

120013335

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HAZELWOOD-WAVERLY, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO RAUCH DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 3, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060002581.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED WHITE HALL SECTION 1, PHASE E, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

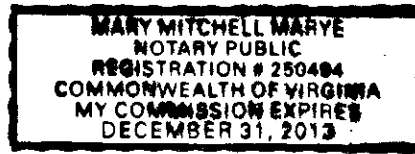
Signature: [Signature] DATE: 5-9-12
FOR RAUCH DEVELOPMENT CO., L.L.C.
BY THE VILLAGES AT WHITE HALL, LLC
SIGNED BY HHHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico TO-WIT: I, Mary Mitchell Marve
A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 9th DAY OF May, 2012.

MY COMMISSION EXPIRES 12-31-2013

Mary Mitchell Marve
NOTARY PUBLIC
REGISTRATION NO.: 250494



TRUSTEE CB SERVICES CORP., A VIRGINIA CORPORATION

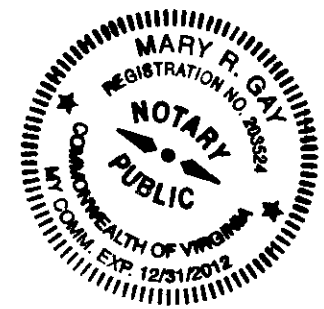
BY: [Signature]
NAME: Kevin E. Kelly
TITLE: Vice President

STATE OF VA
CITY/COUNTY OF Newport News, TO-WIT:

I, Mary R. Gay, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT Kevin E. Kelly WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 7th DAY OF May, 2012, AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 7th DAY OF May, 2012 ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES 12/31/12

Mary R. Gay
NOTARY PUBLIC
REGISTRATION NO.: 203524



LENDER PNC BANK, NATIONAL ASSOCIATION, AS AGENT FOR THE LENDERS

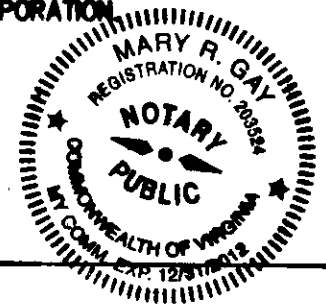
BY: [Signature]
NAME: STEPHAN WURSTEN JR.
TITLE: Senior Vice President

STATE OF VA
CITY/COUNTY OF Newport News, TO-WIT:

I, Mary R. Gay, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT Stephan Wursten Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 7th DAY OF May, 2012, AS Sr. Vice President OF PNC BANK, NATIONAL ASSOCIATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 7th DAY OF May, 2012 ON BEHALF OF SAID CORPORATION.

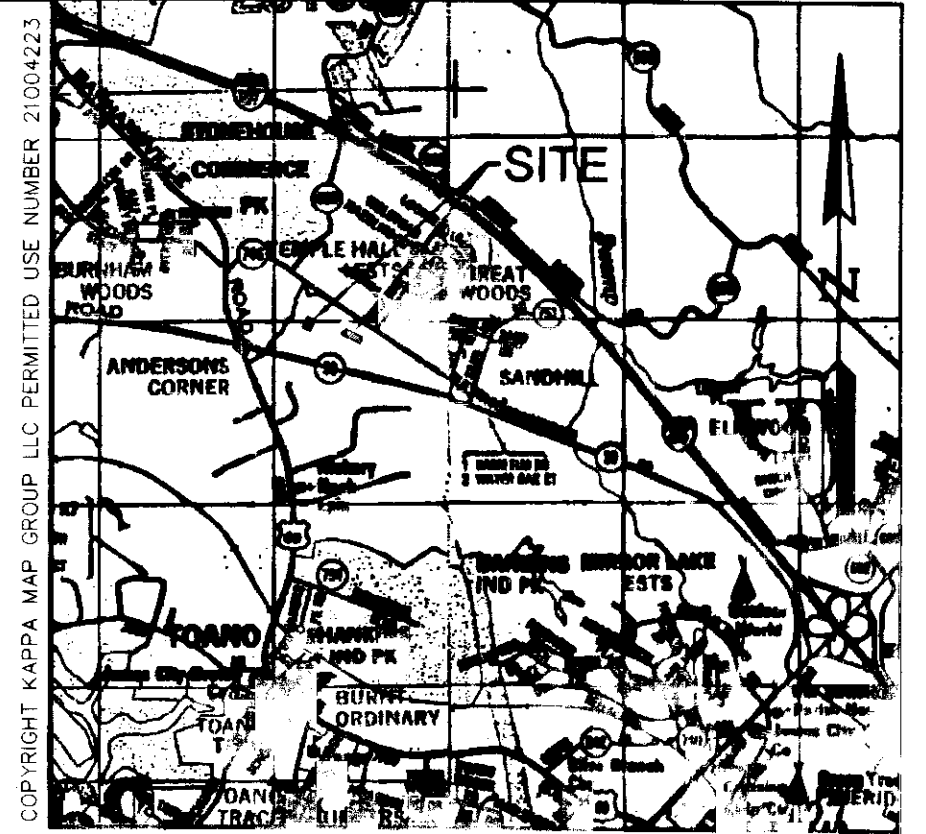
MY COMMISSION EXPIRES 12/31/12

Mary R. Gay
NOTARY PUBLIC
REGISTRATION NO.: 203524



GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCEL NO. (12-2)(7-1A).
2. PROPERTY ADDRESS: 3400 ROCHAMBEAU DRIVE.
3. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT CLUSTER OVERLAY WITH PROFFERS, CASE # Z-11-05/SUP-18-05/MP-08-05, APPROVED SEPTEMBER 13, 2006. AN AMENDMENT TO THE MASTER PLAN WAS APPROVED BY THE PLANNING DIRECTOR ON MARCH 21, 2007, AS CASE # MP-0001-2007.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. 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 THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION 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.
11. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0149C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY DEDICATED TO JCSA AND ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
14. REAR AND SIDE YARDS FOR ALL LOTS WITHIN THIS SUBDIVISION SHALL CONTAIN AN EASEMENT FOR MAINTENANCE AND ACCESS OF ADJACENT PROPERTIES WHEN MAIN BUILDINGS ON ADJACENT PROPERTY ARE CONSTRUCTED ON OR WITHIN 5 FEET OF A PROPERTY LINE IN ACCORDANCE WITH SECTION 24-547 OF THE JAMES CITY COUNTY CODE.
15. THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.
16. VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
17. AREAS FOR CA-1 ARE COMPUTED TO THE SURVEY TIE LINES.
18. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
19. CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
20. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
21. ALL ROADS, EXCEPT THOSE LABELED AS PRIVATE, SHALL BE DEDICATED FOR PUBLIC USE.
22. SP-0143-2006 IS THE SITE PLAN ASSOCIATED WITH THIS PLAT.
23. SETBACKS ARE BASED ON SECTIONS 24-545 AND 24-547 (CLUSTER OVERLAY) OF THE JAMES CITY COUNTY ZONING ORDINANCE.
24. 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.



VICINITY MAP SCALE 1"=2000'

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.

Signature: [Signature] DATE: 2/21/12
THOMAS C. SUBLETT, L.S. #001886

CERTIFICATE OF APPROVAL

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

Signature: [Signature] DATE: 6/21/12
SUBDIVISION AGENT OF JAMES CITY COUNTY

VDOT APPROVAL

Signature: [Signature] DATE: 4/23/12
VIRGINIA DEPARTMENT OF TRANSPORTATION

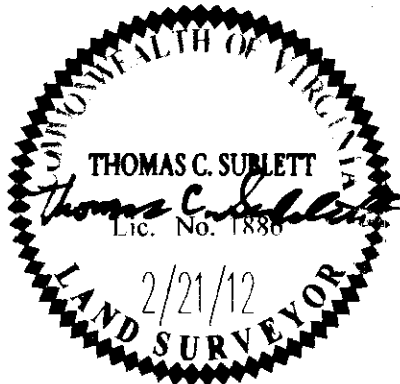
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY OF June, 2012.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:58 AM/PM
INSTRUMENT # 120013335

TESTE: [Signature]
BETSY B. WOOLRIDGE, CLERK
By Claudia A. Brinkholz, Dep. Clerk

AREA TABULATION - WHITE HALL SECTION 1, PHASE E LOTS 8-12 AND 50-59 (15 LOTS)

Table with 3 columns: Description, Square Feet, Acres. Rows include: ORIGINAL AREA OF COMMON AREA 1 (CA-1) 707,542 S.F. 16.243 AC.±; AREA OF RESIDENTIAL LOTS 37,228 S.F. 0.855 AC.±; AREA OF CA-8 2,282 S.F. 0.052 AC.±; TOTAL RESIDUAL COMMON AREA 1 (CA-1) 668,032 S.F. 15.336 AC.±; AVERAGE LOT SIZE 2,482 S.F. 0.06 AC.±; SMALLEST LOTS (LOT 51-53, 56-58) 1,800 S.F. 0.04 AC.±; LARGEST LOT (LOT 8, 12) 3,740 S.F. 0.09 AC.±; GROSS LOTS PER ACRE 17.5

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 03/27/2012, Revised per James City County Comments dated 3/2/2012-3/26/2012, ABS



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www.aesva.com

PLAT OF SUBDIVISION OF PARCEL CA-1
WHITE HALL
SECTION 1, PHASE E - LOTS 8-12 AND 50-59
JCC CASE # S-0010-2012
DEVELOPER: HHHUNT COMMUNITIES
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS
Project Number: 0048-10
Scale: N/A Date: 2/21/12
Sheet Number: 1 OF 2

S:\Jobs\04010-Ph1-White Hall Ph 1\dwg\Sub\Plat\Phase 1E Lot 8-12 50-59\04010 SUB PH E LOTS 8-12 50-59.dwg - 4/23/2012 12:01:49 PM aaron.ama