

110006804

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

Signature: [Signature] 2-18-11 DATE
FOR RAUCH DEVELOPMENT CO., L.L.C. BY THE VILLAGES AT WHITE HALL, LLC SIGNED BY HHHUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Henrico, Notary Public: Mary Mitchell Manje
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 February, 2011. MY COMMISSION EXPIRES 12-31-2013.

Signature: Mary Mitchell Manje NOTARY PUBLIC REGISTRATION NO.: 250494
BY: David J. Bourg VP 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 17th DAY OF February, 2011 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 17th DAY OF February, 2011, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

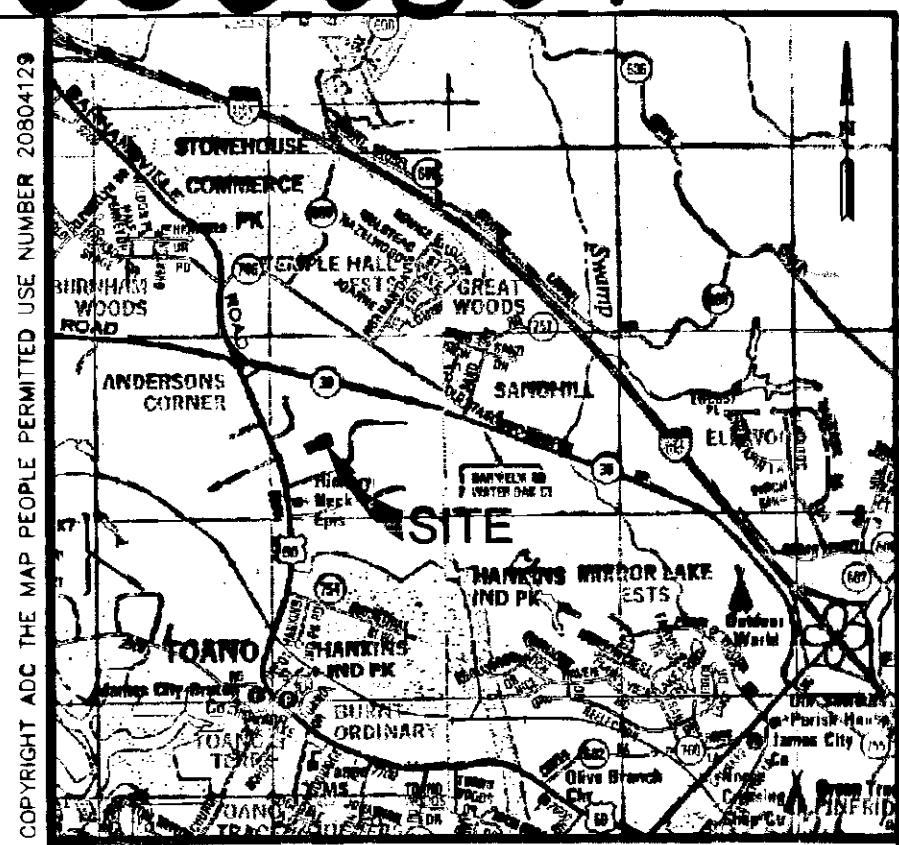
Signature: Traniece Peterson NOTARY PUBLIC REGISTRATION NO.: 01217078-6
LENDER: RBC BANK (USA), A NORTH CAROLINA BANKING CORPORATION, AS AGENT FOR THE LENDERS
BY: David J. Bourg VP NAME: DAVID J. BOURG TITLE: Vice President

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 17th DAY OF February, 2011 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 17th DAY OF February, 2011, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2011

Table with 4 columns: Rev, Date, Description, Revised By

GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCELS NO. (12-2)(1-14A).
2. PROPERTY ADDRESS: 3401 ROCHANBEAU DRIVE
3. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # 2-11-05/SUP-18-05/MP-08-03, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS REVISED AUGUST 10, 2006.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. 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.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. 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.
11. THIS PROPERTY IS IN FIRM ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON COMMUNITY PANEL 51095C-0045C, DATED 9/28/07 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
12. 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.
13. IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
14. 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.
15. 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 1C = 11 LOTS
WHITE HALL SECTION 2A = 2 LOTS
WHITE HALL SECTION 2B = 10 LOTS
WHITE HALL SECTION 2C = 9 LOTS
WHITE HALL SECTION 2D = 15 LOTS
WHITE HALL SECTION 2E = 10 LOTS
WHITE HALL SECTION 2F = 6 LOTS

- REFERENCE:
INSTRUMENT #050021664
INSTRUMENT #060002581
INSTRUMENT #080007658-1A
INSTRUMENT #090018455-1B
INSTRUMENT #100024410-1C
INSTRUMENT #080028700-2A
INSTRUMENT #100025843-2B
INSTRUMENT #090001613-2C
INSTRUMENT #090010106-2D
INSTRUMENT #100001314-2E
INSTRUMENT #100019382-2F

AREA TABULATION - WHITE HALL SECTION 2, PHASE H LOTS 212-216 AND 229-233 (10 LOTS)

Table with 3 columns: AREA, SQUARE FEET, ACRES
AREA OF RESIDENTIAL LOTS: 66,000 S.F.±, 1.515 AC.±
AREA OF NEW REMAINDER 5: 13,637 S.F.±, 0.313 AC.±
AREA OF NEW REMAINDER 7: 26,247 S.F.±, 0.603 AC.±
TOTAL AREA SUBDIVIDED: 105,884 S.F.±, 2.431 AC.±
LOT SIZE (ALL LOTS): 6,600 S.F.±, 0.152 AC.±
GROSS LOTS PER ACRE IN SECTION 2, PHASE H: 4.11

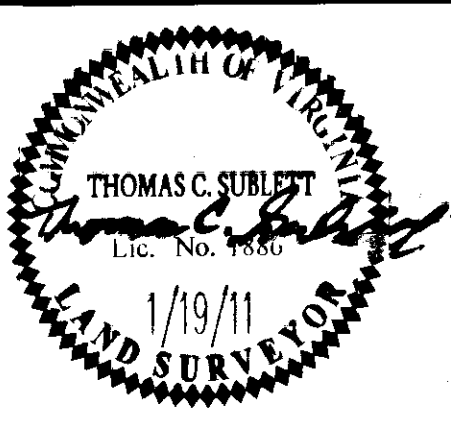
SURVEYOR'S CERTIFICATE

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.
Signature: Thomas C. Sublett 1/19/11 DATE
THOMAS C. SUBLETT, L.S. #001886

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Signature: [Signature] 2/10/11 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
Signature: [Signature] 3-17-11 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 18 DAY OF March, 2011 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:20 AM/PM INSTRUMENT # 110006804
TESTE: BETSY B. WOOLRIDGE, CLERK
BETSY B. WOOLRIDGE, CLERK [Signature]



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

Project Contacts: TCS/JSB
Project Number: 9048-11
Scale: N/A Date: 1/19/11
Sheet Number: 1 OF 2

