

100023820

**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.

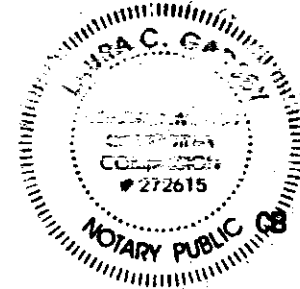
**OWNER'S CERTIFICATE**

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

David Johnson 1.21.2010  
 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, 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 21<sup>ST</sup> DAY OF JANUARY, 2010. MY COMMISSION EXPIRES 06/30/2011.



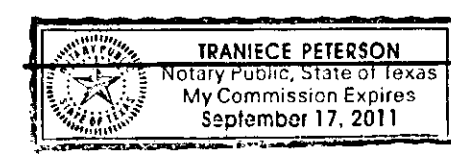
Laura C. Gadsby  
 NOTARY PUBLIC Notary Registration Number 272615  
 REGISTRATION NO.:

**TRUSTEE**

CB SERVICES CORP., A VIRGINIA CORPORATION  
 BY: Barbara Pestinger  
 NAME: Barbara Pestinger  
 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 Barbara Pestinger WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 13<sup>th</sup> DAY OF January, 2010 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 13<sup>th</sup> DAY OF January, 2010, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 09-17-2011



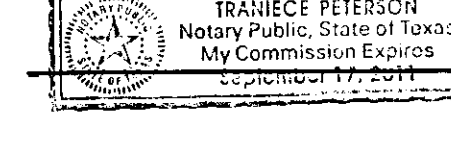
Traniece Peterson  
 NOTARY PUBLIC  
 REGISTRATION NO.: 01217078-6

**LENDER**

RBC BANK (USA), A NORTH CAROLINA BANKING CORPORATION, AS AGENT FOR THE LENDERS  
 BY: Barbara Pestinger  
 NAME: Barbara Pestinger  
 TITLE: Vice President

**COMMONWEALTH OF VIRGINIA TEXAS**

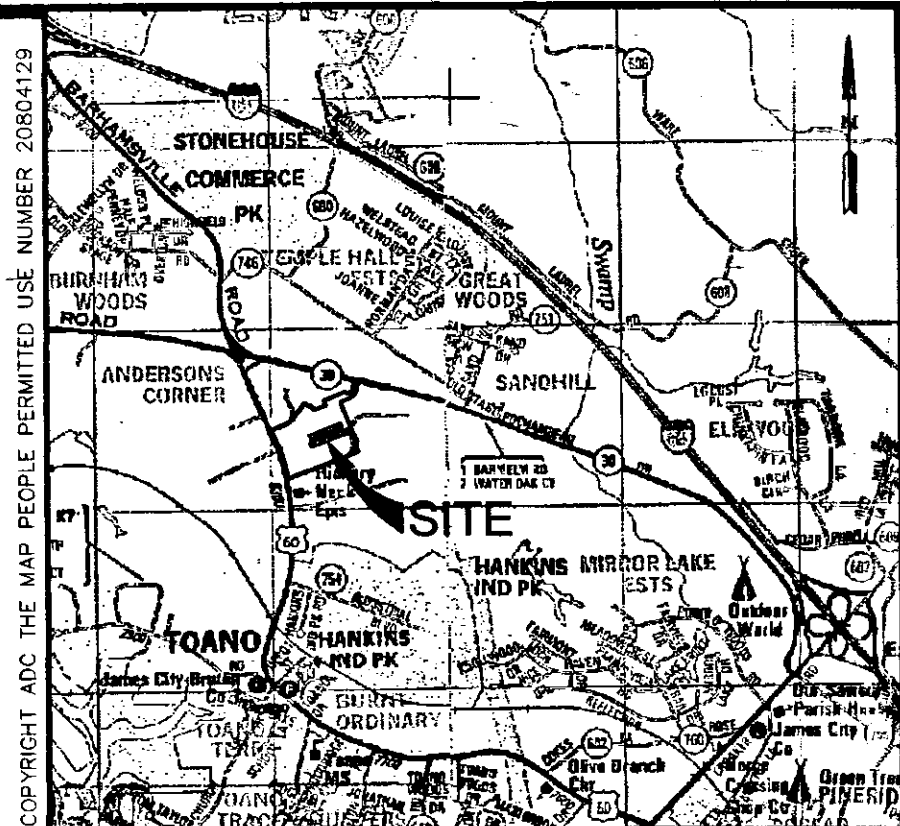
CITY/COUNTY OF HARRIS, TO-WIT:  
 I, Traniece Peterson, A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DOES HEREBY CERTIFY THAT Barbara Pestinger WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 13<sup>th</sup> DAY OF January, 2010 AS Vice President OF RBC CENTURA BANK, A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 13<sup>th</sup> DAY OF January, 2010, 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 PARCELS NO. (12-2)(1-14A).
- PROPERTY ADDRESS: 3401 ROCHAMBEAU DRIVE
- 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 1B = 9 LOTS  
 WHITE HALL SECTION 2A = 2 LOTS  
 WHITE HALL SECTION 2C = 9 LOTS  
 WHITE HALL SECTION 2D = 15 LOTS

REFERENCE: INSTRUMENT #050021664  
 INSTRUMENT #090018455  
 INSTRUMENT #060002581  
 INSTRUMENT #080028700  
 INSTRUMENT #090010106

**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 12/16/09  
 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.

Christina A. ... 11/2/10  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

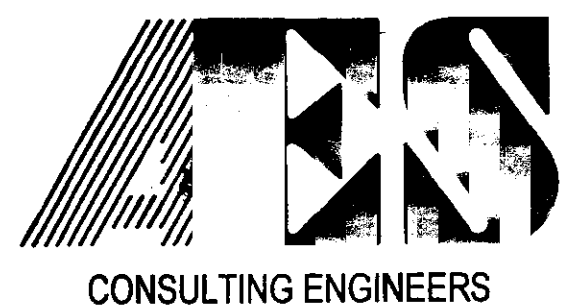
Bruce A. W... 1/4/10  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF Nov., 2010.  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:01 AM/PM  
 INSTRUMENT # 100023820

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

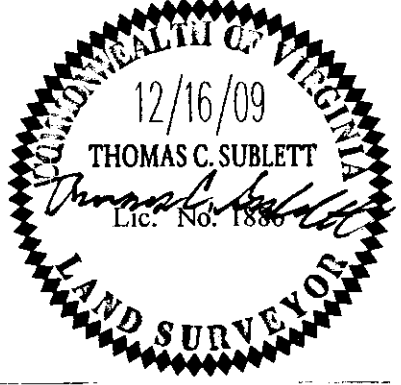
**AREA TABULATION - WHITE HALL SECTION 2, PHASE B LOTS 217-221, 223, 225-228 (10 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	66,153 S.F.±	1.518 AC.±
AREA OF NEW REMAINDER 5	46,637 S.F.±	1.071 AC.±
AREA OF NEW REMAINDER 7	59,247 S.F.±	1.380 AC.±
TOTAL AREA SUBDIVIDED	172,037 S.F.±	3.949 AC.±
AVERAGE LOT SIZE	6,617 S.F.±	0.152 AC.±
SMALLEST LOTS (LOTS 217-221, 225-228)	6,600 S.F.±	0.152 AC.±
LARGEST LOT (LOT 223)	6,753 S.F.±	0.155 AC.±
GROSS LOTS PER ACRE IN SECTION 2, PHASE B	2.53	2 Large/Small-Plat(s) Recorded herewith as # 100023820



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

PLAT OF SUBDIVISION OF  
 REMAINDER 12 AND A PORTION OF  
 REMAINDERS 5 & 7  
 WHITE HALL  
 SECTION 2, PHASE B  
 OWNER: RAUCH DEVELOPMENT CO., L.L.C.  
 JCC CASE NO. S-0055-2008  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

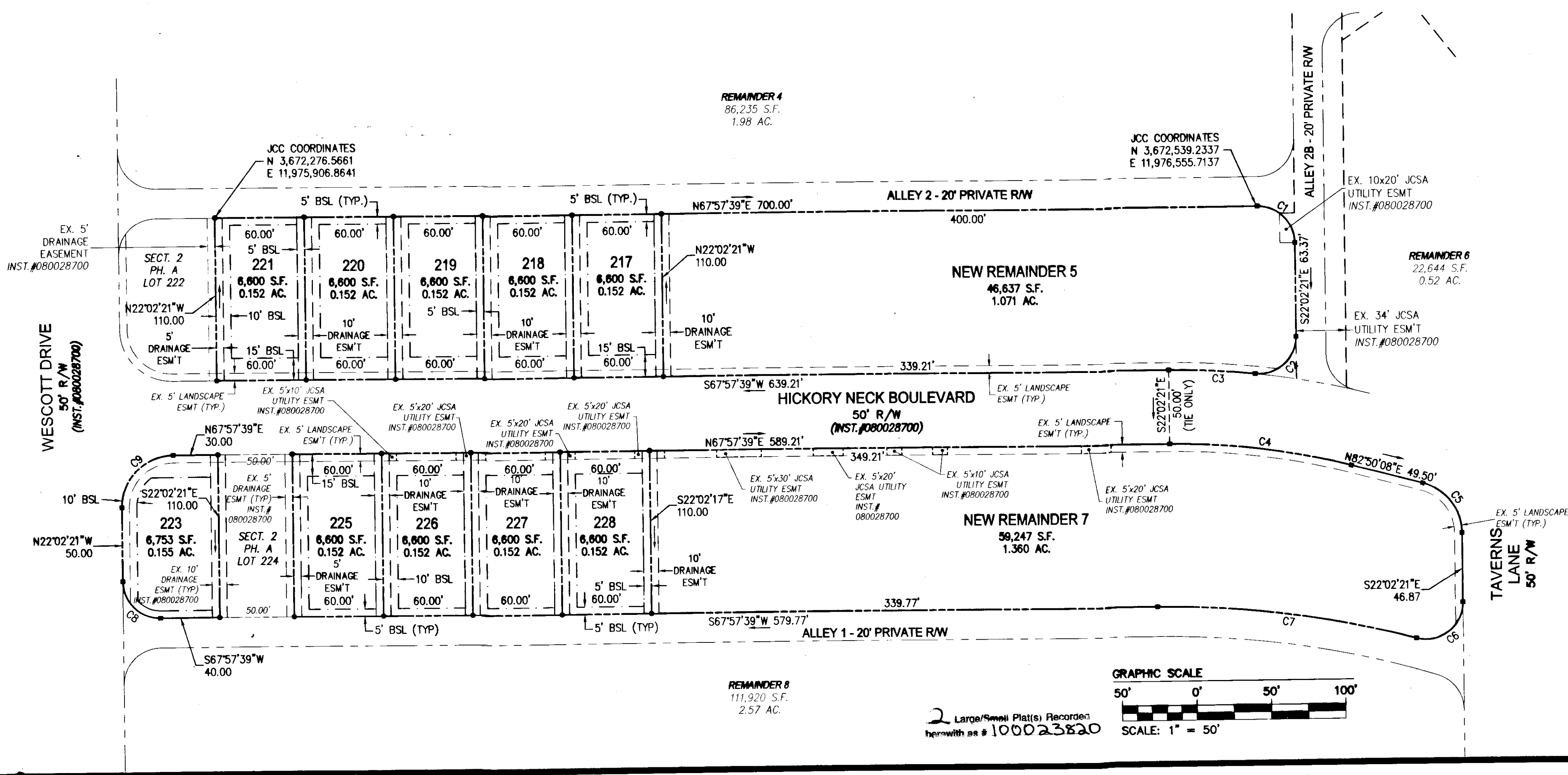
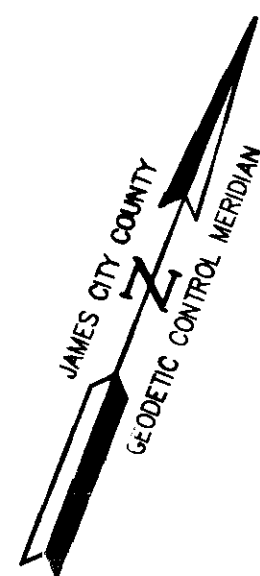


No.	DATE	REVISION / COMMENT / NOTE	REVISOR	REVIEWED BY

Designed TCS	Drawn JFS
Scale N/A	Date 12/16/09
Project No. 9048-11	
Drawing No. 1 of 2	

100023820

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	S67°02'21"E
C2	96°20'45"	25.00'	42.04'	27.93'	37.26'	S26°08'02"W
C3	6°20'45"	525.00'	58.15'	29.10'	58.12'	S71°08'02"W
C4	14°52'29"	475.00'	123.32'	62.01'	122.97'	N75°23'54"E
C5	75°07'31"	35.00'	45.89'	26.92'	42.67'	S59°36'06"E
C6	105°22'09"	25.00'	45.98'	32.80'	39.77'	S30°38'44"W
C7	15°22'09"	655.00'	175.70'	88.38'	175.17'	S75°38'44"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	N67°02'21"W
C9	90°00'00"	35.00'	54.98'	35.00'	49.50'	N22°57'39"E



CONSULTING ENGINEERS

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

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Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION OF  
REMAINDER 12 AND A PORTION OF  
REMAINDERS 5 & 7  
WHITE HALL  
SECTION 2, PHASE B  
OWNER: RAUCH DEVELOPMENT CO., L.L.C.  
JCC CASE NO. S-0055-2008  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA**



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 2:01 PM, PG. 11-3-2010  
DOCUMENT # 100023820  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

Designed TCS	Drawn JF3
Scale 1"=50'	Date 12/16/09
Project No. 9048-11	
Drawing No. 2 of 2	