

160015234

OWNER'S CERTIFICATE (PARCEL A, TAX MAP NO. 2321100001A)

THE SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 3, LOTS 10-22 AND OPEN SPACE #1 AND #2" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John B. Barnett, Jr. 5/16/16
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 16th DAY OF May, 2016.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper Notary Public Commission No. 183594 My Commission Expires 10/31/2016

Judith L. Barnett 5-16-16
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.

GIVEN UNDER MY HAND THIS 16th DAY OF May, 2016.

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 MAP NO. 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.

FOR CANDLE DEVELOPMENT, LLC
PETE HENDERSON 5-16-16

PRINTED NAME 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 16th DAY OF May, 2016.

MY COMMISSION EXPIRES 10/31/16

Linda W. Cooper Notary Public Commission No. 183594 My Commission Expires 10/31/2016

3 Large/Small Plat(s) Recorded herewith as # 160015234

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: TAX MAP 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 51095C0106D AND 51095C0107D, DATED 12/16/2015 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. 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.
14. ACCORDING TO SECTION 24-523 OF THE ZONING ORDINANCE THERE SHALL BE NO MINIMUM LOT SIZE OR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT, PUD, OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
15. 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.
16. 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.
17. VDOT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER LOW IMPACT DEVELOPMENT TECHNIQUES LOCATED WITHIN THE RIGHT-OF-WAY. THE STORMWATER MANAGEMENT DEVICES AND TREATMENTS LOCATED WITHIN THE RIGHT-OF-WAY MEDIAN MUST HAVE AN EXECUTED AGREEMENT FOR THE MAINTENANCE OF SUCH FACILITIES PRIOR TO STREET ACCEPTANCE.
18. 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.

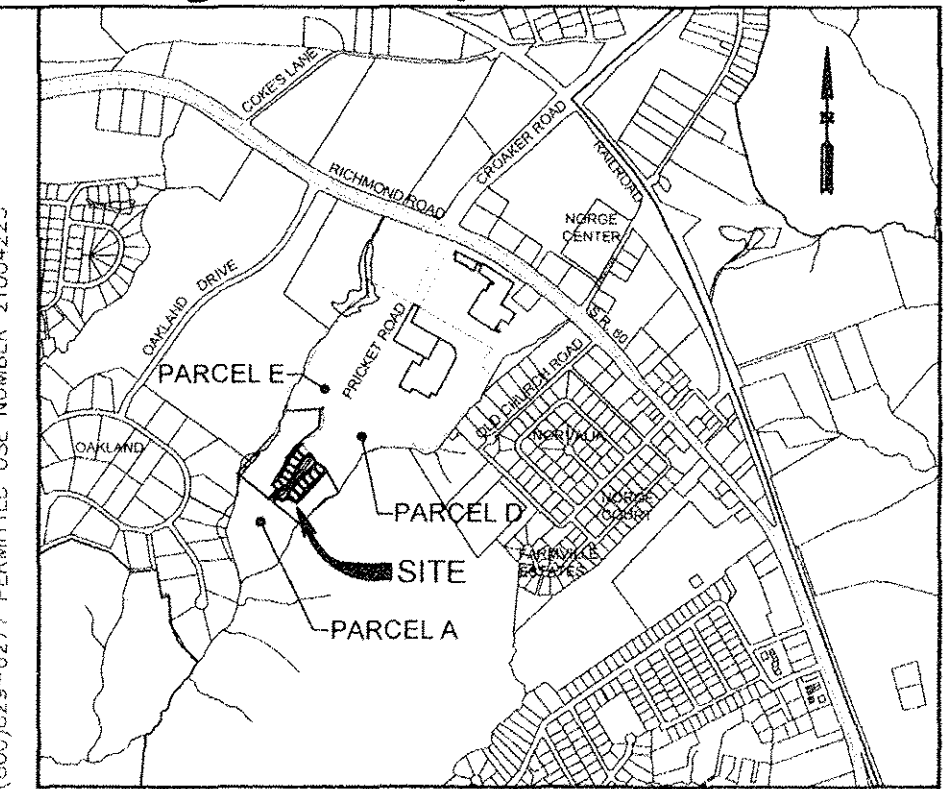
CERTIFICATE OF SOURCE OF TITLE - TAX MAP NO. 2321100001A
THE PROPERTY SHOWN AS PARCEL A WAS CONVEYED FROM JOHN B. BARNETT, JR. AND JUDITH L. BARNETT TO TRUSTEES OF THE JOHN B. BARNETT, JR. AND JUDITH L. BARNETT LIVING TRUST BY DEED DATED JUNE 2, 2011 AND RECORDED JUNE 3, 2011 AS INSTRUMENT #11011761 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND 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.

CERTIFICATE OF SOURCE OF TITLE - TAX MAP NO. 2321100001D AND TAX MAP 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.

Ellen Cook 8/24/16
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL
Stephen C. Litchford, L.S. #2772 04/07/16
DATE



LOCATION MAP SCALE: 1"=2000'

Table with 3 columns: D.B. No., PG., and INSTR. No. listing various documents and their page numbers.

JCC CASE NO. S-0009-2016, PHASE 3 (13 LOTS)
Table with 3 columns: AREA, S.F., and AC.± listing residential lots, public right-of-way, and open space areas.

UNDISTURBED NATURAL OPEN SPACE EASEMENT
Table with 3 columns: AREA, S.F., and AC.± listing area #1, area #2, and total area.

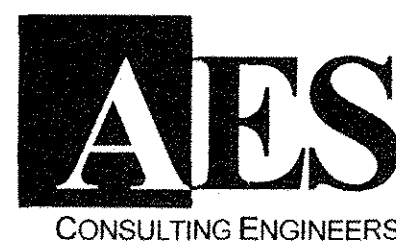
JCC CASE NOS. S-0047-2012, S-0020-2015, S-0034-2015, AND S-0009-2016
PHASE 1, 1A, 2, AND 3 (102 LOTS)
Table with 3 columns: AREA, S.F., and AC.± listing residential lots, public right-of-way, private right-of-way, common open space, and total area.

SURVEYORS 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. LITCHFORD, L.S. #2772 04/07/16
DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF AUGUST, 2016
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:39 AM (PM)
INSTRUMENT # 160015234
TESTE: BY: Catherine Litchford, Deputy Clerk
MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 04/07/16, REVISIONS PER JCC COMMENTS, JAG

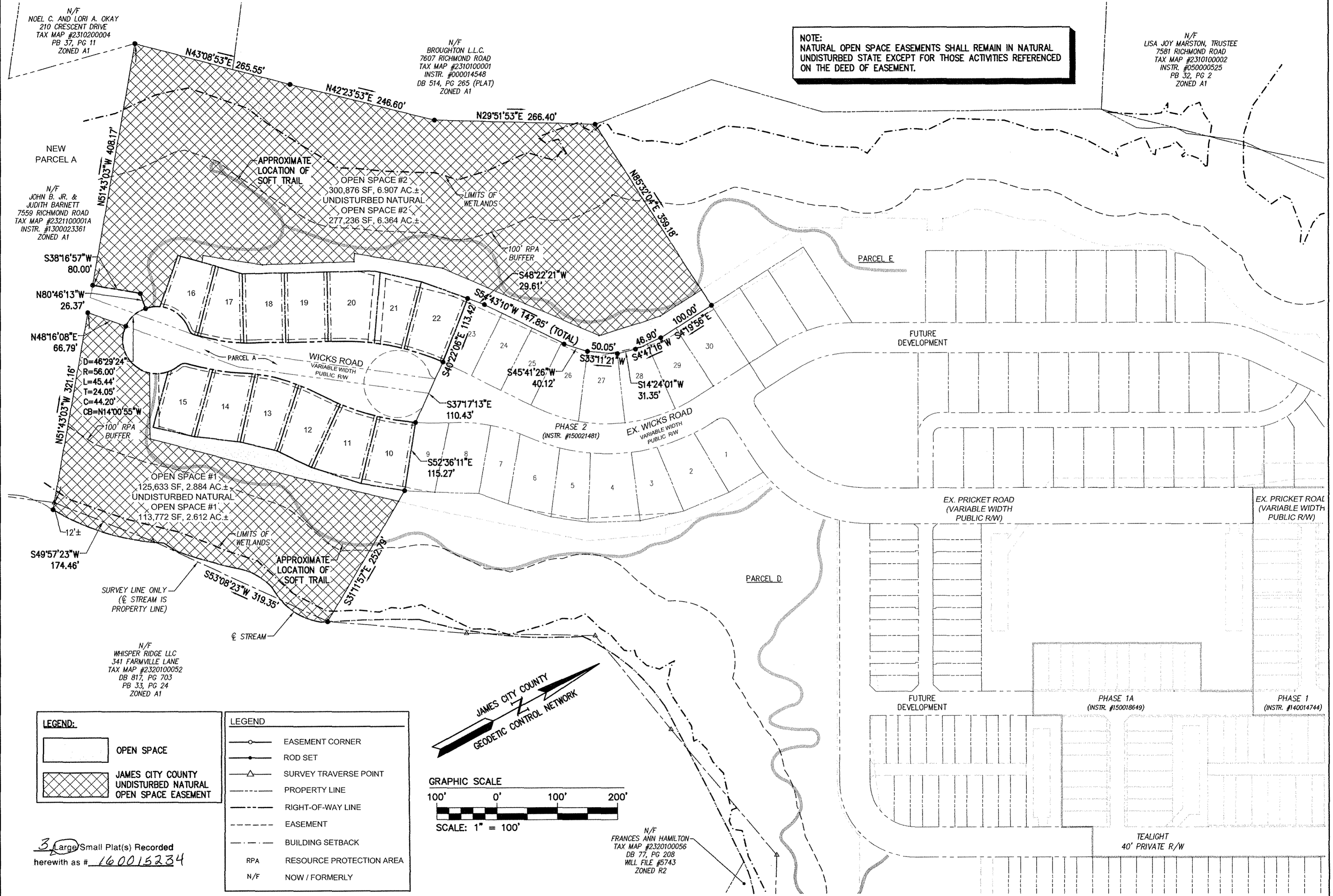


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

REF: JCC S-0009-2016
PLAT OF SUBDIVISION AND BOUNDARY LINE EXTINGUISHMENT
VILLAGE AT CANDLE STATION
PHASE 3, LOTS 10-22 AND OPEN SPACE #1 AND #2
FOR: CANDLE DEVELOPMENT, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SCL
Project Number: W10059-00
Scale: 1"=30' Date: 01/29/16
Sheet Number: 1 of 3

NOTE:
NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



N/F
NOEL C. AND LORI A. OKAY
210 CRESCENT DRIVE
TAX MAP #2310200004
PB 37, PG 11
ZONED A1

N/F
BROUGHTON L.L.C.
7607 RICHMOND ROAD
TAX MAP #2310100001
INSTR. #000014548
DB 514, PG 265 (PLAT)
ZONED A1

N/F
LISA JOY MARSTON, TRUSTEE
7581 RICHMOND ROAD
TAX MAP #2310100002
INSTR. #050000525
PB 32, PG 2
ZONED A1

N/F
JOHN B. JR. &
JUDITH BARNETT
7559 RICHMOND ROAD
TAX MAP #2321100001A
INSTR. #1300023361
ZONED A1

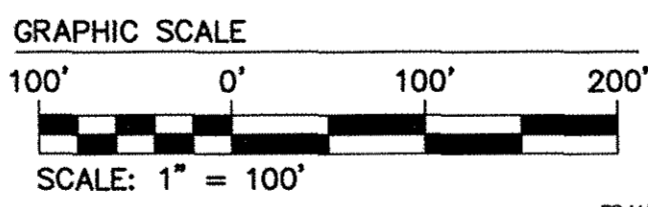
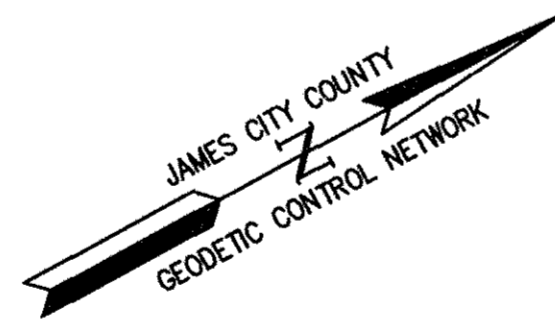
D=46°29'24"
R=56.00'
L=45.44'
T=24.05'
C=44.20'
CB=N14°00'55"W

N/F
WHISPER RIDGE LLC
341 FARMVILLE LANE
TAX MAP #23201000052
DB 817, PG 703
PB 33, PG 24
ZONED A1

N/F
FRANCES ANN HAMILTON
TAX MAP #23201000056
DB 77, PG 208
WILL FILE #5743
ZONED R2

LEGEND:
[Hatched Box] OPEN SPACE
[Cross-hatched Box] JAMES CITY COUNTY UNDISTURBED NATURAL OPEN SPACE EASEMENT

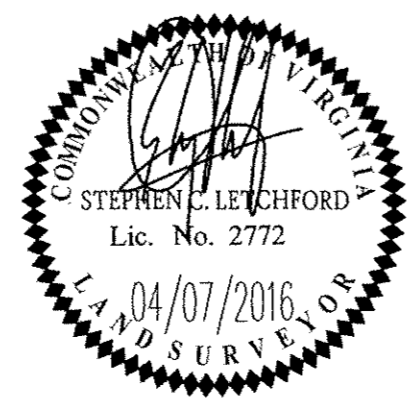
LEGEND:
○ EASEMENT CORNER
— ROD SET
△ SURVEY TRAVERSE POINT
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- - - BUILDING SETBACK
RPA RESOURCE PROTECTION AREA
N/F NOW / FORMERLY



3 Large Small Plat(s) Recorded
herewith as # 160015234

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-25-2016
at 1:39 AM PM PB PG
Document # 160015234
MONA A. FOLEY, CLERK
Mona A. Foley Clerk

Rev.	Date	Description	JAG
1	04/07/16	REVISIONS PER JCC COMMENTS	JAG
			Revised By



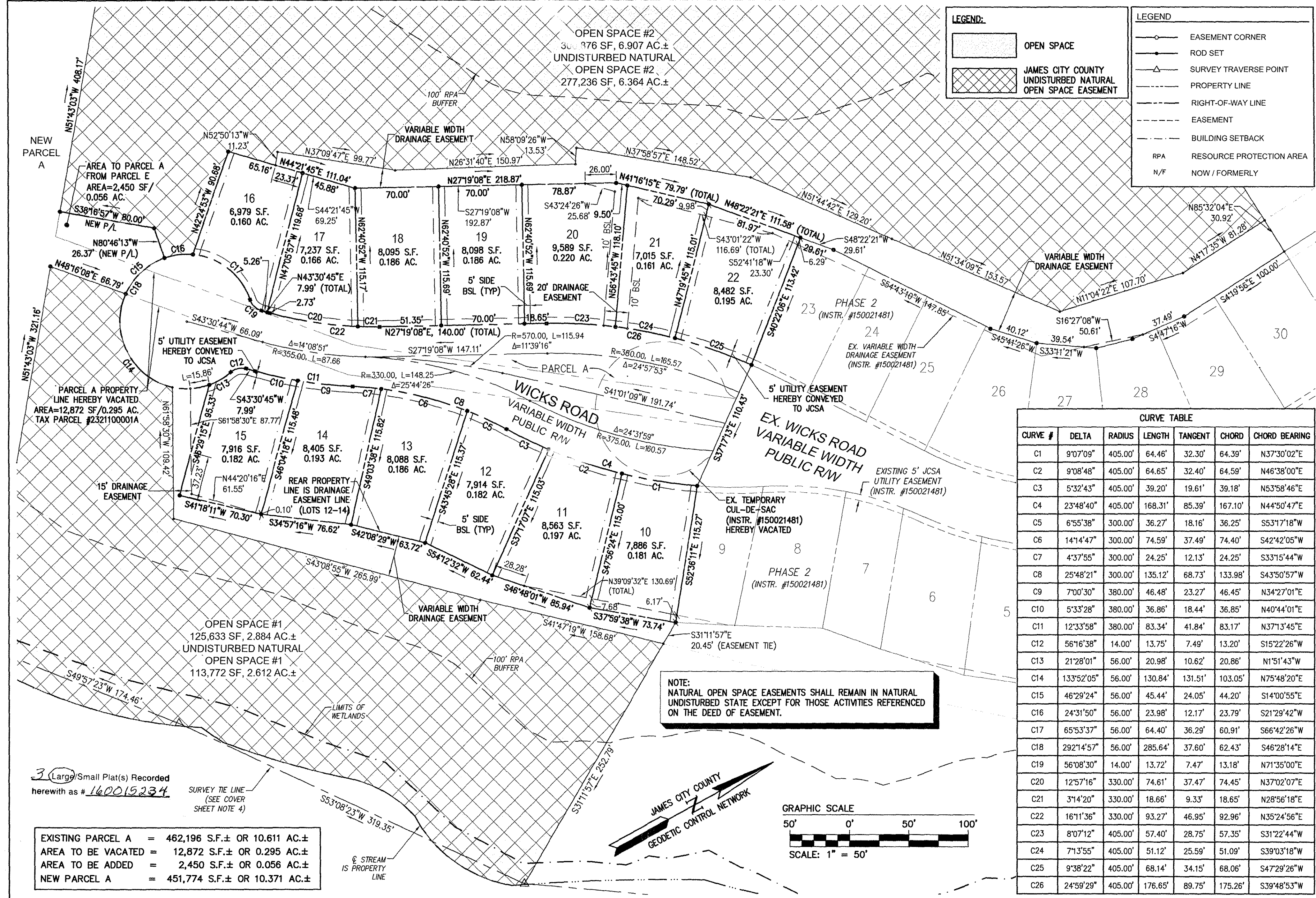
AES
CONSULTING ENGINEERS
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REF: JCC 8-009-2016
PLAT OF SUBDIVISION
AND BOUNDARY LINE EXTINGUISHMENT
VILLAGE AT CANDLE STATION
PHASE 3, LOTS 10-22 AND
OPEN SPACE #1 AND #2
FOR: CANDLE DEVELOPMENT, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/SCL
Project Number: W10059-00
Scale: 1"=100' Date: 01/29/16
Sheet Number
2 of 3

S:\085\11005900-Candle Station\Map\Drawings\Title\Title.dwg, 8/22/2016 1:27:51 PM

160015234

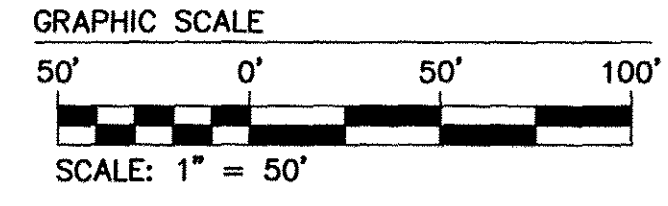


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°07'09"	405.0'	64.46'	32.30'	64.39'	N37°30'02"E
C2	9°08'48"	405.0'	64.65'	32.40'	64.59'	N46°38'00"E
C3	5°32'43"	405.0'	39.20'	19.61'	39.18'	N53°58'46"E
C4	23°48'40"	405.0'	168.31'	85.39'	167.10'	N44°50'47"E
C5	6°55'38"	300.0'	36.27'	18.16'	36.25'	S53°17'18"W
C6	14°14'47"	300.0'	74.59'	37.49'	74.40'	S42°42'05"W
C7	4°37'55"	300.0'	24.25'	12.13'	24.25'	S33°15'44"W
C8	25°48'21"	300.0'	135.12'	68.73'	133.98'	S43°50'57"W
C9	7°00'30"	380.0'	46.48'	23.27'	46.45'	N34°27'01"E
C10	5°33'28"	380.0'	36.86'	18.44'	36.85'	N40°44'01"E
C11	12°33'58"	380.0'	83.34'	41.84'	83.17'	N37°13'45"E
C12	56°16'38"	14.00'	13.75'	7.49'	13.20'	S15°22'26"W
C13	21°28'01"	56.00'	20.98'	10.62'	20.86'	N1°51'43"W
C14	133°52'05"	56.00'	130.84'	131.51'	103.05'	N75°48'20"E
C15	46°29'24"	56.00'	45.44'	24.05'	44.20'	S14°00'55"E
C16	24°31'50"	56.00'	23.98'	12.17'	23.79'	S21°29'42"W
C17	65°53'37"	56.00'	64.40'	36.29'	60.91'	S66°42'26"W
C18	292°14'57"	56.00'	285.64'	37.60'	62.43'	S46°28'14"E
C19	56°08'30"	14.00'	13.72'	7.47'	13.18'	N71°35'00"E
C20	12°57'16"	330.0'	74.61'	37.47'	74.45'	N37°02'07"E
C21	3°14'20"	330.0'	18.66'	9.33'	18.65'	N28°56'18"E
C22	16°11'36"	330.0'	93.27'	46.95'	92.96'	N35°24'56"E
C23	8°07'12"	405.0'	57.40'	28.75'	57.35'	S31°22'44"W
C24	7°13'55"	405.0'	51.12'	25.59'	51.09'	S39°03'18"W
C25	9°38'22"	405.0'	68.14'	34.15'	68.06'	S47°29'26"W
C26	24°59'29"	405.0'	176.65'	89.75'	175.26'	S39°48'53"W

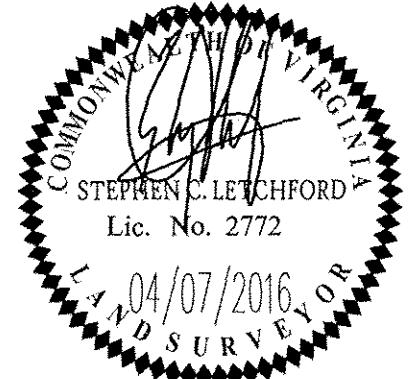
3 Large/Small Plat(s) Recorded herewith as # 160015234

EXISTING PARCEL A = 462,196 S.F.± OR 10.611 AC.±
 AREA TO BE VACATED = 12,872 S.F.± OR 0.295 AC.±
 AREA TO BE ADDED = 2,450 S.F.± OR 0.056 AC.±
 NEW PARCEL A = 451,774 S.F.± OR 10.371 AC.±

NOTE: NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



1	04/07/16	REVISIONS PER JCC COMMENTS	JAG
Rev.	Date	Description	Revised By



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REF: JCC 8-0009-2016
 PLAT OF SUBDIVISION
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 VILLAGE AT CANDLE STATION
 PHASE 3, LOTS 10-22 AND
 OPEN SPACE #1 AND #2
 FOR: CANDLE DEVELOPMENT, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY

Project Contacts: JAG/SCL
 Project Number: W10058-00
 Scale: 1"=50' Date: 01/29/16
 Sheet Number
3 of 3

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