

110017638

**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 I, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
*Januel T. Schmeltz* 7-26-11  
 FOR RAUCH DEVELOPMENT CO., L.L.C. DATE  
 BY THE VILLAGES AT WHITE HALL, LLC  
 SIGNED BY HUNHUNT CORPORATION, ITS MANAGER

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF Henrico, 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 26 DAY OF July, 2011. MY COMMISSION EXPIRES 12-31-2013.

*Mary Mitchell Marge*  
 NOTARY PUBLIC  
 REGISTRATION NO.: 250494

TRUSTEE CB SERVICES CORP., A VIRGINIA CORPORATION  
 BY: *David J. Bourg* VP  
 NAME: DAVID J. BOURG  
 TITLE: Vice President

COMMONWEALTH OF Texas  
 CITY/COUNTY OF HARRIS, TO-WIT:

Stacey Guynes 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 21 DAY OF July, 2011 AS Vice president OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 21 DAY OF July, 2011, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 7-5-13

*Stacey Guynes*  
 NOTARY PUBLIC  
 REGISTRATION NO.: 250494

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

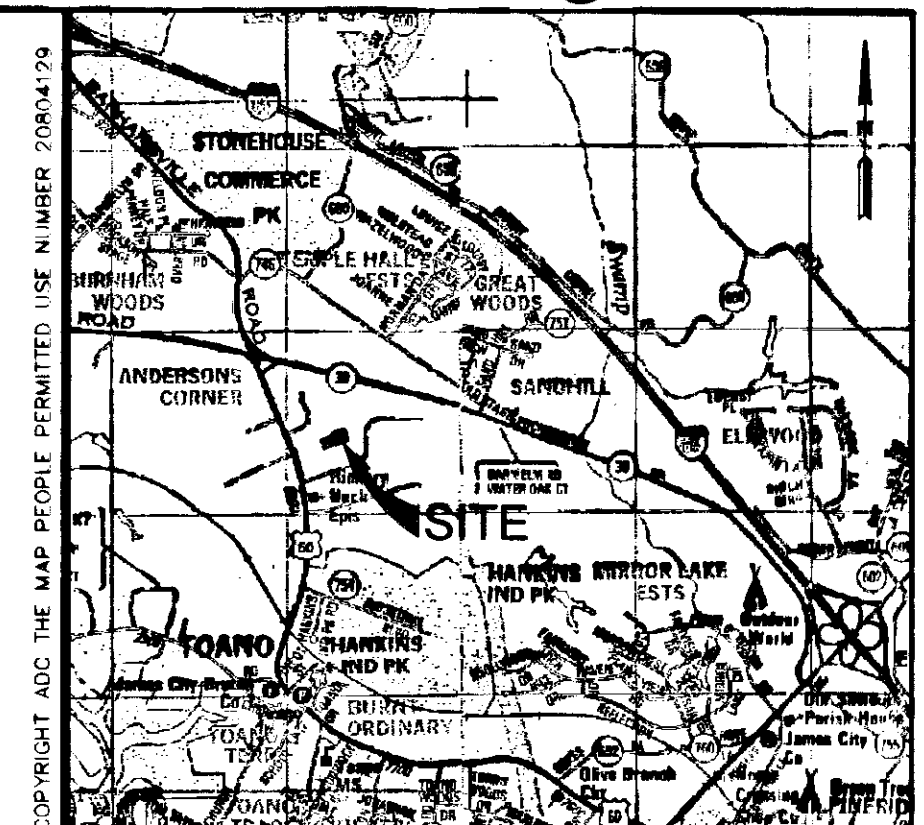
COMMONWEALTH OF Texas  
 CITY/COUNTY OF HARRIS, TO-WIT:

Stacey Guynes 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 21 DAY OF JULY, 2011 AS Vice president OF RBC CREDIT BANK, A NORTH CAROLINA CORPORATION, AS AGENT ON BEHALF OF THE LENDERS, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 21 DAY OF July, 2011, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 7-5-13 (45A)

*Stacey Guynes*  
 NOTARY PUBLIC  
 REGISTRATION NO.: 250494

**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-08-03, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS REVISED AUGUST 10, 2008.
- 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-0045C, 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.
- IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS "PRIVATE" WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.



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
WHITE HALL SECTION 2G = 1 LOT
WHITE HALL SECTION 2H = 10 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 #090010108-2D
  - INSTRUMENT #100001314-2E
  - INSTRUMENT #100019382-2F
  - INSTRUMENT #110005437-2G
  - INSTRUMENT #110006804-2H

**AREA TABULATION - WHITE HALL SECTION 2, PHASE I LOTS 210-211 AND 234-237 (6 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	39,885 S.F.±	0.916 AC.±
TOTAL AREA SUBDIVIDED	39,885 S.F.±	0.916 AC.±
AVERAGE LOT SIZE	6,648 S.F.±	0.153 AC.±
GROSS LOTS PER ACRE IN SECTION 2, PHASE I	<u>2</u> Large/Small Plots Recorded hereon with # <u>110017638</u>	6.55

**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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.  
*Thomas C. Sublett* 5/25/11  
 THOMAS C. SUBLETT, L.S. #001886 DATE

**CERTIFICATE OF APPROVAL**

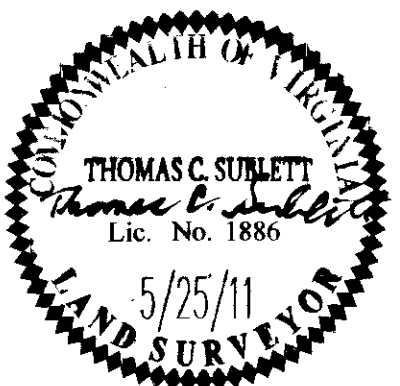
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
*Rachel G.* 7-11-11  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

*Sublett* 8/11/11  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15 DAY OF August, 2011  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:03 AM/PM  
 INSTRUMENT # 110017638

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

Rev.	Date	Description	Revised By
1	7/7/11	REVISED PER JCC COMMENTS DATED JUNE 27, 2011	ABS



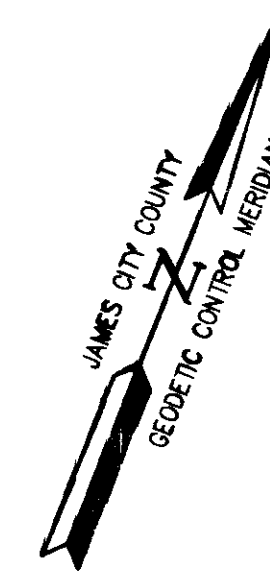
**AES CONSULTING ENGINEERS**  
 5248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com  
 Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION OF REMAINDERS 5 & 7**  
**WHITE HALL SECTION 2, PHASE I**  
 OWNER: RAUCH DEVELOPMENT CO., L.L.C.  
 JCC CASE NO. S-0031-2011  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

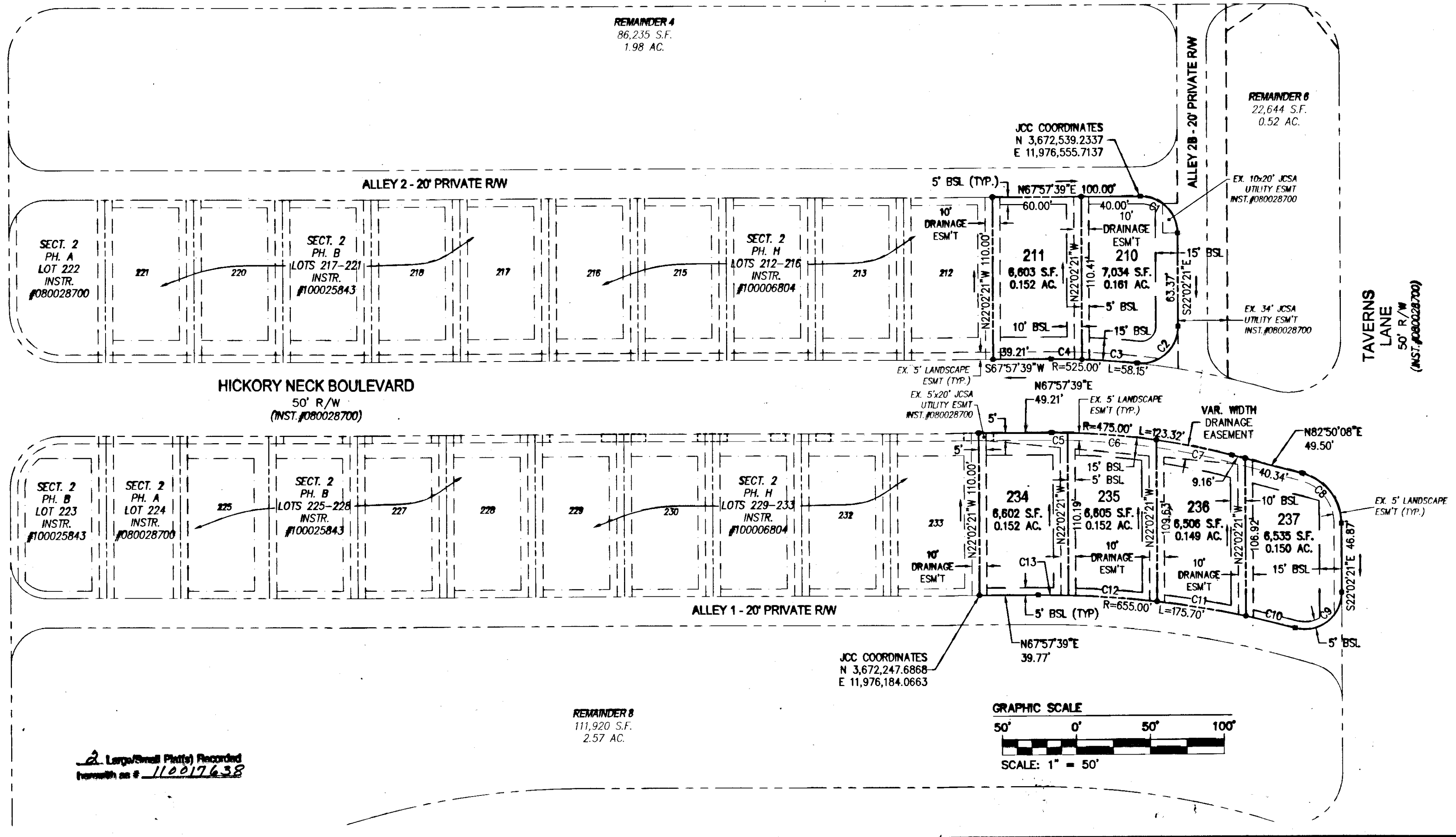
Project Contacts: TCS/JFS  
 Project Number: 9048-11  
 Scale: N/A Date: 5/25/11  
 Sheet Number: 1 OF 2

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	4°04'34"	525.00'	37.35'	18.68'	37.34'	S72°16'07"W
C4	2°16'10"	525.00'	20.80'	10.40'	20.79'	S69°05'44"W
C5	1°18'06"	475.00'	10.79'	5.40'	10.79'	N68°36'42"E
C6	7°16'09"	475.00'	60.26'	30.17'	60.22'	N72°53'50"E
C7	6°18'14"	475.00'	52.26'	26.16'	52.23'	N79°41'01"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C8	75°07'31"	35.00'	45.89'	26.92'	42.67'	S59°36'06"E
C9	105°22'09"	25.00'	45.98'	32.80'	39.77'	S30°38'44"W
C10	3°00'26"	655.00'	34.38'	17.19'	34.38'	S81°49'35"W
C11	5°19'35"	655.00'	60.89'	30.47'	60.87'	S77°39'34"W
C12	5°15'57"	655.00'	60.20'	30.12'	60.18'	S72°21'48"W
C13	1°46'10"	655.00'	20.23'	10.11'	20.23'	S68°50'44"W



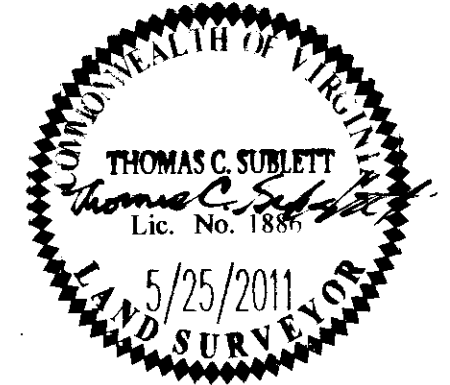
WESCOTT DRIVE  
50' R/W  
(INST. #080028700)



2. Large/Small Plats) Recorded  
In accordance with # 110017638

1	7/7/11	Revised per JCC comments dated June 17, 2011	ABS
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
15 August 2011  
at 3:03 AM/PM, PB - PG -  
DOCUMENT # 110017638  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



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**PLAT OF SUBDIVISION OF  
REMAINDERS 5 & 7**  
**WHITE HALL**  
SECTION 2, PHASE I  
OWNER: RAUCH DEVELOPMENT CO., L.L.C.  
JCC CASE NO. S-0031-2011  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	9048-11
Scale:	1"=50'
Date:	5/25/11
Sheet Number	<b>2 OF 2</b>