

090010106

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 D, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David J. Schwartz 3/17/09
DATE

FOR RAUCH DEVELOPMENT CO., L.L.C.
BY THE VILLAGES AT WHITE HALL, L.L.C.
SIGNED BY HUNHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico, Laura C. Gadsby

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 SEVENTEENTH DAY OF MARCH, 2009. MY COMMISSION EXPIRES 6-30-2011

Laura C. Gadsby
NOTARY PUBLIC
REGISTRATION NO.: 272615

TRUSTEE

CB SERVICES CORP., A VIRGINIA CORPORATION
BY: David J. Bourg
NAME: David J. Bourg
TITLE: Vice President

COMMONWEALTH OF VIRGINIA TEXAS

CITY/COUNTY OF Harris, TO-WIT:

Traniece Peterson, 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 16th DAY OF March, 2009 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 16th DAY OF March, 2009, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

Traniece Peterson
NOTARY PUBLIC
REGISTRATION NO.: 01217078-6

LENDER

RBC BANK (USA), A NORTH CAROLINA BANKING CORPORATION, AS AGENT FOR THE LENDERS
BY: David J. Bourg
NAME: David J. Bourg
TITLE: Vice President

COMMONWEALTH OF VIRGINIA TEXAS

CITY/COUNTY OF Harris, TO-WIT:

Traniece Peterson, 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 16th DAY OF March, 2009 AS Vice President OF RBC CENTURA BANK, A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 16th DAY OF March, 2009, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

Traniece Peterson
NOTARY PUBLIC
REGISTRATION NO.: 01217078-6

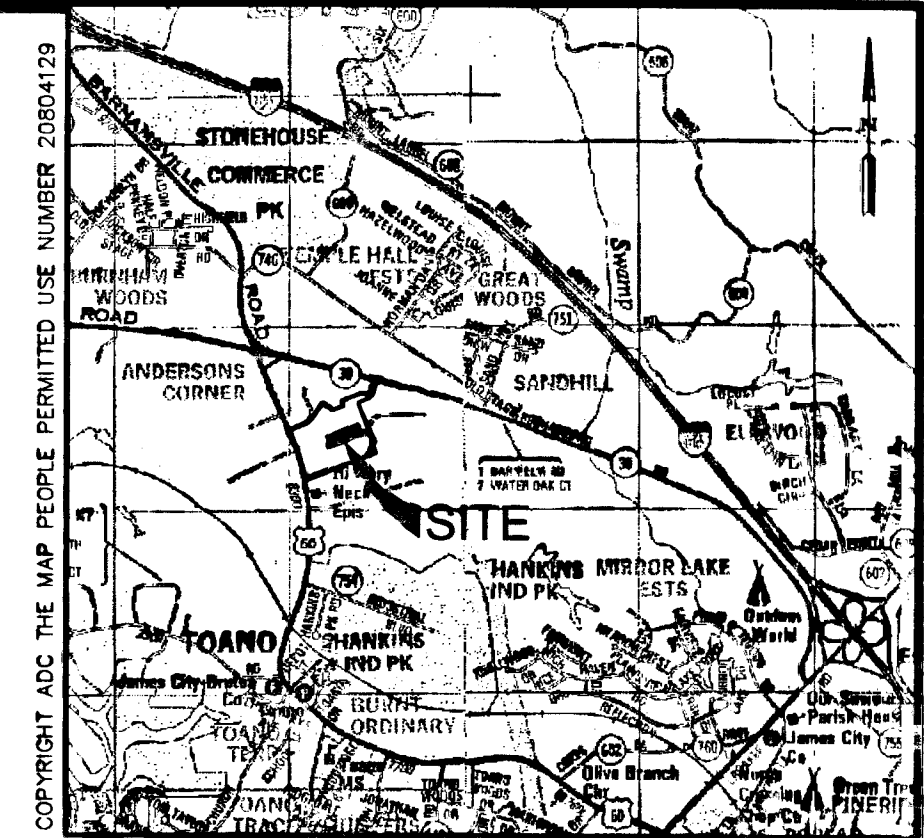
GENERAL NOTES

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
WHITE HALL SECTION 2B = 28 LOTS
WHITE HALL SECTION 2C = 9 LOTS

REFERENCE: INSTRUMENT #050021664
INSTRUMENT #060002581
INSTRUMENT #080028700

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 1/15/09
THOMAS C. SUBLETT, L.S. #01886 DATE

CERTIFICATE OF APPROVAL

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

Ellen Cook 4/9/09
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

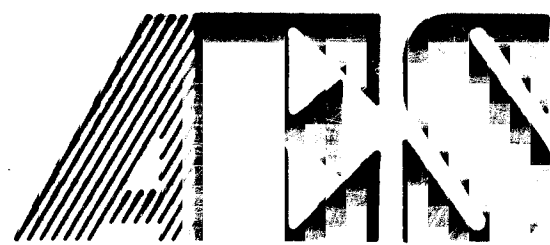
Betsy B. Woolridge 3/4/09
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF April, 2009.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 9:11 AM/PM.
INSTRUMENT # 090010106

TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK

AREA TABULATION - WHITE HALL
SECTION 2, PHASE D
LOTS 152-166 (15 LOTS)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	98,935 S.F.±	2.271 AC.±
AREA OF COMMON AREAS	2,463 S.F.±	0.057 AC.±
AREA OF REMAINDER REMAINING (REMAINDER 3A)	73,509 S.F.±	1.688 AC.±
TOTAL AREA SUBDIVDED	174,907 S.F.±	4.015 AC.±
AVERAGE LOT SIZE	6,593 S.F.±	0.157 AC.±
SMALLEST LOT (LOTS 159-165)	6,000 S.F.±	0.138 AC.±
LARGEST LOT (LOT 156)	9,135 S.F.±	0.210 AC.±
GROSS LOTS PER ACRE IN SECTION 2, PHASE D		3.99

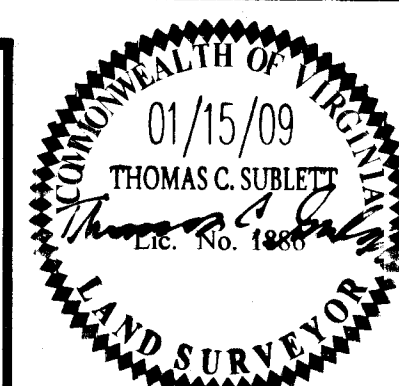


5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION OF A
PORTION OF REMAINDER 3
WHITE HALL
SECTION 2, PHASE D
OWNER: RAUCH DEVELOPMENT CO., L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
		2 Large Small Plat(s) Recorded Permit # 090010106		

Designed	Drawn
TCS	MWP
Scale	Date
N/A	01/15/09
Project No.	
9048-11	
Drawing No.	
1 of 2	