

120016151

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID JOHNSON AND CINDY JOHNSON TO RAUCH DEVELOPMENT, L.L.C. BY DEED DATED AUGUST 2, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050021664 AND 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 2, PHASE L IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

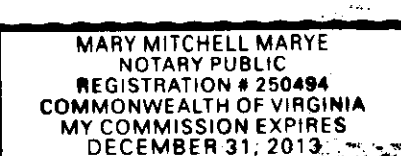
[Signature] 7-20-12
FOR RAUCH DEVELOPMENT CO., L.L.C.
BY THE VILLAGES AT WHITE HALL, LLC
SIGNED BY HHHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico TO-WIT: I, Mary Mitchell Marye
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 HAND AND SEAL THIS 20th DAY OF July 2012

Mary Mitchell Marye
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-2013
NOTARY REGISTRATION NO. 250494



TRUSTEE CB SERVICES CORP., AS TRUSTEE

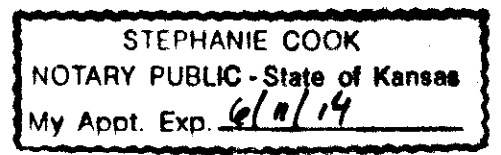
[Signature]
NAME: Jeannette Butler
TITLE: President

STATE OF Kansas
COUNTY OF Johnson

I, Stephanie Cook A NOTARY PUBLIC IN AND FOR THE STATE OF Kansas, DO HEREBY CERTIFY THAT Jeannette Butler WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS PRESIDENT OF CB SERVICES CORP. HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF July 2012

Stephanie Cook
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/1/14
NOTARY REGISTRATION NO.



LENDER PNC BANK, NATIONAL ASSOCIATION, AS BENEFICIARY/MORTGAGEE/LIEN HOLDER

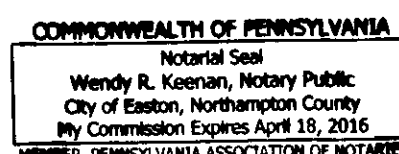
[Signature]
NAME: Stephen Wurst Jr
TITLE: Senior Vice President

STATE OF Pennsylvania
COUNTY OF Northampton

I, Wendy R. Keenan A NOTARY PUBLIC IN AND FOR THE STATE OF Pennsylvania, DO HEREBY CERTIFY THAT Stephen Wurst Jr WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS Senior Vice President OF PNC BANK, NATIONAL ASSOCIATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

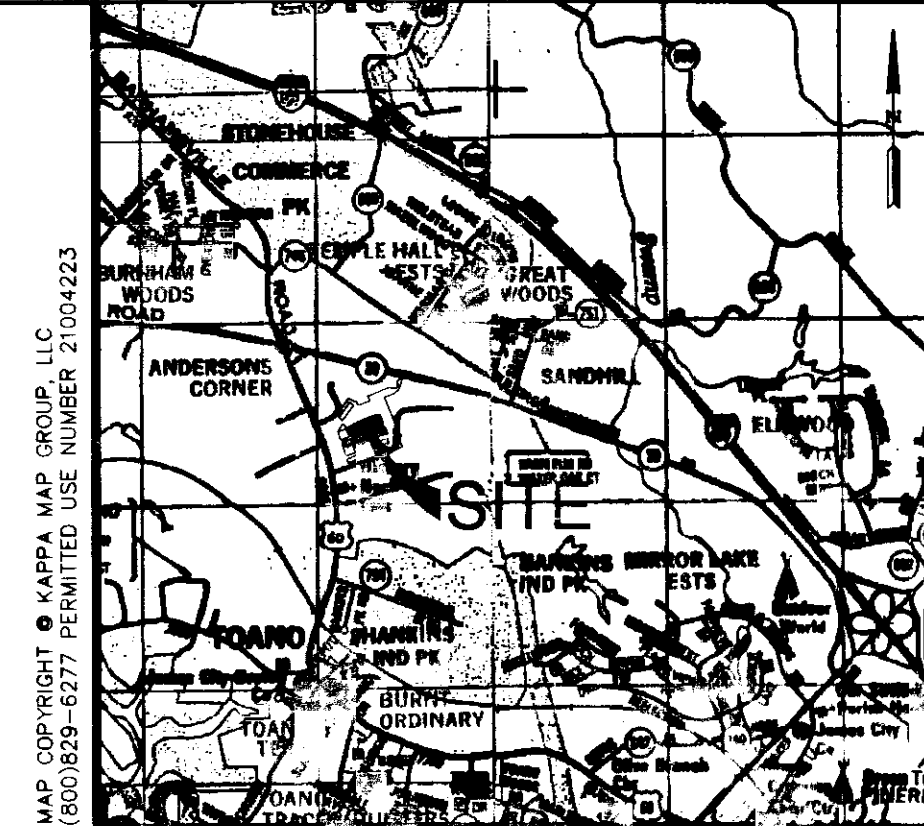
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF July 2012

Wendy R. Keenan
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-18-16
NOTARY REGISTRATION NO. 1241360



GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCELS NO. (12-2)(1-14A).
2. PROPERTY ADDRESS: 3401 ROCHAMBEAU DRIVE
3. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-05/SUP-18-05/MP-06-05, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS REVISED AUGUST 10, 2006.
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)(1) 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-0045C, 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. IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS 'PRIVATE' WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.
17. 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.
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.
19. A 10 FT. DRAINAGE EASEMENT CENTERED ON THE COMMON PROPERTY LINES IS HEREBY DEDICATED ON ALL LOTS WITHIN THIS PHASE.



VICINITY MAP SCALE 1"=2000'

- REFERENCE:
INSTRUMENT #050021664
INSTRUMENT #060002581
INSTRUMENT #080007658-1A
INSTRUMENT #090018455-1B
INSTRUMENT #100024410-1C
INSTRUMENT #120000267-1D
INSTRUMENT #120013335-1E
INSTRUMENT #080028700-2A
INSTRUMENT #100025843-2B
INSTRUMENT #090001613-2C
INSTRUMENT #090010106-2D
INSTRUMENT #100001314-2E
INSTRUMENT #100019382-2F
INSTRUMENT #110005437-2G
INSTRUMENT #110006804-2H
INSTRUMENT #110017638-2I
INSTRUMENT #120008527-2J

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] 7/26/12
THOMAS C. SUBLETT, L.S. #001886 DATE

CERTIFICATE OF APPROVAL

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

[Signature] 8-1-12
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL

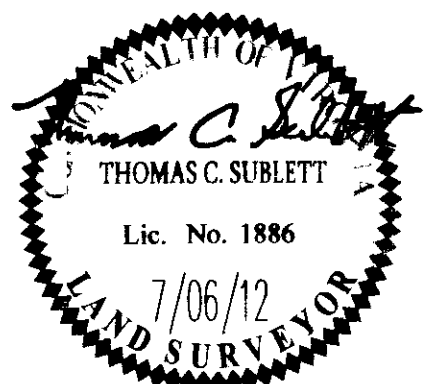
[Signature] P.E. 7/25/12
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

AREA TABULATION - WHITE HALL SECTION 2, PHASE L LOTS 190-199 (10 LOTS)

Table with 3 columns: Description, Square Feet ±, Acres ±. Rows include Remainder 4 (Lots 190-199), Total Area Subdivided, Average Lot Size, and Gross Lots per Acre in Section 2, Phase L.

2 Large/Small Plat(s) Recorded herewith as # 120016151

Revision table with columns: Rev, Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT OF SUBDIVISION OF REMAINDER 4 WHITE HALL SECTION 2, PHASE L OWNER: RAUCH DEVELOPMENT CO., L.L.C. JCC CASE NO. S-0022-2012

Project Contacts: TCS/RMS, Project Number: 9048-11, Scale: N/A, Date: 6/06/12, Sheet Number: 1 OF 2