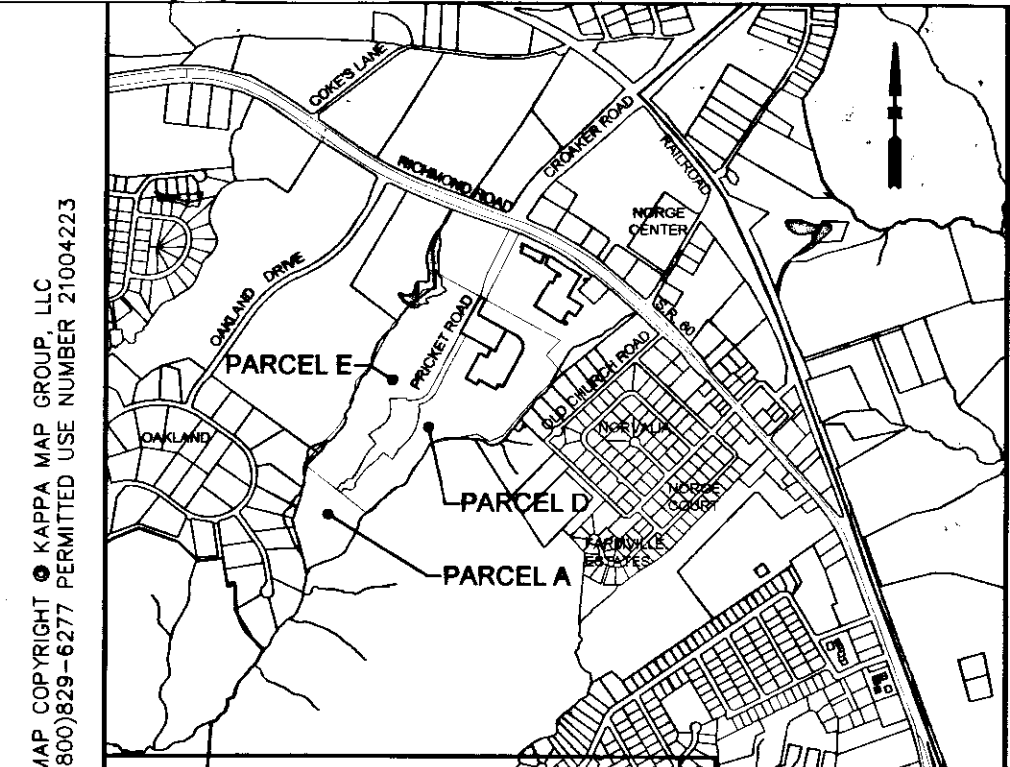


150021481



LOCATION MAP SCALE: 1"=2000'

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
INSTR. 110011761
INSTR. 130023361
INSTR. 140014744

JCC CASE NO. S-0034-2015, PHASE 2 (17 LOTS)
AREA OF RESIDENTIAL LOTS 124,362 S.F. 2.855 AC.±
AREA OF PUBLIC RIGHT-OF-WAY 87,086 S.F. 1.999 AC.±
TOTAL AREA SUBDIVIDED 211,448 S.F. 4.854 AC.±

JCC CASE NOS. S-0047-2012 AND S-0020-2015, S-0034-2015 PHASE 1, PHASE 1A AND PHASE 2 (89 LOTS)
TOTAL AREA OF RESIDENTIAL LOTS 260,122 S.F. 5.972 AC.±
TOTAL AREA OF PUBLIC RIGHT-OF-WAY 138,500 S.F. 3.180 AC.±
TOTAL AREA OF PRIVATE RIGHT-OF-WAY 81,740 S.F. 1.876 AC.±
AREA OF PRIVATE DRIVE 5,229 S.F. 0.120 AC.±
AREA OF COMMON OPEN SPACE 13,281 S.F. 0.305 AC.±
TOTAL AREA SUBDIVIDED (PH. 1, 1A & 2) 498,872 S.F. 11.453 AC.±
NEW PARCEL A 462,196 S.F. 10.611 AC.±
PARCEL E ADDITION (FORMER PARCEL A) 23,632 S.F. 0.542 AC.±
REMAINING AREA (PARCELS D AND E) 1,939,283 S.F. 44.520 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.

STEPHEN C. LETCHFORD, L.S. #2772 DATE 10/10/15

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF NOVEMBER, 2015. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:53 AM, INSTRUMENT # 150021481

TESTE: Rebecca Combs, Deputy Clerk Betsy B. Woolridge, Clerk

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: PIN NO.: 2321100001A = #7559 RICHMOND ROAD (PARCEL A)
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "PUD" - PLANNED UNIT DEVELOPMENT, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0008-2014/MP-0004-2014, APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 23, 2015.
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 51095C0110C, 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. OMITTED
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 PLANNED UNIT DEVELOPMENT, PUD, OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
17. 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.
18. 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.
19. 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.

CERTIFICATION OF SOURCE OF TITLE - PIN NO.: 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 - PIN NO.: 2321100001D & PIN NO.: 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

CERTIFICATE OF APPROVAL

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

STEPHEN C. LETCHFORD 11/9/15 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

VDOT APPROVAL

4 Large Small Plat(s) Recorded herewith as # 150021481 CHARLES CATELLO 10/14/15 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

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 2, LOTS 1-9 AND LOTS 23-30" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John B. Barnett, Jr. 10-12-15 DATE JOHN B. BARNETT, JR. (TRUSTEE)

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 12th DAY OF October, 2015.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper NOTARY PUBLIC Commission No. 183594 My Commission Expires 10/31/2016

Judith L. Barnett 10-12-15 DATE JUDITH L. BARNETT (TRUSTEE)

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 12th DAY OF October, 2015.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper NOTARY PUBLIC Commission No. 183594 My Commission Expires 10/31/2016

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 2, LOTS 1-9 AND LOTS 23-30" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Pete V. Henderson 10-12-15 DATE FOR CANDLE DEVELOPMENT, LLC

PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

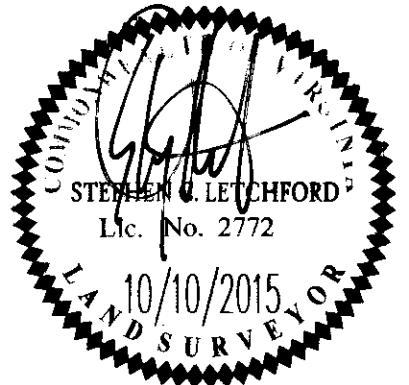
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GIVEN UNDER MY HAND THIS 12th DAY OF October, 2015.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper NOTARY PUBLIC Commission No. 183594 My Commission Expires 10/31/2016

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 10/10/15, REVISIONS PER JCC COMMENTS, JAG



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

REF: JCC 9-0034-2015 PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT VILLAGE AT CANDLE STATION PHASE 2, LOTS 1-9 & LOTS 23-30 FOR: CANDLE DEVELOPMENT, LLC

Project Contacts: JAG/SCL Project Number: W10059-00 Scale: 1"=30' Date: 10/10/15 Sheet Number: 1 of 4

S:\OBS\W1005900-Candle Factory Mixed Use\dwg\Subdivision Plat-Phase 2\10122015 10:23:58 AM.stw