

OWNERS CERTIFICATE

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF LAKE POWELL, FOREST, 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 10/5/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY OF Virginia Beach TO WIT:

I, Stacy R. Fine, 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 5th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 5th DAY OF October, 1999.
 MY COMMISSION EXPIRES ON May 31, 2003

Stacy R. Fine
 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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

John G. Horton 3/15/99
 JOHN G. HORTON L.S. # 1422 DATE

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.

John E. Mays 10/12/99
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

David Clark 10/12/99
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 10/13/99
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LEGEND

SMALL CIRCLES \odot DENOTES IRON PIN MARKERS.
 SMALL CIRCLES \bullet 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.

12:28 pm
 Received 14 day of Oct. 1999
 DOCUMENT # 990721493
[Signature] Clerk

CONSENTED TO: CRESTAR BANK

BY: Joseph W. Restarson, V.P. DATE 10/7/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY OF Chesapeake TO WIT:

I, Madonna W. Monell, 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 7th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 7th DAY OF October, 1999.
 MY COMMISSION EXPIRES ON 12-31-2003

Madonna W. Monell
 NOTARY PUBLIC

CONSENTED TO:

H. Mac Weaver II 10/7/99
 BY: H. MAC WEAVER, II, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY OF Chesapeake TO WIT:

I, Madonna W. Monell, 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 7th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 7th DAY OF October, 1999.
 MY COMMISSION EXPIRES ON 12-31-2003

Madonna W. Monell
 NOTARY PUBLIC

NOTES:

1. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.

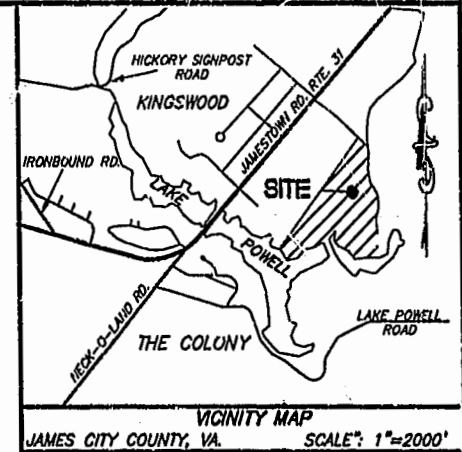
NOTE:

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.

REFERENCES

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.47 PG.573
 PLAT OF DURFEY'S MILL, P.B.52, PG.86
 SUBDIVISION OF LAKE POWELL POINTE, PHASE ONE (P.B. 71, PGS. 69 & 70)
 SUBDIVISION OF LAKE POWELL POINTE, PHASE TWO (P.B. 72, PGS. 46 & 47)

PLAT RECORDED IN:
 P.L. NO. 94 PAGE 24 99



BUILDING RESTRICTIONS

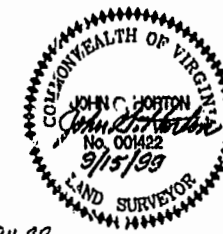
-PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
 -LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 -MINIMUM LOT SIZE ALLOWABLE: 15,000 SQ. FT.
 -YARD REGULATIONS: FRONT: 35' MINIMUM, 15,000
 SIDES: 15' MINIMUM.
 REAR: 35' MINIMUM.
 -SPECIAL PROVISIONS FOR CORNER LOTS.
 THE FRONT OF THE LOT 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'.

LOT AREA TABLE

LOT #	AREA (AC.)	AREA (S.F.)	LOT #	AREA (AC.)	AREA (S.F.)
35	0.4285	18,644	48	0.6810	29,665
36	0.3444	15,000	49	0.8043	35,035
37	0.3444	15,000	50	0.9742	42,435
38	0.3444	15,000	51	0.3444	15,000
39	0.3521	15,339	52	0.3616	15,751
40	0.4190	18,252	53	0.5558	24,210
41	0.6643	28,939	54	0.7930	34,544
42	0.5303	25,277	55	0.8539	37,156
43	0.3567	15,539	56	0.6566	28,600
44	0.3567	15,539	57	0.9186	40,013
45	0.3444	15,000	58	0.9212	40,126
46	0.4037	17,585	60	0.4263	18,570
47	0.5047	21,994	61	0.4423	19,267

AREA SUMMARY

TOTAL LOT AREA = 617,490 SQ. FT. OR 14.1756 ACRES
 R/W DEDICATION = 66,869 SQ. FT. OR 1.5351 ACRES
 EXISTING R/W = 29,313 SQ. FT. OR 0.6729 ACRES
 (LAKE POWELL POINTE, PHASE TWO)
 TOTAL AREA = 713,671 SQ. FT. OR 16.3836 ACRES



SUBDIVISION

OF
LAKE POWELL POINTE
 PHASE THREE

JAMESTOWN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 100' SEPT. 15, 1999

HORTON & DODD, P.C.
 SURVEYORS, ENGINEERS & PLANNERS
 CHESAPEAKE VIRGINIA 23023
 (804) 487-4535

