

090001613

CERTIFICATION OF SOURCE OF TITLE

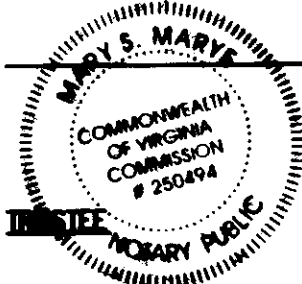
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID JOHNSON AND CINDY JOHNSON TO RAUCH DEVELOPMENT, L.L.C. BY DEED DATED AUGUST 2, 2005 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #050021664 AND BY HAZELWOOD-WAVERLY, L.L.C., A VIRGINIA LIMITED 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 C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.
David J. Bourgeois 12-18-08
 FOR RAUCH DEVELOPMENT CO., L.L.C. DATE
 BY THE VILLAGES AT WHITE HALL, LLC
 SIGNED BY HUNHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Henrico, I, Mary S. Marje
 A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 18th DAY OF December, 2008. MY COMMISSION EXPIRES 12-31-09.



Mary S. Marje
 NOTARY PUBLIC
 REGISTRATION NO.: 250494
 CB SERVICES CORP., A VIRGINIA CORPORATION
 BY: *David J. Bourgeois VP*
 NAME: DAVID J. BOURG
 TITLE: Vice President

STATE TEXAS
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF HOUSTON/HARRIS TO-WIT:

I, Sharon Kay Kiger, A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DO HEREBY CERTIFY THAT DAVID J. BOURG WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 17th DAY OF DEC, 2008 AS VP OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 17th DAY OF DEC, 2008, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9/20/2012

Sharon Kay Kiger
 NOTARY PUBLIC
 REGISTRATION NO.: 250494

LENDER
 RBC BANK (USA), A NORTH CAROLINA BANKING CORPORATION, AS AGENT FOR THE LENDERS
 BY: *David J. Bourgeois VP*
 NAME: DAVID J. BOURG
 TITLE: VICE PRESIDENT

STATE TEXAS
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF HOUSTON/HARRIS, TO-WIT:

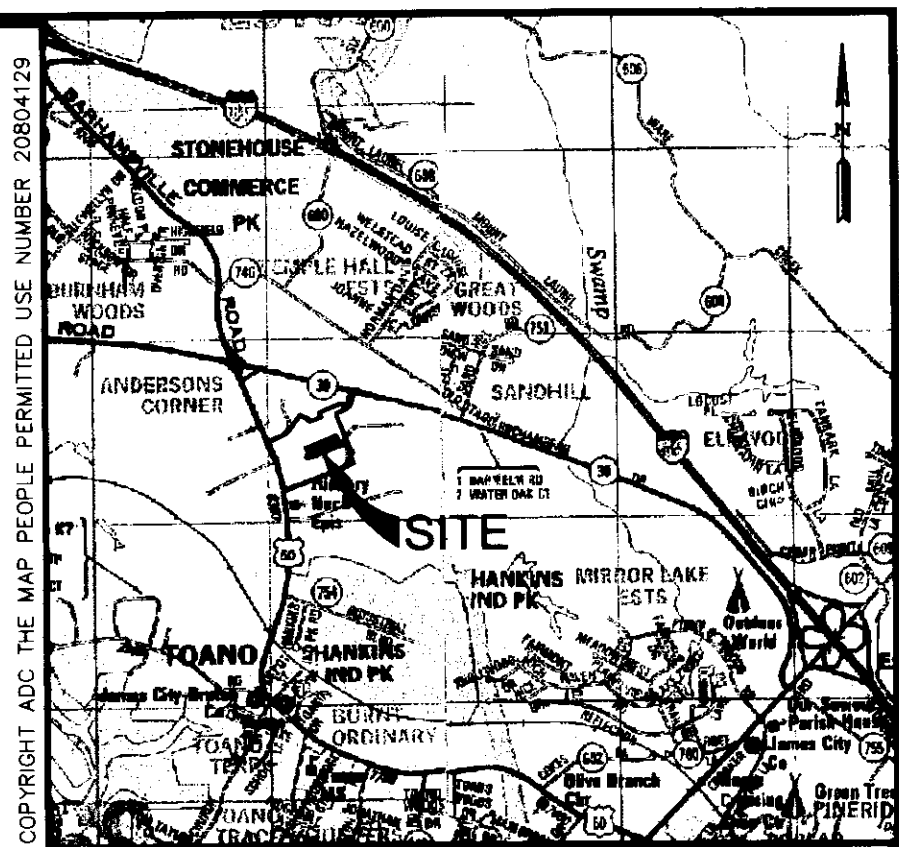
I, Sharon Kay Kiger, A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DOES HEREBY CERTIFY THAT DAVID J. BOURG WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 17th DAY OF DEC, 2008 AS VP OF RBC CENTURA BANK, A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 17th DAY OF DEC, 2008 ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9/20/2012.

Sharon Kay Kiger
 NOTARY PUBLIC
 REGISTRATION NO.: 250494

GENERAL NOTES

PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCEL NO. (12-2)(1-14A).

- PROPERTY ADDRESS: 3401 AND 3505 ROCHAMBEAU DRIVE AND 8350 RICHMOND ROAD.
- ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-05/SUP-18-05/MP-08-05, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS REVISED AUGUST 10, 2006.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- THIS PROPERTY IS IN FIRM ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0145C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- 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.
- IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- 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.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.



VICINITY MAP
 SCALE 1"=2000'

PREVIOUSLY RECORDED
 LOT TABULATION
 WHITE HALL SECTION 1A = 63 LOTS
 WHITE HALL SECTION 2A = 2 LOTS

REFERENCE: INSTRUMENT #050021664
 INSTRUMENT #060002581
 INSTRUMENT #060028700

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.

Thomas C. Sublett 11/11/08
 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.

Ellen Corth 1/18/09
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Bruce A. Williams 12/11/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

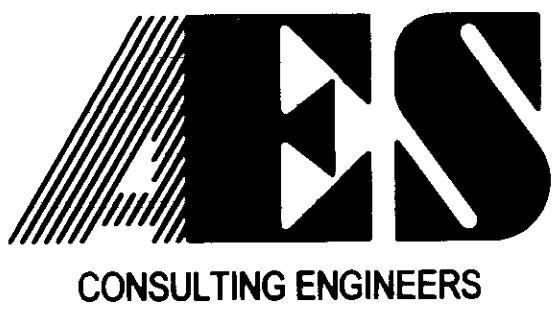
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF January 2009.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:17 PM
 INSTRUMENT # 090001613

TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK
Claudia H. Binkley, Dep. Clerk

AREA TABULATION - WHITE HALL SECTION 2, PHASE C LOTS 270-278 (9 LOTS)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	51,330 S.F.±	1.178 AC.±
AREA OF COMMON AREAS	7,843 S.F.±	0.180 AC.±
TOTAL AREA SUBDIVIDED	59,173 S.F.±	1.358 AC.±
AVERAGE LOT SIZE	6,575 S.F.±	0.150 AC.±
SMALLEST LOT (LOT 278)	5,141 S.F.±	0.118 AC.±
LARGEST LOT (LOT 272, 273)	6,600 S.F.±	0.152 AC.±
GROSS LOTS PER ACRE IN SECTION 2, PHASE C	6.63	

2 Large/Small Plats: Recorded herewith as # 090001613

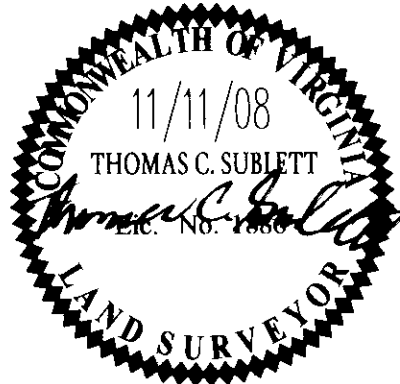


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WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION OF REMAINDER 1
WHITE HALL
 SECTION 2, PHASE C
 OWNER: RAUCH DEVELOPMENT CO., L.L.C.
 JCC CASE NO. S-0057-2008

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVISION BY
1	12/08/08	REVISED PER JCC COMMENTS & SECTION 2 RECORDATION	ABS	TCS

Designed	Drawn
TCS	MWP
Scale	Date
N/A	11/11/08
Project No.	
9048-11	
Drawing No.	
1 of 2	