

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

THIS IS TO CERTIFY THAT THIS MAP OR 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

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

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.

**BUILDING RESTRICTIONS**

- PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE: 5,000 SQ. FT.
- YARD REGULATIONS: FRONT: 25' MINIMUM.  
SIDES: 0' MINIMUM.  
REAR: 0' MINIMUM.  
REAR: 35' ADJACENT TO NON-CLUSTER PROPERTY.

**AREA**

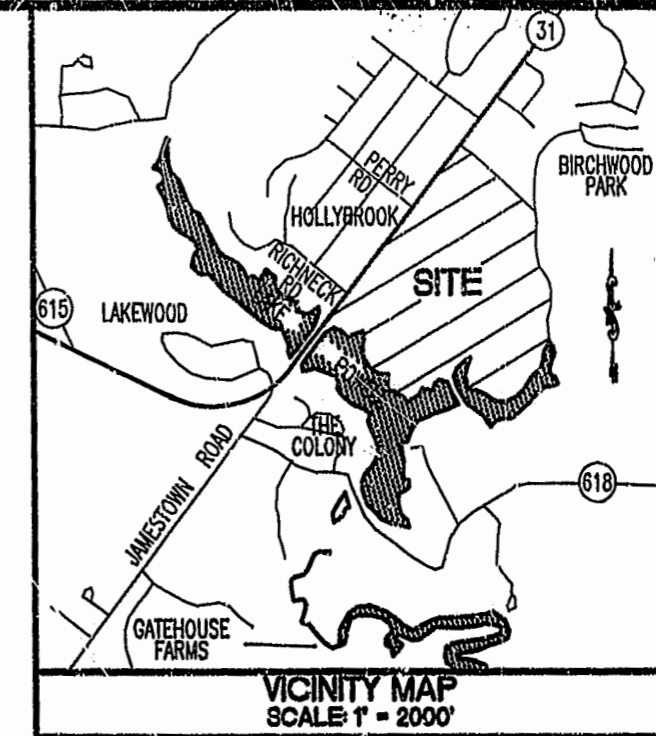
69.24± ACRES

**REFERENCES**

- PLAT OF DURFEY'S MILL, P.B.52 PG.86
- A SURVEY OF PART OF THE STEERS TRACT, P.B.52 PG.87
- BOZART 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

**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



**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
35-439 & 473	FLORENCE P. ADSIT	RESERVATION	LAND UNDER LAKE POWELL
162-231	JAMES CITY SANITARY DISTRICT #3	EASEMENT (SEWER)	SHOWN HEREON
77-001	C & P TELEPHONE CO.	EASEMENT (TELEPHONE)	DOES NOT AFFECT THIS PROPERTY
P.B.34 PG.57	JAMES CITY COUNTY	EASEMENT (SEWER)	SHOWN HEREON
P.B.52 PG.87	JAMES CITY COUNTY	ACCESS EASEMENT	SHOWN HEREON
P.B.52 PG.87	JAMES CITY COUNTY	EASEMENT (DRAINAGE)	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			

**ALTA/ACSM LAND TITLE SURVEY**

SHOWING  
A PORTION OF PROPERTY  
CONVEYED TO

**BOYD CORPORATION**

A VIRGINIA CORPORATION  
IN DEED BOOK 777 PAGE 825  
FROM

**JOHN GRIER CONSTRUCTION COMPANY**

AND IN DEED BOOK 777 PAGE 830  
FROM

**PETER J. BISTANY AND GAIL T. BISTANY**

FOR

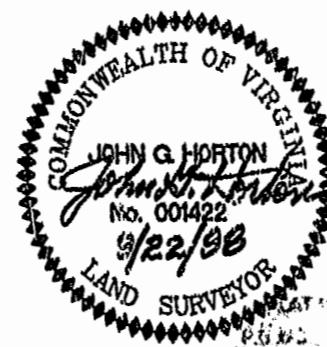
**PROPOSED LAKE POWELL FOREST**

SCALE: 1" = 200'    SEPT. 22, 1998



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

9:12 AM  
Recorded  
DOCUMENT # 981019041  
John G. Horton  
No. 001422  
9/22/98



PLAT RECORDED  
P.B. NO. 70 PAGE 79+80

REV. 9-28-98  
SHEET 1 OF 2