

090028778

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.

[Signature] Director of Land Development 10/7/09
 FOR CENTEX HOMES TITLE DATE

Darin M. Smouse
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Henrico, SUZANNE MALET
 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 1st DAY OF October, 2009. MY COMMISSION EXPIRES 2/28/10.

[Signature]
 SIGNATURE ID# 7015994



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.

[Signature] 6/30/08
 THOMAS C. SUBLETT L.S. #1885 DATE

CERTIFICATE OF APPROVAL

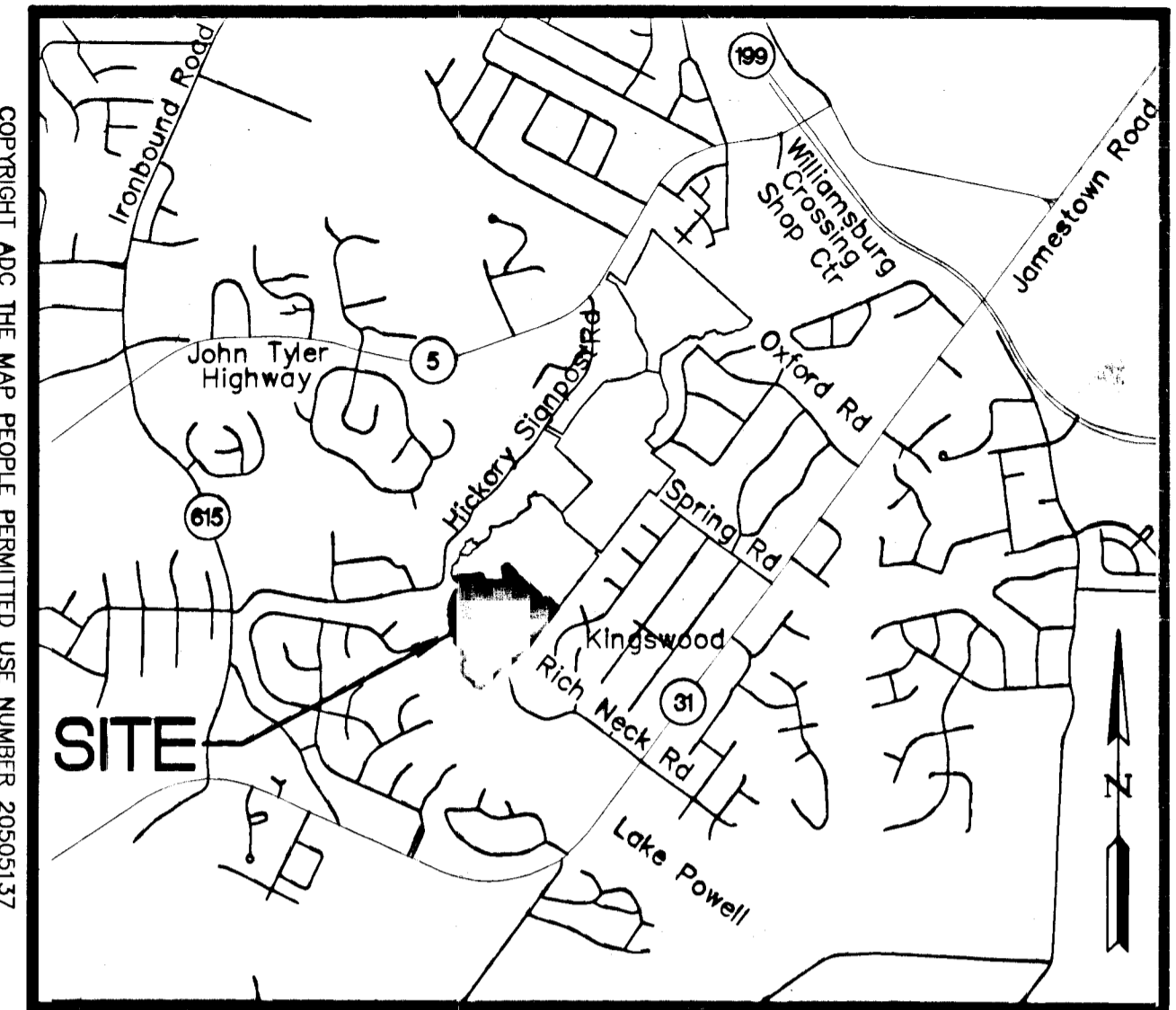
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 10/15/09
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 10/19/09
 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.
- 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 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.
- 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 OR THEIR STRUCTURES 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.). ONLY PARCELS DESIGNATED AS REQUIRING A GRINDER PUMP ARE ELIGIBLE FOR THE JCSA GRINDER PUMP MAINTENANCE PROGRAM.
- RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.

**AREA TABULATION
 MARYWOOD
 PHASE IV
 LOTS 20-46**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	531,405 S.F.	12.199 AC.±
AREA OF RIGHT OF WAY	71,415 S.F.	1.640 AC.±
AREA OF COMMON OPEN SPACE	441,843 S.F.	10.139 AC.±
TOTAL AREA SUBDIVDED	1,044,463 S.F.	23.978 AC.±
NATURAL OPEN SPACE	388,173 S.F.	8.452 AC.± (INCLUDED WITH CA1)
PRIVATE NATURAL OPEN SPACE 1	48,731 S.F.	1.073 AC.± (INCLUDED WITH LOTS 41-45)
PRIVATE NATURAL OPEN SPACE 2	235 S.F.	0.005 AC.± (INCLUDED WITH LOT 29)
TOTAL PRIVATE NATURAL OPEN SPACE	48,966 S.F.	1.078 AC.±
TOTAL NATURAL OPEN SPACE	415,141 S.F.	9.530 AC.±
NUMBER OF LOTS	27	
AVERAGE LOT SIZE	19,882 S.F.	0.452 AC.±
SMALLEST LOT (LOT 30)	15,033 S.F.	0.345 AC.±
LARGEST LOT (LOT 33)	34,778 S.F.	0.798 AC.±
GROSS LOTS PER ACRE	0.888	

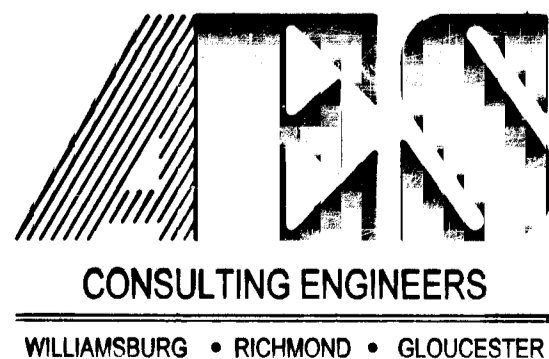
**AREA TABULATION FOR COMMON AREA 1 AND
 NATURAL OPEN SPACE
 MARYWOOD**

(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.±	28.41 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 26 DAY OF Oct, 2009
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:29 AM/PM
 INSTRUMENT # 090028778

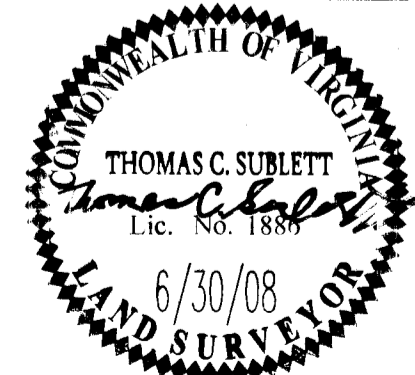
TESTE: *[Signatures]*
 BETSY B. WOOLRIDGE, CLERK
[Signature]



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

**PLAT OF SUBDIVISION
 MARYWOOD
 PHASE IV
 LOTS 20-46
 PREPARED FOR CENTEX HOMES**

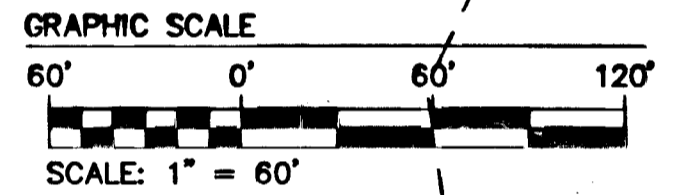
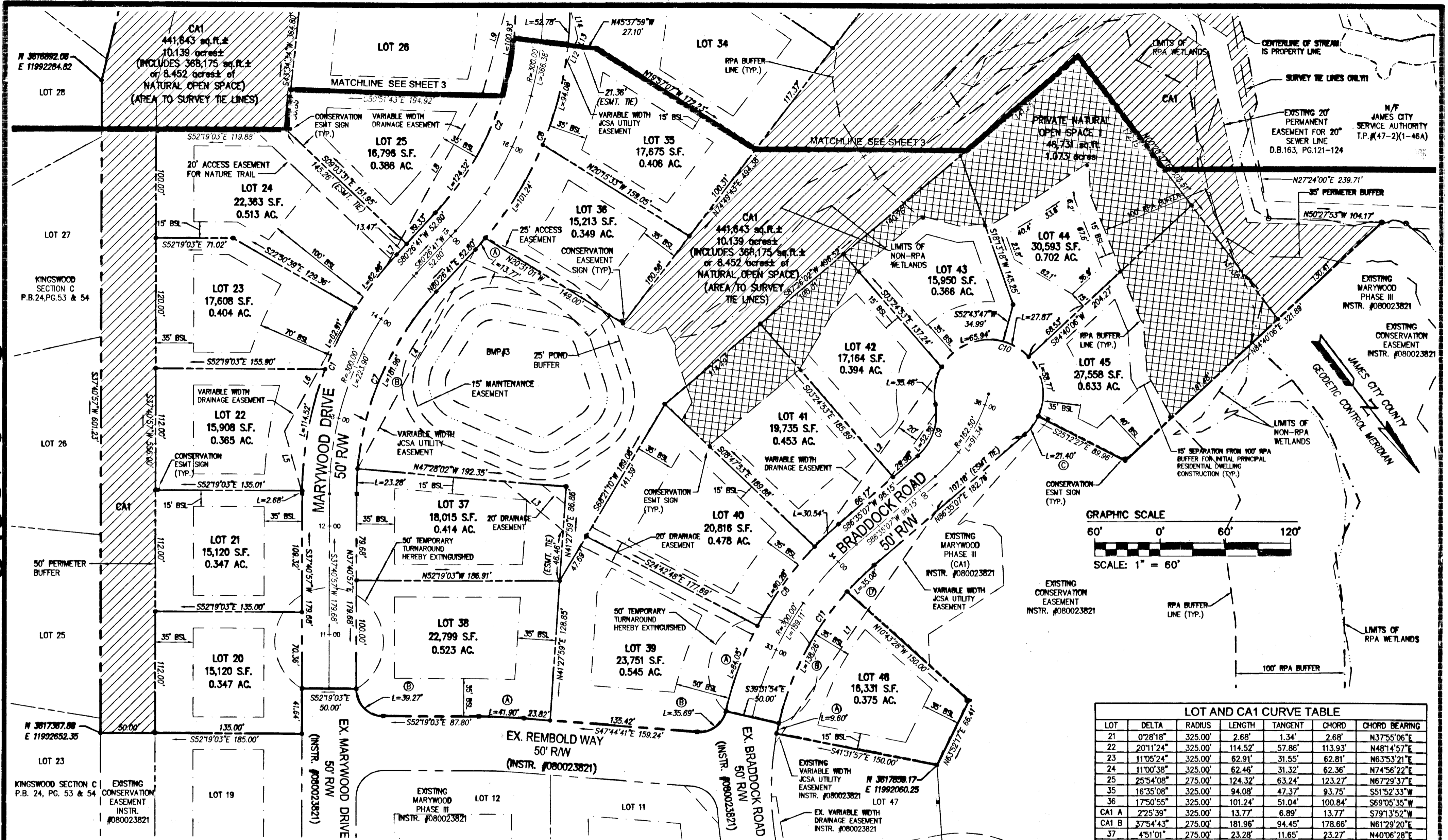
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/07/09	REPRINTED SHEET 1 FOR SIGNATURES	JFS
1	10/01/08	REVISED PER COUNTY COMMENTS	JFS

Designed JAG/MJR	Drawn JFS
Scale N/A	Date 6/30/08
Project No. 9272	
Drawing No. 1 of 3	

090028718



LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
21	0°28'18"	325.00'	2.68'	1.34'	2.68'	N37°55'06"E
22	20°11'24"	325.00'	114.52'	57.86'	113.93'	N48°14'57"E
23	11°05'24"	325.00'	62.91'	31.55'	62.81'	N63°53'21"E
24	11°00'38"	325.00'	62.46'	31.32'	62.36'	N74°56'22"E
25	25°54'08"	275.00'	124.32'	63.24'	123.27'	N67°29'37"E
35	16°35'08"	325.00'	94.08'	47.37'	93.75'	S51°52'33"W
36	17°50'55"	325.00'	101.24'	51.04'	100.84'	S69°05'35"W
CA1 A	2°25'39"	325.00'	13.77'	6.89'	13.77'	S79°13'52"W
CA1 B	37°54'43"	275.00'	181.96'	94.45'	178.66'	N61°29'20"E
37	4°51'01"	275.00'	23.28'	11.65'	23.27'	N40°06'28"E
38 A	4°34'22"	525.00'	41.90'	20.96'	41.89'	S50°01'52"E
38 B	90°00'00"	25.00'	39.27'	25.00'	35.36'	S07°19'03"E
39 A	14°49'06"	325.00'	84.05'	42.26'	83.82'	N57°52'39"E
39 B	81°47'13"	25.00'	35.69'	21.65'	32.73'	S88°38'18"E
40	15°54'55"	325.00'	90.28'	45.43'	89.99'	N73°14'39"E
41	5°23'00"	325.00'	30.54'	15.28'	30.52'	N83°53'37"E
42	40°37'53"	50.00'	35.46'	18.51'	34.72'	N46°54'04"E
43	75°34'01"	50.00'	65.94'	38.76'	61.27'	S75°00'00"E
44	31°56'11"	50.00'	27.87'	14.31'	27.51'	S21°14'54"E
45	6°20'47"	50.00'	58.77'	33.31'	55.45'	S28°23'35"W
CA1 C	24°31'08"	50.00'	21.40'	10.86'	21.23'	N47°19'33"E
CA1 D	71°8'35"	275.00'	35.08'	17.57'	35.06'	N82°55'50"E
46 A	2°00'03"	275.00'	9.60'	4.80'	9.60'	S49°28'04"W
46 B	28°48'26"	275.00'	138.26'	70.63'	136.81'	S64°52'19"W

LINE	BEARING	LENGTH
L1	N72°15'03"E	250.49'
L2	N72°42'13"E	202.58'
L3	S12°37'37"E	70.71'
L4	S65°46'46"W	229.24'
L5	S21°49'49"W	59.50'
L6	S66°33'02"W	131.00'
L7	S66°40'57"W	29.60'
L8	S66°40'57"W	154.65'
L9	S52°59'27"W	100.66'
L10	S08°48'36"W	114.36'
L11	N81°11'24"W	2.59'
L12	S62°09'23"W	19.73'
L13	S62°09'23"W	8.39'
L14	S23°22'50"W	30.23'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	42°45'44"	325.00'	242.56'	127.24'	236.97'	S59°03'49"W
C2	55°20'52"	275.00'	265.65'	144.22'	255.44'	S52°46'15"W
C6	58°39'25"	325.00'	332.72'	182.59'	318.38'	N51°06'59"E
C7	42°45'44"	275.00'	205.24'	107.67'	200.51'	N59°03'49"E
C8	36°07'01"	325.00'	204.87'	105.97'	201.49'	S68°31'37"W
C9	60°00'00"	50.00'	52.36'	28.87'	50.00'	S56°35'07"W
C10	24°00'00"	50.00'	209.44'	86.60'	209.44'	N33°24'53"W
C11	36°07'01"	275.00'	173.35'	89.66'	170.49'	N68°31'37"E

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

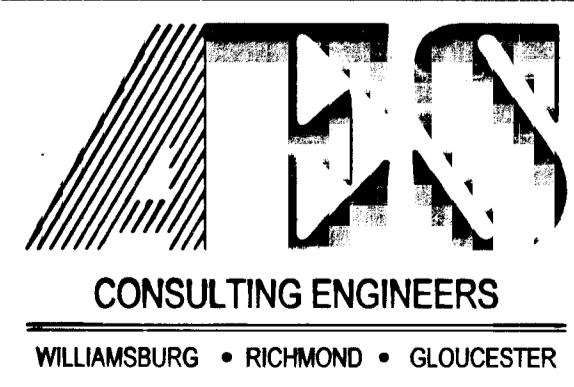
NOTE 2: CA1 - COMMON AREA 1

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 3: 15' SEPARATION FROM 100' RPA BUFFER FOR INITIAL PRINCIPAL RESIDENTIAL DWELLING CONSTRUCTION (TYP.)

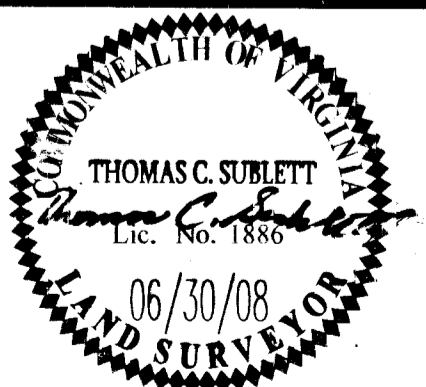
Large/Small Plat(s) Recorded herewith as # 090028718



2548 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION
MARYWOOD
PHASE IV
LOTS 20-46
PREPARED FOR CENTEX HOMES

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



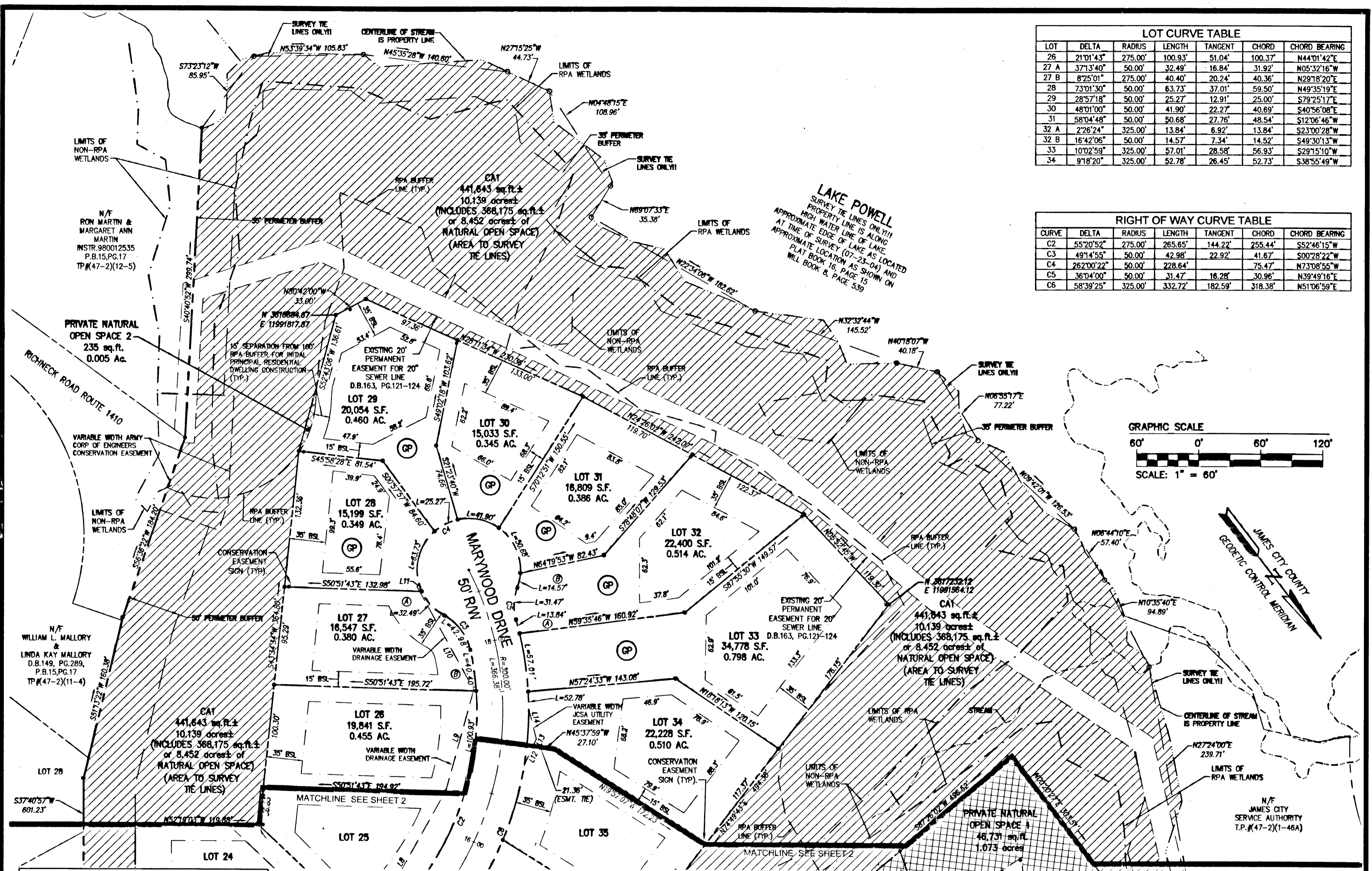
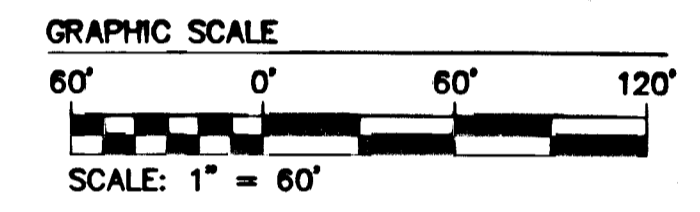
No.	DATE	REVISION / COMMENT / NOTE	BY
2	10/07/09	REPRINTED SHEET 1 FOR SIGNATURES	JFS
1	10/01/08	REVISED PER COUNTY COMMENTS	JFS

Designed JAG/MJR	Drawn JFS
Scale 1"=60'	Date 6/30/08
Project No. 9272	
Drawing No. 2 of 3	

090028718

LOT CURVE TABLE						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
26	21°01'43"	275.00'	100.93'	51.04'	100.37'	N44°01'42"E
27 A	37°13'40"	50.00'	32.49'	16.84'	31.92'	N05°32'16"W
27 B	8°25'01"	275.00'	40.40'	20.24'	40.36'	N29°18'20"E
28	73°01'30"	50.00'	63.73'	37.01'	59.50'	N49°35'19"E
29	28°57'18"	50.00'	25.27'	12.91'	25.00'	S79°25'17"E
30	48°01'00"	50.00'	41.90'	22.27'	40.69'	S40°56'08"E
31	58°04'48"	50.00'	50.68'	27.76'	48.54'	S12°06'46"W
32 A	2°26'24"	325.00'	13.84'	6.92'	13.84'	S23°00'28"W
32 B	16°42'06"	50.00'	14.57'	7.34'	14.52'	S49°30'13"W
33	10°02'59"	325.00'	57.01'	28.58'	56.93'	S29°15'10"W
34	9°18'20"	325.00'	52.78'	26.45'	52.73'	S38°55'49"W

RIGHT OF WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C2	55°20'52"	275.00'	265.65'	144.22'	255.44'	S52°46'15"W
C3	49°14'55"	50.00'	42.98'	22.92'	41.67'	S00°28'22"W
C4	26°20'22"	50.00'	228.64'		75.47'	N73°08'55"W
C5	36°04'00"	50.00'	31.47'	16.28'	30.96'	N39°49'16"E
C6	58°39'25"	325.00'	332.72'	182.59'	318.38'	N51°06'59"E



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

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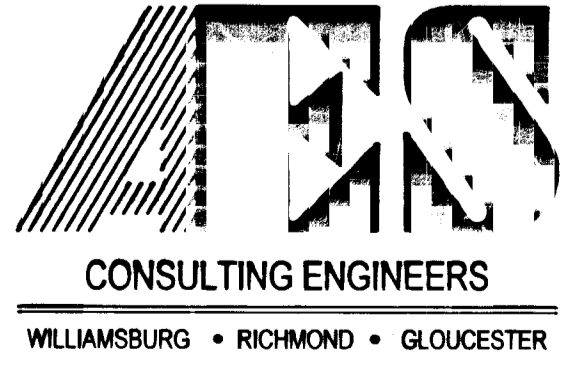
NOTE 2: CA1 - COMMON AREA 1

NOTE 3: 15' SEPARATION FROM 100' RPA BUFFER FOR INITIAL PRINCIPAL RESIDENTIAL DWELLING CONSTRUCTION (TYP.)

NOTE 4: SEE SHEET 2 FOR EASEMENT LINE TABLE

NOTE 5: GRINDER PUMP REQUIRED

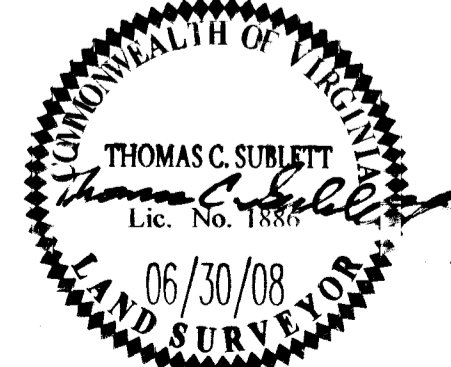
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PREPARED FOR CENTEX HOMES

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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
26 October 2007
at 11:29 AM/PM, PB _____ PG _____
DOCUMENT # 090028718
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

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