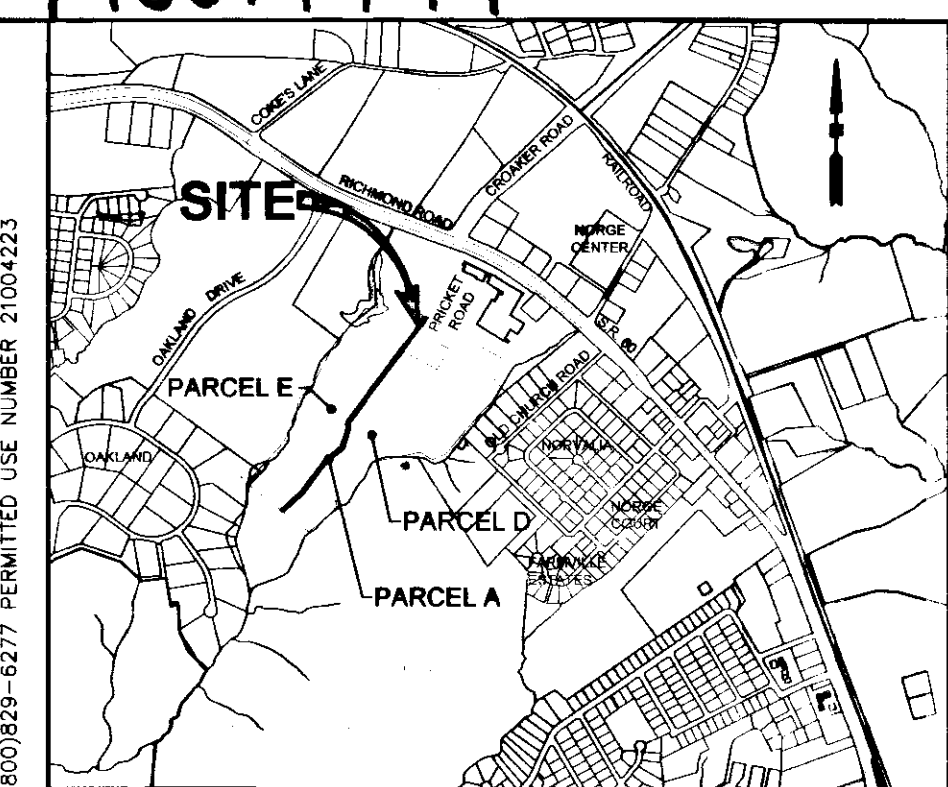
- 1. PROPERTY AS SHOWN IS A PORTION OF: PID: 2321100001A = #7559 RICHMOND ROAD
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "MU" - MIXED USE, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0003-2008/MP-0003-2008, APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
3. THIS PLAT IS BASED 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 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.
14. ON APRIL 1, 2009, AS PART OF THE PLANNING COMMISSION CONSIDERATION OF CASE Z-0003-2008/MP-0003-2008, A REQUEST TO MODIFY THE SETBACK REQUIREMENTS PER THE ZONING ORDINANCE SECTION 24-523 (b) SUBJECT TO THE CRITERIA OUTLINED IN SECTION 24-523 (c) (1) WAS APPROVED BY THE PLANNING COMMISSION.
15. PER SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS IN THE SUBDIVISION SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY.
16. ACCORDING TO SECTION 24-523 OF THE ZONING ORDINANCE THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A MIXED USE DEVELOPMENT DISTRICT, MU, OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
17. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
18. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
19. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
20. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
21. THE ROADS ON THIS PLAT LABELED AS PRIVATE DO NOT MEET THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL NOT BE MAINTAINED BY EITHER THE COUNTY NOR THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND WILL HAVE TO BE CONSTRUCTED IN FULL COMPLIANCE WITH THE DEPARTMENT'S REQUIREMENTS BY THE PROPERTY OWNERS PRIOR TO REQUESTING ADDITION OF THE ROAD.

CERTIFICATION OF SOURCE OF TITLE - PID: 2321100001A

THE PROPERTY SHOWN AS PARCEL A WAS CONVEYED FROM JOHN B. BARNETT, JR. AND JUDITH L. BARNETT TO TRUSTEES OF THE JOHN B. BARNETT, JR. AND JUDITH L. BARNETT LIVING TRUST BY DEED DATED JUNE 2, 2011 AND RECORDED JUNE 3, 2011 AS INSTRUMENT #11011761 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY, VIRGINIA. A DEED OF BOUNDARY LINE ADJUSTMENT DATED JULY 23, 2013 AND RECORDED ON OCTOBER 11 2013 AS INSTRUMENT #130023361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA ESTABLISHED THE TRUE AND CORRECT BOUNDARY LINE BETWEEN THE PROPERTY OF THE BARNETT LIVING TRUST AND THE PROPERTY OF THE CANDLE DEVELOPMENT, L.L.C.

CERTIFICATION OF SOURCE OF TITLE - PID: 2321100001D & PID: 2321100001E

THE PROPERTY SHOWN AS PARCELS D & E WERE CONVEYED FROM CROAKER INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CANDLE DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 2006, AND RECORDED JUNE 27, 2006 AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA



LOCATION MAP SCALE: 1"=2000'

MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800)829-6277 PERMITTED USE NUMBER 21004223

REFERENCES table with columns for D.B. (Deed Book), P.B. (Plat Book), and PG. (Page) numbers for various documents.

Table showing AREA OF RESIDENTIAL LOTS (44,370 S.F., 1.019 AC ±), AREA OF PUBLIC RIGHT-OF-WAY (23,940 S.F., 0.549 AC ±), and AREA OF PRIVATE RIGHT-OF-WAY (30,326 S.F., 0.696 AC ±).

Table showing TOTAL AREA SUBDIVIDED (98,636 S.F., 2.264 AC ±) and REMAINING AREA (2,772,148 S.F., 63.640 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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett 08/21/14
THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

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

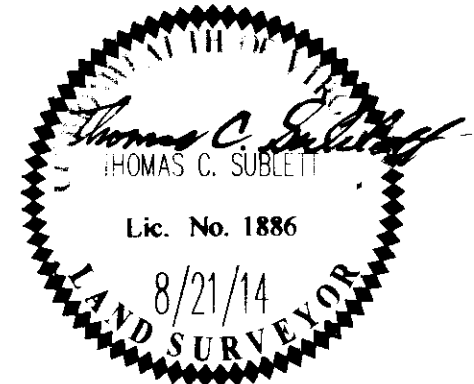
Christina A. Reese 9/9/14
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF September, 2014.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. AM/PM
INSTRUMENT # 140014744

TESTE: Angeles Adesta, DC
BETSY B. WOOLRIDGE, CLERK
Charles Cottrell 8/20/14
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

REF: JCC S-0047-2012

Table with columns for Revision, Date, Description, and Revised By. Row 1: 7/18/14, REVISION PER JCC & VDOT COMMENTS, JAG.



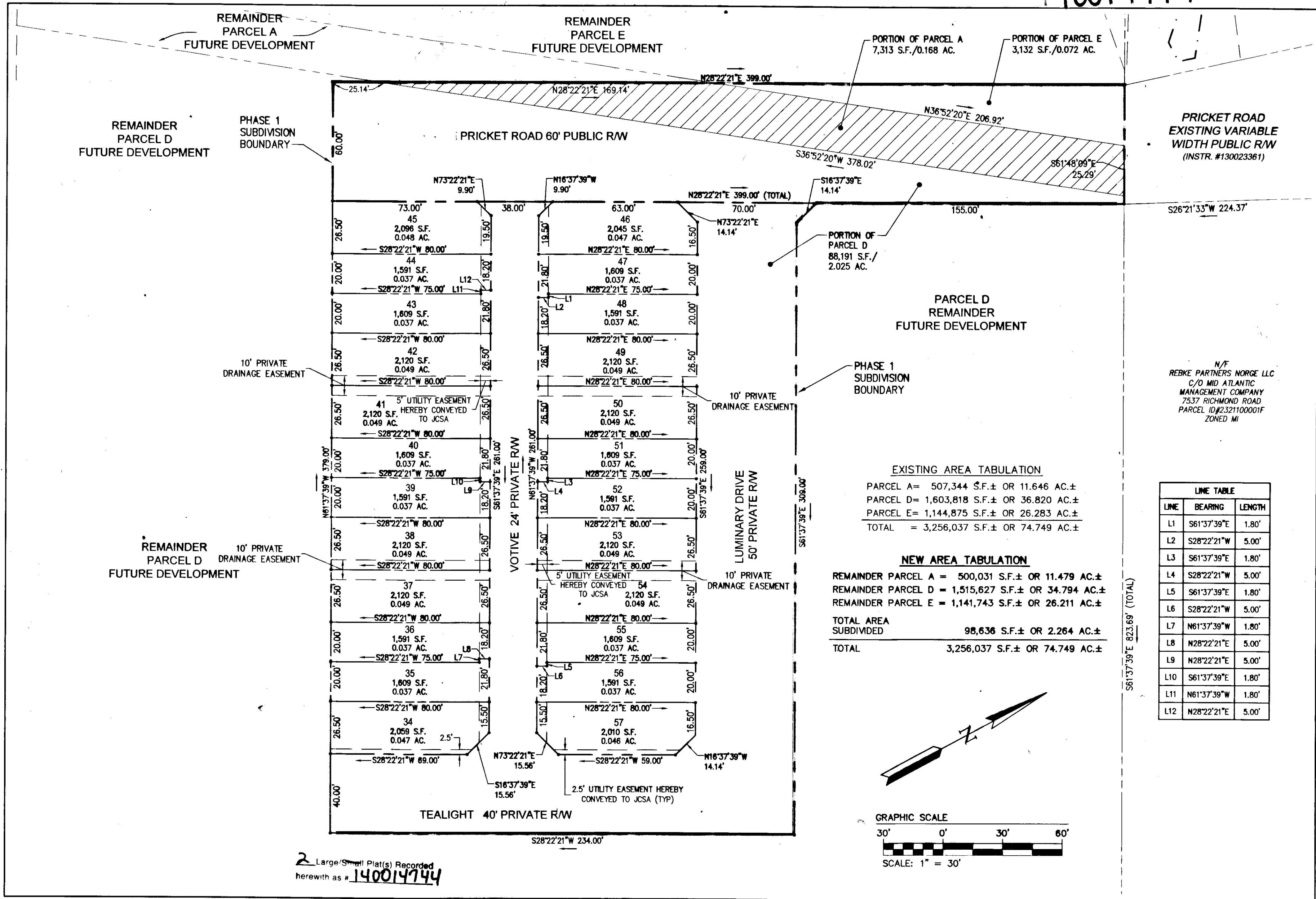
AES CONSULTING ENGINEERS logo and contact information: 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com.

PLAT OF SUBDIVISION & BOUNDARY LINE EXTINGUISHMENT VILLAGE AT CANDLE STATION PHASE 1, LOTS 34 - 57 FOR: CANDLE DEVELOPMENT, LLO. Includes location: STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: JAG/TCS, Project Number: W10059-00, Scale: NA, Date: 8/20/14, Sheet Number: 1 of 2.

S:\Jobs\W 100590004\Candle Factory Mixed Use.dwg:SurPlusSubdivision Plat-Phase 1\W 10059000 Ph 1-Lots 34-57.dwg, 8/20/2014 3:23:19 PM

140014744



EXISTING AREA TABULATION

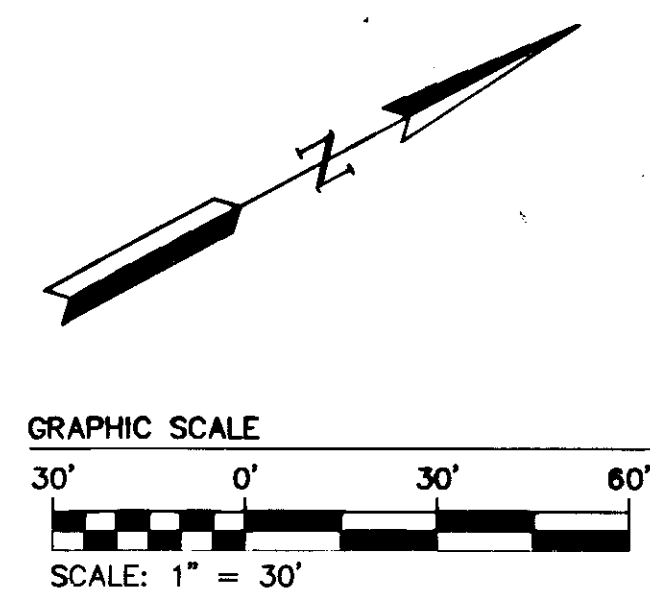
PARCEL A = 507,344 S.F.± OR 11.646 AC.±
 PARCEL D = 1,603,818 S.F.± OR 36.820 AC.±
 PARCEL E = 1,144,875 S.F.± OR 26.283 AC.±
 TOTAL = 3,256,037 S.F.± OR 74.749 AC.±

NEW AREA TABULATION

REMAINDER PARCEL A = 500,031 S.F.± OR 11.479 AC.±
 REMAINDER PARCEL D = 1,515,627 S.F.± OR 34.794 AC.±
 REMAINDER PARCEL E = 1,141,743 S.F.± OR 26.211 AC.±

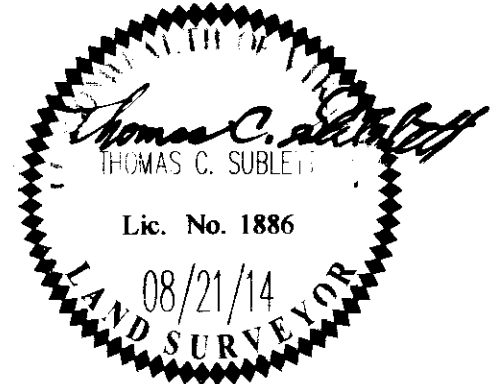
TOTAL AREA SUBDIVIDED 98,636 S.F.± OR 2.264 AC.±
 TOTAL 3,256,037 S.F.± OR 74.749 AC.±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°37'39"E	1.80'
L2	S28°22'21"W	5.00'
L3	S61°37'39"E	1.80'
L4	S28°22'21"W	5.00'
L5	S61°37'39"E	1.80'
L6	S28°22'21"W	5.00'
L7	N61°37'39"W	1.80'
L8	N28°22'21"E	5.00'
L9	N28°22'21"E	5.00'
L10	S61°37'39"E	1.80'
L11	N61°37'39"W	1.80'
L12	N28°22'21"E	5.00'



2 Large/Small Plat(s) Recorded herewith as # 140014744

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>10 September 2014</u> at <u>12:12</u> PM, PG. <u>1</u>			
Document # <u>140014744</u>			
BETSY B. WOOLRIDGE, CLERK			
<u>Charles Addey</u> , Dep. Clerk			
1	7/18/14	REVISION PER JCC & VDOT COMMENTS	JAG
Rev	Date	Description	Revised By



AES
CONSULTING ENGINEERS

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
VILLAGE AT CANDLE STATION
PHASE 1, LOTS 34 - 57
FOR: CANDLE DEVELOPMENT, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	JAG/TCS
Project Number:	W10059-00
Scale:	1"=30'
Date:	6/20/14
Sheet Number	2 of 2

S:\Jobs\1005900\Candle Factory Mixed Use.dwg\Sur\Plat\Subdivision\Plat-Phase 1\W 1005900 Ph1-1.dwg, 8/20/2014 3:23:52 PM