

OWNERS CERTIFICATE

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF LAKE POWELL POINTE, PHASE ONE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION BY: JOSEPH W. BOYD, PRESIDENT DATE: 10/23/98

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY OF Virginia Beach TO WIT: I, Laurie S. Altman, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 23rd DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 23rd DAY OF October, 1998, MY COMMISSION EXPIRES ON March 31, 2001.

Laurie S. Altman NOTARY PUBLIC

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

John G. Horton L.S. # 1422 DATE: 10/23/98

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN GRIER CONSTRUCTION COMPANY TO BOYD CORPORATION BY DEED DATED MARCH 13, 1996 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 777 PAGE 825.

CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation DATE: 10-30-98
Virginia Department of Health DATE: 10-30-98
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE: 10/30/98

AREA TABLE

Table with 4 columns: LOT #, AREA (S.F.), AREA (AC.), LOT #, AREA (S.F.), AREA (AC.). Rows 18-34.

W.O. ACAD\DWG\13084\PHASE1(WCH)

OWNERS CERTIFICATE

THE RESUBDIVISION OF LOT 3 DURFEY'S MILL AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

Joseph S. Terrell VP DATE: 10-30-98
OWNER: JOHN GRIER CONSTRUCTION COMPANY, INC. BY: JOSEPH STAFFORD TERRELL, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY OF Williamsburg TO WIT: I, Odiah K. Hough, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 30th DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF October, 1998, MY COMMISSION EXPIRES ON October 2000.

CONSENTED TO: CRESTAR BANK

Jana R. Fry DATE: 10/27/98

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY OF Chesapeake TO WIT: I, Bickard Shipp, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 27th DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF October, 1998, MY COMMISSION EXPIRES ON 8/31/99.

Bickard Shipp NOTARY PUBLIC

NOTE:

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30,

1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION. ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS.

AREA SUMMARY

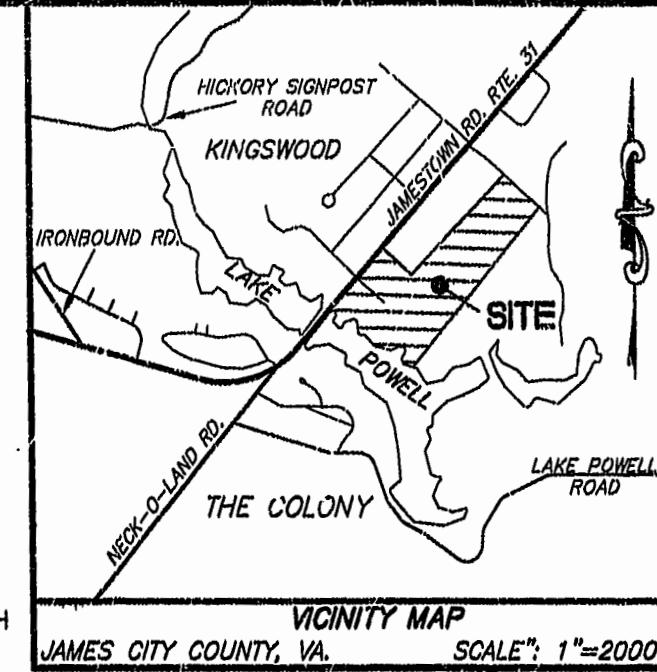
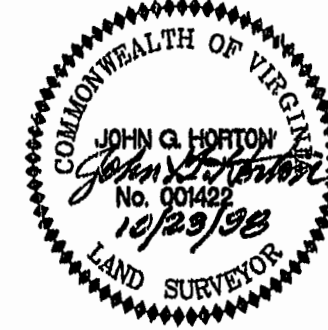
TOTAL SITE AREA: 18.45± ACRES
TOTAL LOT AREA PHASE ONE: 689,328± SQ. FT. OR 15.82± ACRES
R/W DEDICATED FOR STREET PURPOSES: 98,366 SQ. FT. OR 2.2582 ACRES
EXISTING R/W: 20,008 SQ. FT. OR 0.4593 ACRES
R/W VACATED: 4,128 SQ. FT. OR 0.0948 ACRES
TOTAL EXISTING R/W: 15,879 SQ. FT. OR 0.3645 ACRES

THIS SUBDIVISION IS COMPRISED OF 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.

PROPERTY LINES SHOWN AS BEING VACATED ARE DONE SO AS PER SECTION 15.1-483.1 OF THE VIRGINIA STATE CODE

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



*ALL STREETS HEREBY DEDICATED FOR PUBLIC USE

*VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN

CONSENTED TO:

H. Mac Weaver II DATE: 10/27/98

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY OF Chesapeake TO WIT: I, Bickard Shipp, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 27th DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF October, 1998, MY COMMISSION EXPIRES ON 8/31/99.

Bickard Shipp NOTARY PUBLIC

LINE TABLE IMPOUNDMENT EASEMENT

Table with 4 columns: LINE, DIRECTION, DISTANCE, LINE, DIRECTION, DISTANCE. Rows L1-L15.

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'.

LEGEND

SMALL CIRCLES 'o' DENOTES IRON PIN MARKERS.
SMALL CIRCLES 'm' DENOTE IRON PIN IN CONCRETE MONUMENT.
JAMES CITY COUNTY SEWER SERVICE IS AVAILABLE ON THIS SITE.
JAMES CITY COUNTY WATER SERVICE IS AVAILABLE ON THIS SITE.
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.
THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 18.45± AC. OR 803,573± SQUARE FEET.

SUBDIVISION

OF LAKE POWELL POINTE PHASE ONE

JAMESTOWN MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=100' OCT. 23, 1998



HORTON & DODD, P.C. SURVEYORS, ENGINEERS & PLANNERS CHESAPEAKE VIRGINIA 23332 (757) 487-4535

