

1700 11988

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

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT ENTITLED "PLAT OF BOUNDARY LINE ADJUSTMENT AND EASEMENT DEDICATION, VILLAGE AT CANDLE STATION, TAX MAP NO. 2321100001D (PARCEL D), TAX MAP NO. 2321100001C AND TAX MAP NO. 2321100002D FOR: CANDLE DEVELOPMENT, L.L.C." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR CANDLE DEVELOPMENT, L.L.C. DATE 10/21/17
Peter V. Henderson / Manager
PRINTED NAME AND TITLE

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 2nd DAY OF June, 2017.

MY COMMISSION EXPIRES 10/31/20

Linda W. Cooper NOTARY PUBLIC REG. #183594 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT. 31, 2020

OWNER'S CERTIFICATE (TAX MAP NO. 2321100001C)

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT ENTITLED "PLAT OF BOUNDARY LINE ADJUSTMENT AND EASEMENT DEDICATION, VILLAGE AT CANDLE STATION, TAX MAP NO. 2321100001D (PARCEL D), TAX MAP NO. 2321100001C AND TAX MAP NO. 2321100002D FOR: CANDLE DEVELOPMENT, L.L.C." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR CANDLE FACTORY BUILDING, L.L.C. DATE 10/21/17
Peter V. Henderson / Manager
PRINTED NAME AND TITLE

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 2nd DAY OF June, 2017.

MY COMMISSION EXPIRES 10/31/20

Linda W. Cooper NOTARY PUBLIC REG. #183594 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT. 31, 2020

OWNER'S CERTIFICATE (TAX MAP NO. 2321100002D)

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT ENTITLED "PLAT OF BOUNDARY LINE ADJUSTMENT AND EASEMENT DEDICATION, VILLAGE AT CANDLE STATION, TAX MAP NO. 2321100001D (PARCEL D), TAX MAP NO. 2321100001C AND TAX MAP NO. 2321100002D FOR: CANDLE DEVELOPMENT, L.L.C." IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR POPLAR CREEK, L.L.C. DATE 10/21/17
Peter V. Henderson / Manager
PRINTED NAME AND TITLE

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.

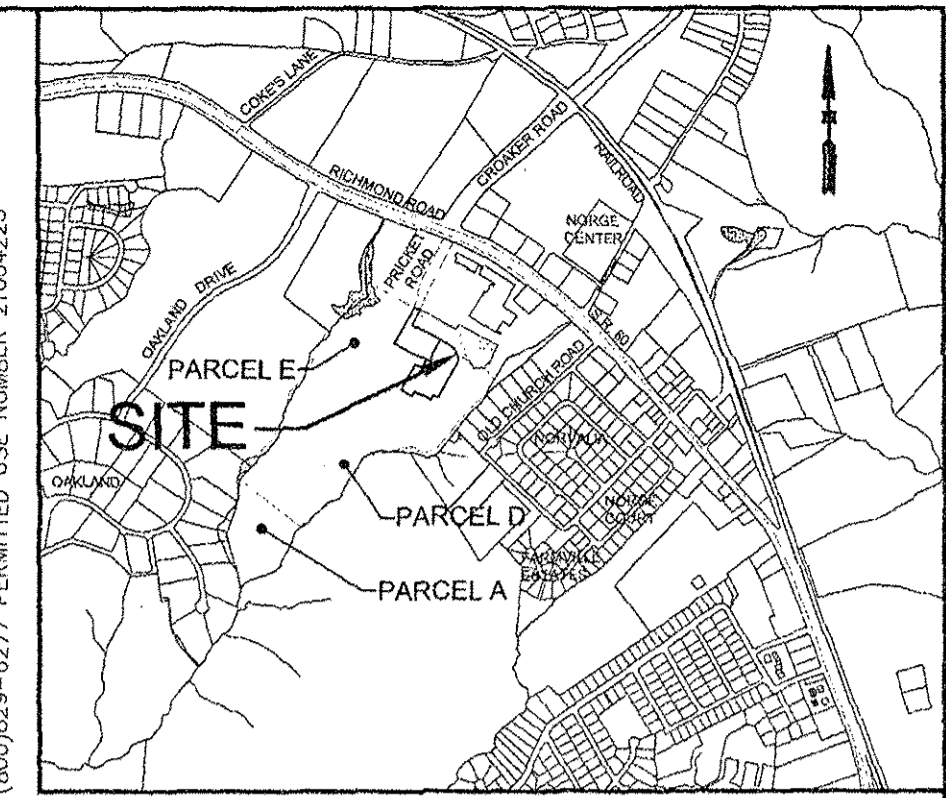
GIVEN UNDER MY HAND THIS 2nd DAY OF June, 2017.

MY COMMISSION EXPIRES 10/31/20

Linda W. Cooper NOTARY PUBLIC REG. #183594 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES OCT. 31, 2020

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: TAX MAP NO.: 2321100001D = #7551 RICHMOND ROAD TAX MAP NO.: 2321100001C = #7521 RICHMOND ROAD TAX MAP NO.: 2321100002D = #7505 RICHMOND ROAD
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "PUD-C" - 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. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THIS PROPERTY IS LOCATED ON F.I.R.M. MAP #51095C0107D. PER MAP INDEX 51095CND08, EFFECTIVE DATE 12/16/15, "PANEL NOT PRINTED- NO SPECIAL FLOOD HAZARD AREAS".
10. 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.
11. 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.
12. 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.



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LOCATION MAP SCALE: 1"=2000'

AREA TABULATION

Table with 3 columns: Parcel Description, Area in S.F., Area in AC.±. Includes rows for OLD PARCEL 2321100001D (PARCEL D), OLD PARCEL 2321100001C (PARCEL C3), OLD PARCEL 2321100002D, NEW PARCEL 2321100001D (PARCEL D), NEW PARCEL 2321100001C, NEW PARCEL 2321100002D, NEW PARCEL F, and TOTAL.

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 2321100001D (PARCEL D)

THE PROPERTY SHOWN AS PARCEL D WAS 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

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 2321100001C

THE PROPERTY SHOWN AS PARCEL 2321100001C WAS CONVEYED FROM ROCHAMBEAU PROPERTY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CANDLE FACTORY BUILDING, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 27, 2014, AND RECORDED AUGUST 4, 2014 AS INSTRUMENT #140012508 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA

CERTIFICATION OF SOURCE OF TITLE - TAX MAP NO.: 2321100002D

THE PROPERTY SHOWN AS PARCEL 2321100002D WAS CONVEYED FROM CROAKER INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO POPLAR CREEK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 2006, AND RECORDED JUNE 27, 2006 AS INSTRUMENT #060015363 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.

Eden Cooke SUBDIVISION AGENT OF JAMES CITY COUNTY DATE 6/18/17

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.

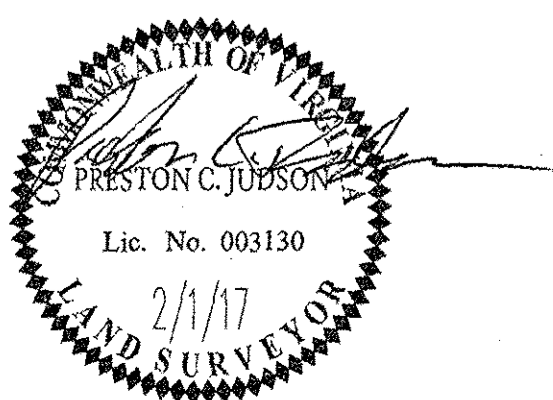
Preston C. Judson 2/1/17 DATE PRESTON C. JUDSON, L.S. #003130

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 2nd DAY OF June, 2017, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:07 AM/PM INSTRUMENT # 170011988

TESTE: Amy Storey, DC MONA A. FOLEY, CLERK

Large/Small-Plat(s) Recorded herewith as # 170011988

Table with 4 columns: Rev., Date, Description, Revised By. Row 1: 1, 2/1/17, REV. PER JCC SITE PLAN COMMENTS DATED 1/2017, JAG.



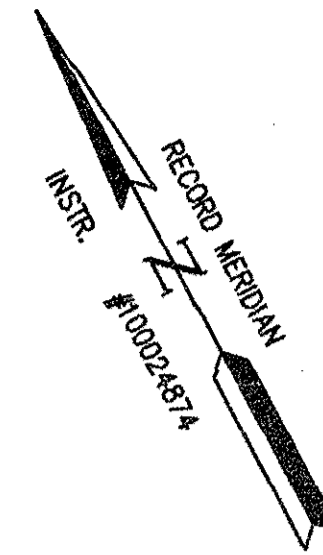
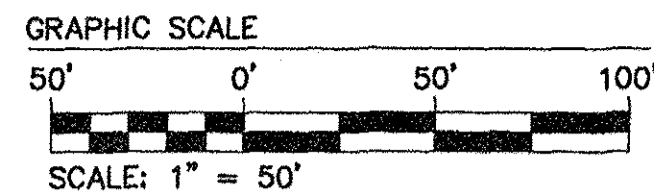
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND EASEMENT DEDICATION VILLAGE AT CANDLE STATION. TAX MAP NO. 2321100001D (PARCEL D), TAX MAP NO. 2321100001C AND TAX MAP NO. 2321100002D FOR: CANDLE DEVELOPMENT, L.L.C. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ Project Number: W10059-03 Scale: AS NOTED Date: 11/11/16 Sheet Number: 1 of 2

LEGEND

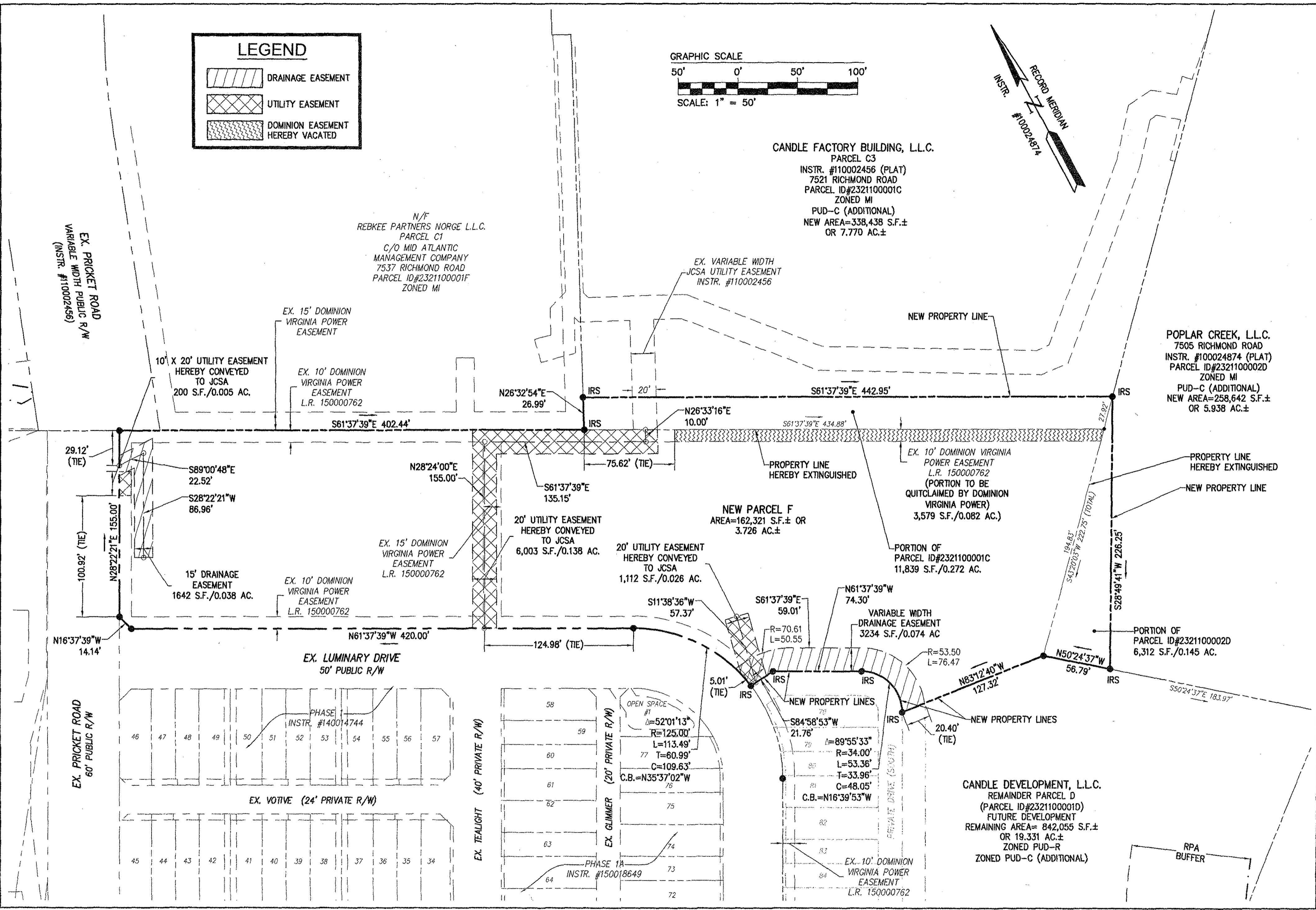
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- DOMINION EASEMENT HEREBY VACATED



CANDLE FACTORY BUILDING, L.L.C.
 PARCEL C3
 INSTR. #110002456 (PLAT)
 7521 RICHMOND ROAD
 PARCEL ID#2321100001C
 ZONED MI
 PUD-C (ADDITIONAL)
 NEW AREA=338,438 S.F.±
 OR 7.770 AC.±

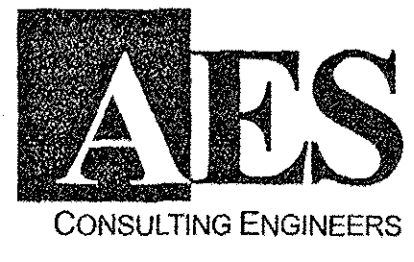
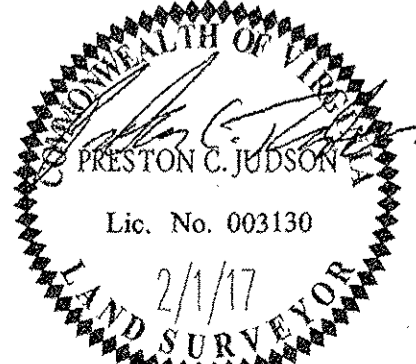
N/F
 REBKEE PARTNERS NORGE L.L.C.
 PARCEL C1
 C/O MID ATLANTIC
 MANAGEMENT COMPANY
 7537 RICHMOND ROAD
 PARCEL ID#2321100001F
 ZONED MI

POPLAR CREEK, L.L.C.
 7505 RICHMOND ROAD
 INSTR. #100024874 (PLAT)
 PARCEL ID#2321100002D
 ZONED MI
 PUD-C (ADDITIONAL)
 NEW AREA=258,642 S.F.±
 OR 5.938 AC.±



1	2/1/17	REV. PER JCC SITE PLAN COMMENTS DATED 1/2017	JAG
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 6-9-2017
 at 11:07 AM/PM, PG
 Document # 170011988
 MONA A. FOLEY, CLERK



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

PLAT OF SUBDIVISION, BOUNDARY LINE ADJUSTMENT
 AND EASEMENT DEDICATION
VILLAGE AT CANDLE STATION
 TAX MAP NO. 2321100001D (PARCEL D), TAX MAP NO. 2321100001C
 AND TAX MAP NO. 2321100002D
 FOR: CANDLE DEVELOPMENT, L.L.C.

Project Contacts:	PCJ
Project Number:	W10059-03
Scale:	1"=50'
Date:	11/11/16
Sheet Number	2 of 2

S:\Projects\160500-Candle Factory\Site\Drawings\170011988.dwg, 2/2/17, 11:02:29 AM