

090018455

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED 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, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060002581.

OWNER'S CERTIFICATE

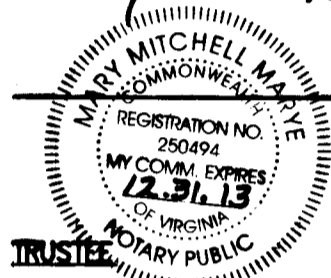
THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED WHITE HALL SECTION 2, PHASE D, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Samuel Schmitt 5-29-09
 FOR RAUCH DEVELOPMENT CO., L.L.C. DATE
 BY THE VILLAGES AT WHITE HALL, LLC
 SIGNED BY HHHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico, I, Mary Mitchell Marge
 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 29th DAY OF May, 2009. MY COMMISSION EXPIRES 12.31.13

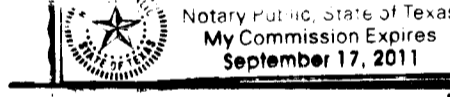


Mary Mitchell Marge
 NOTARY PUBLIC
 REGISTRATION NO.: 250494

BY: David J Bourc VP
 NAME: DAVID J BOURC
 TITLE: Vice President

COMMONWEALTH OF VIRGINIA TEXAS
 CITY/COUNTY OF Harris, TO-WIT:

I, Traniece Peterson A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DO HEREBY CERTIFY THAT David J Bourc WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 28 DAY OF May, 2009 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 28 DAY OF May, 2009, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011



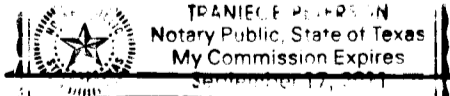
Traniece Peterson
 NOTARY PUBLIC
 REGISTRATION NO.: 01217078-6

LENDER: RBC BANK (USA), A NORTH CAROLINA BANKING CORPORATION, AS AGENT FOR THE LENDERS

BY: David J Bourc VP
 NAME: David J Bourc
 TITLE: Vice President

COMMONWEALTH OF VIRGINIA TEXAS
 CITY/COUNTY OF Harris, TO-WIT:

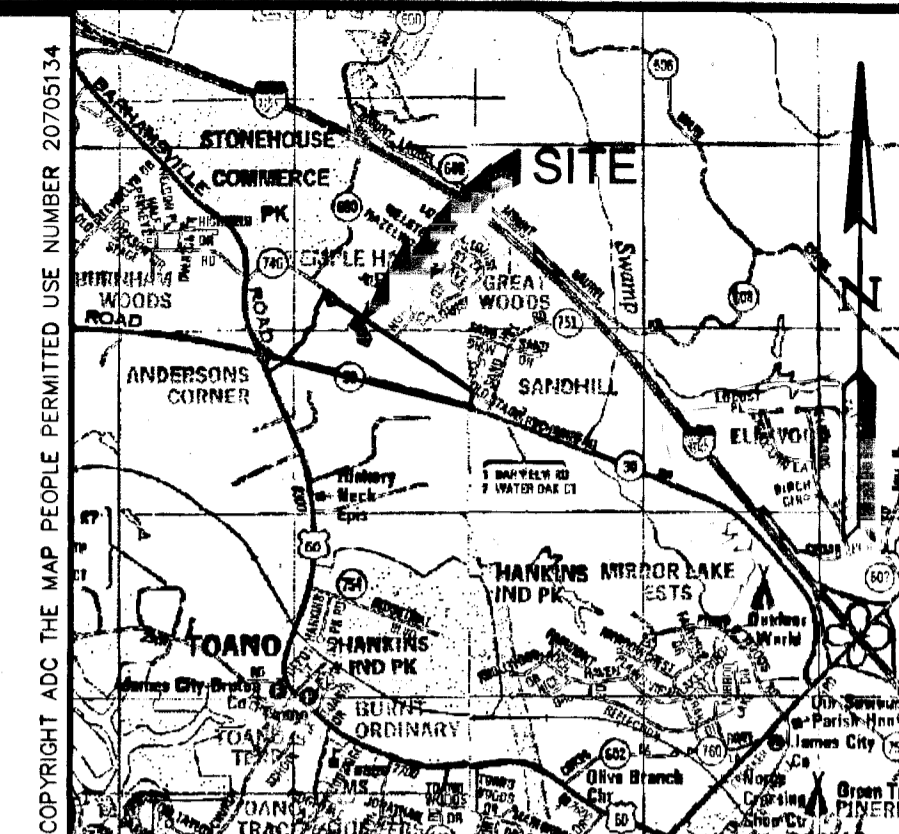
I, Traniece Peterson A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DOES HEREBY CERTIFY THAT David J Bourc WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 28 DAY OF May, 2009 AS Vice President OF RBC CENTURA BANK, A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 28 DAY OF May, 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)(1-14B).
- PROPERTY ADDRESS: 3400 ROCHAMBEAU DRIVE.
- ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-05/SUP-18-05/MP-08-03, 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.
- AREAS ARE COMPUTED TO THE PROPERTY LINE, AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- CONSERVATION EASEMENTS DEDICATED TO JAMES CITY COUNTY SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 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.
- ALL ROADS, EXCEPT THOSE LABELED AS PRIVATE, SHALL BE DEDICATED FOR PUBLIC USE.
- SP-0143-2008 IS THE SITE PLAN ASSOCIATED WITH THIS PLAT.
- SUBDIVISION PLAT APPLICATION NUMBER: JCC-S-0024-2009.



VICINITY MAP
 SCALE 1"=2000'

PREVIOUSLY RECORDED LOT TABULATION

WHITE HALL SECTION 1A = 63 LOTS - INST. # 080007858
 WHITE HALL SECTION 2A = 2 LOTS - INST. # 080028700
 WHITE HALL SECTION 2C = 9 LOTS - INST. # 090001613
 WHITE HALL SECTION 2D = 15 LOTS - INST. # 090010106

REFERENCE: INSTRUMENT #050021664
 INSTRUMENT #060002581

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 4/30/09
 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.

Carroll M. DeLoach 6-23-09
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

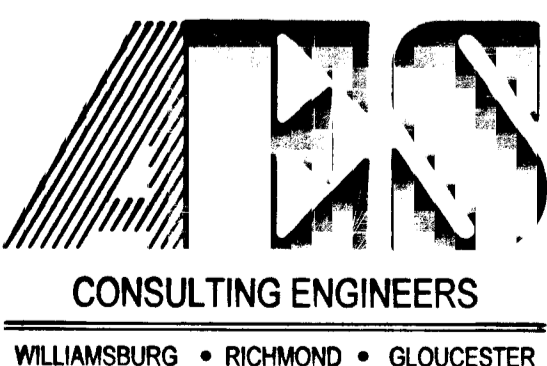
Bruce A. W. 5/21/09
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF June, 2009.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 9:44 AM/PM
 INSTRUMENT # 090018455

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By: Thomas C. Sublett

**AREA TABULATION - WHITE HALL SECTION 1, PHASE B
 LOTS 19-27 (09 LOTS)**

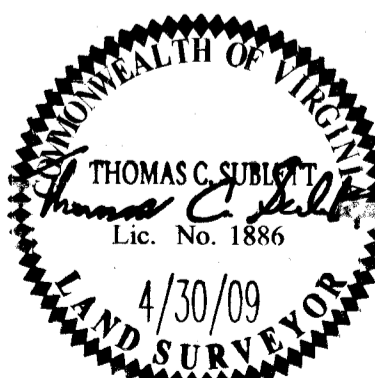
	SQUARE FEET	ACRES
ORIGINAL AREA OF COMMON AREA 1 (CA-1)	796,771 S.F.	18.29 AC.±
AREA OF RESIDENTIAL LOTS	33,567 S.F.	0.77 AC.±
AREA OF NEW COMMON AREA (CA-2)	689 S.F.	0.02 AC.±
TOTAL AREA SUBDIVIDED (CA-2, SECTION 1 PHASE B WHITEHALL)	34,256 S.F.	0.79 AC.±
TOTAL AREA RESIDUAL COMMON AREA 1 (CA-1)	762,515 S.F.	17.50 AC.±
AVERAGE LOT SIZE	3,730 S.F.	0.09 AC.±
SMALLEST LOT (LOTS 20)	3,087 S.F.	0.07 AC.±
LARGEST LOT (LOT 27)	4,219 S.F.	0.10 AC.±
GROSS LOTS PER ACRE IN SECTION 1, PHASE B		11.4



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

PLAT OF SUBDIVISION OF PARCEL CA-1
WHITE HALL
 SECTION 1, PHASE B
 DEVELOPER: HHHUNT COMMUNITIES

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

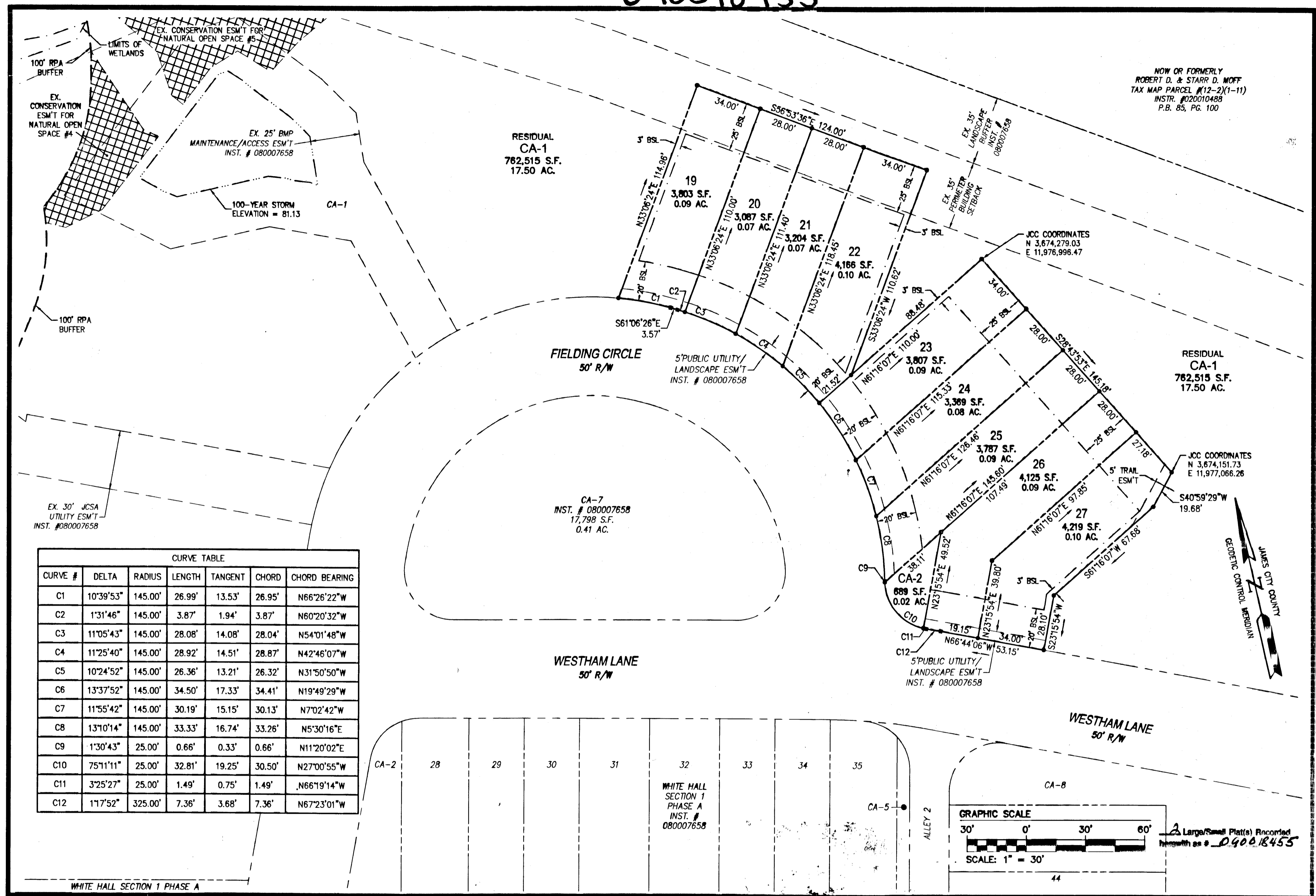


No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
1	5/21/09	REVISED PER COUNTY COMMENTS	MWP	TCS

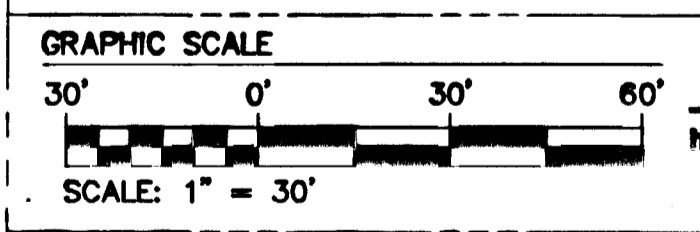
Designed	Drawn
AES	MWP
Scale	Date
N/A	04/30/09
Project No.	
9048-10	
Drawing No.	
1 of 2	

090018455

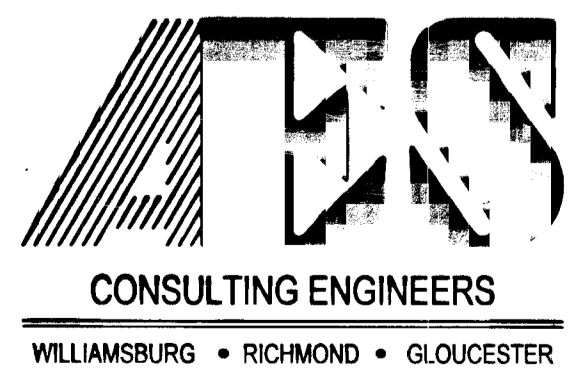
NOW OR FORMERLY
ROBERT D. & STARR D. MOFF
TAX MAP PARCEL #12-2(1-11)
INSTR. #020010488
P.B. 85, PG. 100



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°39'53"	145.00'	26.99'	13.53'	26.95'	N66°26'22"W
C2	1°31'46"	145.00'	3.87'	1.94'	3.87'	N60°20'32"W
C3	11°05'43"	145.00'	28.08'	14.08'	28.04'	N54°01'48"W
C4	11°25'40"	145.00'	28.92'	14.51'	28.87'	N42°46'07"W
C5	10°24'52"	145.00'	26.36'	13.21'	26.32'	N31°50'50"W
C6	13°37'52"	145.00'	34.50'	17.33'	34.41'	N19°49'29"W
C7	11°55'42"	145.00'	30.19'	15.15'	30.13'	N7°02'42"W
C8	13°10'14"	145.00'	33.33'	16.74'	33.26'	N5°30'16"E
C9	1°30'43"	25.00'	0.66'	0.33'	0.66'	N11°20'02"E
C10	75°11'11"	25.00'	32.81'	19.25'	30.50'	N27°00'55"W
C11	3°25'27"	25.00'	1.49'	0.75'	1.49'	N66°19'14"W
C12	11°7'52"	325.00'	7.36'	3.68'	7.36'	N67°23'01"W



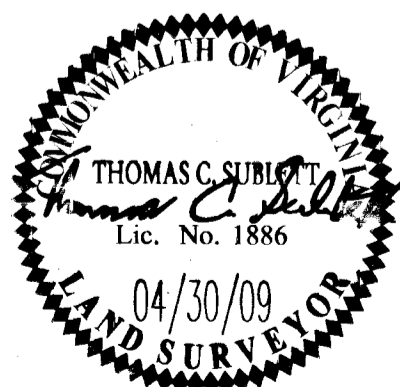
A Large/Small Plat(s) Recorded
with # 090018455



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

PLAT OF SUBDIVISION OF PARCEL CA-1
WHITE HALL
SECTION 1, PHASE B
DEVELOPER: HHHUNT COMMUNITIES

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 29 June 2009 at 9:44 AM/PM-PB PG DOCUMENT # 090018455 BETSY B. WOOLRIDGE, CLERK <i>Betsy B. Woolridge</i> Clerk			
1	5/21/09	REVISOR PER COUNTY COMMENTS	MWP TCS
No.	DATE	REVISION / COMMENT / NOTE	REVISOR BY

Designed AES	Drawn MWP
Scale 1"=30'	Date 04/30/09
Project No. 9048-10	
Drawing No. 2 of 2	