

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD JR., TRUSTEE TO RAUCH DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 27, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #060002582.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT AND ENTITLED WHITE HALL SECTION 5, LOTS 500-540 AND CA#22, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

George W. Moore 3/2/15
 FOR RAUCH DEVELOPMENT CO., L.L.C.
 BY THE VILLAGES AT WHITE HALL, LLC
 SIGNED BY HHHUNT CORPORATION, ITS MANAGER
George W. Moore
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 COUNTY OF Henrico TO-WIT: Jeania Latrice Oliver
 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 2 DAY OF March, 2015

Jeania Latrice Oliver
 NOTARY PUBLIC
 MY COMMISSION EXPIRES March 31, 2017
 NOTARY REGISTRATION NO. 7555378

JEANIA LATRICE OLIVER
 NOTARY PUBLIC
 REG. #7555378
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES MAR 31, 2017

TRUSTEE: GBTC VA, INC.

BY: John S. Pearsall, Jr.
 JOHN S. PEARSALL, JR.
 SENIOR VICE PRESIDENT

STATE OF Virginia
 COUNTY OF Henrico

Jeania Latrice Oliver A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia, DO HEREBY CERTIFY THAT John S. Pearsall, Jr. WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS SENIOR VICE PRESIDENT OF GBTC VA, INC. HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF March, 2015

Jeania Latrice Oliver
 NOTARY PUBLIC
 MY COMMISSION EXPIRES March 31, 2017
 NOTARY REGISTRATION NO. 7555378

JEANIA LATRICE OLIVER
 NOTARY PUBLIC
 REG. #7555378
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES MAR 31, 2017

LENDER: THE BANK OF HAMPTON ROADS

BY: John S. Pearsall, Jr.
 JOHN S. PEARSALL, JR.
 SENIOR VICE PRESIDENT

STATE OF Virginia
 COUNTY OF Henrico

Jeania Latrice Oliver A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia, DO HEREBY CERTIFY THAT John S. Pearsall, Jr. WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE AS SENIOR VICE PRESIDENT OF THE BANK OF HAMPTON ROADS HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE AFORESAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 2 DAY OF March, 2015

Jeania Latrice Oliver
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 COMMONWEALTH OF VIRGINIA
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GENERAL NOTES

- PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL ID: 1220100022.
- PROPERTY ADDRESS: 3811 ROCHAMBEAU DRIVE.
- ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS, CASE # Z-11-05/SUP-16-05/MP-06-05, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS AMENDED UNDER MP-0001-2007, WHICH WAS APPROVED MARCH 21, 2007.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 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.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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.
- 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.
- 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.
- IRRIGATION IS NOT PERMITTED FROM THE PUBLIC WATER SYSTEM.
- 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.
- THE PUBLIC UTILITY EASEMENTS AS SHOWN SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., VIRGINIA NATURAL GAS, COX COMMUNICATIONS, INC. & JAMES CITY SERVICE AUTHORITY.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- VDOT SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SIDEWALK LOCATED OUTSIDE OF THE STATE MAINTAINED RIGHT OF WAY LIMITS.
- 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.
- A 10 FT. DRAINAGE EASEMENT CENTERED ON THE COMMON PROPERTY LINES IS HEREBY DEDICATED ON ALL LOTS WITHIN THIS PHASE.
- ALL COMMON AREAS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

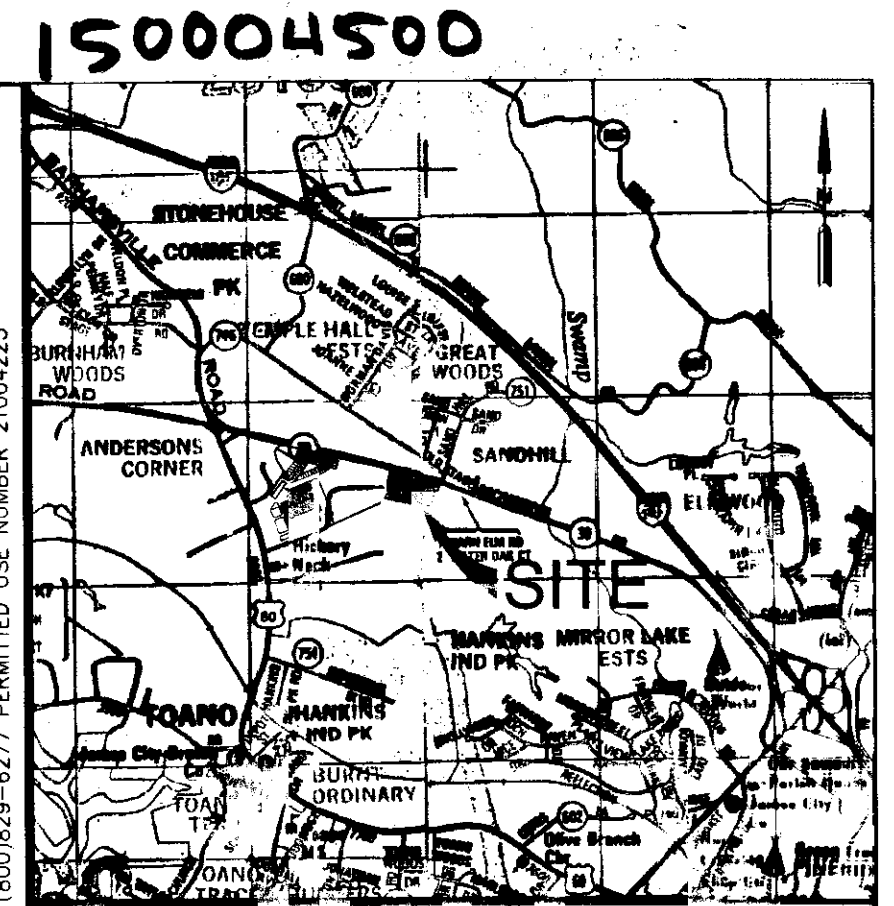
AREA TABULATION - WHITE HALL SECTION 5 LOTS 500-540 (41 LOTS)

| | SQUARE FEET | ACRES |
|--|---------------------------|--------------------|
| AREA OF RESIDENTIAL LOTS | 228,935 S.F.± | 5.255 AC.± |
| AREA OF COMMON AREA #22 (CA# 22) | 317,364 S.F.± | 7.286 AC.± |
| AREA OF PUBLIC R/W | 73,094 S.F.± | 1.678 AC.± |
| TOTAL AREA SUBDIVIDED-PARCEL 5 | 619,393 S.F.± | 14.219 AC.± |
| AVERAGE LOT SIZE | 5,584 S.F.± | 0.128 AC.± |
| SMALLEST LOT (LOTS 527 & 540) | 5,237 S.F.± | 0.120 AC.± |
| LARGEST LOT (LOT 520) | 6,591 S.F.± | 0.151 AC.± |
| GROSS LOTS PER ACRE IN SECTION 5 | 2.88 | |
| UNDISTURBED NATURAL OPEN SPACE EASEMENT #1 | 22,928 S.F.± / 0.526 AC.± | |

SHEET DESCRIPTION

- SHEET 1 OF 4 - COVER SHEET
- SHEET 2 OF 4 - OVERALL BOUNDARY
- SHEET 3 OF 4 - LOTS, R/W AND COMMON AREAS (EAST SIDE)
- SHEET 4 OF 4 - LOTS, R/W AND COMMON AREAS (WEST SIDE) AND UNDISTURBED NATURAL OPEN SPACE EASEMENTS, LINE TABLES, AND LOT AND R/W CURVE TABLES.

4 Large/Small Plat(s) Recorded herewith as # 150004500



VICINITY MAP SCALE 1"=2000'

REFERENCE:

- | | |
|--------------------------|--------------------------|
| INSTRUMENT #050021664 | INSTRUMENT #090010106-2D |
| INSTRUMENT #060002581 | INSTRUMENT #100001314-2E |
| INSTRUMENT #080007658-1A | INSTRUMENT #100019382-2F |
| INSTRUMENT #090018455-1B | INSTRUMENT #110005437-2G |
| INSTRUMENT #100024410-1C | INSTRUMENT #110006804-2H |
| INSTRUMENT #12000267-1D | INSTRUMENT #110017638-2I |
| INSTRUMENT #120013335-1E | INSTRUMENT #120008527-2J |
| INSTRUMENT #080028700-2A | INSTRUMENT #120024072-2K |
| INSTRUMENT #100025843-2B | INSTRUMENT #120016151-2L |
| INSTRUMENT #090001613-2C | INSTRUMENT #130016344-2M |
| INSTRUMENT #130028110 | |

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 02/12/15
 THOMAS C. SUBLETT, L.S. #01886 DATE

CERTIFICATE OF APPROVAL

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

Christina Brown 3/16/15
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

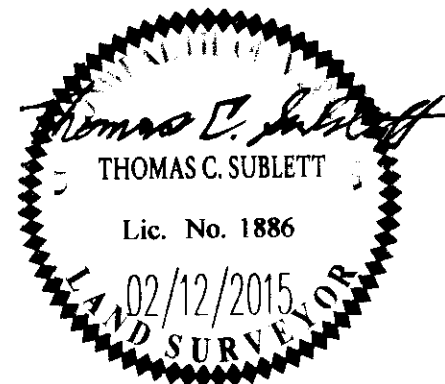
VDOT APPROVAL

Charles Catlett 3/4/15
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 17th DAY OF March, 2015, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:43 AM INSTRUMENT # 150004500

TESTE: Betsy B. Woolridge, DC
 BETSY B. WOOLRIDGE, CLERK

| Rev. | Date | Description | Revised By |
|------|---------|--|------------|
| 1 | 2/12/15 | REVISED PER COUNTY COMMENTS DATED 2-9-2015 | RMS |



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 Fax: (757) 220-8994
 www.aesva.com

PLAT OF SUBDIVISION
WHITE HALL
SECTION 5, LOTS 500-540 & CA#22
JCC CASE NO. S-0053-2013
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/TRB
 Project Number: 8048-20A
 Scale: NA Date: 11/10/2014
 Sheet Number
1 OF 4