

080023821

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 FOR THE CITY OF WILLIAMSBURG AND 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.

Cliff Nelson HR Area Mgr. 6/11/08
 FOR CENTEX HOMES TITLE DATE
CLIFF NELSON
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Henrico, I, Sarah W. Coleman
 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 11th DAY OF June, 2008. MY COMMISSION EXPIRES 1-31-2010

Sarah W. Coleman
 Reg. # 143797 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.

Thomas C. Sublett 4/10/08
 THOMAS C. SUBLETT, L.S. #1886 DATE

CERTIFICATE OF APPROVAL

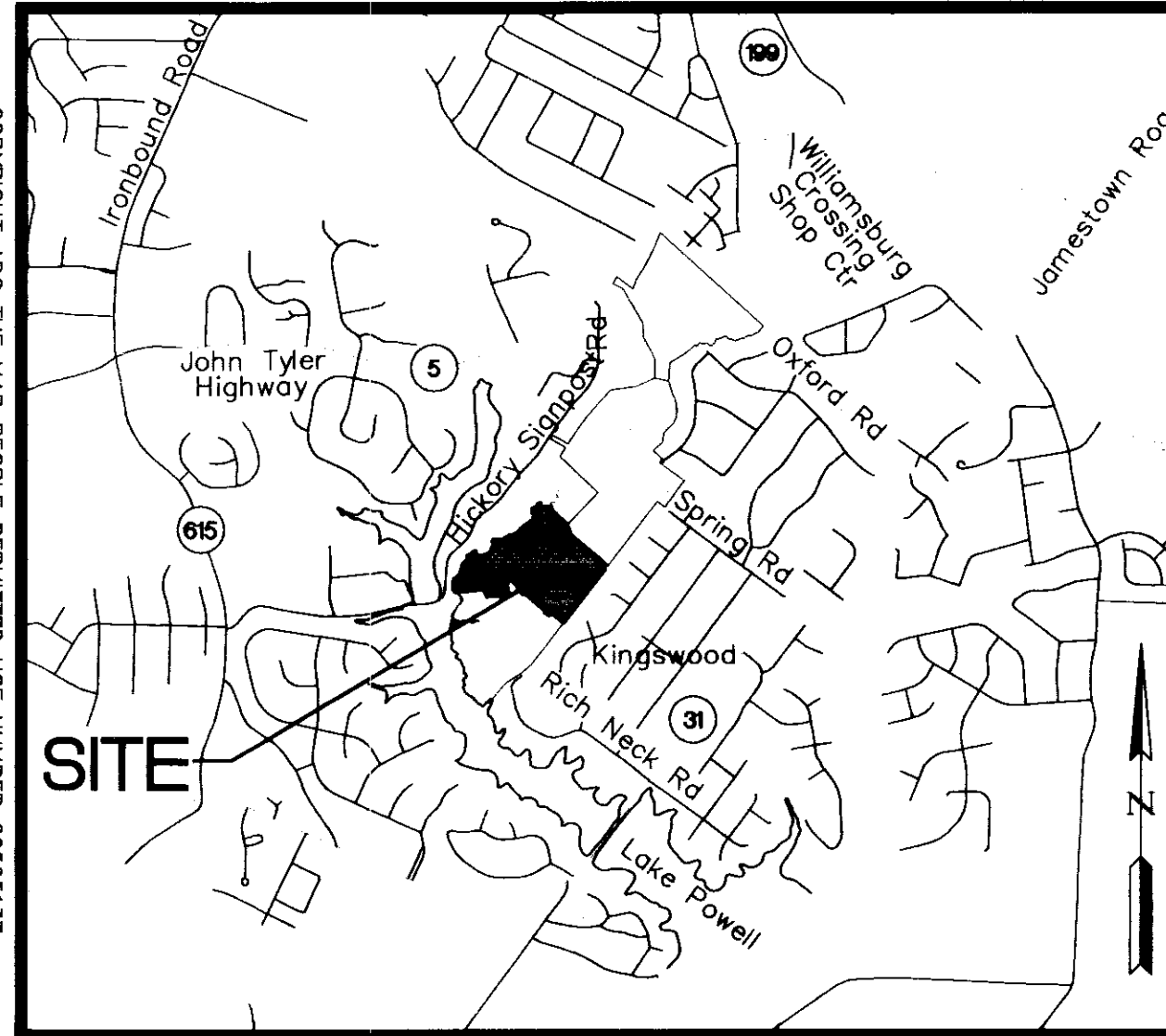
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Paul L. Dan, P.E. 6/17/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7/23/08
 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 REFERENCED ON THE DEED OF EASEMENT.
- 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 PARCEL LIES IN AN AREA DESIGNATED AS FLOOD INSURANCE RATE MAP (FIRM) ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO JAMES CITY COUNTY, VA COMMUNITY PANEL NUMBER 51095C-0205-C, DATED SEPTEMBER 28, 2007.
- 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(c) 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.)
- RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.

**AREA TABULATION
 MARYWOOD
 PHASE III
 LOTS 5-19 AND 47-53**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	365,328 S.F.	8.387 AC.±
AREA OF RIGHT OF WAY	84,722 S.F.	1.945 AC.±
AREA OF COMMON OPEN SPACE	657,375 S.F.	15.091 AC.±
TOTAL AREA SUBDIVIDED	1,107,425 S.F.	25.423 AC.±
NATURAL OPEN SPACE	499,838 S.F.	11.475 AC.± (INCLUDED WITH CA1)
PRIVATE NATURAL OPEN SPACE 1	374 S.F.	0.009 AC.± (INCLUDED WITH LOT 53)
PRIVATE NATURAL OPEN SPACE 2	2,145 S.F.	0.049 AC.± (INCLUDED WITH LOT 5)
TOTAL PRIVATE NATURAL OPEN SPACE	2,519 S.F.	0.058 AC.±
TOTAL NATURAL OPEN SPACE	502,357 S.F.	11.533 AC.±
NUMBER OF LOTS	22	
AVERAGE LOT SIZE	16,606 S.F.	0.381 AC.±
SMALLEST LOT (LOT 50)	15,000 S.F.	0.344 AC.±
LARGEST LOT (LOT 11)	22,358 S.F.	0.513 AC.±
GROSS LOTS PER ACRE		0.865

**AREA TABULATION FOR
 COMMON AREA 1 AND
 NATURAL OPEN SPACE
 MARYWOOD**

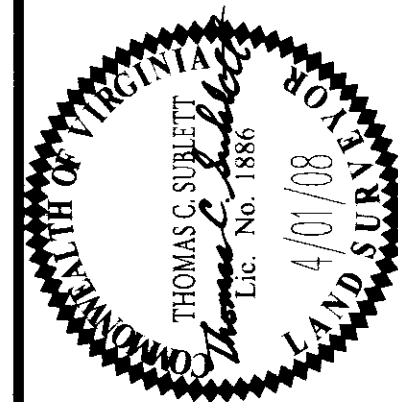
(THIS TABLE REFLECTS COMMON AREA 1 AND OPEN SPACE WHICH IS EITHER RECORDED OR TO BE RECORDED IN EACH PHASE)

	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.±	0.06 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 23 DAY OF September, 2008.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM
 INSTRUMENT # 080023821

TESTE: Betsy B. Woolridge
 BETSY B. WOOLRIDGE, CLERK
 By: Claudia H. Brinkholz, Dep Clerk

No.	DATE	REVISION / COMMENT / NOTE



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8894



CONSULTING ENGINEERS
 WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

**PLAT OF SUBDIVISION
 MARYWOOD
 PHASE III
 LOTS 5-19 AND 47-53
 PREPARED FOR CENTEX HOMES**

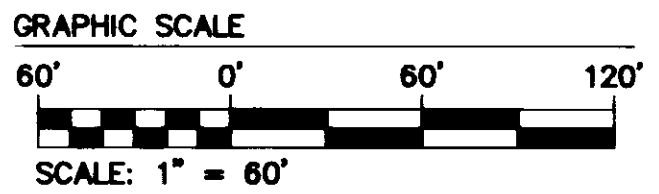
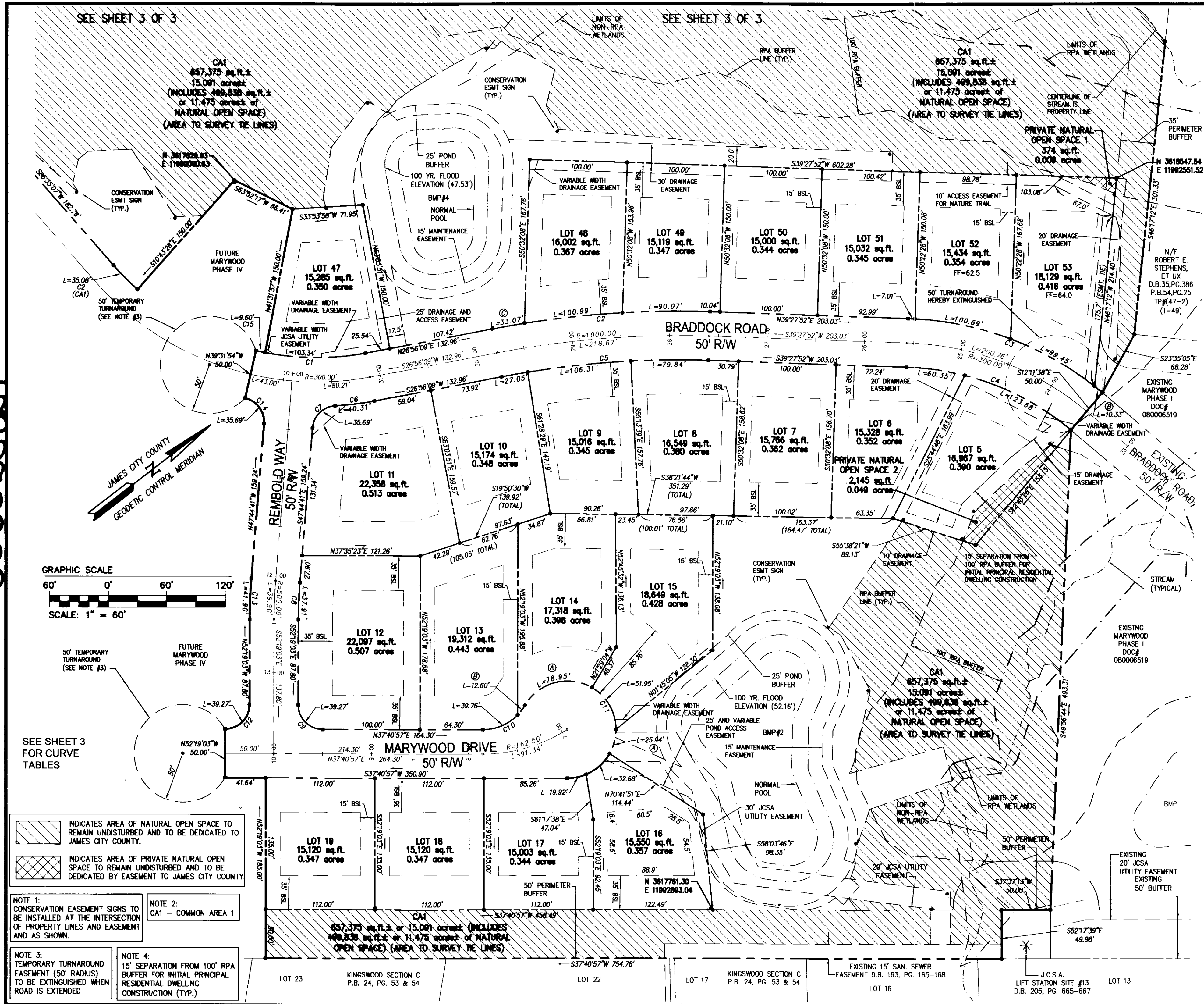
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	JAG/MJR	Drawn	JFS
Scale	1"=100'	Date	4/01/08
Project No.	9272	Drawing No.	1 OF 3

080023821

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3

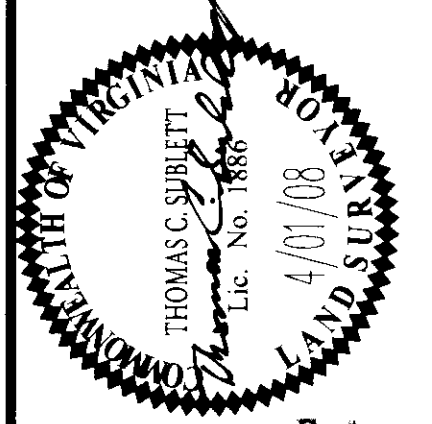


SEE SHEET 3 FOR CURVE TABLES

- 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
- 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.)

City of Williamsburg & County of James City	AM/FM: PG
Circuit Court: This PLAT was recorded on	DATE: 4/01/08
at 11:13 AM/FM: PG	FILE NO: 080023821
DOCUMENT #	CLERK: BETSY B. WOOLRIDGE, CLERK
DATE	
NO.	



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PLAT OF SUBDIVISION
MARYWOOD
PHASE III
LOTS 5-19 AND 47-53
PREPARED FOR CENTEX HOMES

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	JAG/MJR	Drawn	JFS
Scale	1"=60'	Date	4/01/08
Project No.	9272	Drawing No.	2 OF 3

