

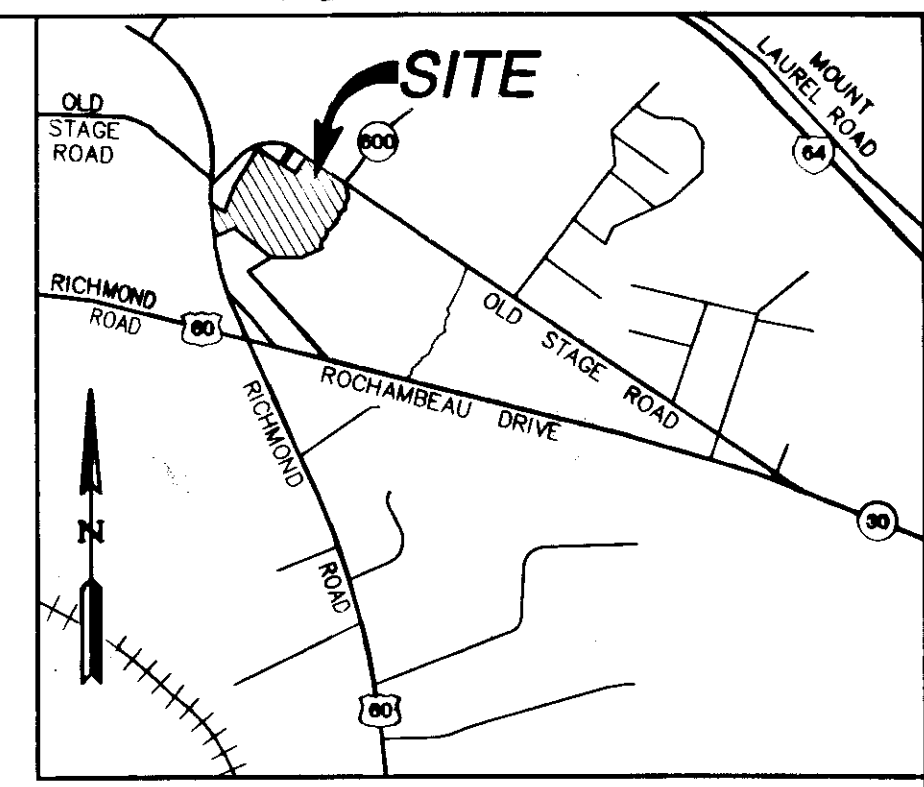
130009630

PROPERTY DESCRIPTION PHASE 15  
SUBMITTED LAND

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STONEHOUSE DISTRICT OF JAMES CITY COUNTY, VIRGINIA BEING A PORTION OF TAX PARCEL (12-2)(1-21) AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT, SAID POINT BEING A CORNER TO EXISTING PHASE 1 WEATHERLY AT WHITEHALL AND ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL AND LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF OLD STAGE ROAD (STATE ROUTE #746) (P.O.C. #1); THENCE LEAVING THE RIGHT OF WAY OF OLD STAGE ROAD AND ALONG THE LINE OF PHASE 1 S33°02'40"W, A DISTANCE OF 388.47' TO A POINT; THENCE S29°01'18"W, A DISTANCE OF 80.00' TO A POINT; THENCE N60°58'42"W, A DISTANCE OF 21.56' TO A POINT BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 76.39', A DELTA ANGLE OF 106°11'52", A LENGTH OF 141.59', A CHORD DISTANCE OF 122.18' AND A CHORD BEARING OF S29°01'18"W TO A POINT BEING THE POINT OF BEGINNING FOR THIS PARCEL AND A CORNER OF PHASE 1 WEATHERLY AT WHITEHALL AND PHASE 12 WEATHERLY AT WHITEHALL; THENCE LEAVING PHASE 1 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF PHASE 12 WEATHERLY AT WHITEHALL S60°58'42"E, A DISTANCE OF 30.94' TO A POINT LYING ON THE LINE OF PHASE 12 WEATHERLY AT WHITEHALL AND BEING A CORNER TO THIS PARCEL AND ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL; THENCE LEAVING PHASE 12 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF PHASE 2 WEATHERLY AT WHITEHALL N20°11'13"E, A DISTANCE OF 82.50' TO A POINT LYING ON THE LINE OF PHASE 1 WEATHERLY AT WHITEHALL AND BEING A CORNER TO THIS PARCEL AND PHASE 14 WEATHERLY AT WHITEHALL; THENCE LEAVING PHASE 14 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF PHASE 1 WEATHERLY AT WHITEHALL N69°48'47"E, A DISTANCE OF 98.85' TO A POINT; THENCE S20°11'13"E, A DISTANCE OF 9.22' TO A POINT BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.39', A DELTA ANGLE OF 10°43'08", A LENGTH OF 14.29', A CHORD DISTANCE OF 14.27' AND A CHORD BEARING OF N87°28'48"E TO A POINT BEING THE POINT OF BEGINNING CONTAINING 9,121 SQUARE FEET OR 0.209 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION ADDITIONAL LAND #2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STONEHOUSE DISTRICT OF JAMES CITY COUNTY, VIRGINIA BEING A PORTION OF TAX PARCEL (12-2)(1-21) AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT (P.O.B. #2), SAID POINT BEING A CORNER TO THIS PARCEL ON THE SOUTHERLY RIGHT OF WAY OF OLD STAGE ROAD (STATE ROUTE #746) AND BEING A CORNER TO PROPERTY NOW OR FORMERLY STANDING IN THE NAME OF BERTRAND E. GEDDY, JR.; THENCE ALONG A SURVEY TIE LINE (PROPERTY LINE MEANDERS ALONG THE CENTERLINE OF A STREAM) S16°43'03"W, A DISTANCE OF 267.15' TO AN IRON ROD FOUND; THENCE S40°16'34"W, A DISTANCE OF 227.79' TO AN IRON ROD FOUND; THENCE S10°05'24"W, A DISTANCE OF 133.04' TO A POINT IN THE CENTERLINE OF THE STREAM; THENCE LEAVING THE SURVEY TIE LINE AND CENTERLINE STREAM, S65°59'11"W, A DISTANCE OF 215.10' TO A 17" POPLAR TREE FOUND; THENCE N89°19'03"W, A DISTANCE OF 252.61' TO AN IRON ROD SET; THENCE S58°08'47"W, A DISTANCE OF 237.23' TO AN IRON ROD SET BEING A CORNER TO THIS PARCEL, BERTRAND E. GEDDY, JR. AND PROPERTY NOW OR FORMERLY STANDING IN THE NAME OF MARTHA W. WARE, TRUSTEE OF THE MARTHA W. WARE, TRUST; THENCE LEAVING BERTRAND E. GEDDY, JR., AND ALONG THE LINE OF MARTHA W. WARE, N42°55'26"W, A DISTANCE OF 460.78' TO A CONCRETE MONUMENT FOUND; THENCE LEAVING MARTHA W. WARE, N65°39'32"E, A DISTANCE OF 113.28' TO A POINT; THENCE S65°11'14"E, A DISTANCE OF 10.36' TO A POINT; THENCE S20°11'13"E, A DISTANCE OF 82.50' TO A POINT; THENCE N69°48'47"E, A DISTANCE OF 393.65' TO A POINT; THENCE S60°58'42"E, A DISTANCE OF 8.89' TO A POINT; THENCE N29°01'18"E, A DISTANCE OF 80.00' TO A POINT; THENCE S60°58'42"E, A DISTANCE OF 304.39' TO A POINT; THENCE N29°01'18"E, A DISTANCE OF 122.18' TO A POINT; THENCE N60°58'42"W, A DISTANCE OF 102.58' TO A POINT; THENCE N29°01'18"E, A DISTANCE OF 80.00' TO A POINT; THENCE N60°58'42"W, A DISTANCE OF 211.20' TO A POINT; THENCE N33°02'40"E, A DISTANCE OF 388.47' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD STAGE ROAD; THENCE ALONG SAID RIGHT OF WAY S56°57'06"E, A DISTANCE OF 336.43' TO A POINT; THENCE S51°42'27"E, A DISTANCE OF 90.98' TO A POINT, BEING THE POINT OF BEGINNING AND CONTAINING 452,263 SQUARE FEET OR 10.383 ACRES (AREA CALCULATED TO CENTER OF STREAM), MORE OR LESS.



VICINITY MAP  
SCALE 1"=2,000'

GENERAL NOTES

1. SITE IS ZONED R-2 CLUSTER (GENERAL RESIDENTIAL WITH PROFFERS)
2. SITE CURRENTLY SERVED BY PUBLIC WATER & SEWER OWNED BY THE JAMES CITY COUNTY SERVICE AUTHORITY, J.C.S.A.
3. THE PROPERTY AS SHOWN IS ALL OF TAX PARCEL (12-2)(1-21). PROPERTY ADDRESS: 3225 OLDE STAGE ROAD  
OWNER: RAUCH DEVELOPMENT CO., LLC.
4. THE SUBJECT PARCEL LIES IN AN AREA DESIGNATED AS FLOOD INSURANCE RATE MAP (FIRM) ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO JAMES CITY COUNTY, VA COMMUNITY PANEL NUMBER 510201-0045-C, DATED SEPTEMBER 28, 2007
5. PROPERTY REF.: INSTRUMENT #070019486

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT HE HAS READ SECTION 55-79.58(A) OF THE CODE OF VIRGINIA AND FINDS THESE PLATS TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. HE FURTHER CERTIFIES THAT ALL IMPROVEMENTS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*Thomas C. Sublett* 03/21/13  
THOMAS C. SUBLETT LICENSE NO. 1886 DATE

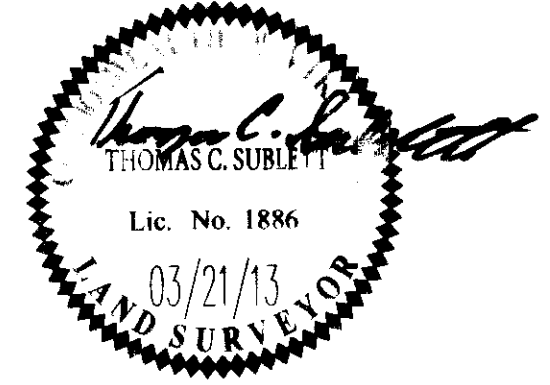
3 Large/Small Plat(s) Recorded  
herewith as # 130009630

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 10<sup>th</sup> DAY OF *April*, 2013,  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:30 AM/PM  
INSTRUMENT # 130009630

TESTE: *Betsy B. Woolridge, Clerk*  
BETSY B. WOOLRIDGE, CLERK

By *Claudia Stinkhelf, Dep Clerk*

Rev	Date	Description	Revised By

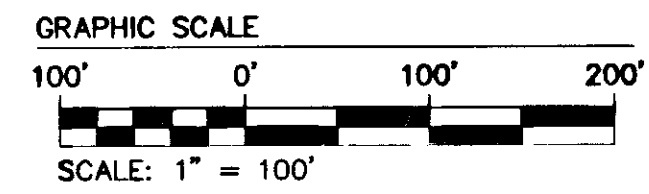
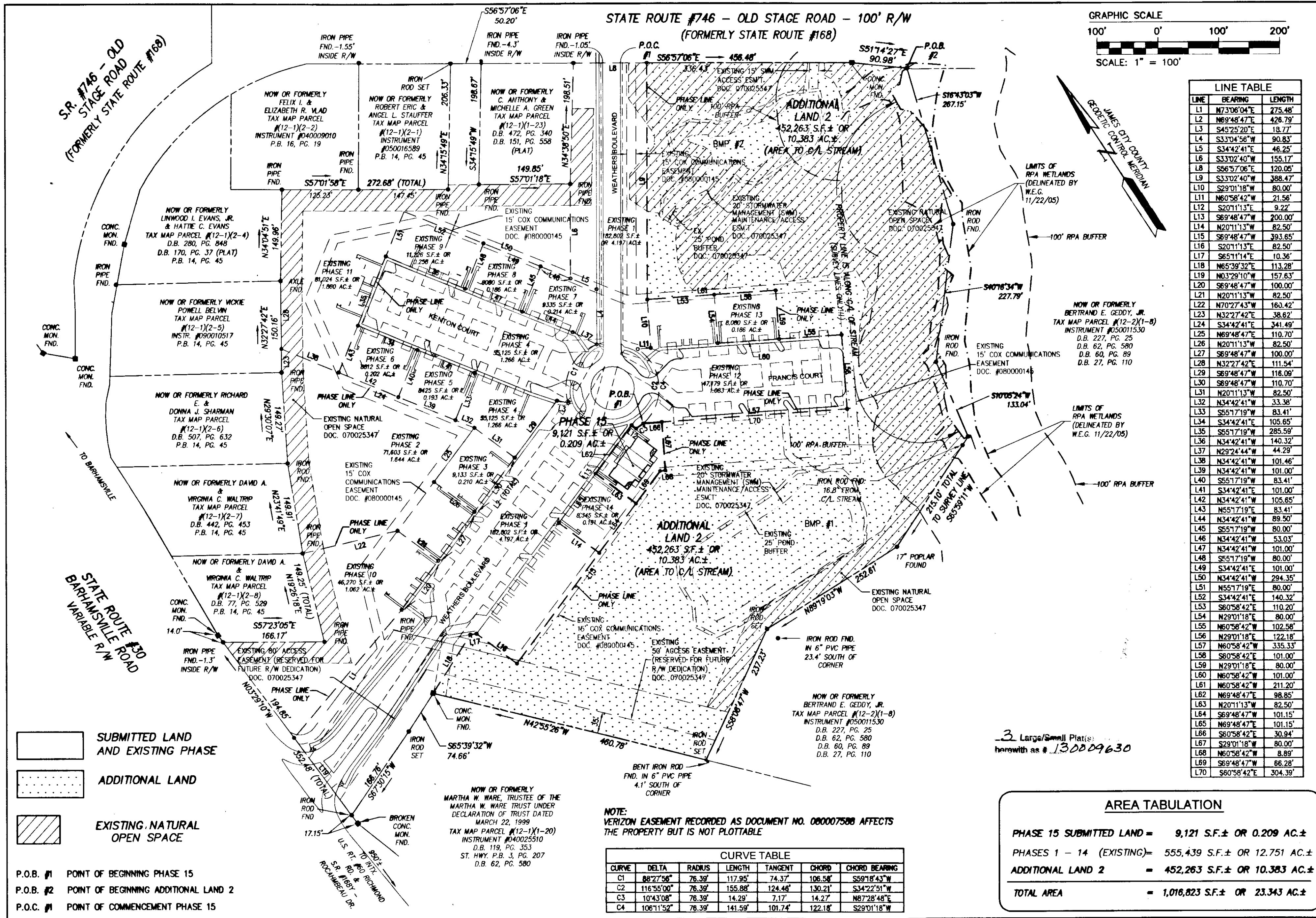


**AES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula  
5246 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23198  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

PLAT OF CONDOMINIUM  
WEATHERLY AT WHITEHALL  
PHASE 15  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS  
Project Number: 9048-08  
Scale: AS SHOWN Date: 03/21/13  
Sheet Number  
1 OF 3

130009630



LINE	BEARING	LENGTH
L1	N73°06'04"E	275.48'
L2	N69°48'47"E	428.79'
L3	S45°25'20"E	18.77'
L4	S33°04'56"W	90.83'
L5	S34°42'41"E	46.25'
L6	S33°02'40"W	155.17'
L8	S56°57'06"E	120.05'
L9	S33°02'40"W	388.47'
L10	S29°01'18"W	80.00'
L11	N60°58'42"W	21.56'
L12	S20°11'13"E	9.22'
L13	S69°48'47"W	200.00'
L14	N20°11'13"W	82.50'
L15	S69°48'47"W	393.65'
L16	S20°11'13"E	82.50'
L17	S65°11'14"E	10.36'
L18	N65°39'32"E	113.28'
L19	N03°29'10"W	157.63'
L20	S69°48'47"W	100.00'
L21	N20°11'13"W	82.50'
L22	N70°27'43"W	160.42'
L23	N32°27'42"E	38.62'
L24	S34°42'41"E	341.49'
L25	S69°48'47"W	110.70'
L26	N20°11'13"W	82.50'
L27	S69°48'47"W	100.00'
L28	N32°27'42"E	111.54'
L29	S69°48'47"W	116.09'
L30	S69°48'47"W	110.70'
L31	N20°11'13"W	82.50'
L32	N34°42'41"W	33.38'
L33	S55°17'19"W	83.41'
L34	S34°42'41"E	105.65'
L35	S55°17'19"W	285.59'
L36	N34°42'41"W	140.32'
L37	N29°24'44"W	44.29'
L38	N34°42'41"W	101.46'
L39	N34°42'41"W	101.00'
L40	S55°17'19"W	83.41'
L41	S34°42'41"E	101.00'
L42	N34°42'41"W	105.85'
L43	S55°17'19"W	83.41'
L44	N34°42'41"W	89.50'
L45	S55°17'19"W	80.00'
L46	N34°42'41"W	53.03'
L47	N34°42'41"W	101.00'
L48	S55°17'19"W	80.00'
L49	S34°42'41"E	101.00'
L50	N34°42'41"W	294.35'
L51	S55°17'19"W	80.00'
L52	S34°42'41"E	140.32'
L53	S60°58'42"E	110.20'
L54	N29°01'18"E	80.00'
L55	N60°58'42"W	102.58'
L56	N29°01'18"E	122.18'
L57	N60°58'42"W	335.33'
L58	S60°58'42"E	101.00'
L59	N29°01'18"E	80.00'
L60	N60°58'42"W	101.00'
L61	N60°58'42"W	211.20'
L62	N69°48'47"E	98.85'
L63	N20°11'13"W	82.50'
L64	S69°48'47"W	101.15'
L65	N69°48'47"E	101.15'
L66	S60°58'42"E	30.94'
L67	S29°01'18"W	80.00'
L68	N60°58'42"W	8.89'
L69	S69°48'47"W	66.28'
L70	S60°58'42"E	304.39'

- SUBMITTED LAND AND EXISTING PHASE
- ADDITIONAL LAND
- EXISTING NATURAL OPEN SPACE

P.O.B. #1 POINT OF BEGINNING PHASE 15  
 P.O.B. #2 POINT OF BEGINNING ADDITIONAL LAND 2  
 P.O.C. #1 POINT OF COMMENCEMENT PHASE 15

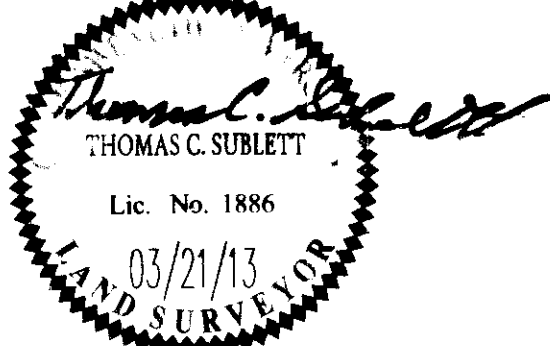
NOTE: VERIZON EASEMENT RECORDED AS DOCUMENT NO. 080007588 AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°27'56"	76.39'	117.95'	74.37'	106.58'	S59°18'43"W
C2	116°55'00"	76.39'	155.88'	124.46'	130.21'	S34°22'51"W
C3	10°43'08"	76.39'	14.29'	7.17'	14.27'	N67°28'48"E
C4	106°11'52"	76.39'	141.59'	101.74'	122.18'	S29°01'18"W

3 Large/Small Plats herewith as # 130009630

AREA TABULATION	
PHASE 15 SUBMITTED LAND =	9,121 S.F. ± OR 0.209 AC. ±
PHASES 1 - 14 (EXISTING) =	555,439 S.F. ± OR 12.751 AC. ±
ADDITIONAL LAND 2 =	452,263 S.F. ± OR 10.383 AC. ±
<b>TOTAL AREA</b>	<b>= 1,016,823 S.F. ± OR 23.343 AC. ±</b>

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 10 April 2013  
 at 12:30 AM/PM, PG. \_\_\_\_\_  
 Document # 130009630  
 BETSY B. WOOLRIDGE, CLERK  
 By *[Signature]*, Dep. Clerk



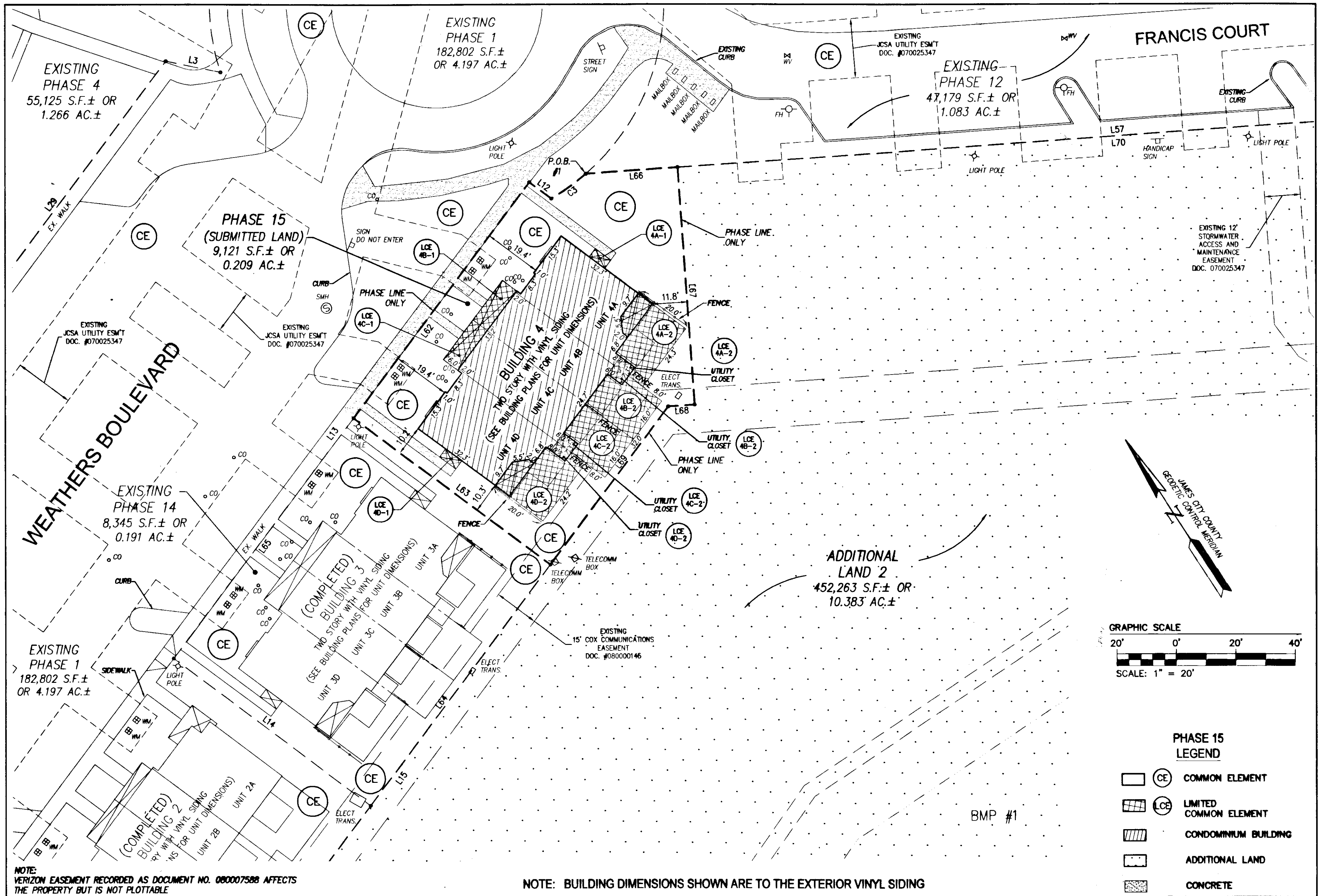
5248 Okde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 263-0040  
 Fax: (757) 220-8994  
 www.nesva.com

**PLAT OF CONDOMINIUM  
 WEATHERLY AT WHITEHALL  
 PHASE 15**

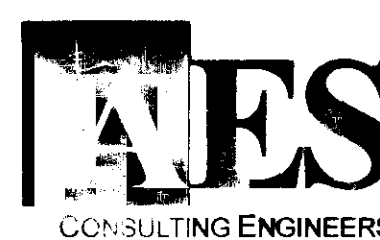
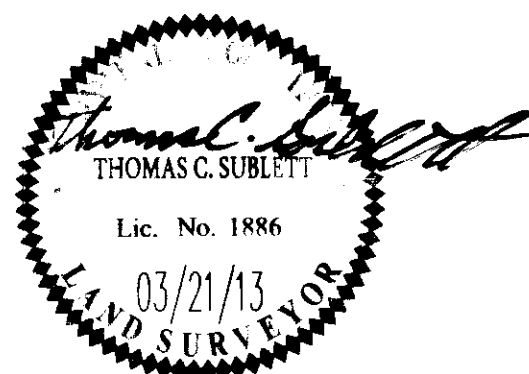
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS  
 Project Number: 9048-08  
 Scale: 1"=100' Date: 03/21/13  
 Sheet Number  
**2 OF 3**

130009630



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10 April 2013 at 12:30 AM/PM, PG -- Document # 130009630 BETSY B. WOOLRIDGE, CLERK By <i>[Signature]</i> Dep. Clerk	Rev. Date	Revised By
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5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
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Hampton Roads | Central Virginia | Middle Peninsula

**PLAT OF CONDOMINIUM  
WEATHERLY AT WHITEHALL  
PHASE 15**

3 Large/Small Plat(s) Recorded  
herein as # 130009630

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS
Project Number: 9048-09
Scale: 1"=20'
Date: 03/21/13
Sheet Number
<b>3 OF 3</b>