

080006519

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 CERTIFICATE

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

David Murray Director of Land 4/16/07
FOR CENTEX HOMES TITLE DATE
David J. Murray
PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, John F. Sluss
A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 16th DAY OF November, 2007. MY COMMISSION EXPIRES 7/31/09.
John F. Sluss # 312410
SIGNATURE

SURVEYOR'S CERTIFICATE

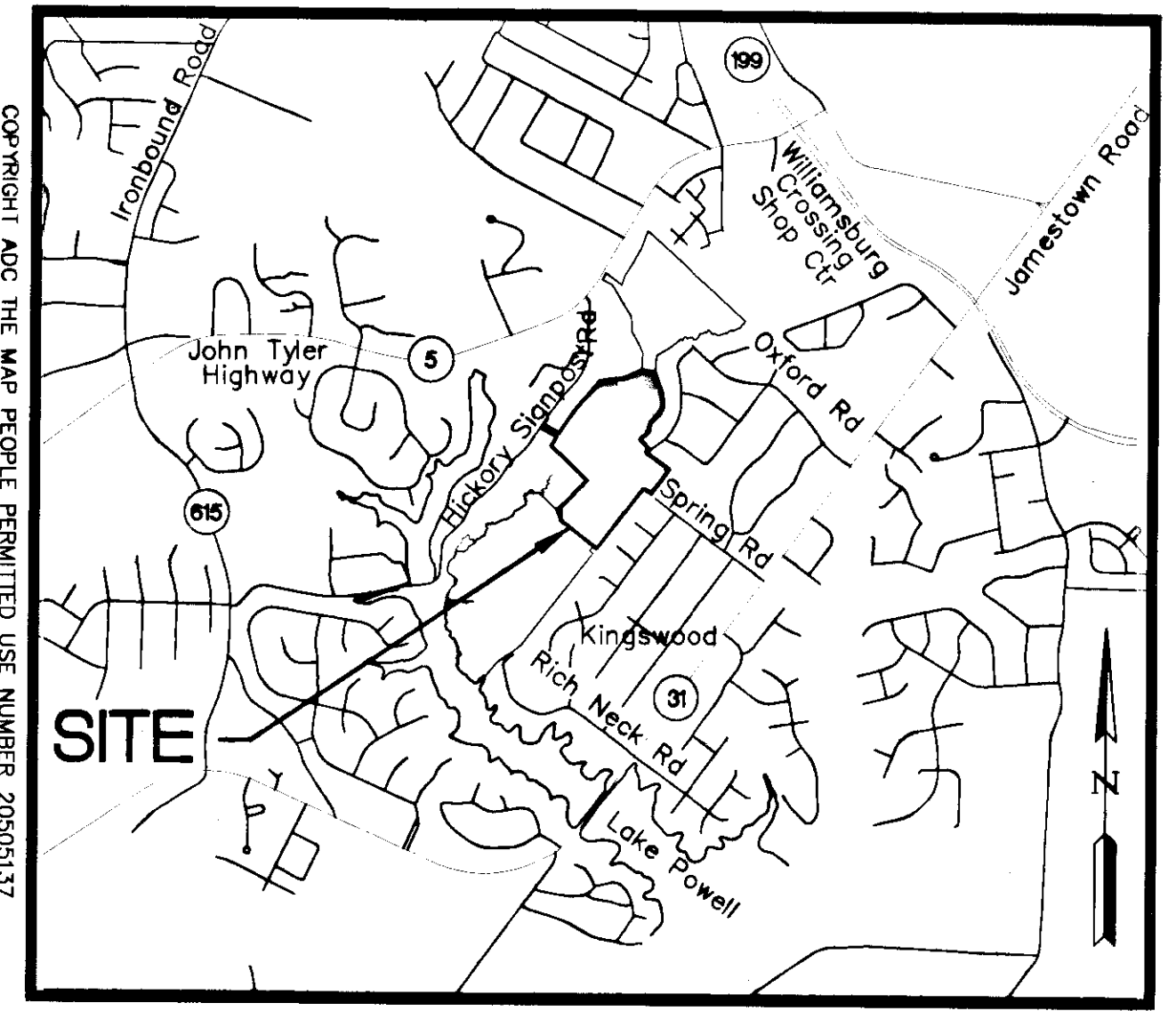
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
G. T. Wilson, Jr. 3/05/07
G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 4/16/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 2/25/08
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION 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 (SEE NOTE #18)
- 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) 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.
- 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.



LOCATION MAP SCALE: 1"=2000'

- THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510201 0045 B, DATED 2/6/1991 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.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(e) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE DETENTION PONDS AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF THE PONDS OR THEIR OUTFLOW STRUCTURES.
- 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. (F.F.)

**AREA TABULATION
MARYWOOD
PHASE I
LOTS 1-4 AND 54-63**

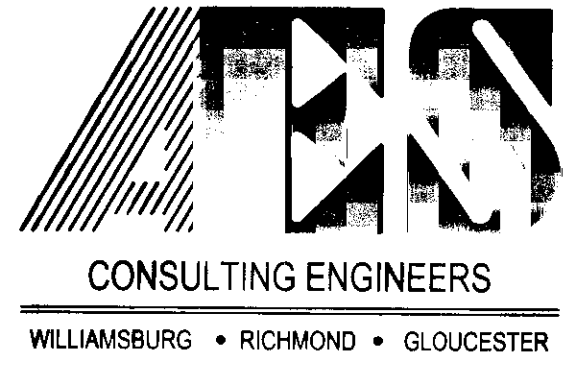
	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	218,432 S.F.	5.01 AC.±
AREA OF RIGHT OF WAY	77,361 S.F.	1.78 AC.±
AREA OF COMMON OPEN SPACE	1,403,068 S.F.	32.21 AC.±
TOTAL AREA SUBDIVIDED	1,698,861 S.F.	39.00 AC.±
NATURAL OPEN SPACE	1,150,575 S.F.	26.41 AC.± (INCLUDED WITH CA1)
PRIVATE NATURAL OPEN SPACE 1	1,329 S.F.	0.03 AC.± (INCLUDED WITH LOTS 60,61)
PRIVATE NATURAL OPEN SPACE 2	3,386 S.F.	0.08 AC.± (INCLUDED WITH LOTS 62,63)
TOTAL PRIVATE NATURAL OPEN SPACE	4,715 S.F.	0.11 AC.±
TOTAL NATURAL OPEN SPACE	1,155,290 S.F.	26.52 AC.±
NUMBER OF LOTS	14	
AVERAGE LOT SIZE	15,602 S.F.	0.36 AC.±
SMALLEST LOT (LOT 57,60,61,62)	15,000 S.F.	0.34 AC.±
LARGEST LOT (LOT 1)	16,893 S.F.	0.39 AC.±
GROSS LOTS PER ACRE	0.38	

**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.±	9.51 AC.±	2.11 AC.±
PHASE 3	15.09 AC.±	11.47 AC.±	0.08 AC.±
PHASE 4	10.14 AC.±	8.45 AC.±	1.07 AC.±
TOTAL	66.67 AC.±	55.84 AC.±	3.35 AC.±

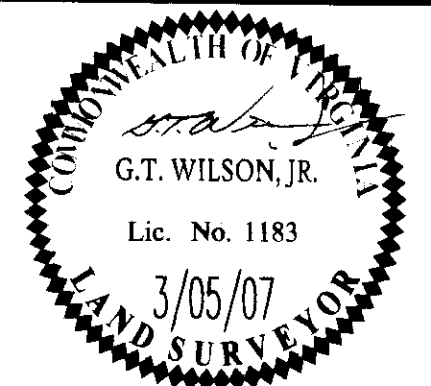
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF February, 2008
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:30 AM/PM
INSTRUMENT # 080006519
TESTE: Betsy B. Woolridge, CLERK



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
MARYWOOD
PHASE I
LOTS 1-4 AND 54-63
PREPARED FOR CENTEX HOMES

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

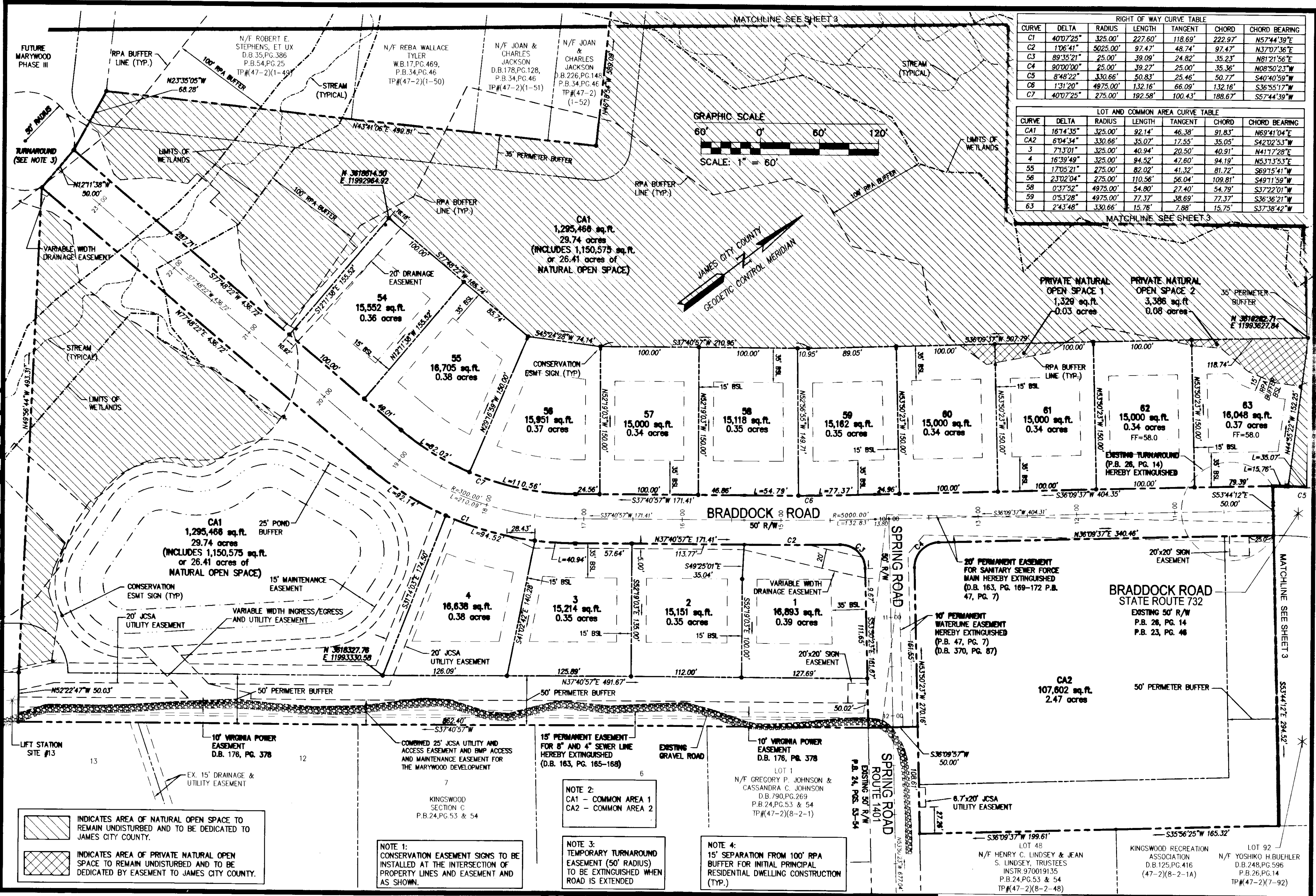


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 29 February 2008
at 3:30 AM/PM, PG 1
DOCUMENT # 080006519
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	9/20/07	REVISED PER COUNTY COMMENTS DATED 4/10/07	JFS

Designed	Drawn
JAG/MJR	JFS
Scale	Date
N/A	3/5/07
Project No.	
9272	
Drawing No.	
1 of 3	

#080006519



RIGHT OF WAY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	40°07'25"	325.00'	227.60'	118.69'	222.97'	N57°44'39"E
C2	1°06'41"	5025.00'	97.47'	48.74'	97.47'	N37°07'36"E
C3	89°35'21"	25.00'	39.09'	24.82'	35.23'	N81°21'56"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N08°50'23"W
C5	8°48'22"	330.66'	50.83'	25.46'	50.77'	S40°40'59"W
C6	1°31'20"	4975.00'	132.16'	66.09'	132.16'	S36°36'21"W
C7	40°07'25"	275.00'	192.58'	100.43'	188.67'	S57°44'39"W

LOT AND COMMON AREA CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CA1	16°14'35"	325.00'	92.14'	46.38'	91.83'	N69°41'04"E
CA2	6°04'34"	330.66'	35.07'	17.55'	35.05'	S42°02'53"W
3	7°13'01"	325.00'	40.94'	20.50'	40.91'	N41°17'28"E
4	16°39'49"	325.00'	94.52'	47.60'	94.19'	N53°13'53"E
55	17°05'21"	275.00'	82.02'	41.32'	81.72'	S69°15'41"W
56	23°02'04"	275.00'	110.56'	56.04'	109.81'	S49°11'59"W
58	0°37'52"	4975.00'	54.80'	27.40'	54.79'	S37°22'01"W
59	0°53'28"	4975.00'	77.37'	38.69'	77.37'	S36°36'21"W
63	2°43'48"	330.66'	15.76'	7.88'	15.75'	S37°38'42"W

INDICATES AREA OF NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED TO JAMES CITY COUNTY.

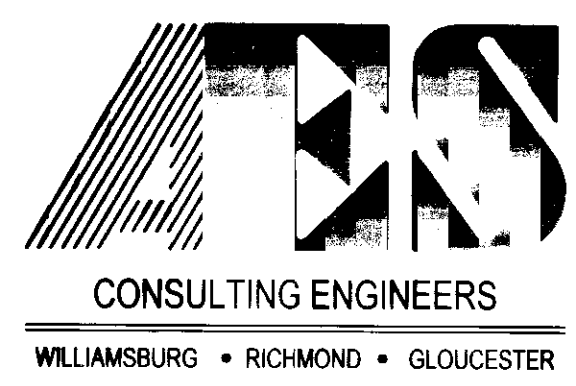
INDICATES AREA OF PRIVATE NATURAL OPEN SPACE TO REMAIN UNDISTURBED AND TO BE DEDICATED BY EASEMENT TO JAMES CITY COUNTY.

NOTE 1: CONSERVATION EASEMENT SIGNS TO BE INSTALLED AT THE INTERSECTION OF PROPERTY LINES AND EASEMENT AND AS SHOWN.

NOTE 2: CA1 - COMMON AREA 1
CA2 - COMMON AREA 2

NOTE 3: TEMPORARY TURNAROUND EASEMENT (50' RADIUS) TO BE EXTINGUISHED WHEN ROAD IS EXTENDED

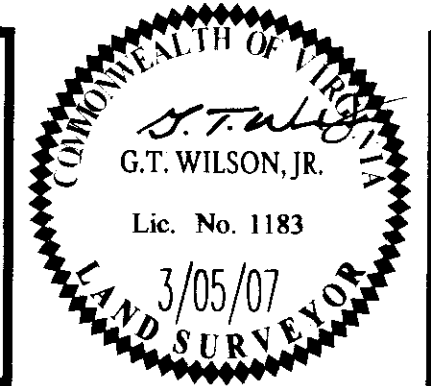
NOTE 4: 15' SEPARATION FROM 100' RPA BUFFER FOR INITIAL PRINCIPAL RESIDENTIAL DWELLING CONSTRUCTION (TYP.)



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PLAT OF SUBDIVISION MARYWOOD PHASE I
LOTS 1-4 AND 54-63
PREPARED FOR CENTEX HOMES

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



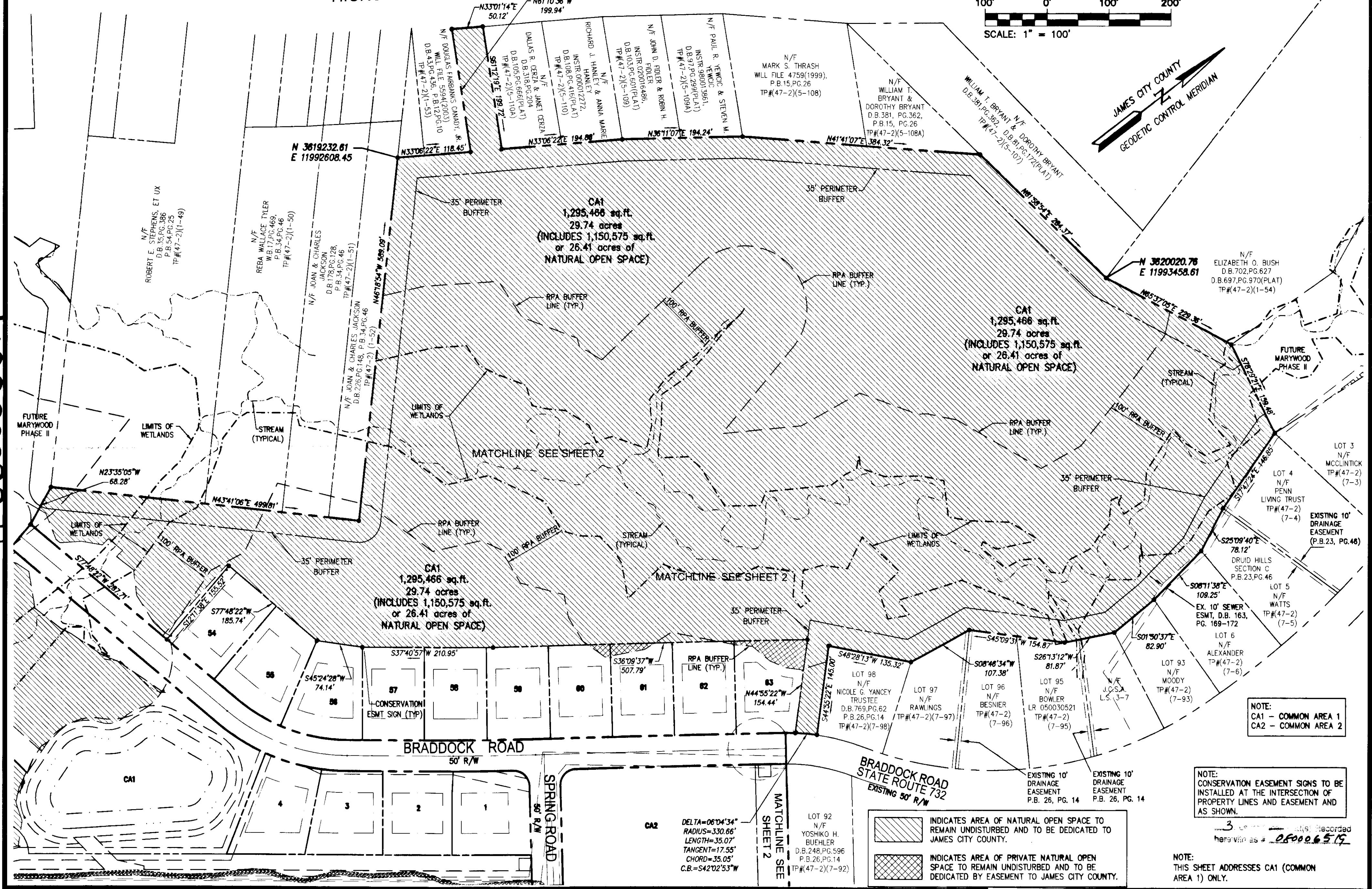
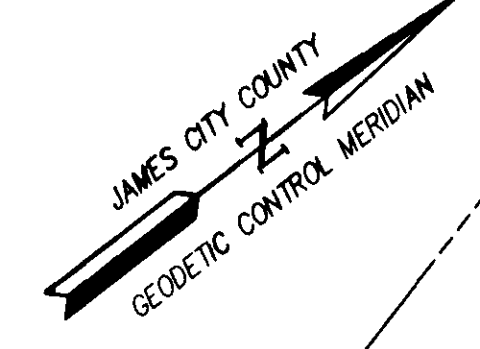
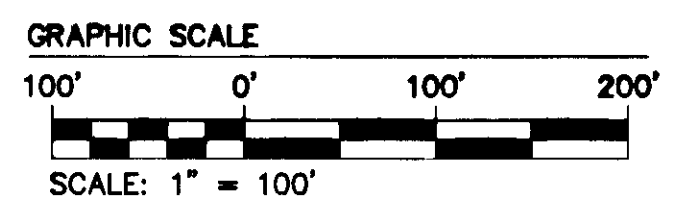
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BETSY B. WOOLRIDGE, CLERK

No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
1	9/20/07	REVIEW PER COUNTY COMMENTS DATED 9/20/07	JFS	JFS

Designed JAG/MJR	Drawn JFS
Scale 1"=60'	Date 3/5/07
Project No. 9272	
Drawing No. 2 OF 3	

#0800080519

HICKORY SIGNPOST ROAD STATE ROUTE 629

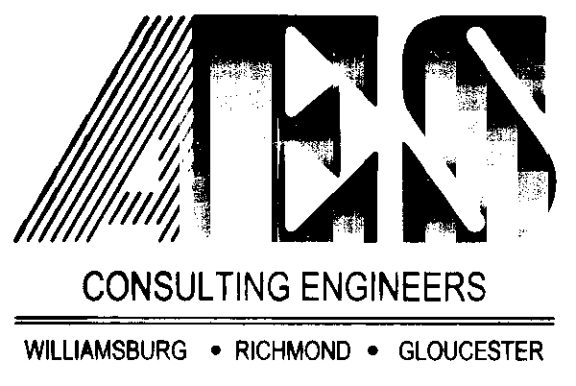


NOTE:
CA1 - COMMON AREA 1
CA2 - COMMON AREA 2

NOTE:
CONSERVATION EASEMENT SIGNS TO BE
INSTALLED AT THE INTERSECTION OF
PROPERTY LINES AND EASEMENT AND
AS SHOWN.

3 copies recorded
herein as # 080006519

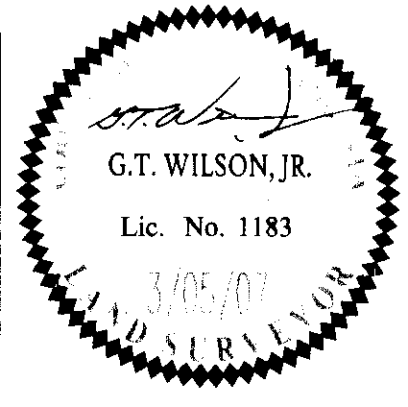
NOTE:
THIS SHEET ADDRESSES CA1 (COMMON
AREA 1) ONLY.



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**PLAT OF SUBDIVISION
MARYWOOD
PHASE I**
LOTS 1-4 AND 54-63
PREPARED FOR CENTEX HOMES

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on
	29 February 2008
at 3:30 PM, P.B. PG. -	
DOCUMENT # 080006519	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i>	Clerk
1 9/20/07	REVISED PER COUNTY COMMENTS DATED 9/20/07
No. DATE	REVISION / COMMENT / NOTE
	JFS
	REVIEWED BY

Designed JAG/MAR	Drawn JFS
Scale 1"=100'	Date 3/3/07
Project No. 9272	
Drawing No. 3 OF 3	