

170019223

CERTIFICATE OF SOURCE OF TITLE - PARCEL ID NO. 2321100001D 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.

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

THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 4, LOTS 152-175 AND OPEN SPACE #1" 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 7-27-17 PRINTED NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

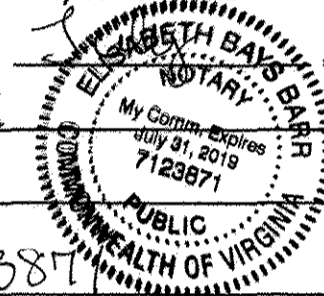
Elizabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF July, 2017.

MY COMMISSION EXPIRES 7/31/2019

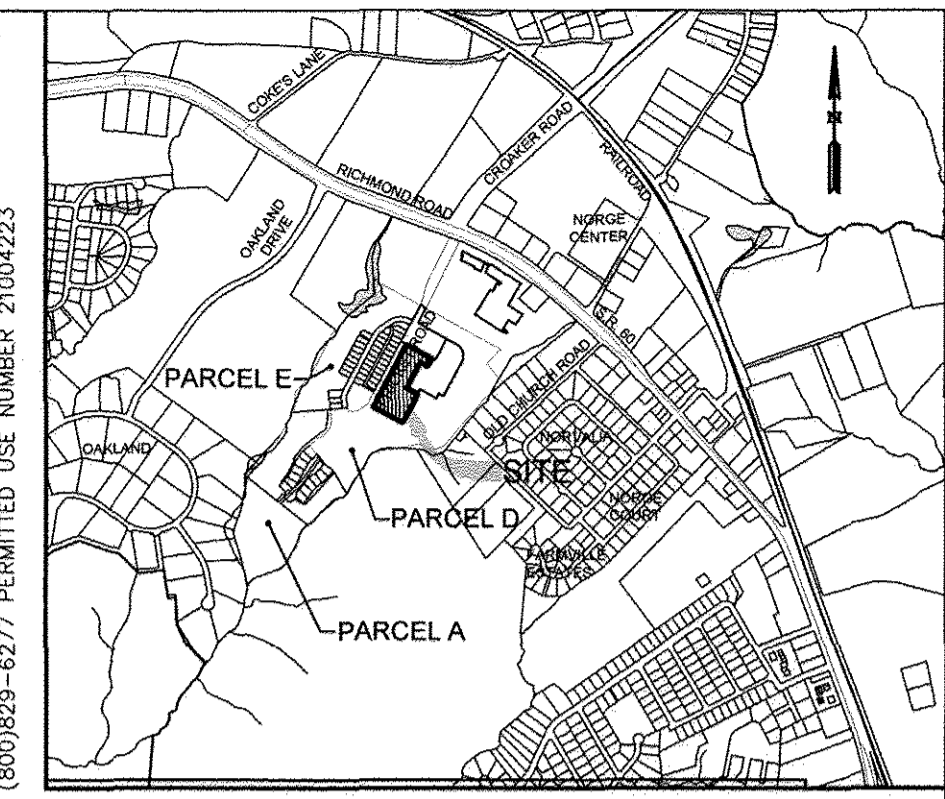
Elizabeth Bays Barr NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



GENERAL NOTES

- 1. PROPERTY AS SHOWN IS A PORTION OF: PARCEL ID NO. 2321100001D = #7551 RICHMOND ROAD (PARCEL D)
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. 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. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
9. 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.
10. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. 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.
12. 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.
13. 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 ON THIS PLAT.
14. 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.
15. 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.
16. 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.
17. 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.
18. NO MORE THAN 50 PERCENT OF ALL SINGLE FAMILY UNITS ARE ALLOWED TO HAVE FRONT-LOADED GARAGES.
19. NO SINGLE FAMILY UNITS WITH FRONT-LOADED GARAGES ARE ALLOWED ON PRICKET ROAD.
20. JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE PRIVATE RIGHT-OF-WAY.



LOCATION MAP SCALE: 1"=2000'

REFERENCES table with columns for D.B. number, page, P.B. number, page, and INSTR. number. Includes references for D.B. 24, 121, 189, 285, 425, 498, 541, 552, 622, 635, 21, 31, 32, 40, 68, 74, 179/SHT. 14 & 15, 0060-047-101, R/W 203, 980004426, 980005966, 110013115, 110002456, 110011761, 130023361, 140014744, 150018649, 150021481, 160015234, 15000762.

JCC CASE NO. S-0015-2017, PHASE 4, PARCEL D (24 LOTS) table showing area of residential lots (44,414 S.F., 1.020 AC.±), area of public right-of-way (37,485 S.F., 0.860 AC.±), area of open space #1 (103,788 S.F., 2.383 AC.±), total area subdivided (185,687 S.F., 4.263 AC.±), existing parcel 2321100001D (842,055 S.F., 19.331 AC.±), new parcel D (185,687 S.F., 4.263 AC.±), remaining parcel D (656,368 S.F., 15.068 AC.±).

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.

Preston C. Judson, L.S. #003130 07/13/17 DATE

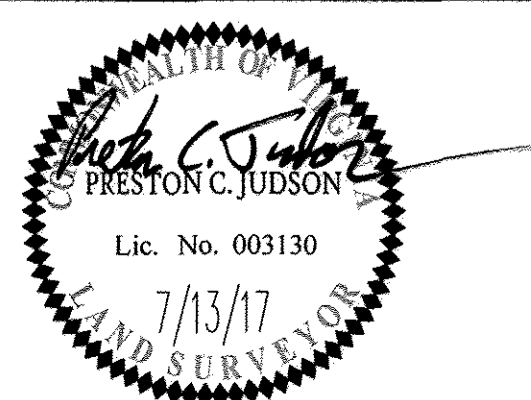
4 Large/Small Plat(s) Recorded herewith as # 170019223

CERTIFICATE OF APPROVAL THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Ellen Cook 9/14/17 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL Dan Brash 22 July 2017 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 31st DAY OF October, 2017. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:19 PM INSTRUMENT # 170019223 TESTE: Jmy Storey DC MONA A. FOLEY, CLERK

Revision table with columns for Rev, Date, Description, Revised By. Row 1: 1, 7/13/17, REVISED PER JCC COMMENTS, JAG.



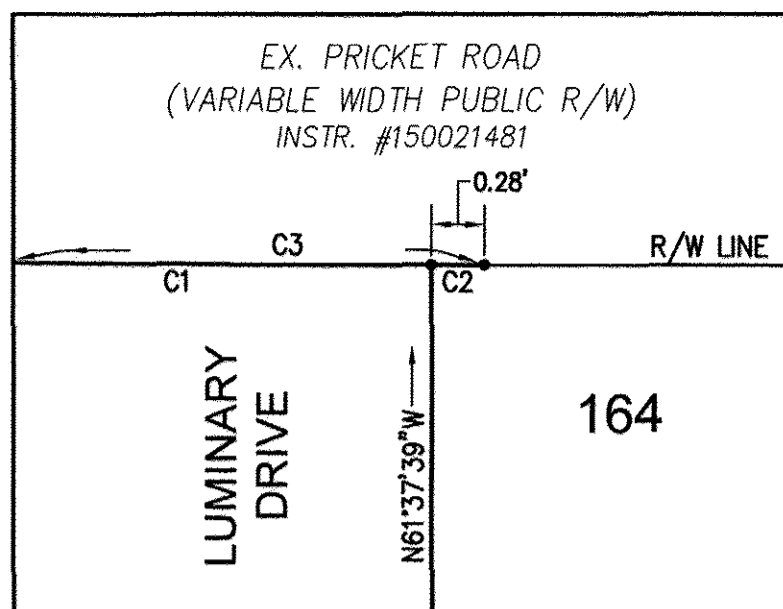
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com

REF: JCC S-0015-2017 PLAT OF SUBDIVISION VILLAGE AT CANDLE STATION PHASE 4, LOTS 152-175 AND OPEN SPACE #1 FOR: CANDLE DEVELOPMENT, LLC VIRGINIA

Project Contacts: JAG/PCJ Project Number: W10059-00 Scale: NA Date: 05/01/17 Sheet Number: 1 of 4

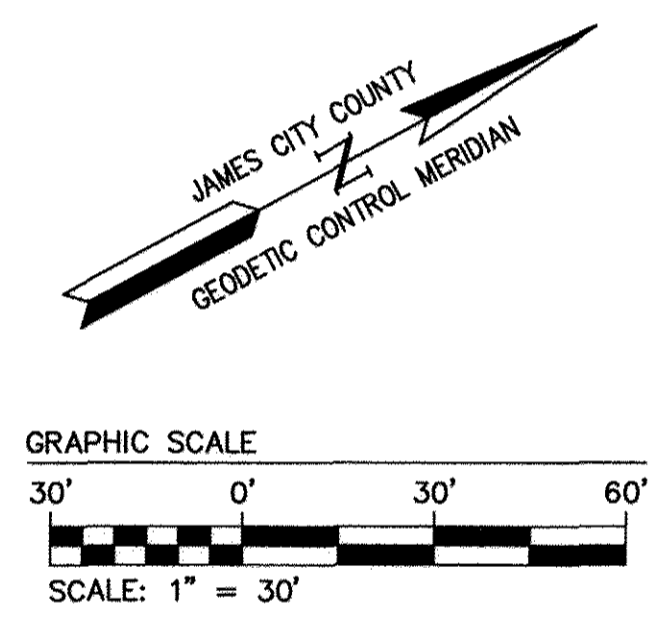
Vertical text on the left edge: S:\VBS\W0059-00-Candle Factory Mixed Use\Drawings\Subdivision - Plat - Phase 4\W005900.dwg, 4-Lots 152-175.dwg, 7/25/2017 8:19:19 AM, srf, Designplot 4000 HP652, RCT, p.3

170019223



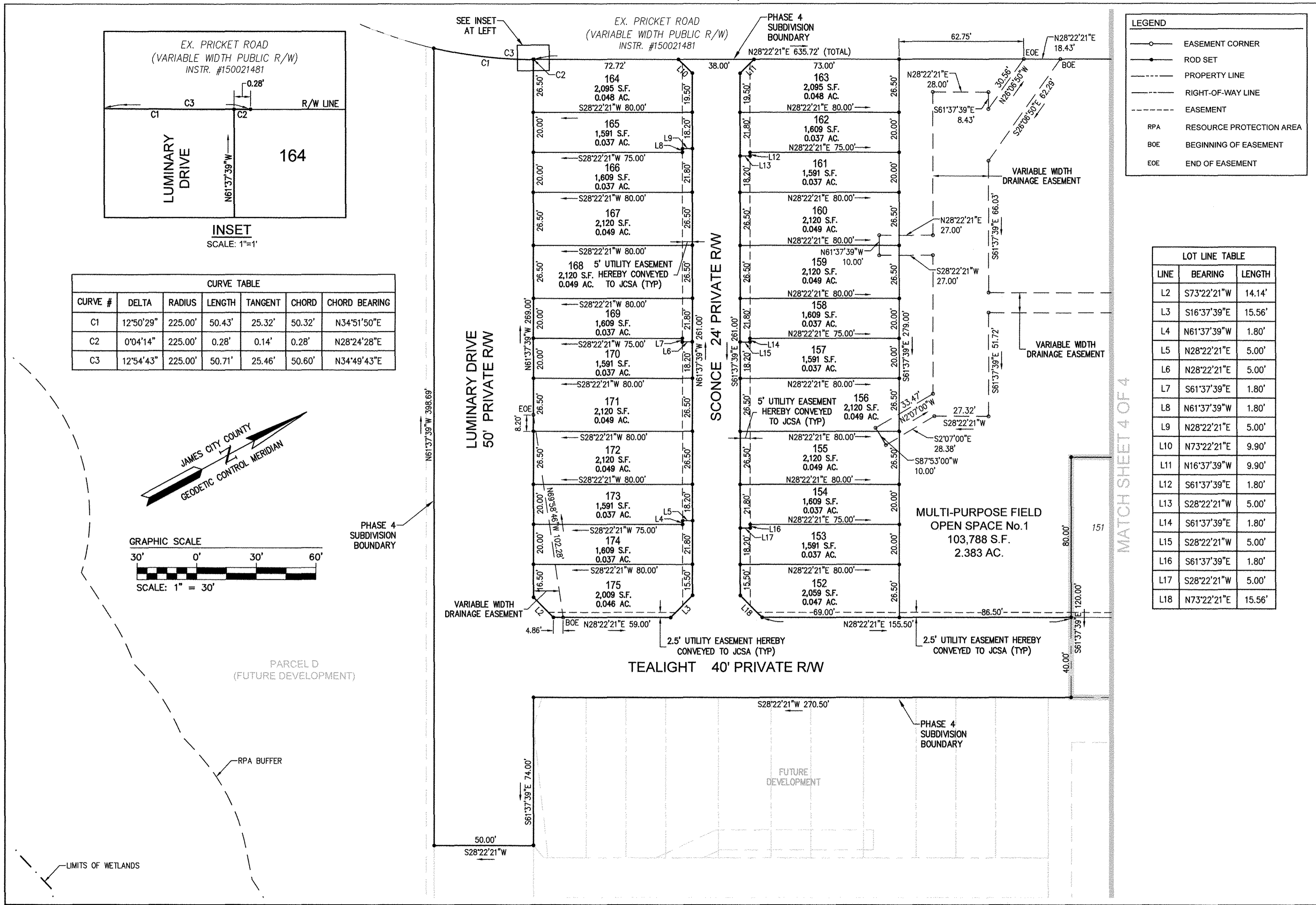
INSET
SCALE: 1"=1'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	12°50'29"	225.00'	50.43'	25.32'	50.32'	N34°51'50"E
C2	0°04'14"	225.00'	0.28'	0.14'	0.28'	N28°24'28"E
C3	12°54'43"	225.00'	50.71'	25.46'	50.60'	N34°49'43"E

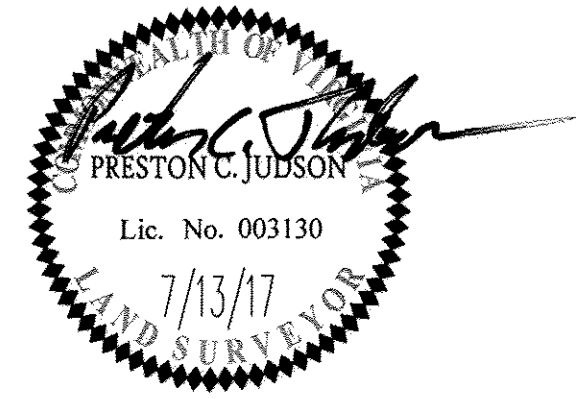


LEGEND	
	EASEMENT CORNER
	ROD SET
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	RESOURCE PROTECTION AREA
	BEGINNING OF EASEMENT
	END OF EASEMENT

LOT LINE TABLE		
LINE	BEARING	LENGTH
L2	S73°22'21"W	14.14'
L3	S16°37'39"E	15.56'
L4	N61°37'39"W	1.80'
L5	N28°22'21"E	5.00'
L6	N28°22'21"E	5.00'
L7	S61°37'39"E	1.80'
L8	N61°37'39"W	1.80'
L9	N28°22'21"E	5.00'
L10	N73°22'21"E	9.90'
L11	N16°37'39"W	9.90'
L12	S61°37'39"E	1.80'
L13	S28°22'21"W	5.00'
L14	S61°37'39"E	1.80'
L15	S28°22'21"W	5.00'
L16	S61°37'39"E	1.80'
L17	S28°22'21"W	5.00'
L18	N73°22'21"E	15.56'



4 Large/Small Plat(s) Recorded herewith as # <u>170019223</u>	City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>10-3-2017</u> at <u>1:19</u> AM/PM, on <u>PG</u> Document # <u>170019223</u> MONA A. FOLEY, CLERK		
1 7/13/17	REVISED PER JCC COMMENTS		
Rev.	Date	Description	Revised By



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REF: JCC S-0015-2017

PLAT OF SUBDIVISION
VILLAGE AT CANDLE STATION
PHASE 4, LOTS 152-175
AND OPEN SPACE #1
FOR: CANDLE DEVELOPMENT, LLC

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	JAG/PCJ
Project Number:	W10059-00
Scale:	1"=30'
Date:	05/01/17
Sheet Number	3 of 4

