CERTIFICATION OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HAZELWOOD-WAVERLY, L.L.C. TO RAUCH DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 27, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060002581 AND BY DEED FROM DAVID AND CINDY JOHNSON TO RAUCH DEVELOPMENT CO., LL.C., 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. OWNER'S CERTIFICATE THE SUBDIVISION SHOWN ON THIS PLAT TITLED WHITE HALL SECTION 4, LOTS 400-494 JS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES. NIMA FOR RAUCH DEVELOPMENT CO., L.L.C. DATE BY THE VILLAGES AT WHITE HALL, LLC SIGNED BY HHHUNT CORPORATION, ITS MANAGER George W. Moore PRINTED NAME CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA 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 _ DAY OF JUNE JENNIFER L. MALKUS **NOTARY PUBLIC** NOTARY PUBLIC Commonwealth of Virginia MY COMMISSION EXPIRES 8-31-2019 Reg. #7511940 NOTARY REGISTRATION NO. TERRI BE TRUSTEE: GBTC VA, INC. NOTARY **PUBLIC** REG#317214 MY COMMISSION . JOHN\S. PEARSALL, JR. **EXPIRES** SENIOR VICE PRESIDENT 3/31/2018 Airdinia Richmond COUNTY OF

ERRI

PUBLIC

REG#317214

EXPIRES

JFS Revised

Ву

MY COMMISSION

KAREN TERRI BENTUN A NOTARY PUBLIC IN AND FOR THE STATE OF VICTIMA ., DO HEREBY CERTIFY THAT John & Pearsoll JA _whose name is signed to the subdivision SENIOR VICE PRESIDENT OF GBTC VA, INC. HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

DAY OF JUNE MY COMMISSION EXPIRES 3-21-2018

NOTARY REGISTRATION NO. \$17214 LENDER: THE BANK OF HAMPTON, ROADS

>) ear YOHN S. PEARSALL, JR. SENIOR VICE PRESIDENT

Virginia STATE OF_ COUNTY OF Richmond

KAREN TERRI PENTON A NOTARY PUBLIC IN AND FOR THE STATE OF VICENIE WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE SENIOR VICE PRESIDENT OF THE BANK OF HAMPTON ROADS HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

REVISED PER COUNTY COMMENTS DATED 4-1-16

Description

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF JUNE NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-201 NOTARY REGISTRATION NO. 317214

5-9-16

Date

Rev.

GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID: 1220100014A.
- 2. PROPERTY ADDRESS: 3401 ROCHAMBEAU DRIVE.
- 3. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-0011-2005/SUP-0018-2005/MP-0008-2005, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS AMENDED UNDER MP-0001-2007, WHICH WAS APPROVED MARCH 21, 2007.
- 4. WITH APPROVAL OF THIS SECTION THE MAXIMUM NUMBER OF UNITS ALLOWED UNDER THE APPROVED MASTER PLAN WILL BE REACHED. (415)
- THE TOTAL LENGTHS OF TRAILS AND PATHS PROVIDED FOR THE WHITE HALL SUBDIVISION IS APPROXIMATELY 3.12 MILES.
- 6. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. 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 WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 11. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THERE OF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- 12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 13. THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0043D, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 14. 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.
- 15. IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- 16. 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.
- 17. THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.
- 18. 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. VOOT 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.
- 19. 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.
- 20. A 10 FT. DRAINAGE EASEMENT CENTERED ON THE COMMON PROPERTY LINES IS HEREBY DEDICATED ON ALL SINGLE FAMILY DETACHED LOTS WITHIN THIS SECTION.
- 21. ALL COMMON AREAS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- 22. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 23. VARIABLE WIDTH SIGHT DISTANCE EASEMENTS AS SHOWN ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

AREA TABULATION - WHITE HALL **SECTION 4** LOTS 400-494 (95 LOTS)

	SQUARE FEET	AURES	
AREA OF RESIDENTIAL LOTS AREA OF COMMON AREAS (CA-23 TO CA-35) (TOTAL) AREA OF PUBLIC R/W AREA OF PRIVATE R/W	454,927 S.F.± 904,510 S.F.± 195,140 S.F.± 42,448 S.F.±	10.444 AC.± 20.765 AC.± 4.480 AC.± 0.974 AC.±	<u>v</u> t
TOTAL AREA SUBDIVIDED - SECTION 4	1,597,025 S.F.±	36.663 AC.±	VIE
TOTAL NUMBER OF PROPOSED LOTS (SECTION 4)	95		
AVERAGE LOT SIZE SMALLEST LOT (449) LARGEST LOT (LOT 485)	4,789 S.F.± 2,140 S.F.± 9,213 S.F.±	0.11 AC.± 0.049 AC.± 0.211 AC.±	
GROSS LOTS PER ACRE	2.59	Large/Smatt Pla	
NATURAL OPEN SPACE EASEMENT #2 NATURAL OPEN SPACE EASEMENT #3	35,401 S.F.± / 0.8 2,970 S.F.± / 0.0	13 AC.± herewith as #_1600 68 AC.± S-0043-201	

Lic. No. 003130



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

COLLADE EEET

ACDEC

STONEHOUSE DISTRICT

Hampton Roads | Central Virginia | Middle Peninsula

NDERSONS SANDHII ESTS ? VICINITY MAP SCALE 1"=2000 AREA OF COMMON AREAS

CA-23 CA-24 CA-25 CA-26 CA-27 CA-28 CA-29 CA-30 CA-31	222,618 S.F.± 3,493 S.F.± 2,153 S.F.± 2,655 S.F.± 3,000 S.F.± 2,334 S.F.± 4,084 S.F.± 13,519 S.F.± 16,245 S.F.±	5.111 AC.± 0.080 AC.± 0.049 AC.± 0.061 AC.± 0.069 AC.± 0.054 AC.± 0.094 AC.± 0.310 AC.± 0.373 AC.±
CA-32	7,087 S.F.±	0.163 AC.±
CA-33 CA-34 CA-35	12,703 S.F.± 476,547 S.F.±	0.292 AC.± 10.940 AC.± 3.170 AC.±
TOTAL	138,072 S.F.± 904,510 S.F.±	

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.

·) West PRESTON C. JUDSON, L.S. #003130

CERTIFICATE OF APPROVAL

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

819/16 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL

RGINIA DEPARTMENT OF TRANSPORTATION

29 Sure Zolle

03/21/16

DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF KUGUST, 201 6 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. © 2:41 AM /PM INSTRUMENT # 160014811

Rocca Couran Dea Clark MONA A. FOLEY, CLERK

VIRGINIA

Project Contacts: PCJ/JFS Project Number: 9048-20B Scale: Date: AS NOTED 3/21/2016

JAMES CITY COUNTY

PLAT OF SUBDIVISION

WHITE HALL

SECTION 4, LOTS 400-494