

160017400 150008767

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ROBERT E. YANCEY, HIROKO K. YANCEY AND ROBERT E. YANCEY, EXECUTOR OF THE ESTATE OF ELOISE A. YANCEY TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY DEED DATED OCTOBER 26, 2007 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 070030782 ON NOVEMBER 5, 2007.

OWNER'S CERTIFICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

3/23/2015 DATE
 [Signature] SIGNATURE (FOR CENTEX HOMES)
 Gary J. Leygraaf NAME PRINTED

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

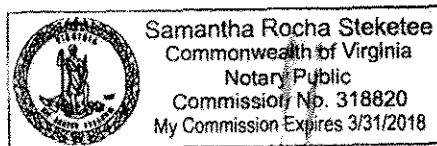
CITY/COUNTY OF Fairfax

I, Samantha Rocha Steketee, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 23rd DAY OF March, 2015

[Signature] NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 3-31-18
 NOTARY REGISTRATION NUMBER: 318820



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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] 3/23/15
 THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

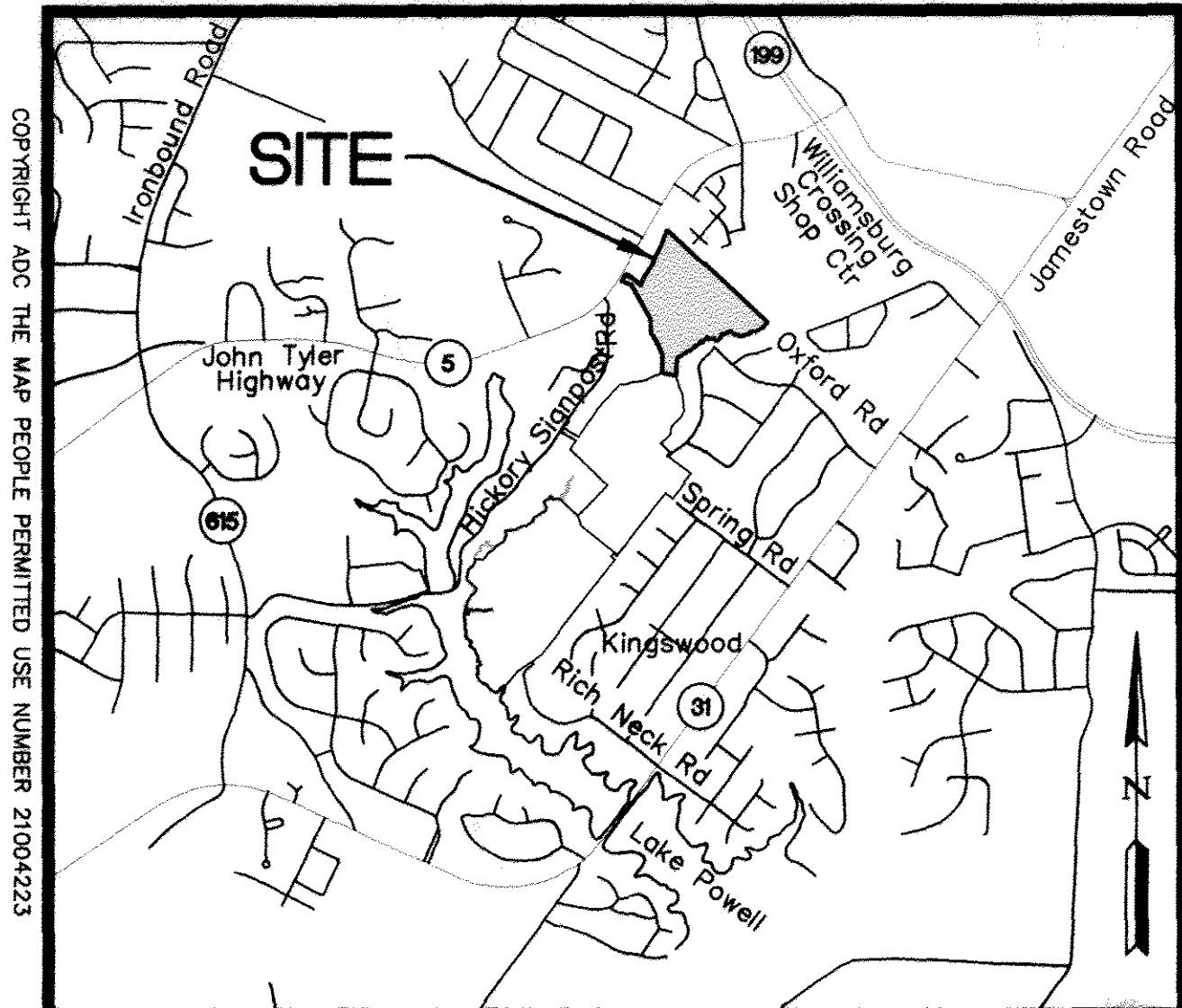
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

4/1/15 DATE
 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION

4/20/15 DATE
 [Signature] SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES:

- PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL # (47-2)(1-47).
- TAX MAP PARCEL # (47-2)(1-47) IS CURRENTLY ZONED "R-1".
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- SETBACKS: (UNLESS OTHERWISE NOTED)
 FRONT = 35'; SIDE = 15'; REAR = 35'
 IF LOT IS LESS THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 100 FT.
 IF LOT IS MORE THAN 1 ACRE, MINIMUM WIDTH AT SETBACK LINE IS 150 FT.
 SPECIAL PROVISIONS FOR CORNER LOTS
 A) OF THE 2 SIDES OF A CORNER LOT, THE FRONT OF THE LOT SHALL BE DEEMED TO BE THE SHORTER OF THE 2 SIDES FRONTING THE STREETS.
 B) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FT
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS AND STORM WATER ATTENUATION BASINS SHALL REMAIN PRIVATE AND ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR A SUBDIVISION OR ANY PART THEREOF, 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 THE 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.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" 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.
- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN PER MAP NUMBER 51095C, PANEL 0185C AND 0205C FOR COMMUNITY NUMBER 510201, DATED 9/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



LOCATION MAP SCALE: 1"=2000'

- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL HAVE NO RESPONSIBILITY FOR 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 IDENTIFY 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.
- ALL LOTS SHALL CONTAIN 5' PERIMETER DRAINAGE EASEMENTS.
- ALL COMMON AREAS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- FINISH FLOOR ELEVATIONS ARE MINIMUM NECESSARY TO ALLOW GRAVITY SEWER CONNECTIONS. (M.F.F.)
- RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.

**AREA TABULATION
 MARYWOOD
 PHASE II
 LOTS 64-90**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	571,527 S.F.	13.12 AC.±
AREA OF RIGHT OF WAY	89,258 S.F.	2.05 AC.±
AREA OF COMMON OPEN SPACE (CA1)	509,873 S.F.	11.70 AC.±
TOTAL AREA SUBDIVIDED	1,170,658 S.F.	26.87 AC.±
NATURAL OPEN SPACE	410,634 S.F.	9.43 AC.± (INCLUDED WITH CA1)
PRIVATE NATURAL OPEN SPACE 1	524 S.F.	0.01 AC.± (INCLUDED WITH LOT 64)
PRIVATE NATURAL OPEN SPACE 2	41,647 S.F.	0.96 AC.± (INCLUDED WITH LOTS 64-68)
PRIVATE NATURAL OPEN SPACE 3	38,631 S.F.	0.89 AC.± (INCLUDED WITH LOTS 72-76)
PRIVATE NATURAL OPEN SPACE 4	2,756 S.F.	0.06 AC.± (INCLUDED WITH LOT 77)
PRIVATE NATURAL OPEN SPACE 5	8,014 S.F.	0.18 AC.± (INCLUDED WITH LOT 90)
TOTAL PRIVATE NATURAL OPEN SPACE	91,602 S.F.	2.10 AC.±
TOTAL NATURAL OPEN SPACE	502,236 S.F.	11.53 AC.±
NUMBER OF LOTS	27	
AVERAGE LOT SIZE	21,168 S.F.	0.49 AC.±
SMALLEST LOT (LOT 70)	15,124 S.F.	0.34 AC.±
LARGEST LOT (LOT 68)	45,230 S.F.	1.03 AC.±
GROSS LOTS PER ACRE	1.00	

AREA TABULATION FOR COMMON AREA 1 AND NATURAL OPEN SPACE MARYWOOD

(THIS TABLE REFLECTS COMMON AREA 1 AND OPEN SPACE WHICH IS EITHER RECORDED OR TO BE RECORDED IN EACH PHASE)

	COMMON AREA 1	NATURAL OPEN SPACE	PRIVATE NATURAL OPEN SPACE
PHASE 1	29.74 AC.±	26.41 AC.±	0.11 AC.±
PHASE 2	11.70 AC.±	9.43 AC.±	2.10 AC.±
PHASE 3	15.09 AC.±	11.47 AC.±	0.06 AC.±
PHASE 4	10.14 AC.±	8.45 AC.±	1.07 AC.±
TOTAL	66.67 AC.±	55.76 AC.±	3.34 AC.±

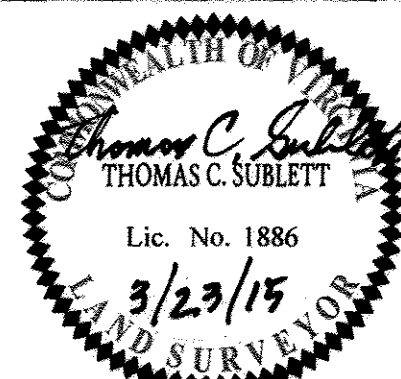
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT THIS 11th DAY OF May, 2015.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 3:26 AM/PM
 INSTRUMENT # 150008767
 TESTE: [Signature] Betsy B. Woolridge, Clerk

THE ONLY CORRECTION BY THIS PLAT IS TO OMIT ERRONEOUS AREA CALLS FOR CA1 AND NATURAL OPEN SPACE ON SHEETS 2 AND 3 OF PLAT RECORDED AS INSTRUMENT NO. 150008767

PLAT OF CORRECTION

**PLAT OF SUBDIVISION
 MARYWOOD
 PHASE II
 LOTS 64-90
 PREPARED FOR CENTEX HOMES**

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
5	9/15/16	PLAT OF CORRECTION	JFS
4	3/13/15	REVIEWED PLAT AND UPDATED NOTES	JAG
3	8/26/10	REVIEWED PLAT AND UPDATED NOTES	JFS
2	4/3/09	REVISED UTILITY EASEMENTS PER JCSA COMMENTS	JFS
1	2/9/09	REVISED PER COUNTY COMMENTS	JFS

Designed	Drawn
JAG/MJR	JFS
Scale	Date
N/A	12/04/07
Project No.	
9272	
Drawing No.	
1 of 3	



WILLIAMSBURG • RICHMOND • GLOUCESTER

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
10-3-2016
 at 8:45 AM AM/PM, PB PG
 Document # 160017400
 MONA A. FOLEY, CLERK
 [Signature] Clerk