

130016344

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

Signature: Daniel T. Schmitt, 7/3/13 DATE
FOR RAUCH DEVELOPMENT CO., L.L.C. BY THE VILLAGES AT WHITE HALL, LLC SIGNED BY HHHUNT CORPORATION, ITS MANAGER
PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
COUNTY OF Henrico TO-WIT: 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 HAND AND SEAL THIS 3rd DAY OF July 2013

Signature: Mary Mitchell Manye
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/2017
NOTARY REGISTRATION NO. 250494

TRUSTEE CB SERVICES CORP., AS TRUSTEE

Signature: Jeannette Butler
NAME: Jeannette Butler
TITLE: PRESIDENT

STATE OF Kansas
COUNTY OF Johnson

Signature: Stephanie Cook
A NOTARY PUBLIC IN AND FOR THE STATE OF Kansas, DO HEREBY CERTIFY THAT JEANNETTE BUTLER WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS PRESIDENT OF CB SERVICES CORP. HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF July 2013

Signature: Stephanie Cook
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/11/14
NOTARY REGISTRATION NO.

LENDER PNC BANK NATIONAL ASSOCIATION, AS BENEFICIARY/MORTGAGEE/ALIEN HOLDER

Signature: Scott Manning
NAME: Scott Manning
TITLE: SVP

STATE OF Kansas
COUNTY OF Johnson

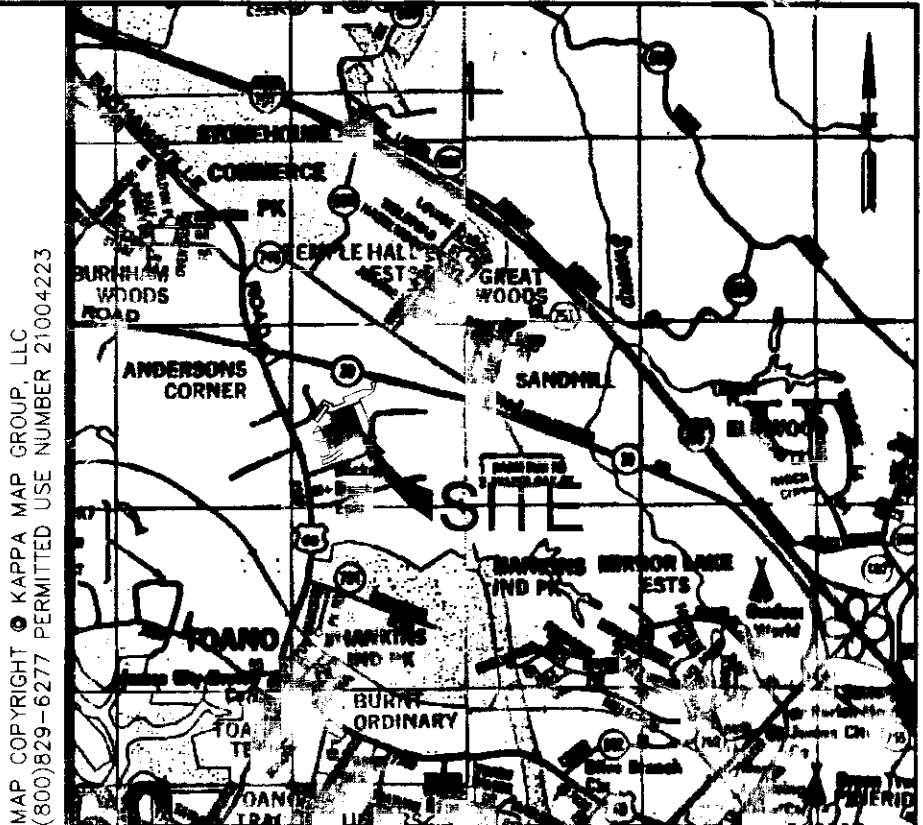
Signature: Stephanie Cook
A NOTARY PUBLIC IN AND FOR THE STATE OF Kansas, DO HEREBY CERTIFY THAT SCOTT MANNING WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS SVP PRESIDENT OF PNC BANK NATIONAL ASSOCIATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF July 2013

Signature: Stephanie Cook
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/11/14
NOTARY 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-08-05, 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 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THERE OF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
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)(1) 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 COMMON 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.
18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
19. A 10 FT. DRAINAGE EASEMENT CENTERED ON THE COMMON PROPERTY LINES IS HEREBY DEDICATED ON ALL LOTS WITHIN THIS PHASE.



- REFERENCE:
INSTRUMENT #050021664
INSTRUMENT #060002581
INSTRUMENT #080007658-1A
INSTRUMENT #090018455-1B
INSTRUMENT #100024410-1C
INSTRUMENT #120000267-1D
INSTRUMENT #120013335-1E
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
INSTRUMENT #120008527-2J
INSTRUMENT #120024072-2K
INSTRUMENT #120016151-2L

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
DATE: 4/15/13

AREA TABULATION - WHITE HALL SECTION 2, PHASE M LOTS 168-170, 172-175, 201-204, 206-209 (15 LOTS)

Table with 3 columns: AREA OF RESIDENTIAL LOTS (34,194 S.F.±, 0.785 AC.±), AREA OF COMMON AREAS (8,356 S.F.±, 0.192 AC.±), TOTAL AREA SUBDIVIDED (42,550 S.F.±, 0.977 AC.±), AVERAGE LOT SIZE (2,280 S.F.±, 0.052 AC.±), SMALLEST LOT (1,900 S.F.±, 0.041 AC.±), LARGEST LOT (3,060 S.F.±, 0.070 AC.±), GROSS LOTS PER ACRE IN SECTION 2, PHASE M (15.35)

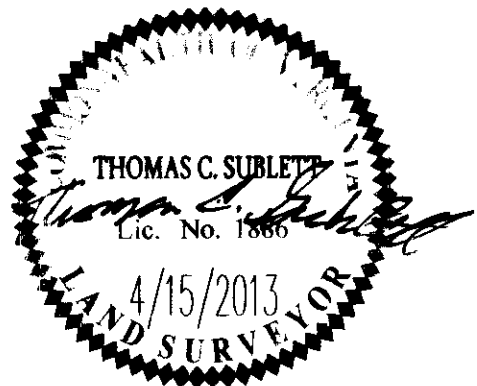
Large/Small Plat(s) Recorded herewith as # 130016344

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: 7-9-13

VDOT APPROVAL
Signature: [Signature]
DATE: 6/11/13

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1st DAY OF July, 2013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:43 PM
INSTRUMENT # 130016344.
TESTE: Betsy B. Woolridge, Clerk

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 6/5/13, REVISED PER COUNTY COMMENTS DATED 5-7-2013, JFS



AES CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23186
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF SUBDIVISION OF REMAINDER 2 AND REMAINDER 6
WHITE HALL SECTION 2, PHASE M
OWNER: RAUCH DEVELOPMENT CO., L.L.C.
JCC CASE NO. S-0022-2012
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS
Project Number: 9048-11
Scale: N/A Date: 4/15/2013
Sheet Number: 1 OF 2

130016344

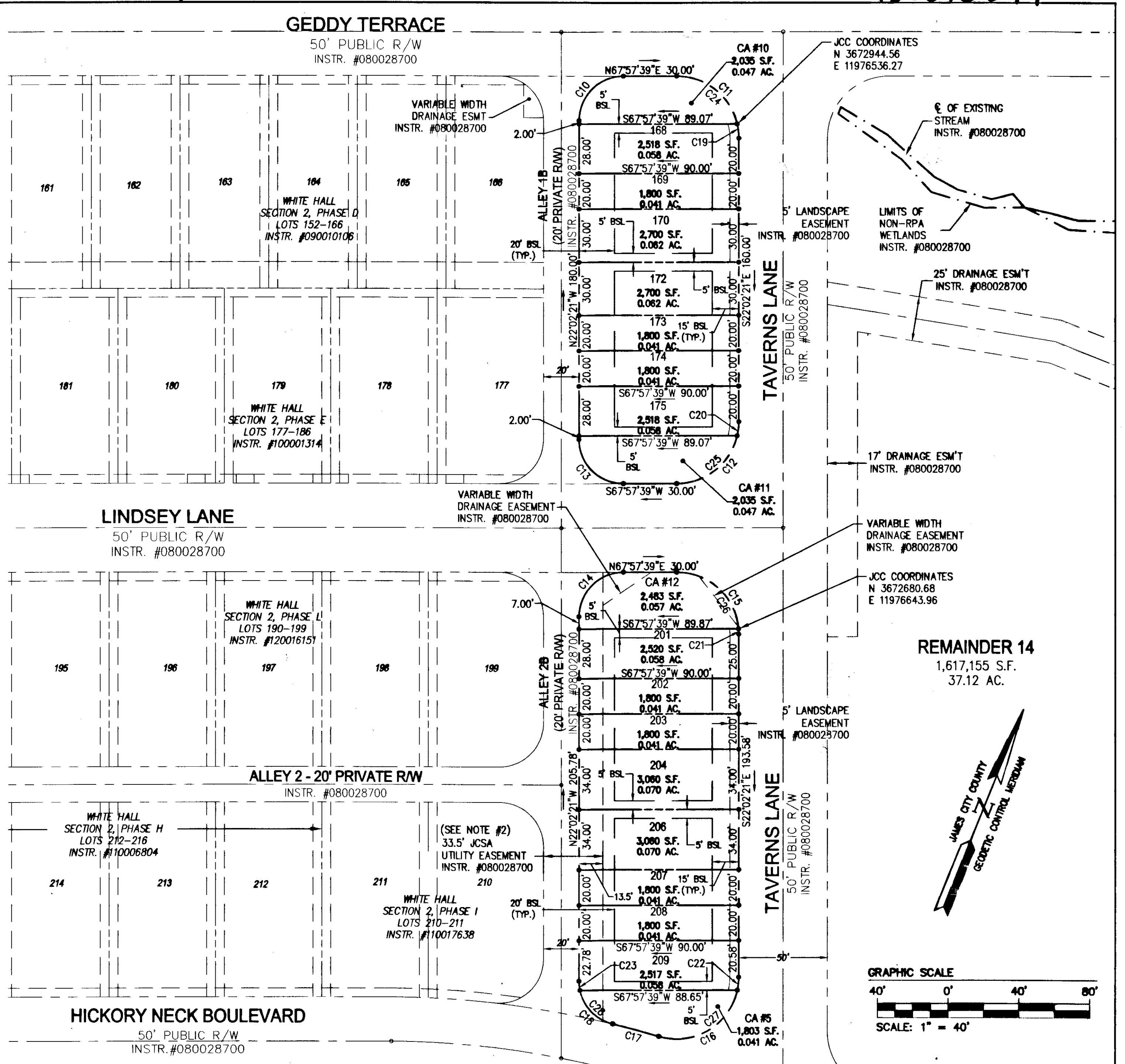
CURVE TABLE (ROAD)						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N22°57'39"E
C11	90°00'00"	35.00'	54.98'	35.00'	49.50'	S67°02'21"E
C12	90°00'00"	35.00'	54.98'	35.00'	49.50'	S22°57'39"W
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	N67°02'21"W
C14	90°00'00"	25.00'	39.27'	25.00'	35.36'	N22°57'39"E
C15	90°00'00"	35.00'	54.98'	35.00'	49.50'	S67°02'21"E
C16	106°41'09"	35.00'	65.17'	47.03'	56.16'	S31°18'14"W
C17	2°55'45"	525.00'	26.84'	13.42'	26.84'	S83°10'56"W
C18	76°14'35"	25.00'	33.27'	19.62'	30.87'	N60°09'38"W

CURVE TABLE (LOTS AND COMMON AREA)						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	131°2'47"	35.00'	8.07'	4.05'	8.05'	S28°38'44"E
C20	131°2'47"	35.00'	8.07'	4.05'	8.05'	S15°25'57"E
C21	4°55'02"	35.00'	3.00'	1.50'	3.00'	S24°29'52"E
C22	12°14'23"	35.00'	7.48'	3.75'	7.46'	S15°55'09"E
C23	12°03'31"	25.00'	5.26'	2.64'	5.25'	N28°04'06"W
C24	76°47'13"	35.00'	46.91'	27.73'	43.47'	S73°38'44"E
C25	76°47'13"	35.00'	46.91'	27.73'	43.47'	S29°34'03"W
C26	85°04'58"	35.00'	51.97'	32.12'	47.33'	S69°29'52"E
C27	94°26'47"	35.00'	57.69'	37.83'	51.38'	S37°25'25"W
C28	64°11'05"	25.00'	28.01'	15.68'	26.56'	N66°11'24"W

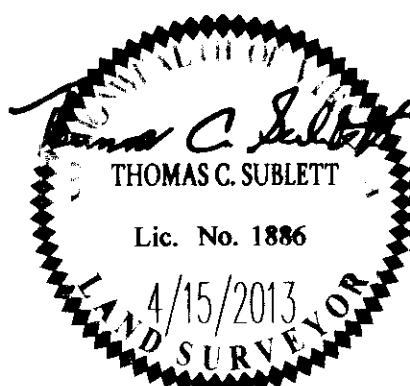
NOTE #1:
CA = COMMON AREA

NOTE #2:
JCSA UTILITY EASEMENT RECORDED BY INSTRUMENT 080028700 AND SHOWN THEREON AS A 33.5' WIDTH EASEMENT WAS ERRONEOUSLY LABELED AS A 30' WIDTH EASEMENT. THE EASEMENT IS IN FACT A 33.5' JCSA EASEMENT OVER THE WIDTH OF THE 20' ALLEY AND 13.5' ALONG AND INTO LOTS 201-204, 206-209, CA#5 AND CA#12.

Large Scale Plats Recorded herewith as # 130016344



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10 July 2013		
at 2:43 AM/PM, PB	PG	
Document # 130016344		
BETSY B. WOOLRIDGE, CLERK		
By <i>[Signature]</i> , Dep. Clerk		
1	6/5/13	JFS
Rev.	Date	Revised By



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5246 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

**PLAT OF SUBDIVISION OF
REMAINDER 2 AND REMAINDER 6
WHITE HALL
SECTION 2, PHASE M
OWNER: RAUCH DEVELOPMENT CO., L.L.C.
JCC CASE NO. S-0022-2012**
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TCS/JFS
Project Number: 9048-11
Scale: 1"=50'
Date: 4/15/13
Sheet Number
2 OF 2