

100024410

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

David J. Boueg 10/15/10
 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, Mary Mitchell Mays
 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 15th DAY OF October, 2010. MY COMMISSION EXPIRES 12.31.2013.

Mary Mitchell Mays
 NOTARY PUBLIC
 REGISTRATION NO.: 250494

TRUSTEE CB SERVICES CORP., A VIRGINIA CORPORATION
 BY: *David J. Boueg VP*
 NAME: DAVID J. BOUEG
 TITLE: VICE PRESIDENT

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

Traniece Peterson STATE OF TEXAS
 A NOTARY PUBLIC IN AND FOR COMMONWEALTH OF TEXAS, DO HEREBY CERTIFY THAT David J. Boueg WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 14th DAY OF October, 2010 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 14th DAY OF October, 2010, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

Traniece Peterson
 NOTARY PUBLIC
 My Commission Expires September 17, 2011
 REGISTRATION NO.: 0127078-6

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

BY: *David J. Boueg VP*
 NAME: DAVID J. BOUEG
 TITLE: VICE PRESIDENT

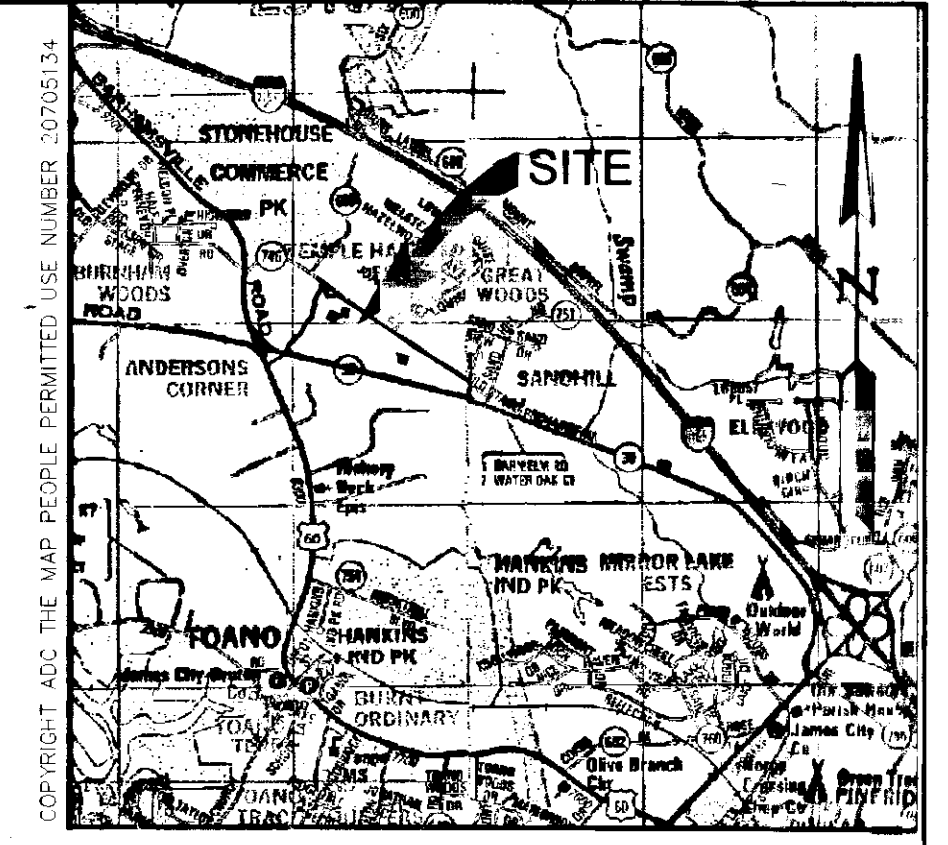
STATE TEXAS
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Harris, TO-WIT:

Traniece Peterson State of Texas
 A NOTARY PUBLIC IN AND FOR COMMONWEALTH OF TEXAS, DOES HEREBY CERTIFY THAT David J. Boueg WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 14th DAY OF October, 2010 AS Vice President OF RBC BANK (USA), A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 14th DAY OF October, 2010, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

Traniece Peterson
 NOTARY PUBLIC
 My Commission Expires September 17, 2011
 REGISTRATION NO.: 0127078-6

GENERAL NOTES

- PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCEL NO. (12-2)(1-148).
- PROPERTY ADDRESS: 3400 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 COMMON VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.
- AREAS FOR CA-1 ARE COMPUTED TO THE SURVEY TIE LINES.
- 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-0143-2006 IS THE SITE PLAN ASSOCIATED WITH THIS PLAT.
- SUBDIVISION PLAT APPLICATION NUMBER: S-0043-2010.



VICINITY MAP
 SCALE 1"=2000'

PREVIOUSLY RECORDED LOT TABULATION

WHITE HALL SECTION 1A	= 63 LOTS - INST. # 080007858
WHITE HALL SECTION 1B	= 9 LOTS - INST. # 090018455
WHITE HALL SECTION 2A	= 2 LOTS - INST. # 080028700
WHITE HALL SECTION 2C	= 9 LOTS - INST. # 090001813
WHITE HALL SECTION 2D	= 15 LOTS - INST. # 090010106
WHITE HALL SECTION 2E	= 10 LOTS - INST. # 100001314
WHITE HALL SECTION 2F	= 6 LOTS - INST. # 100019382

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 9/13/10
 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 J. Jones 11/10/10
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Bryan A. W. 10/17/10
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF Nov, 2010.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:02 AM/PM
 INSTRUMENT # 100024410

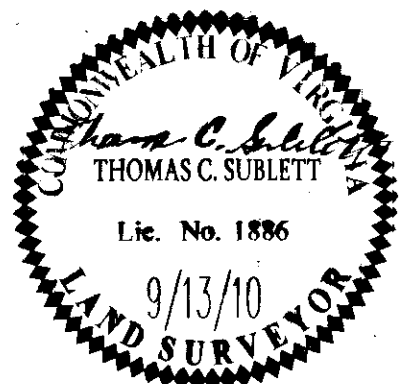
TESTE: *Betsy B. Woolridge*
 BETSY B. WOOLRIDGE, CLERK
 By *Claudia H. Birkholz*, Dep. Clerk

**AREA TABULATION - WHITE HALL SECTION 1, PHASE C
 LOTS 13-18 AND 98-102 (11 LOTS)**

	SQUARE FEET	ACRES
ORIGINAL AREA OF COMMON AREA 1 (CA-1)	762,515 S.F.	17.505 AC.±
AREA OF RESIDENTIAL LOTS	36,000 S.F.	0.826 AC.±
TOTAL RESIDUAL COMMON AREA 1 (CA-1)	726,515 S.F.	16.679 AC.±
AVERAGE LOT SIZE	3,273 S.F.	0.07 AC.±
SMALLEST LOT (LOT 101)	1,930 S.F.	0.04 AC.±
LARGEST LOT (LOT 15)	5,205 S.F.	0.12 AC.±
GROSS LOTS PER ACRE	13.3	

2 Large/Small Plat(s) Recorded herewith as # 100024410.

Rev.	Date	Description	Revised By
1	10/10/10	REVISED PER COUNTY COMMENTS DATED OCTOBER 4, 2010	JFB

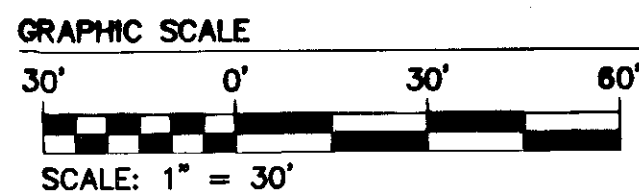
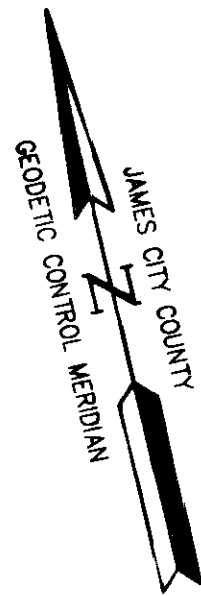
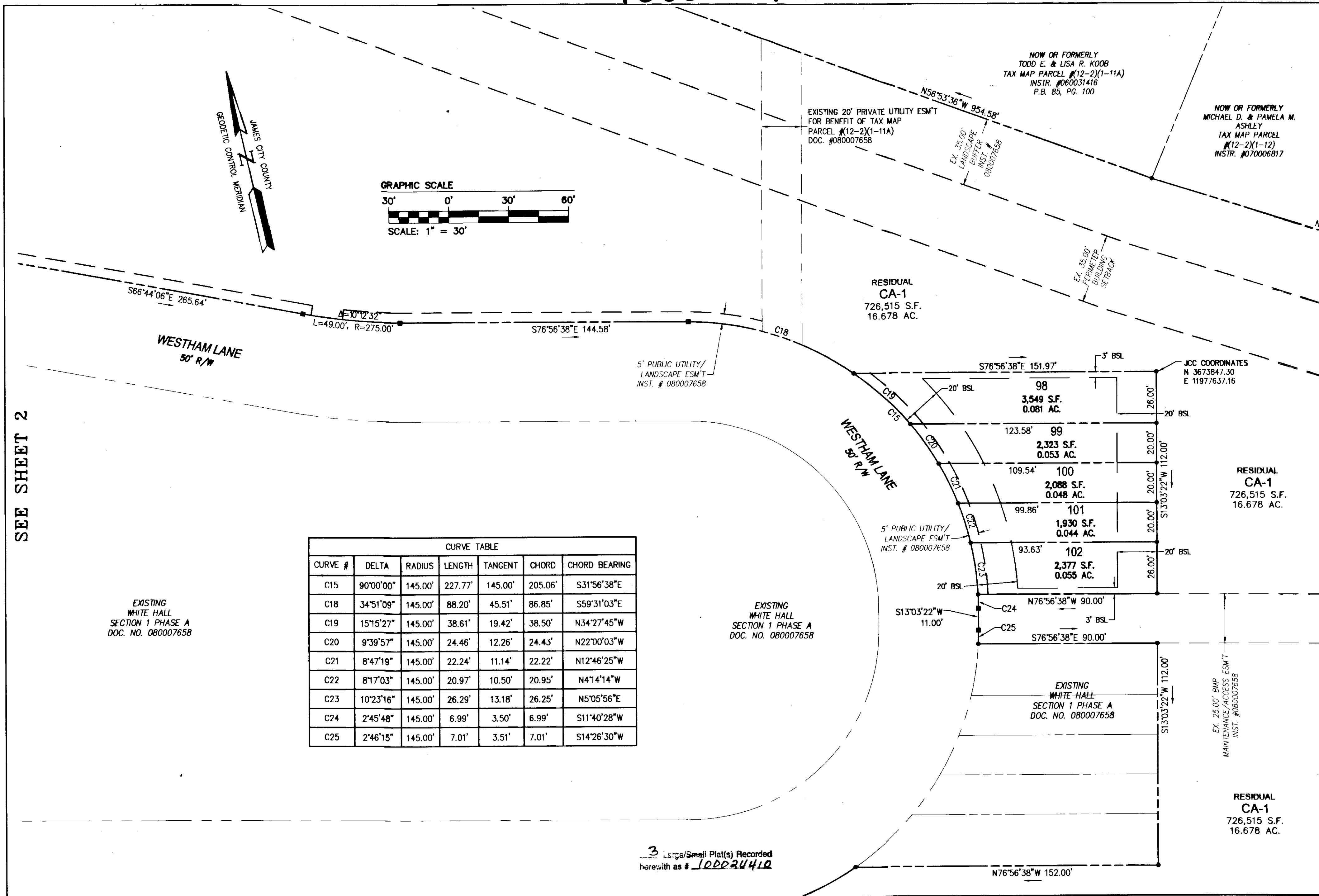


AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
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 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

**PLAT OF SUBDIVISION OF PARCEL CA-1
 WHITE HALL
 SECTION 1, PHASE C
 LOTS 13-18 AND 98-102
 DEVELOPER: HHHUNT COMMUNITIES**
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFB
 Project Number: 9048-10
 Scale: 1"=30'
 Date: 9/13/10
 Sheet Number: 1 OF 3

100024410



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	90°00'00"	145.00'	227.77'	145.00'	205.06'	S31°56'38"E
C18	34°51'09"	145.00'	88.20'	45.51'	86.85'	S59°31'03"E
C19	15°15'27"	145.00'	38.61'	19.42'	38.50'	N34°27'45"W
C20	9°39'57"	145.00'	24.46'	12.26'	24.43'	N22°00'03"W
C21	8°47'19"	145.00'	22.24'	11.14'	22.22'	N12°46'25"W
C22	8°17'03"	145.00'	20.97'	10.50'	20.95'	N4°14'14"W
C23	10°23'16"	145.00'	26.29'	13.18'	26.25'	N5°05'56"E
C24	2°45'48"	145.00'	6.99'	3.50'	6.99'	S11°40'28"W
C25	2°46'15"	145.00'	7.01'	3.51'	7.01'	S14°26'30"W

SEE SHEET 2

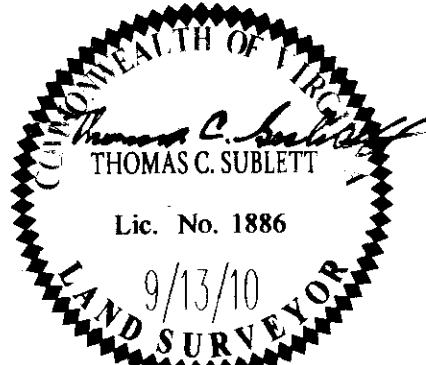
EXISTING WHITE HALL SECTION 1 PHASE A DOC. NO. 080007658

EXISTING WHITE HALL SECTION 1 PHASE A DOC. NO. 080007658

3 Large/Small Plat(s) Recorded herewith as # 100024410

1	10/4/10	REVISED PER COUNTY COMMENTS DATED OCTOBER 1, 2010	JFS
Rev	Date	Description	Revised By

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12 Nov. 2010 at 9:02 AM/PM: PB PG DOCUMENT # 100024410 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge Clerk



AEVA
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION OF PARCEL CA-1
WHITE HALL
SECTION 1, PHASE C
LOTS 13-18 AND 98-102
DEVELOPER: HHHUNT COMMUNITIES
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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