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VICINITY MAP  
SCALE: 1" = 2000'

PROJECT LOCATION

STATION DESCRIPTION

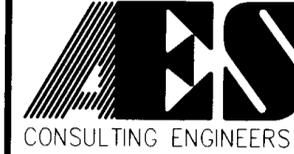
- STATION # 028: (X) 12014544.127, (Y) 3631542.194, A 3- $\frac{1}{2}$ " DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 28". THE DISK IS LOCATED ON THE GROUNDS OF QUEENS LAKE INTERMEDIATE SCHOOL, 4.0' WEST OF THE NORTHWEST CORNER OF THE CHAIN LINK FENCE AROUND THE TENNIS COURT.
- STATION # 032: (X) 12012447.908, (Y) 1105670.440, A 3- $\frac{1}{2}$ " DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 32". THE DISK IS LOCATED ON ROUTE 143 (MERRIMAC TRAIL), 11.0' EAST OF THE CENTER LINE OF ROUTE 143, 36.0' SOUTH OF THE CENTER LINE OF THE PAVED ENTRANCE ROAD TO THE FARM FRESH SHOPPING CENTER.
- STATION # 033: (X) 12014512.443, (Y) 3628085.282, A 3- $\frac{1}{2}$ " DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 33". THE DISK IS LOCATED ON THE GROUNDS OF MAGRUDER ELEMENTARY SCHOOL, AT THE SOUTHWEST CORNER OF THE CHAIN LINK FENCE ADJACENT TO THE BRUTON DISTRICT FIRE STATION, 2.0' SOUTH OF THE FENCE CORNER POST.
- STATION # 034: (X) 12017174.526, (Y) 3628249.540, A 3- $\frac{1}{2}$ " DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 34". THE DISK IS LOCATED AT THE NORTHEAST INTERSECTION OF ROUTES 1110 (SPRINGFIELD DRIVE) AND 1114 (HICKORY HILLS DRIVE), 27.0' NORTH OF THE CENTER LINE OF ROUTE 1110.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- MONUMENT FOUND
- MONUMENT SET
- ROD SET
- BSL BUILDING SETBACK LINE
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA

PLAT OF SUBDIVISION  
FELGATES WOODS

SCALE: 1"=60' JOB NO. 9341 March 31, 2005  
BRUTON DISTRICT YORK COUNTY VIRGINIA



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

SHEET 1 OF 4

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETORS.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: David J. Murray TITLE: DIVISION MANAGER

DATE: 11/2/05

CERTIFICATE OF NOTARIZATION

STATE OF Virginia  
CITY/COUNTY OF Chesapeake  
I, Tammy A. Corners, 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND

THIS 2 DAY OF November 2005.

MY COMMISSION EXPIRES 7/31/09  
Tammy A. Corners  
SIGNATURE

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND SHOWN AS FELGATES WOODS EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND WAS ACQUIRED FROM AMEE JONES EGGER, TRUSTEE OF THE AMEE JONES EGGER VIRGINIA REVOCABLE TRUST, MARK H. EGGER AND MATT E. EGGER BY DEED DATED MAY 18, 2005, AND DULY RECORDED AS INSTRUMENT NUMBER 050011588 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET BY MAY 18, 2006.

G.T. Wilson, Jr. 3/31/05  
G.T. WILSON, JR., C.L.S. DATE



AREA TABULATION  
FELGATES WOODS

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	688,931 S.F.	15.816 AC.±
AREA OF RIGHT OF WAY	192,195 S.F.	4.412 AC.±
AREA OF OPEN SPACE (COMMON AREA)	699,441 S.F.	16.057 AC.±
TOTAL AREA SUBDIVIDED	1,580,567 S.F.	36.285 AC.±
NUMBER OF LOTS	92	
AVERAGE LOT SIZE	7,488 S.F.	0.172 AC.±
SMALLEST LOT (LOT 54)	6,752 S.F.	0.155 AC.±
LARGEST LOT (LOT 73)	10,655 S.F.	0.245 AC.±
GROSS LOTS PER ACRE	2.53	

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena PLAT APPROVING AGENT

DATE: 1/31/06

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 6th DAY OF February, 2006 12:12 pm

THIS MAP PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, INSTRUMENT NO. 060002571

TESTE: Lynn S. Jenkins CLERK  
BY: Ancheta M. Elvins, DE

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

GENERAL NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL). THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.  
THERE ARE NO LOT WIDTH OR AREA REQUIREMENTS.  
(A) BUILDING SETBACK LINES (UNLESS OTHERWISE NOTED)  
FRONT- 30'  
SIDE- 10'  
REAR- 20'
2. TAX MAP PARCEL NO. 11-00-00-004A; GPIN NO. G14a-2134-4136
3. CURRENT SITE ADDRESS: 200 QUEENSBURY LANE, WILLIAMSBURG, VIRGINIA 23188
4. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 510182-0030B, DATED 12/16/1988 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
5. ALL UTILITIES WILL BE PLACED UNDERGROUND.
6. THIS SITE DOES NOT CONTAIN AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA".
7. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
8. ALL COMMON AREAS ARE TO BE CONVEYED TO THE FELGATES WOODS HOMEOWNER'S ASSOCIATION.
9. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
10. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (I) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (II) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
11. SIGHT EASEMENTS AT THE STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
12. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.