

120008527

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

Signature: [Signature] DATE: 4/17/12
FOR RAUCH DEVELOPMENT CO., L.L.C.
BY THE VILLAGES AT WHITE HALL, LLC
SIGNED BY HUNT CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico TO-WIT: I, Mary Mitchell Manye

A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 17th DAY OF April, 2012.

MY COMMISSION EXPIRES 12-31-2013

Signature: Mary Mitchell Manye
NOTARY PUBLIC

REGISTRATION NO.: 250494

TRUSTEE CB SERVICES CORP., A VIRGINIA CORPORATION

BY: Signature: Kenneth C. Shaw
NAME: Kenneth C. Shaw
TITLE: Vice President

STATE OF TEXAS
CITY/COUNTY OF HOUSTON/HARRIS TO-WIT:

Signature: Sharon Kay Kiger
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT Kenneth C. Shaw WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 12th DAY OF April, 2012, AS VP OF CB SERVICES CORP., A VIRGINIA CORPORATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 12th DAY OF April, 2012 ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES SEPT 20, 2012

Signature: Sharon Kay Kiger
NOTARY PUBLIC
REGISTRATION NO.:

LENDER PNC BANK, NATIONAL ASSOCIATION, AS AGENT FOR THE LENDERS

BY: Signature: Kenneth C. Shaw
NAME: Kenneth C. Shaw
TITLE: Vice President

STATE OF TEXAS
CITY/COUNTY OF HOUSTON/HARRIS TO-WIT:

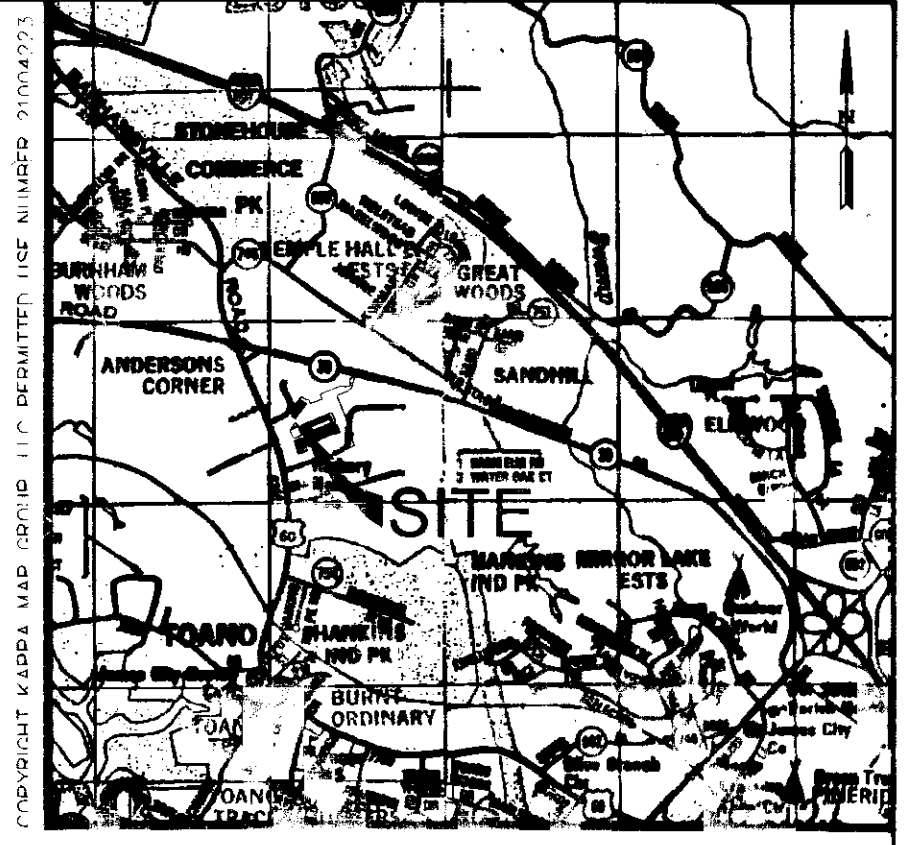
Signature: Sharon Kay Kiger
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT Kenneth C. Shaw WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 12th DAY OF April, 2012, AS VP OF PNC BANK, NATIONAL ASSOCIATION, HAS ACKNOWLEDGED THE SAME BEFORE ME THIS 12th DAY OF April, 2012 ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES SEPT 20, 2012

Signature: Sharon Kay Kiger
NOTARY PUBLIC
REGISTRATION NO.:

GENERAL NOTES

- 1. PROPERTY SHOWN HEREON IS A PORTION OF TAX PARCELS NO. (12-2)(1-14A).
2. PROPERTY ADDRESS: 3401 ROCHAMBEAU DRIVE
3. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-05/SUP-18-05/MP-06-05, 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.
16. 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.
17. 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.



VICINITY MAP SCALE 1"=2000'

- REFERENCE:
INSTRUMENT #050021664
INSTRUMENT #060002581
INSTRUMENT #080007658-1A
INSTRUMENT #090018455-1B
INSTRUMENT #100024410-1C
INSTRUMENT #120000267-1D
INSTRUMENT #080028700-2A
INSTRUMENT #100025843-2B
INSTRUMENT #090001613-2C
INSTRUMENT #090010106-2D
INSTRUMENT #100001314-2E
INSTRUMENT #100019382-2F
INSTRUMENT #110005437-2G
INSTRUMENT #110006804-2H
INSTRUMENT #110017638-2I

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
THOMAS C. SUBLETT, L.S. #001886
DATE: 2/07/12

CERTIFICATE OF APPROVAL

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

Signature: [Signature] DATE: 4/19/12
VIRGINIA DEPARTMENT OF TRANSPORTATION
Signature: [Signature] DATE: 4/20/12
SUBDIVISION AGENT OF JAMES CITY COUNTY

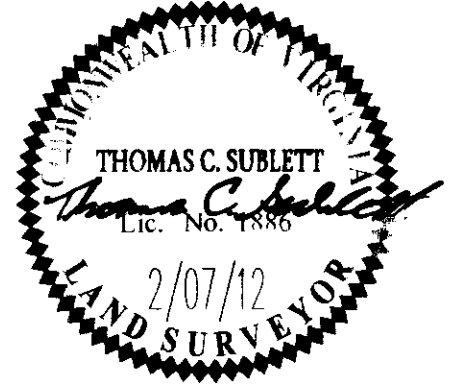
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24th DAY OF April, 2012, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:54 PM
INSTRUMENT # 120008527
TESTE: Betsy B. Woolridge, Deputy Clerk

AREA TABULATION - WHITE HALL SECTION 2, PHASE J LOTS 187-189 (3 LOTS)

Table with 3 columns: Description, Square Feet, Acres. Rows include Area of Residential Lots (19,953 S.F. ±, 0.458 AC. ±), New Area of Remainder (86,282 S.F. ±, 1.522 AC. ±), Total Area Subdivided (86,235 S.F. ±, 1.980 AC. ±), Average Lot Size (6,651 S.F. ±, 0.153 AC. ±), Gross Lots per Acre in Section 2, Phase J (1.51).

2 Large/Small Plat(s) Recorded herewith as # 120008527

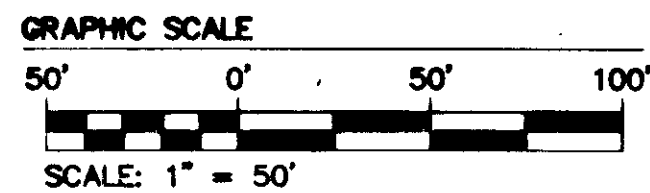
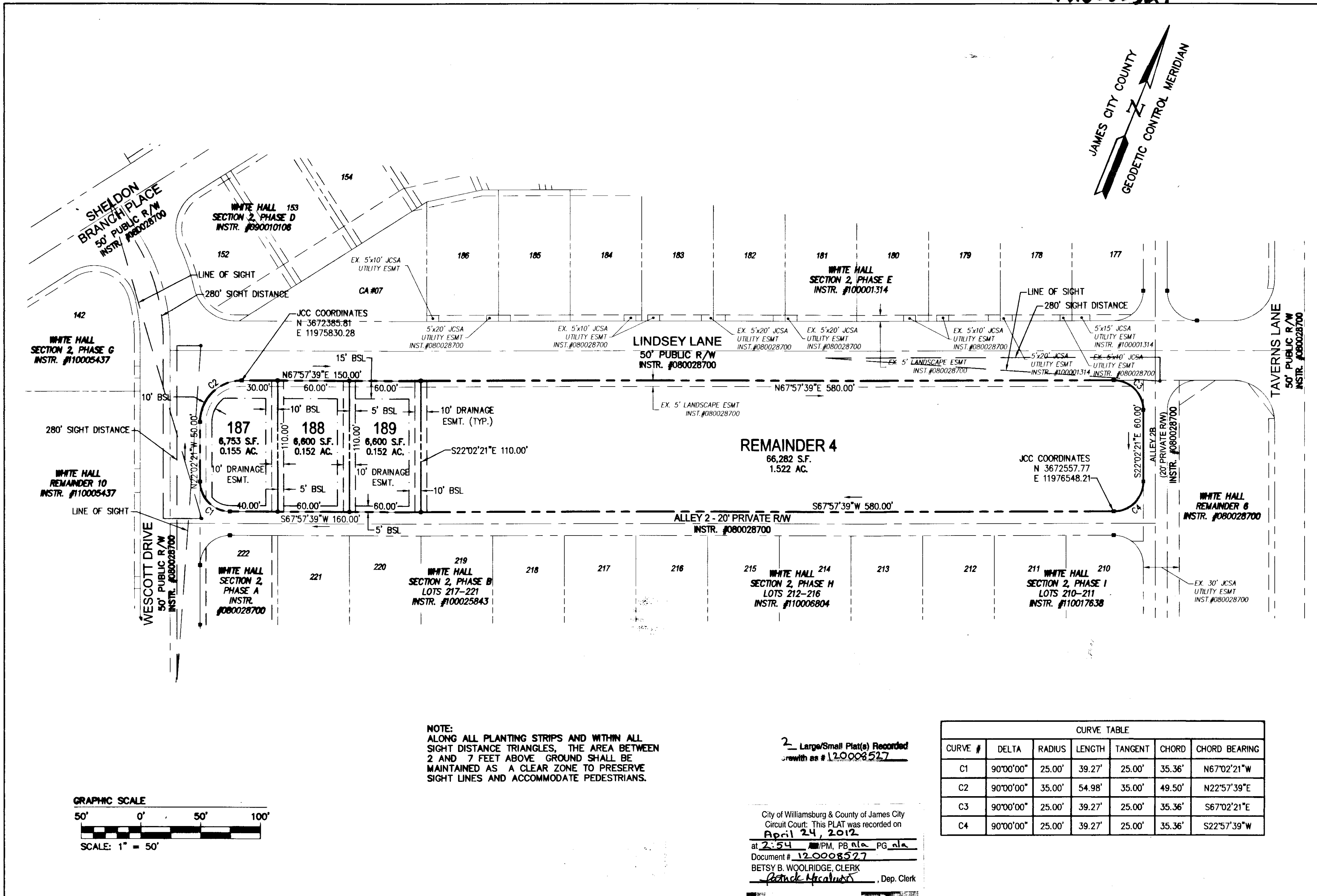
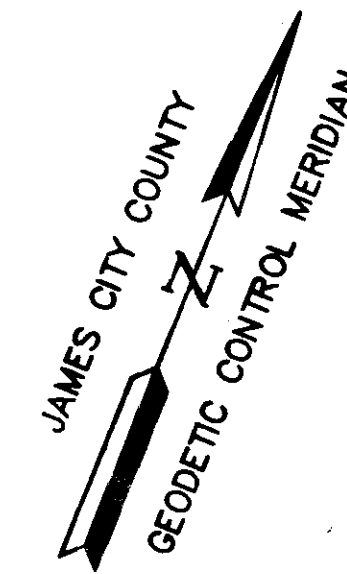
Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 03/27/2012, Revised per James City County Comments dated 2/23/2012-3/19/2012, ABS



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

PLAT OF SUBDIVISION OF REMAINDER 4 WHITE HALL SECTION 2, PHASE J OWNER: RAUCH DEVELOPMENT CO., L.L.C. JCC CASE NO. S-0008-2012. Includes location: Stonehouse District, James City County, Virginia.

Project Contacts: TCS/JFS, Project Number: 9048-11, Date: 2/07/12, Sheet Number: 1 OF 2

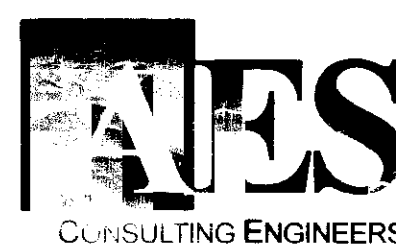
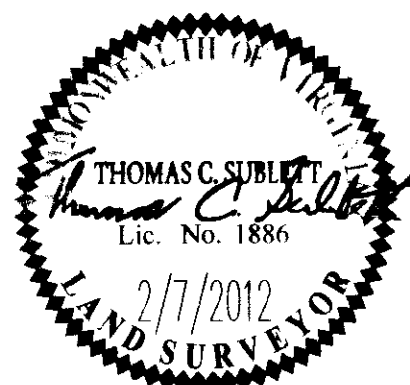


2 Large/Small Plat(s) Recorded
with as # 120008527

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24, 2012
at 2:54 PM, PB n/a PG n/a
Document # **120008527**
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	N67°02'21"W
C2	90°00'00"	35.00'	54.98'	35.00'	49.50'	N22°57'39"E
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S67°02'21"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	S22°57'39"W

Rev	Date	Description	Revised By
2	04/19/2012	Revised per VDOT Comments dated 4/19/2012	ABS
1	03/27/2012	Revised per James City County Comments dated 2/23/2012-3/19/2012	ABS



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www.aiesva.com

Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF SUBDIVISION OF
REMAINDER 4**

**WHITE HALL
SECTION 2, PHASE J**

OWNER: RAUCH DEVELOPMENT CO., L.L.C.
JCC CASE NO. S-0008-2012

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
Project Number: 9048-11
Scale: 1"=50'
Date: 2/07/12
Sheet Number
2 OF 2