

TO: BOYD CORPORATION, CRESTAR BANK AND LAWYERS ESCROW & TITLE INSURANCE AGENCY

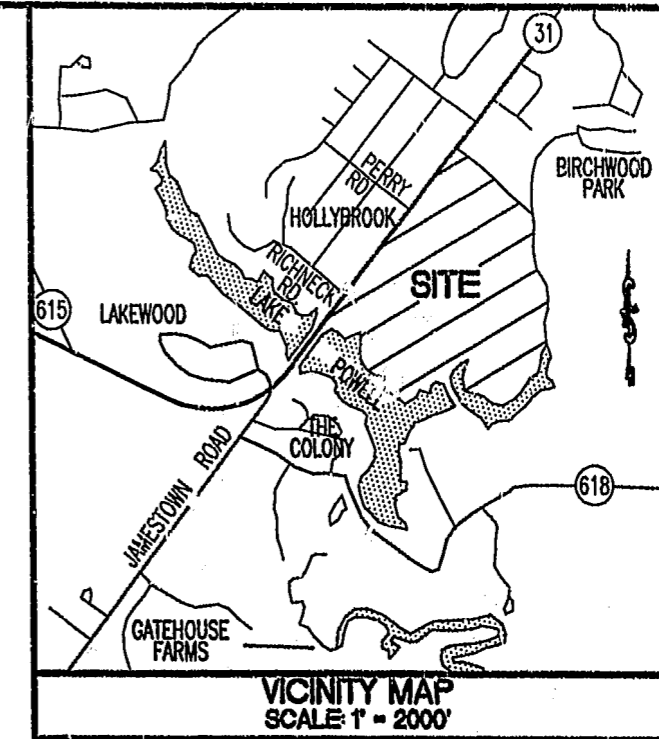
THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1-4,6, & 10 INCLUSIVE, THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN "URBAN" SURVEY.

DATE 9/22/98

SIGNED John G. Horton
COMMONWEALTH OF VIRGINIA REGISTRATION NO. 1422

LEGEND

- PIN (S) ○ IRON PIN SET
- PIN (F) ○ IRON PIN FOUND
- M.B. MAP BOOK
- P.O.B. POINT OF BEGINNING
- D.B. PG. DEED BOOK PAGE
- B/L BUILDING LINE
- R/W RIGHT OF WAY



PROPERTY LINE SHOWN HEREON WAS TAKEN FROM A PORTION OF THE PROPERTY AS SHOWN ON PLAT ENTITLED "A SURVEY OF PART OF THE STEERS TRACT" RECORDED IN PLAT BOOK 52 PAGE 87 AND LOTS 4 THRU 8, INCLUSIVE, AS SHOWN ON PLAT ENTITLED, "PLAT OF DURFEY'S MILL" RECORDED IN PLAT BOOK 52 PG. 86.

THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AREA AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AS SHOWN ON COMMUNITY PANEL NO. 510201 0045B DATED: 2-6-91

BUILDING RESTRICTIONS

- PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE: 15,000 SQ. FT.
- YARD REGULATIONS: FRONT: 35' MINIMUM.
SIDES: 15' MINIMUM.
REAR: 35' MINIMUM.
- SPECIAL PROVISIONS FOR CORNER LOTS:
THE FRONT OF THE LOT SHALL BE DEEMED TO BE THE SHORTER OF THE TWO SIDES.
CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SET BACK LINE OF 125'.

REFERENCE TABLE

DATA SHOWN ON THIS REFERENCE TABLE WAS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 22364-F DATED 9-14-98

DEED BOOK & PAGE	IN FAVOR OF	PURPOSE	COMMENT
#98000125 & #970015902	JAMES CITY COUNTY	DRAINAGE SYSTEM	DECLARATION OF COVENANTS
26-530	VEPCO	EASEMENT (ELECTRIC)	SHOWN HEREON
530-660	VEPCO	EASEMENT (ELECTRIC)	SHOWN HEREON
35-439 & 473	FLORENCE P. ADSIT	RESERVATION	LAND UNDER LAKE POWELL
77-001	C & P TELEPHONE CO.	EASEMENT (TELEPHONE)	UNABLE TO LOCATE
#980011532	VIRGINIA POWER	EASEMENT (ELECTRIC)	SHOWN HEREON

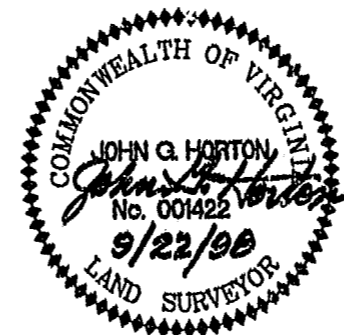
SEE ALSO P.B.52 PG.86, P.B.52 PG.56, P.B.13 PG.33, P.B.10 PG.27, D.B.67 PG.573, D.B.48 PG.596, D.B.55 PG.508

AREA
45.10± ACRES

REFERENCES

- PLAT OF DURFEY'S MILL, P.B.52 PG.86
- A SURVEY OF PART OF THE STEERS TRACT, P.B.52 PG.87
- BOZARTH-MAHONE SUBDIVISION, SECTION 2, P.B.13 PG.33
- PLAT SHOWING SURVEY OF A PARCEL FOR D. A. POWERS, P.B.10 PG.27 D.B.67 PG.573

PLAT RECORDED IN
P.B. NO. 70 PAGE 77 + 78



8:50 AM
Recorded 2 day of Oct 1998
DOCUMENT # 980719039
Helen S. Ward Clerk

ALTA/ACSM LAND TITLE SURVEY

SHOWING
A PORTION OF PROPERTY
CONVEYED TO

BOYD CORPORATION

VIRGINIA CORPORATION

RECORDED BOOK 777 PAGE 825
FROM

JOHN GRIER CONSTRUCTION COMPANY

FOR

PROPOSED LAKE POWELL POINTE

SCALE: 1" = 200' SEPT. 22, 1998



HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE, VIRGINIA
(757) 487-4535