

130028110

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 ENTITLED "PLAT OF SUBDIVISION OF REMAINDER 13 AND REMAINDER 14 WHITE HALL SECTION 3" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR RAUCH DEVELOPMENT CO., L.L.C. BY THE VILLAGES AT WHITE HALL, LLC SIGNED BY HHHUNT CORPORATION, ITS MANAGER

James A. Crowder PRINTED NAME

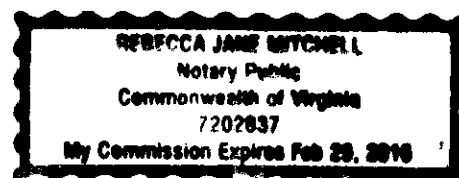
12/20/13 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA COUNTY OF Henrico TO-WIT: I, Rebecca Jane Mitchell 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 20th DAY OF December, 2013

Rebecca Jane Mitchell NOTARY PUBLIC MY COMMISSION EXPIRES Feb. 29, 2016 NOTARY REGISTRATION NO. 7202837



TRUSTEE CB SERVICES CORP., AS TRUSTEE

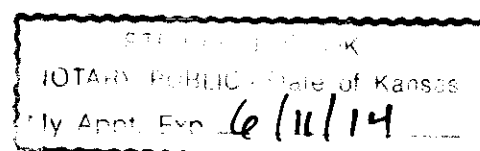
BY Jeannette Butler NAME: Jeannette Butler TITLE: PRESIDENT

STATE OF Kansas COUNTY OF Johnson

I, 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 18 DAY OF December, 2013

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



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

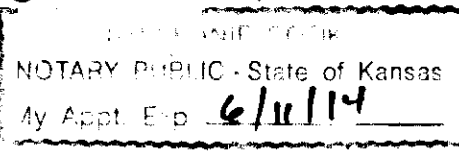
BY: Scott Manning NAME: Scott Manning TITLE: SVP

STATE OF Kansas COUNTY OF Johnson

I, 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 PRESIDENT OF PNC BANK, NATIONAL ASSOCIATION HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

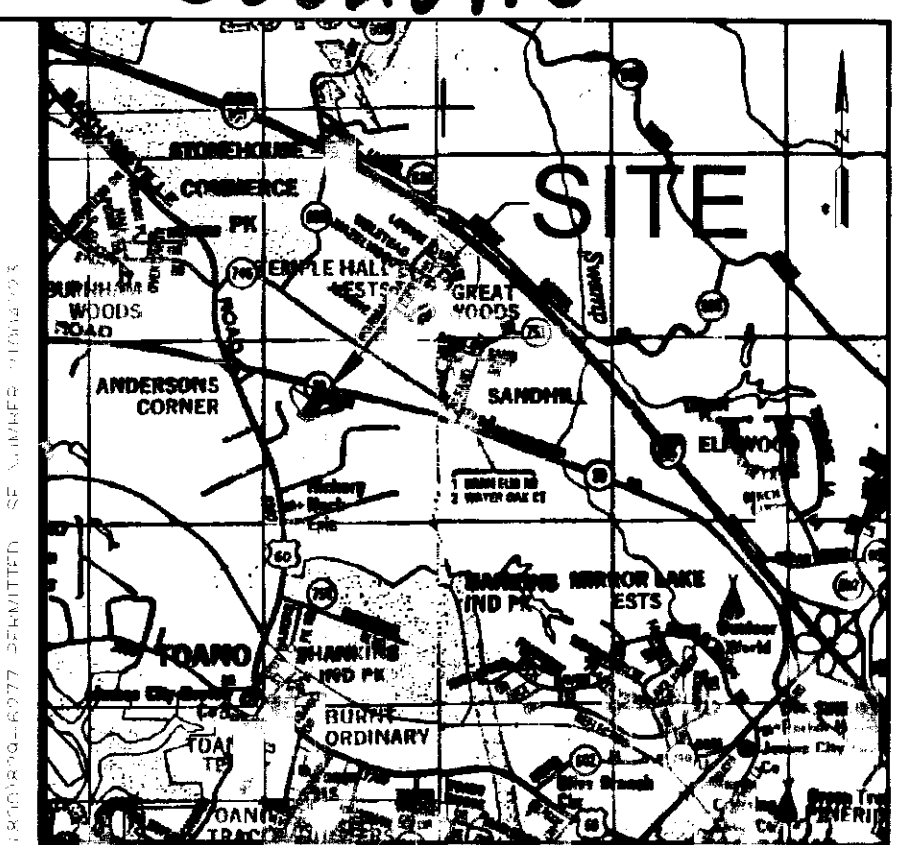
GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF December, 2013

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 AMENDED UNDER MP-0001-2007, WHICH WAS APPROVED MARCH 21, 2007.
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. 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 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.
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.
20. ALL COMMON AREAS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.



VICINITY MAP SCALE 1"=2000'

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 INSTRUMENT #130016344-2M

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 6/27/13 THOMAS C. SUBLETT, L.S. #001886 DATE

CERTIFICATE OF APPROVAL THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Jeannette Butler 23 Dec 2013 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

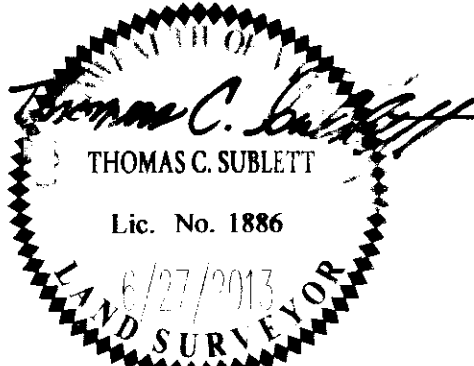
VDOT APPROVAL Charles J. Catlett 11/2/13 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 27th DAY OF December, 2013 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 10:35 AM/PM INSTRUMENT # 130028110 TESTE: Betsy B. Woolridge, Deputy Clerk BETSY B. WOOLRIDGE, CLERK

AREA TABULATION - WHITE HALL SECTION 3 LOTS 300-329 (30 LOTS)

Table with 3 columns: Description, Square Feet, Acres. Rows include: AREA OF RESIDENTIAL LOTS (189,796 S.F.±, 4.357 AC.±), AREA OF COMMON AREAS (232,809 S.F.±, 5.345 AC.±), AREA OF PUBLIC R/W (57,146 S.F.±, 1.312 AC.±), AREA OF PRIVATE R/W (10,212 S.F.±, 0.234 AC.±), AREA RESERVED FOR FUTURE PUBLIC STREET (7,766 S.F.±, 0.178 AC.±), TOTAL AREA SUBDIVIDED (497,729 S.F.±, 11.426 AC.±), AVERAGE LOT SIZE (6327 S.F.±, 0.145 AC.±), SMALLEST LOT (5472 S.F.±, 0.125 AC.±), LARGEST LOT (6930 S.F.±, 0.159 AC.±), GROSS LOTS PER ACRE IN SECTION 3 (2.63), AREA OF OLD REMAINDER 14 (1,617,155 S.F.±, 37.124 AC.±), AREA OF LOTS 327-329 (20,131 S.F.±, 0.462 AC.±), AREA OF NEW REMAINDER 14 (1,597,024 S.F.±, 36.662 AC.±)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2013 at 10:35 AM/PM PG Document # 130028110 BETSY B. WOOLRIDGE, CLERK Betsy B. Woolridge, Dep. Clerk

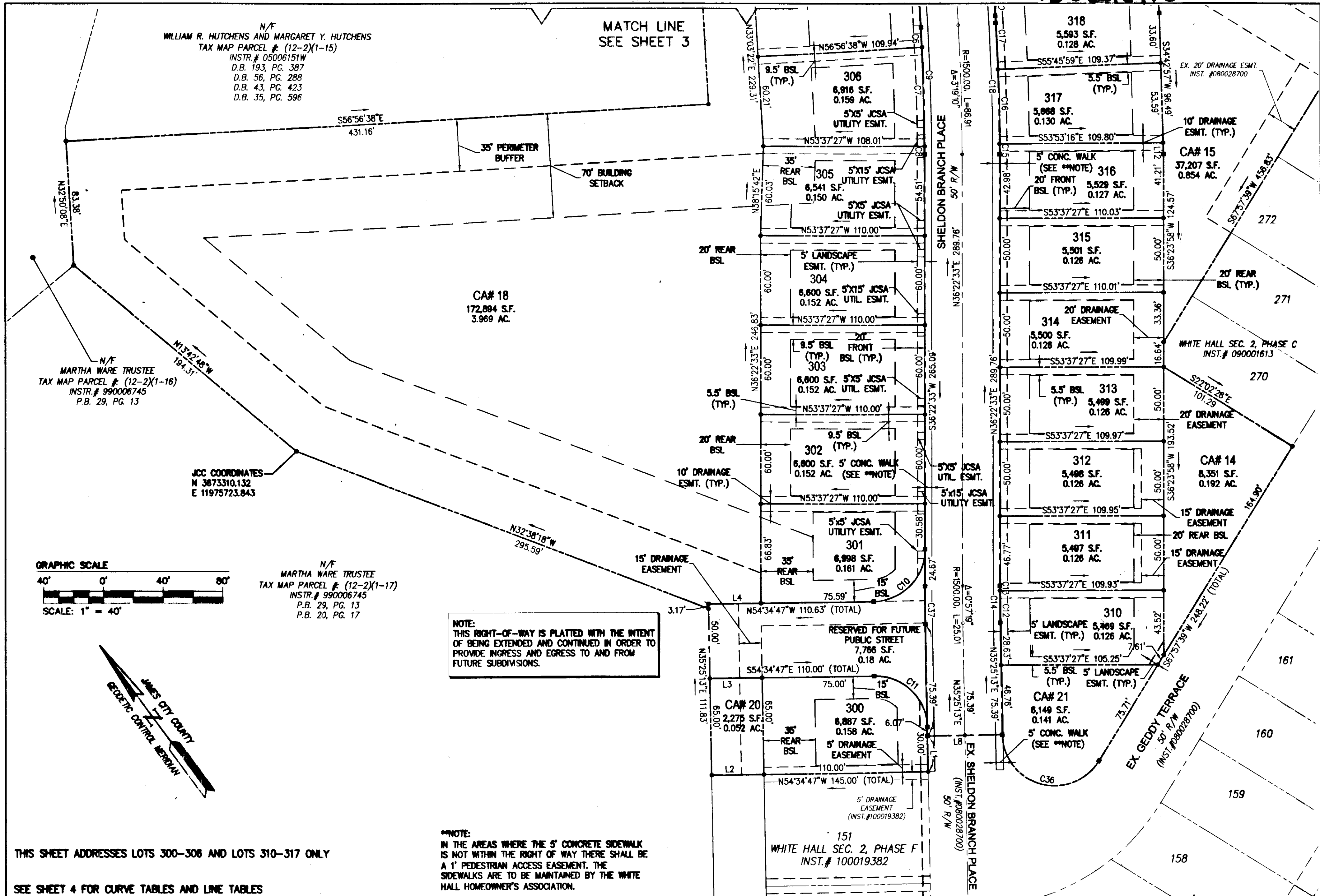


AES CONSULTING ENGINEERS 5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF SUBDIVISION OF REMAINDER 13 AND REMAINDER 14 WHITE HALL SECTION 3 OWNER: RAUCH DEVELOPMENT CO., L.L.C. JCC CASE NO. S-0005-2013 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JRK Project Number: 9048-19 Scale: N/A Date: 6/27/2013 Sheet Number: 1 OF 4

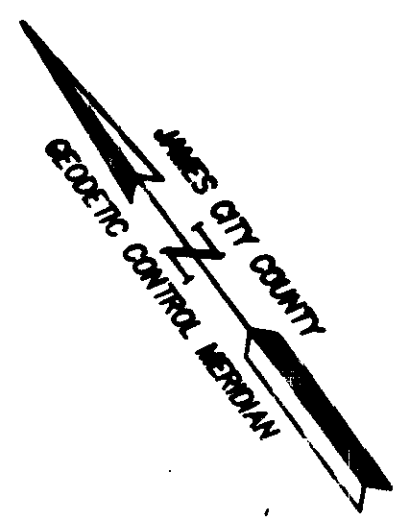
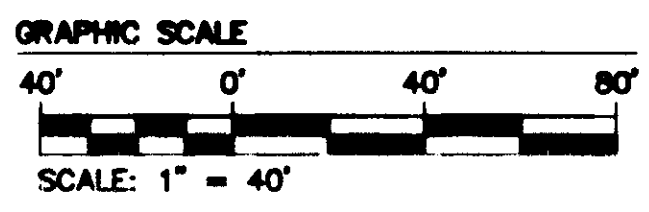
130028110



N/F
WILLIAM R. HUTCHENS AND MARGARET Y. HUTCHENS
TAX MAP PARCEL # (12-2)(1-15)
INSTR. # 05006151W
D.B. 193, PG. 387
D.B. 56, PG. 288
D.B. 43, PG. 423
D.B. 35, PG. 596

N/F
MARTHA WARE TRUSTEE
TAX MAP PARCEL # (12-2)(1-16)
INSTR. # 990006745
P.B. 29, PG. 13

N/F
MARTHA WARE TRUSTEE
TAX MAP PARCEL # (12-2)(1-17)
INSTR. # 990006745
P.B. 29, PG. 13
P.B. 20, PG. 17

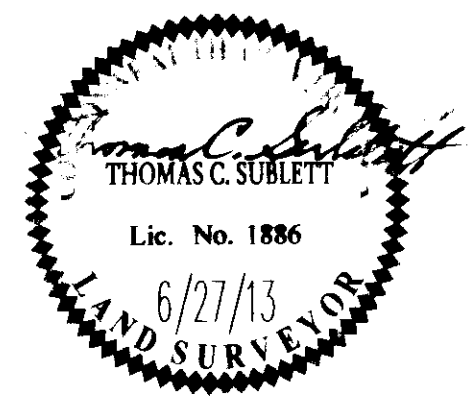


NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS.

**NOTE:
IN THE AREAS WHERE THE 5' CONCRETE SIDEWALK IS NOT WITHIN THE RIGHT OF WAY THERE SHALL BE A 1' PEDESTRIAN ACCESS EASEMENT. THE SIDEWALKS ARE TO BE MAINTAINED BY THE WHITE HALL HOMEOWNER'S ASSOCIATION.

THIS SHEET ADDRESSES LOTS 300-306 AND LOTS 310-317 ONLY
SEE SHEET 4 FOR CURVE TABLES AND LINE TABLES

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2013 at 10:35 AM/PM, PG. 1 Document # 130028110 BETSY B. WOOLRIDGE, CLERK Dep. Clerk	
1	8/27/13
Rev.	Date
	Description
	Revised By



4 Large Plat(s) Recorded
herewith as # 130028110

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PLAT OF SUBDIVISION OF
REMAINDER 13 AND REMAINDER 14
WHITE HALL
SECTION 3
OWNER: RAUCH DEVELOPMENT CO., L.L.C.
JCC CASE NO. S-0005-2013

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

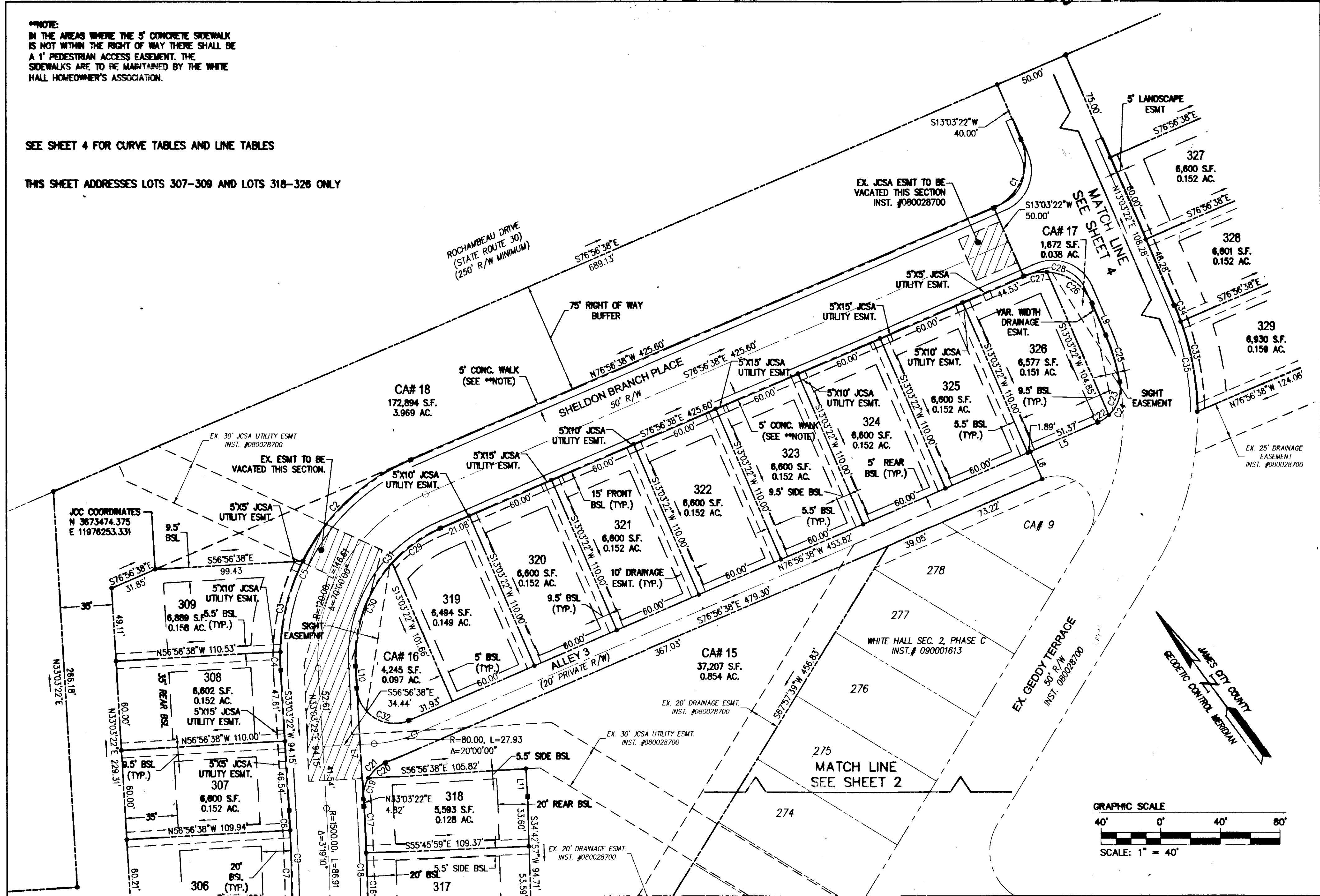
Project Contacts:	TCS/JMK
Project Number:	9048-19
Scale:	1"=40'
Date:	8/27/13
Sheet Number:	2 OF 4

130028110

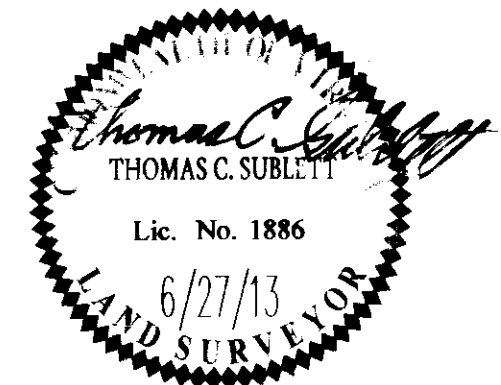
****NOTE:**
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SEE SHEET 4 FOR CURVE TABLES AND LINE TABLES

THIS SHEET ADDRESSES LOTS 307-309 AND LOTS 318-328 ONLY



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2013			
at 10:35 AM/PM PB PG			
Document # 130028110			
BETSY B. WOOLRIDGE, CLERK			
<i>[Signature]</i> Dep. Clerk			
1	8/27/13	REVISED PER COUNTY COMMENTS DATED 8-7-2013	JPS
Rev	Date	Description	Revised By



4 Large **MA** Plats/Records
 herewith as # **130028110**

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 Williamsburg, Virginia 23188
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Hampton Roads | Central Virginia | Middle Peninsula

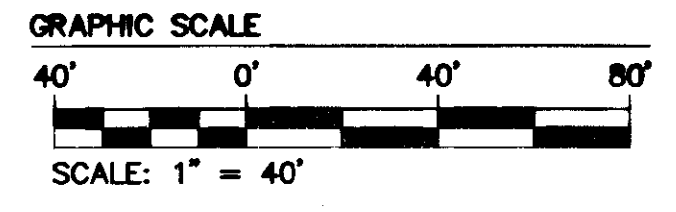
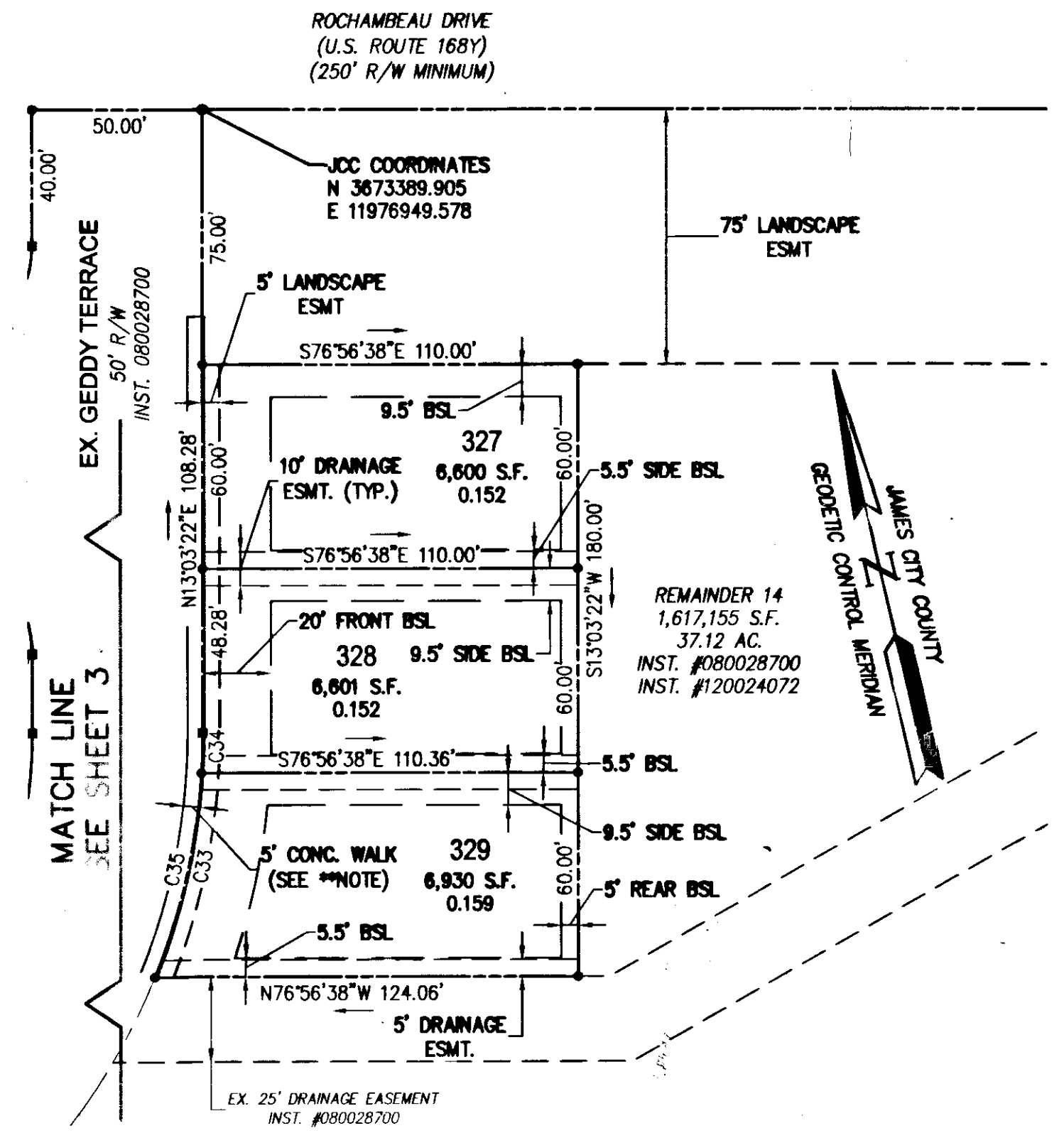
**PLAT OF SUBDIVISION OF
 REMAINDER 13 AND REMAINDER 14
 WHITE HALL
 SECTION 3
 OWNER: RAUCH DEVELOPMENT CO., L.L.C.
 JCC CASE NO. S-0005-2013**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contact:	TCS/JRK
Project Number:	9048-19
Scale:	1"=40'
Date:	6/27/13
Sheet Number	3 OF 4

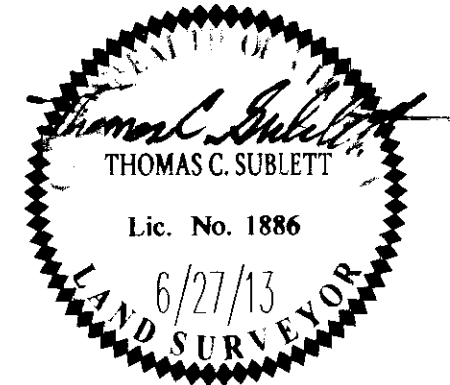
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	35.00'	54.98'	35.00'	49.50'	S58°03'22"W
C2	40°03'04"	145.00'	101.36'	52.85'	99.31'	S83°01'50"W
C3	25°02'52"	145.00'	63.39'	32.21'	62.89'	S50°28'52"W
C4	4°54'03"	145.00'	12.40'	6.21'	12.40'	S35°30'24"W
C5	70°00'00"	145.00'	177.15'	101.53'	166.34'	S68°03'22"W
C6	0°31'23"	1475.00'	13.47'	6.73'	13.47'	S33°19'04"W
C7	2°35'00"	1475.00'	66.50'	33.26'	66.49'	S34°52'15"W
C8	0°12'48"	1475.00'	5.49'	2.75'	5.49'	S36°16'09"W
C9	3°19'11"	1475.00'	85.46'	42.74'	85.45'	S34°42'57"W
C10	89°02'41"	35.00'	54.39'	34.42'	49.08'	S80°53'53"W
C11	90°00'00"	35.00'	54.98'	35.00'	49.50'	S9°34'47"E
C12	0°49'48"	1475.00'	21.37'	10.69'	21.37'	N35°50'07"E
C13	0°07'31"	1475.00'	3.23'	1.61'	3.23'	N36°18'47"E
C14	0°57'19"	1475.00'	24.60'	12.30'	24.60'	N35°53'53"E
C15	0°15'49"	1525.00'	7.02'	3.51'	7.02'	N36°14'38"E
C16	1°52'43"	1525.00'	50.00'	25.00'	50.00'	N35°10'22"E
C17	1°10'39"	1525.00'	31.34'	15.67'	31.34'	N33°38'42"E
C18	3°19'11"	1525.00'	88.35'	44.19'	88.34'	N34°42'57"E
C19	33°37'15"	25.00'	14.67'	7.55'	14.46'	N49°52'00"E
C20	36°22'44"	25.00'	15.87'	8.21'	15.61'	N84°52'00"E
C21	70°00'00"	25.00'	30.54'	17.51'	28.68'	N68°03'22"E
C22	20°12'07"	25.00'	8.81'	4.45'	8.77'	N87°02'41"W
C23	56°21'37"	25.00'	24.59'	13.39'	23.61'	S54°40'26"W
C24	76°33'44"	25.00'	33.40'	19.73'	30.98'	S64°46'30"W
C25	13°26'15"	140.00'	32.83'	16.49'	32.76'	S19°46'30"W
C26	63°44'28"	35.00'	38.94'	21.76'	36.96'	S18°48'52"E
C27	26°14'33"	35.00'	16.03'	8.16'	15.89'	S63°48'23"E
C28	89°59'01"	35.00'	54.97'	34.99'	49.49'	S31°56'08"E
C29	24°11'09"	95.00'	40.10'	20.35'	39.80'	S89°02'12"E
C30	45°48'51"	95.00'	75.96'	40.14'	73.96'	N55°57'48"E
C31	70°00'00"	95.00'	116.06'	66.52'	108.98'	N68°03'22"E
C32	110°00'00"	25.00'	48.00'	35.70'	40.96'	N21°56'38"W
C33	18°38'27"	190.00'	61.82'	31.18'	61.54'	N25°54'52"E
C34	3°32'16"	190.00'	11.73'	5.87'	11.73'	N14°49'30"E
C35	22°10'44"	190.00'	73.55'	37.24'	73.09'	N24°08'44"E
C36	147°27'34"	35.00'	90.08'	119.92'	67.20'	N38°18'34"W
C37	0°57'19"	1525.00'	25.43'	12.72'	25.43'	S35°53'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°25'13"W	23.93'
L2	N54°34'47"W	35.00'
L3	S54°34'47"E	35.00'
L4	N54°34'47"W	35.03'
L5	N76°56'38"W	49.48'
L6	S13°03'22"W	20.00'
L7	S33°03'22"W	74.49'
L8	S54°34'47"E	50.00'
L9	S13°03'22"W	23.28'
L10	N33°03'22"E	14.84'
L11	S33°03'22"W	18.66'
L12	S34°42'57"W	9.30'



****NOTE:**
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City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 27 December 2013 at 10:35 AM/PM, PB -- PG -- Document # 130028110 BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> Dep. Clerk		
1	6/27/13	REVISED PER COUNTY COMMENTS DATED 6-7-2013
Rev.	Date	Description
		JFS Revised By



Large **666'** Plat(s) Recorded
 herewith as # **130028110**

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 REMAINDER 13 AND REMAINDER 14
 WHITE HALL
 SECTION 3
 OWNER: RAUCH DEVELOPMENT CO., L.L.C.
 JCC CASE NO. S-0005-2013**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JRK
 Project Number: 9048-19
 Scale: 1"=40' Date: 6/27/13
 Sheet Number
4 OF 4