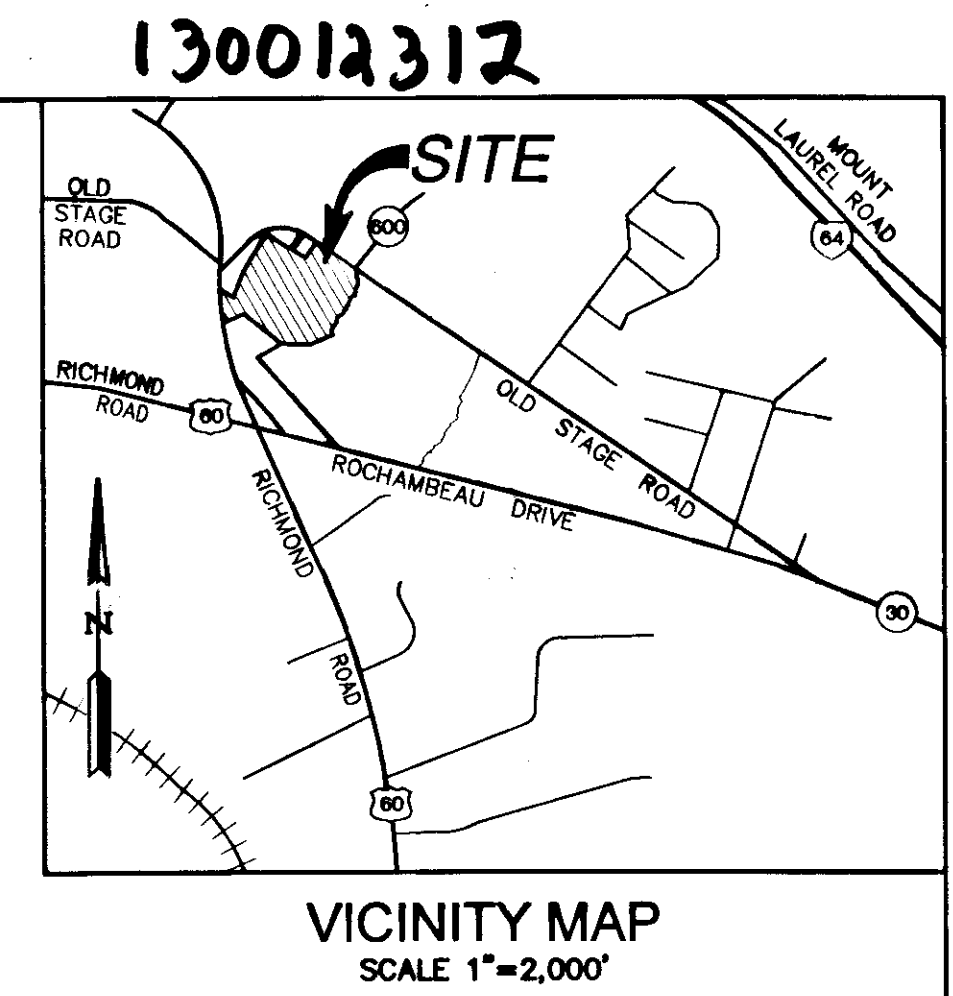


PROPERTY DESCRIPTION PHASE 16
SUBMITTED LAND

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 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 BEING A CORNER TO PHASE 15 WEATHERLY AT WHITEHALL LYING ON THE LINE OF PHASE 12 WEATHERLY AT WHITEHALL AND BEING THE POINT OF BEGINNING FOR THIS PARCEL; THENCE LEAVING PHASE 15 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF PHASE 12 WEATHERLY AT WHITEHALL S60°58'42"E, A DISTANCE OF 99.00' TO A POINT BEING A CORNER TO THIS PARCEL, ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL AND LYING ON THE LINE OF PHASE 12 WEATHERLY AT WHITEHALL; THENCE LEAVING PHASE 12 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL S29°01'18"W, A DISTANCE OF 80.00' TO A POINT; THENCE N60°58'42"W, A DISTANCE OF 99.00' TO A POINT BEING A CORNER TO THIS PARCEL, ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL AND PHASE 15 WEATHERLY AT WHITEHALL; THENCE LEAVING ADDITIONAL LAND 2 WEATHERLY AT WHITEHALL AND ALONG THE LINE OF PHASE 15 WEATHERLY AT WHITEHALL N29°01'18"E, A DISTANCE OF 80.00' TO A POINT BEING THE POINT OF BEGINNING CONTAINING 7,920 SQUARE FEET OR 0.182 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 107.89' TO A POINT; THENCE N29°01'18"E, A DISTANCE OF 80.00' TO A POINT; THENCE S60°58'42"E, A DISTANCE OF 205.39' 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 368.47' 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°14'27"E, A DISTANCE OF 90.98' TO A POINT, BEING THE POINT OF BEGINNING AND CONTAINING 444,343 SQUARE FEET OR 10.201 ACRES (AREA CALCULATED TO CENTER OF STREAM), MORE OR LESS.



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 AND #090010659

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
THOMAS C. SUBLETT LICENSE NO. 1886

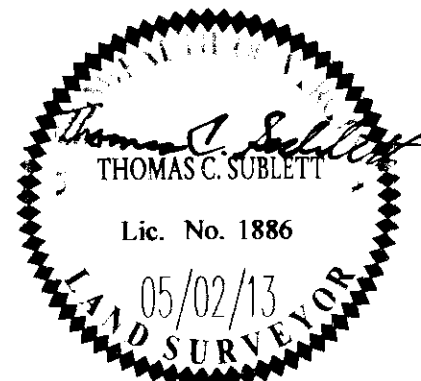
05/02/13
DATE

3 Large/Small Plat(s) Recorded
herewith as # 130012317

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT
COURT, THIS 11th DAY OF May, 2013,
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS. @ 10:31 AM/PM
INSTRUMENT # 130012317

TESTE: BETSY B. WOOLRIDGE, CLERK
By: Patrick W. Faulstich, Deputy Clerk

Rev	Date	Description	Revised By



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

Hampton Roads | Central Virginia | Middle Peninsula

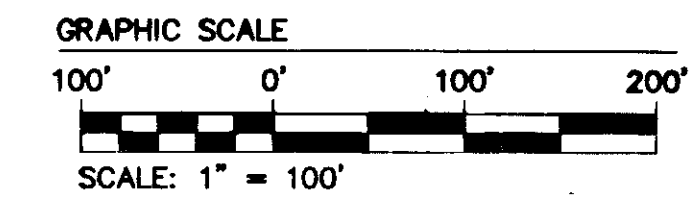
PLAT OF CONDOMINIUM
WEATHERLY AT WHITEHALL
PHASE 16

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS
Project Number: 9048-09
Scale: AS SHOWN Date: 05/02/13
Sheet Number
1 OF 3

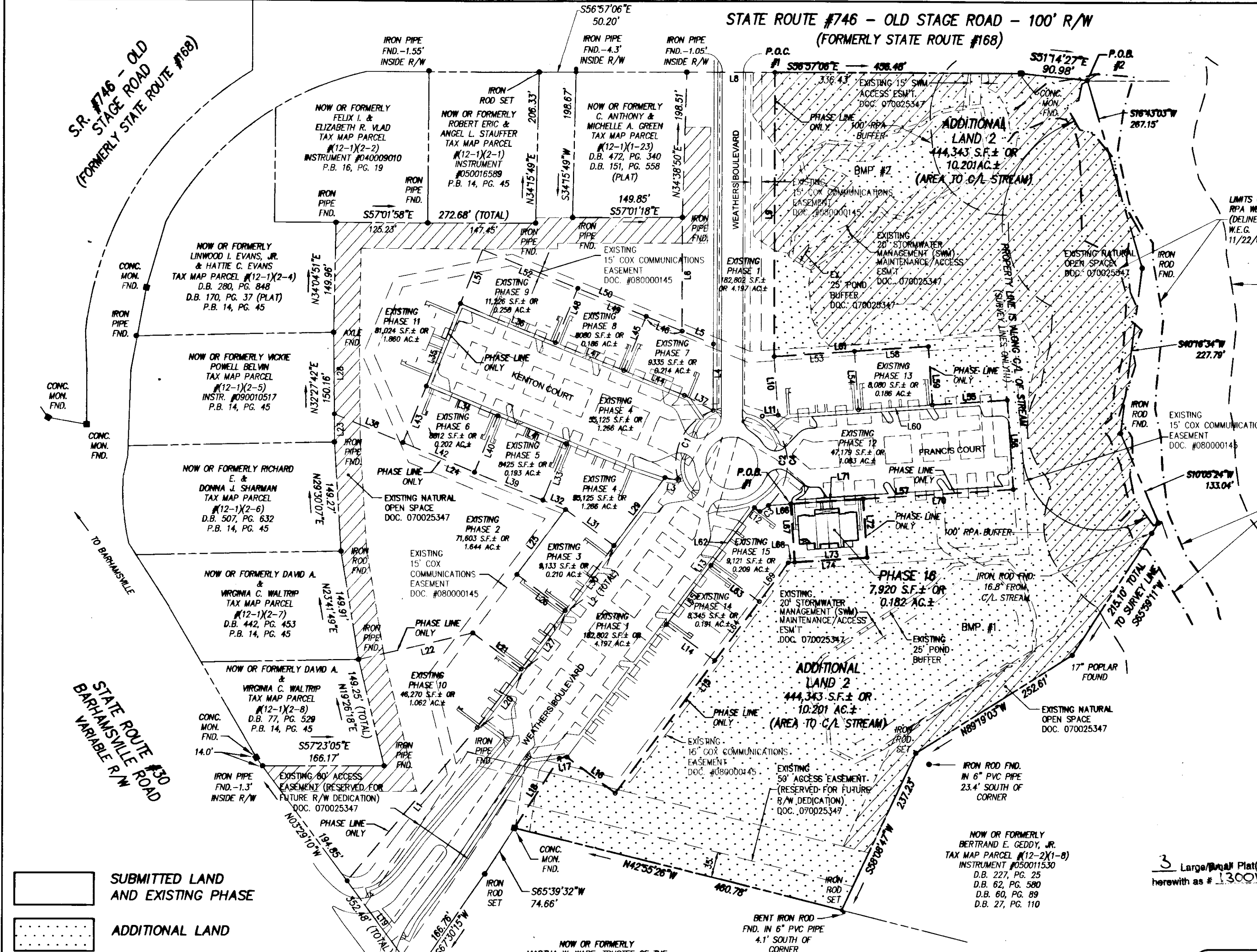
130012312

STATE ROUTE #746 - OLD STAGE ROAD - 100' R/W
(FORMERLY STATE ROUTE #168)



LINE	BEARING	LENGTH
L1	N73°06'04"E	275.48
L2	N89°48'47"E	428.79
L3	S45°26'20"E	18.77
L4	S33°04'56"W	90.83
L5	S34°42'41"E	48.25
L6	S33°02'40"W	155.17
L7	S56°57'06"E	120.05
L8	S33°02'40"W	388.47
L9	S29°01'18"W	80.00
L10	S29°01'18"W	80.00
L11	N60°58'42"W	21.58
L12	S2011'13"E	9.22
L13	S69°48'47"W	290.00
L14	N2011'13"W	82.50
L15	N89°48'47"E	393.85
L16	S2011'13"E	82.50
L17	S85°11'14"E	10.36
L18	N85°39'32"E	113.28
L19	N03°29'10"W	157.63
L20	S69°48'47"W	100.00
L21	N2011'13"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	N89°48'47"E	110.70
L26	N2011'13"W	82.50
L27	S69°48'47"W	100.00
L28	N32°27'42"E	111.54
L29	S69°48'47"W	118.09
L30	S69°48'47"W	110.70
L31	N2011'13"W	82.50
L32	N34°42'41"W	33.38
L33	S55°17'19"E	83.41
L34	S34°42'41"E	105.65
L35	S55°17'19"E	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"E	83.41
L41	S34°42'41"E	101.00
L42	N34°42'41"W	105.65
L43	N55°17'19"E	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	S34°42'41"E	101.00
L49	N34°42'41"W	284.35
L50	N55°17'19"E	80.00
L51	N55°17'19"E	140.32
L52	S34°42'41"E	110.20
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	N60°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	N2011'13"W	82.50
L64	S69°48'47"W	101.15
L65	N89°48'47"E	101.15
L66	S60°58'42"E	30.84
L67	N29°01'18"E	80.00
L68	N60°58'42"W	8.89
L69	S69°48'47"W	88.28
L70	S60°58'42"E	205.87

L71	S80°58'42"E	98.00'
L72	S29°01'18"W	80.00'
L73	N60°58'42"W	99.00'
L74	S60°58'42"E	107.89'



SUBMITTED LAND AND EXISTING PHASE (Solid line)

ADDITIONAL LAND (Dotted pattern)

EXISTING NATURAL OPEN SPACE (Hatched pattern)

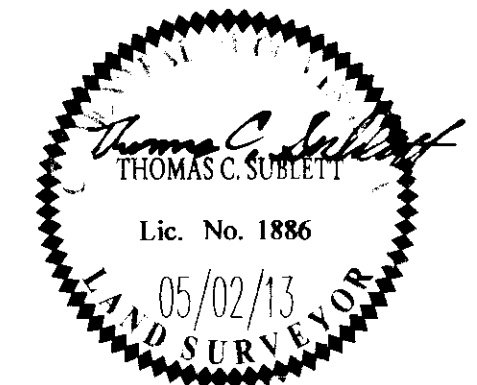
P.O.B. #1 POINT OF BEGINNING PHASE 16
 P.O.B. #2 POINT OF BEGINNING ADDITIONAL LAND 2
 P.O.C. #1 POINT OF COMMENCEMENT PHASE 16

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°27'58"	76.39'	117.95'	74.37'	108.58'	S59°18'43"W
C2	118°58'00"	76.39'	155.88'	124.46'	130.21'	S34°22'51"W
C3	10°43'08"	76.39'	14.29'	7.17'	14.27'	N87°28'48"E
C4	106°11'52"	76.39'	141.59'	101.74'	122.18'	S29°01'18"W

AREA TABULATION	
PHASE 16 SUBMITTED LAND =	7,920 S.F. ± OR 0.182 AC. ±
PHASES 1 - 15 (EXISTING) =	564,560 S.F. ± OR 12.960 AC. ±
ADDITIONAL LAND 2 =	444,343 S.F. ± OR 10.201 AC. ±
TOTAL AREA	= 1,016,823 S.F. ± OR 23.343 AC. ±

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
May 17, 2013
 at 10:31 AM/PM, PB PG _____
 Document # **130012312**
 BETSY B. WOOLRIDGE, CLERK
 for **Frank W. Marshall**, Dep. Clerk



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**PLAT OF CONDOMINIUM
 WEATHERLY AT WHITEHALL
 PHASE 16**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JFS
 Project Number: 9048-09
 Scale: 1"=100' Date: 05/02/13
 Sheet Number: **2 OF 3**

