

120000267

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

Daniel Thomas Sublett 1-4-12
 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 4th DAY OF January, 2012. MY COMMISSION EXPIRES 12-3-2013.

Mary Mitchell Mays
 NOTARY PUBLIC
 REGISTRATION NO.: 250494

TRUSTEE
 CB SERVICES CORP., A VIRGINIA CORPORATION
 BY: Seema Dawson
 NAME: Seema Dawson
 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 Seema Dawson WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 3rd DAY OF January, 2012 AS Vice President OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 3rd DAY OF January, 2012, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2015

Traniece Peterson
 NOTARY PUBLIC
 REGISTRATION NO.: 01217078-6

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

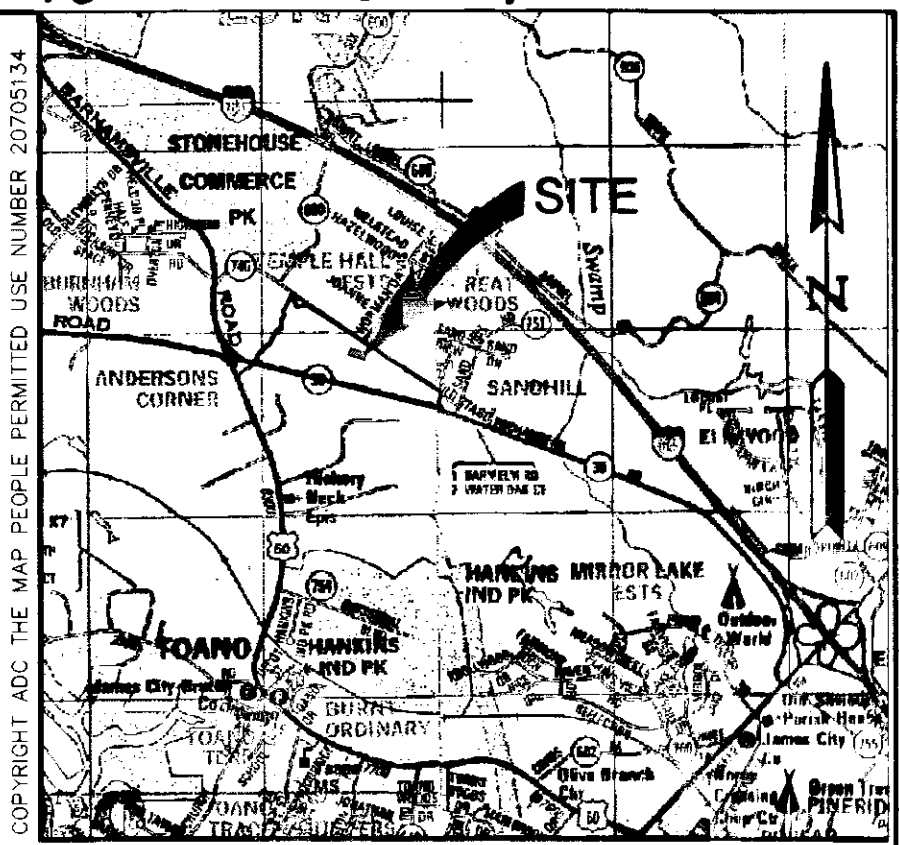
COMMONWEALTH OF VIRGINIA TEXAS
 CITY/COUNTY OF HARRIS, TO-WIT:

Traniece Peterson, A NOTARY PUBLIC IN AND FOR COMMONWEALTH AT LARGE, DOES HEREBY CERTIFY THAT Seema Dawson WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 3rd DAY OF January, 2012 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 3rd DAY OF January, 2012, ON BEHALF OF SAID CORPORATION. MY COMMISSION EXPIRES ON: 9-17-2015

Traniece Peterson
 NOTARY PUBLIC
 REGISTRATION NO.: 01217078-6

GENERAL NOTES

- PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCEL NO. (12-2)(7-1A).
- PROPERTY ADDRESS: 3400 ROCHAMBEAU DRIVE.
- ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-06/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.
- VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
- 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-0050-2011.



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 1C	= 11 LOTS - INST. # 100024410
WHITE HALL SECTION 2A	= 2 LOTS - INST. # 080028700
WHITE HALL SECTION 2B	= 10 LOTS - INST. # 100238200
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
WHITE HALL SECTION 2G	= 1 LOT - INST. # 110005437
WHITE HALL SECTION 2H	= 10 LOTS - INST. # 110006804
WHITE HALL SECTION 2I	= 6 LOTS - INST. # 110017638

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 10/21/11
 THOMAS C. SUBLETT, L.S. #01886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Quintell D. Jones 1/6/12
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

Holly R. Cook 12/20/11
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 16th DAY OF January, 2012
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:23 AM/PM
 INSTRUMENT # 120000267

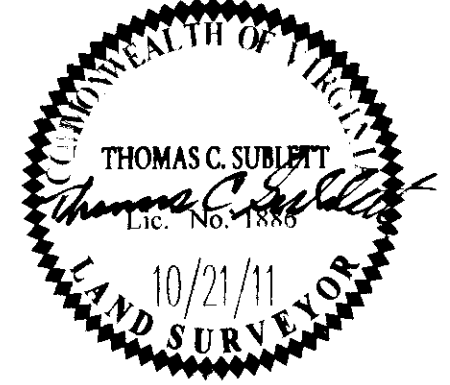
TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK
 By: Traniece Peterson, Dep. Clerk

**AREA TABULATION - WHITE HALL SECTION 1, PHASE D
 LOTS 60-68 (9 LOTS)**

	SQUARE FEET	ACRES
ORIGINAL AREA OF COMMON AREA 1 (CA-1)	726,515 S.F.	16.679 AC.±
AREA OF RESIDENTIAL LOTS	18,973 S.F.	0.436 AC.±
TOTAL RESIDUAL COMMON AREA 1 (CA-1)	707,542 S.F.	16.243 AC.±

AVERAGE LOT SIZE	2,108 S.F.	0.05 AC.±
SMALLEST LOTS (LOT 61, 62, 65 & 66)	1,800 S.F.	0.04 AC.±
LARGEST LOT (LOT 68)	2,578 S.F.	0.06 AC.±
GROSS LOTS PER ACRE	2 Large/Small Plat(s) Recorded herewith as # <u>120000267</u>	20.6

Rev	Date	Description	Revised By
1	12/5/11	REVISED PER COUNTY COMMENTS DATED DECEMBER 2, 2011	ABS

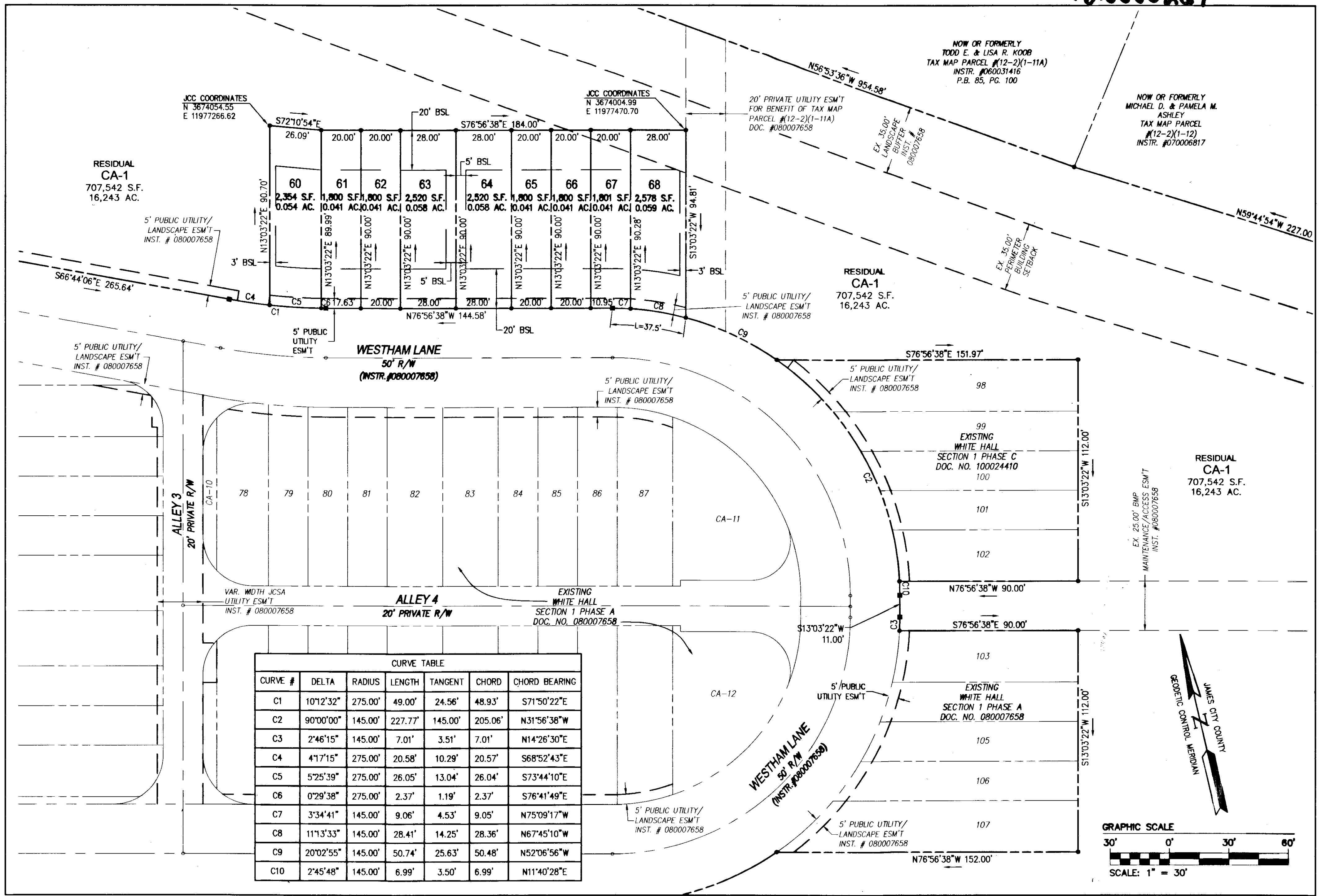


AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
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 Fax: (757) 220-8994
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION OF PARCEL CA-1
 WHITE HALL
 SECTION 1, PHASE D
 LOTS 60-68**
 DEVELOPER: HHHUNT COMMUNITIES
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

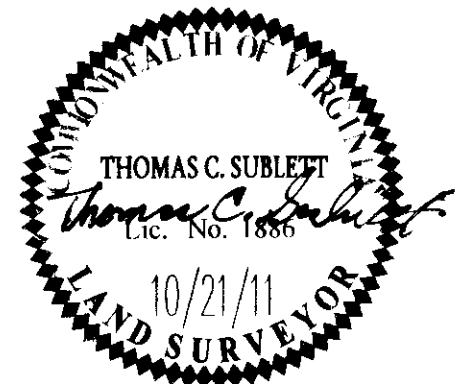
Project Contacts: JFS
 Project Number: 0048-10
 Scale: 1"=30'
 Date: 10/21/11
 Sheet Number: 1 OF 2

120000267



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 12:23 AM/PM, PG _____
Document # 120000267
BETSY B. WOOLRIDGE, CLERK
_____, Dep. Clerk

Rev.	Date	Description	Revised By
1	12/5/11	REVISED PER COUNTY COMMENTS	ABS



2 Large/Small Plat(s) Recorded
herewith as # 120000267

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Hampton Roads | Central Virginia | Middle Peninsula

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Williamsburg, Virginia 23188
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PLAT OF SUBDIVISION OF PARCEL CA-1
WHITE HALL
SECTION 1, PHASE D
LOTS 60-68
DEVELOPER: HHHUNT COMMUNITIES
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RMS
Project Number: 9048-10
Scale: 1"=30' Date: 10/21/11
Sheet Number
2 OF 2