

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AND BETWEEN BERTRAND E. GEDDY, JR. TO THE BERTRAND E. GEDDY, JR., TRUSTEE, OR HIS SUCCESSOR IN TRUST, UNDER THE BERTRAND E. GEDDY, JR., LIVING TRUST BY DEED DATED NOVEMBER 30, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050030505.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Bertrand E. Geddy, Jr. 9-13-06  
 BERTRAND E. GEDDY, JR. DATE  
 TRUSTEE OF THE BERTRAND E. GEDDY, JR. LIVING TRUST

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, John F. Sluss  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13<sup>th</sup> DAY OF SEPTEMBER, 2006. MY COMMISSION EXPIRES 7/31/09.

John F. Sluss  
 SIGNATURE

**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.

Ronald W. Eads 04-03-06  
 RONALD W. EADS, L.S. DATE

**CERTIFICATE OF APPROVAL**

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

Amy D. Pemberton 9-26-06  
 VIRGINIA DEPARTMENT OF HEALTH DATE

Ellen M. Cook 09-15-06  
 VIRGINIA DEPT. OF TRANSPORTATION DATE

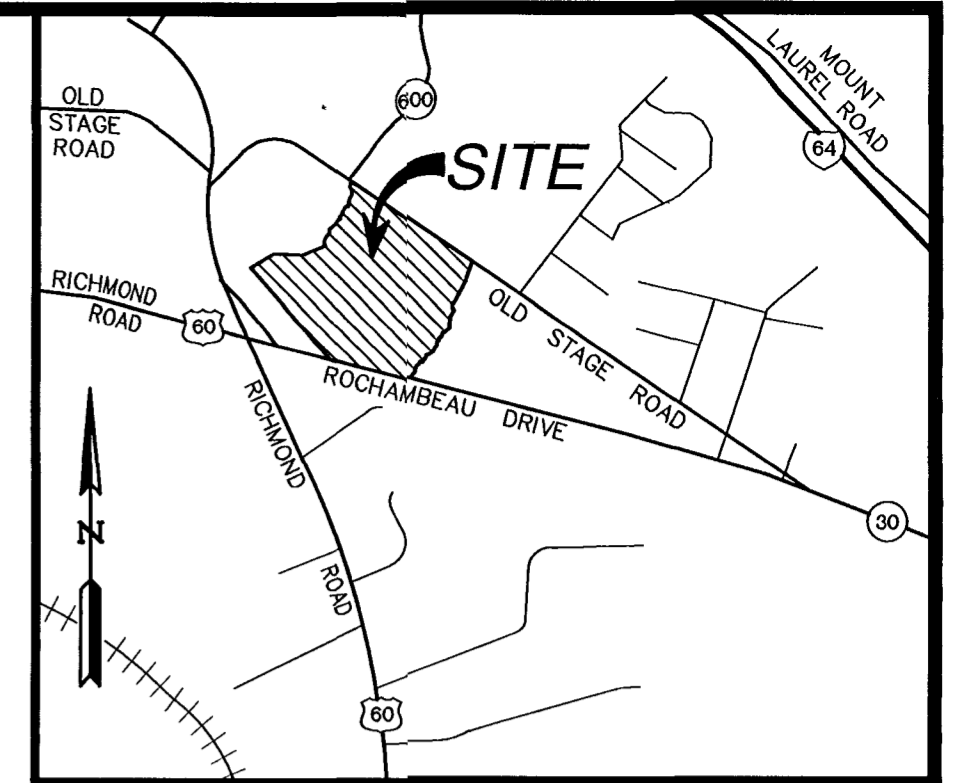
Ellen M. Cook 11/28/06  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

**REFERENCES:**

INSTRUMENT #050030505 (PARCEL 1A)  
 INSTRUMENT #050011530  
 DEED BOOK 227, PAGE 251  
 DEED BOOK 27, PAGE 110

**ADDITIONAL REFERENCES:**

INSTRUMENT #980002028  
 DEED BOOK 62, PAGE 580 (STATE HWY. RT. #168, 168Y ST. HWY. PROJ. #4847-01)  
 DEED BOOK 60, PAGE 89 (STATE HWY. RT. #168, 168Y STATE HWY. PROJ. #4847-01)  
 DEED BOOK 57, PAGE 432 (V.E.P.CO. EASEMENT)  
 DEED BOOK 30, PAGE 196 (STATE HWY. PROJ. #1177-D)



**VICINITY MAP**  
 SCALE 1"=2,000'

**GENERAL NOTES:**

- THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK - VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE 4502 - NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS - PROJECT SCALE FACTOR IS 0.999945568.
- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(12-2)(1-8).
- PROPERTY ADDRESS IS: 3200 ROCHAMBEAU DRIVE.
- SETBACK REQUIREMENTS A1: FRONT: 75', SIDE: 15', REAR: 35'; SETBACK REQUIREMENTS B1: FRONT: 50', SIDE: 20', REAR: 20'. ONLY USES PERMITTED IN B-1 SHALL BE PERMITTED WITHIN THE PORTION OF THE PROPERTY WITH THAT ZONING DESIGNATION.
- TAX MAP PARCEL #(12-2)(1-8) IS ZONED "A-1", GENERAL AGRICULTURAL DISTRICT AND "B-1", GENERAL BUSINESS DISTRICT.
- PROPERTIES AS SHOWN LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0010-B, DATED FEBRUARY 6, 1991.
- TOTAL AREA OF PARCEL = 41.42 ACRES±.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- PROPOSED LOTS TO BE SERVED BY CONVENTIONAL DRAINFIELDS, SEPTIC TANK AND SOILS INFORMATION SHOULD BE FIELD VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33.
- MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36.
- LOTS TO BE SERVED BY WELL AND SEPTIC.
- 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.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

**AREA TABULATION**

PROPOSED LOT 1 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 2 = 131,223 S.F.±	OR 3.01 ACRES±
PROPOSED LOT 3 = 163,997 S.F.±	OR 3.76 ACRES±
PROPOSED CONSERVATION EASEMENTS(REMAINING PARCEL) = 1,378,011 S.F.±	OR 31.64 ACRES±
<b>TOTAL AREA SUBDIVIDED = 1,804,444 S.F.± OR 41.42 ACRES±</b>	

NOTE: THE PROPOSED CONSERVATION EASEMENT AREA INCLUDES THE FOLLOWING:

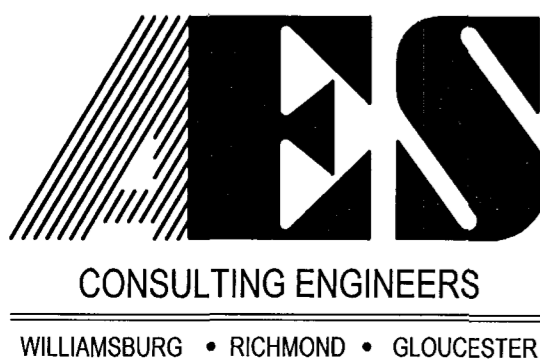
- PROPOSED FARMSTEAD AREA = 114,960 S.F. OR 2.639 AC.
- PROPOSED HISTORIC PRESERVATION AREA = 4.102 AC.
- PROPOSED FARM & RANCH LANDS PROTECTION PROGRAM (FRPP) EASEMENT = 900,501 S.F. OR 20.67 AC.
- PROPOSED JAMES CITY COUNTY CONSERVATION EASEMENT = 10.97 AC.

3 Large/Small  
 herewith as # 060028758 recorded

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4 DAY OF December, 2006.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:08 PM  
 INSTRUMENT # 060028758  
 By Betsy B. Woolridge, Clerk  
 TESTE: Betsy B. Woolridge, Clerk

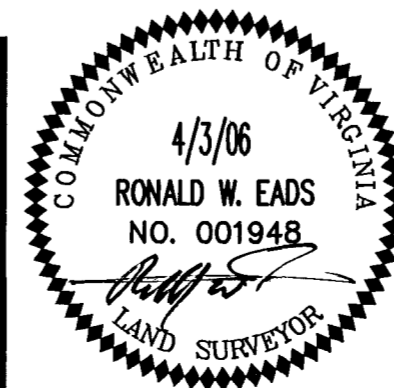
# 060028758

S:\Jobs\969900-Whitehall-B Geddy.dwg (SurfPlat)969900Subd 3 Lots Sh1.dwg, 9/13/2006 3:21:03 PM



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION  
 OF PROPERTY STANDING IN THE NAME OF  
 BERTRAND E. GEDDY, JR., TRUSTEE  
 OF THE BERTRAND E. GEDDY, JR. LIVING TRUST  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



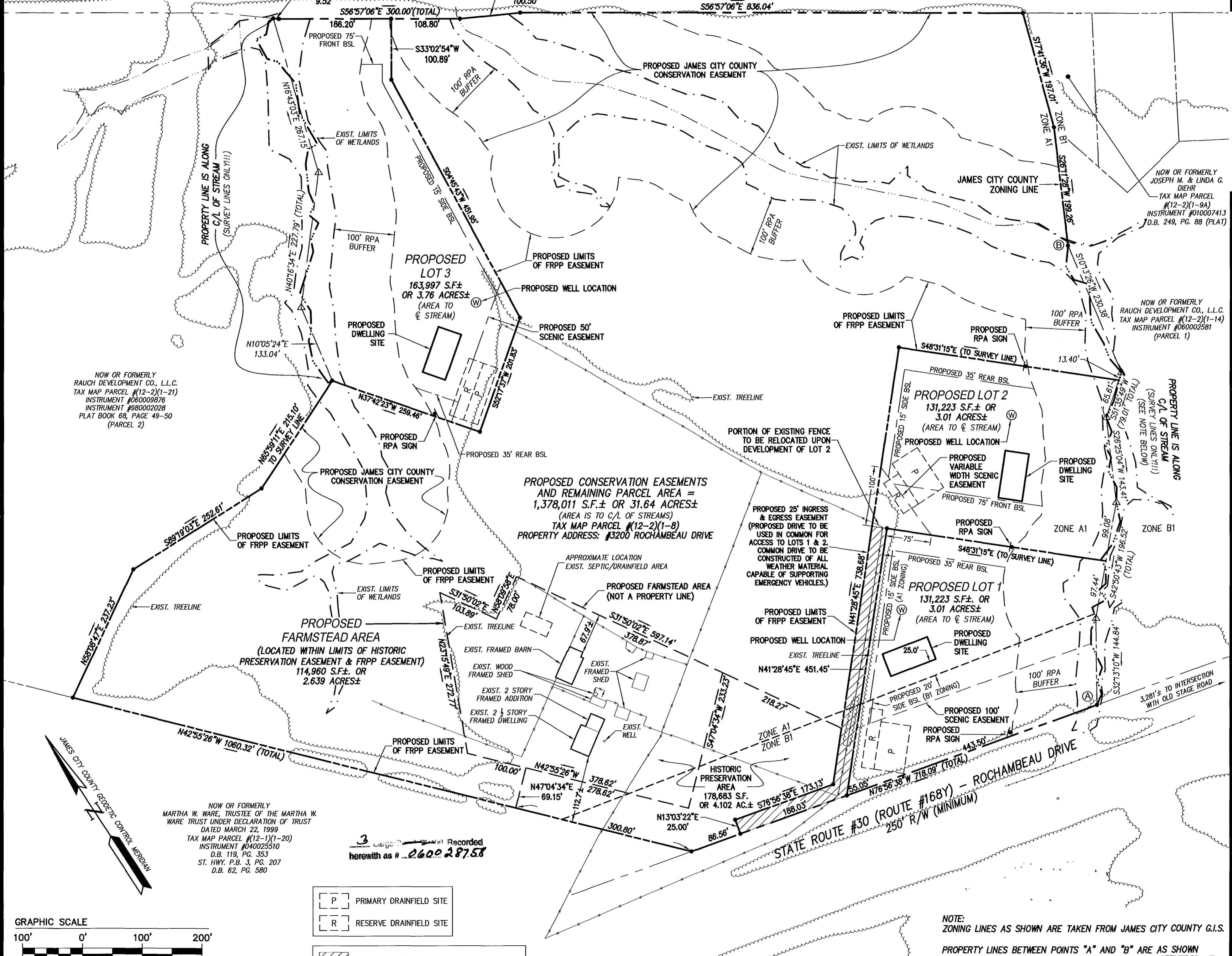
City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on <u>4 December 2006</u>	
at <u>1:08</u> AM/PM, PG <u>1</u>		DOCUMENT # <u>060028758</u>	
BETSY B. WOOLRIDGE, CLERK		<u>Betsy B. Woolridge</u> Clerk	
No.	DATE	REVISION / COMMENT / NOTE	AWT RWE REVIEWED BY
1	9/13/06	REVISED PER J.C.C. COMMENT LETTER	AWT RWE

Designed RWE	Drawn AWT
Scale N/A	Date 4/3/06
Project No. 9699	
Drawing No. 1 of 3	

#060028758

S:\Jobs\969900-Whitehall-B Geddy.dwg\Sur\Plats\969900Subd 3 Lots SH2.dwg, 10/16/2006 10:49:35 AM

STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W (FORMERLY STATE ROUTE #168)

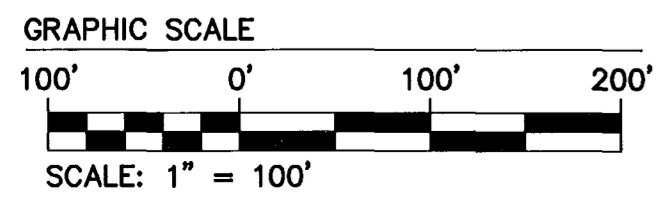


NOW OR FORMERLY RAUCH DEVELOPMENT CO., L.L.C. TAX MAP PARCEL #12-2(1-21) INSTRUMENT #060009876 INSTRUMENT #980002028 PLAT BOOK 68, PAGE 49-50 (PARCEL 2)

NOW OR FORMERLY MARTHA W. WARE, TRUSTEE OF THE MARTHA W. WARE TRUST UNDER DECLARATION OF TRUST DATED MARCH 22, 1999 TAX MAP PARCEL #12-1(1-20) INSTRUMENT #040025510 D.B. 119, PG. 353 ST. HWY. P.B. 3, PG. 207 D.B. 62, PG. 580

3 copies Recorded herewith as # 060028758

- P PRIMARY DRAINFIELD SITE
- R RESERVE DRAINFIELD SITE
- / / / PROPOSED 25' INGRESS & EGRESS EASEMENT



NOTE:  
ZONING LINES AS SHOWN ARE TAKEN FROM JAMES CITY COUNTY G.I.S.  
PROPERTY LINES BETWEEN POINTS "A" AND "B" ARE AS SHOWN BY BERTRAND E. GEDDY, JR. AND VERIFIED BY R.M. HAZELWOOD, JR. (ADJOINING OWNER), WITNESSED BY THIS SURVEYOR, NOVEMBER, 2005.

City of Williamsburg & County of James City	AWT
Circuit Court: <i>F. Allen</i>	BY
at <i>1:28 AM/PM</i> PG. <i>3</i>	
DOCUMENT # <i>060028758</i>	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy Woolridge</i> Clerk	
REVISED PER J.C.C. COMMENT LETTER	
1 9/13/06	DATE
No.	REVISION / COMMENT / NOTE



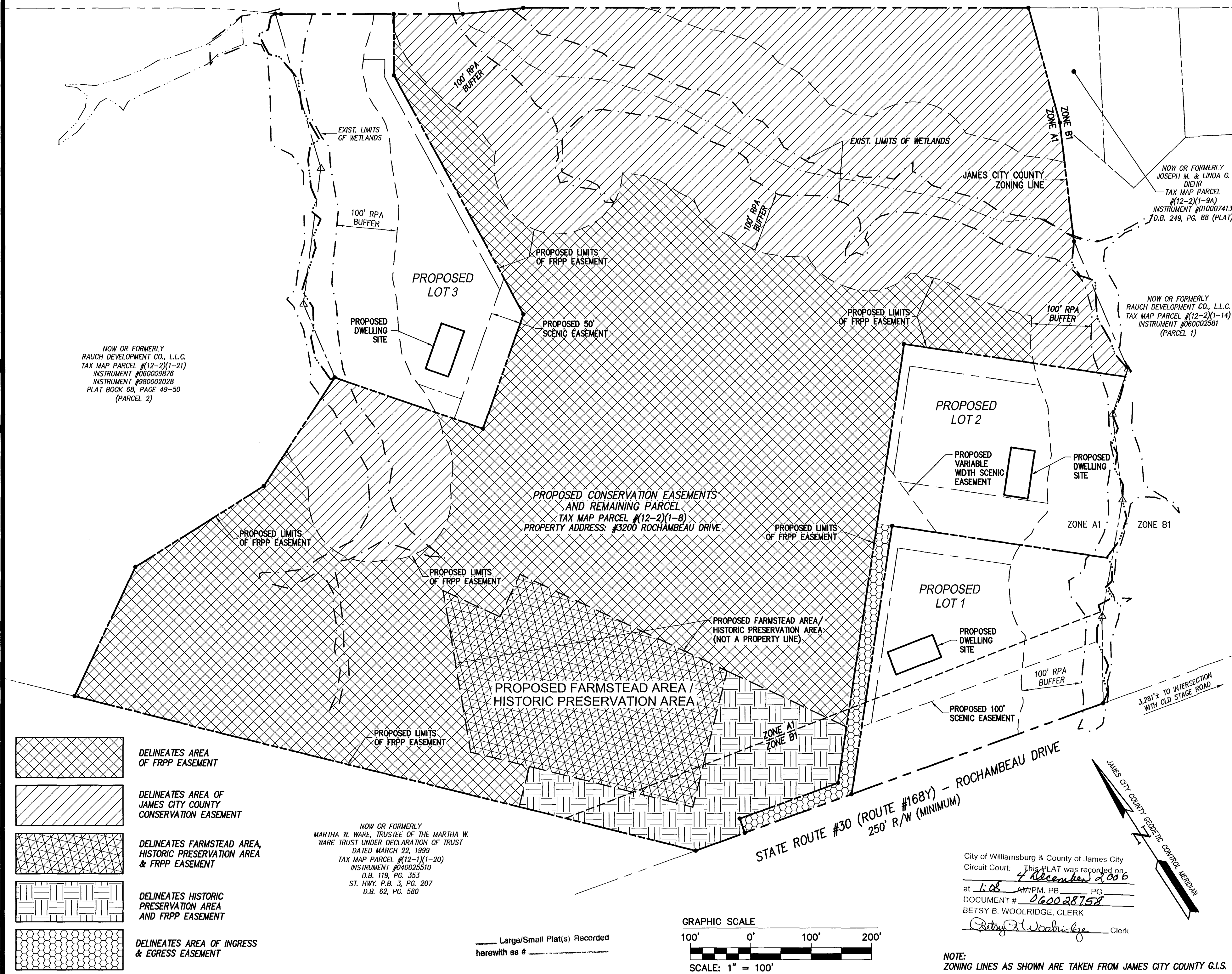
CONSULTING ENGINEERS  
WILLIAMSBURG • RICHMOND • GLOUCESTER  
5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040

PLAT OF SUBDIVISION	
OF PROPERTY STANDING IN THE NAME OF BERTRAND E. GEDDY, JR., TRUSTEE OF THE BERTRAND E. GEDDY, JR. LIVING TRUST	
Designed RWE	Drawn AWT
Scale 1"=100'	Date 4/3/06
Project No. 9699	
Drawing No. 2 of 3	
STONEHOUSE DISTRICT	JAMES CITY COUNTY VIRGINIA



STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W (FORMERLY STATE ROUTE #168)

#060028758



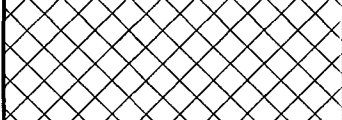



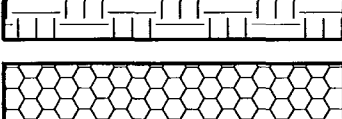
NOW OR FORMERLY  
RAUCH DEVELOPMENT CO., L.L.C.  
TAX MAP PARCEL #(12-2)(1-21)  
INSTRUMENT #060009876  
INSTRUMENT #980002028  
PLAT BOOK 68, PAGE 49-50  
(PARCEL 2)

NOW OR FORMERLY  
JOSEPH M. & LINDA G.  
DIEHR  
TAX MAP PARCEL  
#(12-2)(1-9A)  
INSTRUMENT #010007413  
D.B. 249, PG. 88 (PLAT)

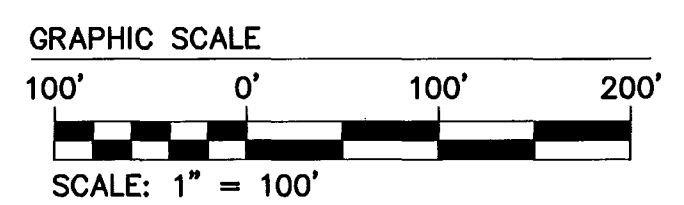
NOW OR FORMERLY  
RAUCH DEVELOPMENT CO., L.L.C.  
TAX MAP PARCEL #(12-2)(1-14)  
INSTRUMENT #060002581  
(PARCEL 1)

PROPOSED CONSERVATION EASEMENTS  
AND REMAINING PARCEL  
TAX MAP PARCEL #(12-2)(1-8)  
PROPERTY ADDRESS: #3200 ROCHAMBEAU DRIVE

NOW OR FORMERLY  
MARTHA W. WARE, TRUSTEE OF THE MARTHA W.  
WARE TRUST UNDER DECLARATION OF TRUST  
DATED MARCH 22, 1999  
TAX MAP PARCEL #(12-1)(1-20)  
INSTRUMENT #040025510  
D.B. 119, PG. 353  
ST. HWY. P.B. 3, PG. 207  
D.B. 62, PG. 580

-  DELINEATES AREA OF FRPP EASEMENT
-  DELINEATES AREA OF JAMES CITY COUNTY CONSERVATION EASEMENT
-  DELINEATES FARMSTEAD AREA, HISTORIC PRESERVATION AREA & FRPP EASEMENT
-  DELINEATES HISTORIC PRESERVATION AREA AND FRPP EASEMENT
-  DELINEATES AREA OF INGRESS & EGRESS EASEMENT

Large/Small Plat(s) Recorded  
herewith as # \_\_\_\_\_



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4 December 2006  
at 1:08 AM/PM, PG. \_\_\_\_\_  
DOCUMENT # 060028758  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

NOTE:  
ZONING LINES AS SHOWN ARE TAKEN FROM JAMES CITY COUNTY G.I.S.

No.	DATE	REVISION / COMMENT / NOTE	AWT	BY
1	9/13/06			



**ES**  
CONSULTING ENGINEERS  
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PLAT OF SUBDIVISION  
OF PROPERTY STANDING IN THE NAME OF  
BERTRAND E. GEDDY, JR., TRUSTEE  
OF THE BERTRAND E. GEDDY, JR. LIVING TRUST

DESIGNED: RWE  
DRAWN: AWT  
SCALE: 1"=100'  
DATE: 4/3/06

Project No. 9699  
Drawing No. 3 of 3

JAMES CITY COUNTY VIRGINIA  
STONEHOUSE DISTRICT