

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 DATE
BY: JOSEPH W. BOYD, PRESIDENT

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 19th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF October, 1999.
MY COMMISSION EXPIRES ON May 31, 2003

Stacy R. Fine
NOTARY PUBLIC

OWNER: L.P.F., LLC DATE
BY: VINCENT A. NAPOLITANO, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Chesapeake TO WIT:

I, Jennifer L. Jordan, 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 20th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF October, 1999.
MY COMMISSION EXPIRES ON 1/31/02

Jennifer L. Jordan
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 DATE
JOHN G. HORTON L.S. # 1422

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 SOURCE OF TITLE

THE PROPERTY SHOWN AS LOTS 7-28 (INCLUSIVE) AND 34-36 (INCLUSIVE) ON THIS PLAT WAS CONVEYED BY BOYD CORPORATION TO L.P.F., LLC BY DEED DATED JANUARY 12, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT NUMBER 990000732.

CONSENTED TO: CRESTAR BANK

BY: [Signature] DATE
JOSEPH W. KESTERSON DATE
October 19, 1999

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Chesapeake TO WIT:

I, Billie T. Shippe, 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 19th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF October, 1999.
MY COMMISSION EXPIRES ON 8/31/03

CERTIFICATE OF APPROVAL

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

[Signature] DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA SUMMARY

AREA SUMMARY IS NOT DETAIRED SINCE IT IS SHOWN ON SUBDIVISION OF LAKE POWELL FOREST PLAT, RECORDED IN M.B. 71, PG. 33 AND 34.

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.
* ALL STREETS HEREBY DEDICATED FOR PUBLIC USE
* DOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN.

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.67 PG.573

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 34, 35 & 36 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZARTH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.

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

SUBDIVISION OF LAKE POWELL FOREST PHASE ONE RECORDED IN M.B. 71, PAGE 33 AND 34.

8:21 pm
Recorded 25 day of Oct, 1999
DOCUMENT # 99-0-232645
[Signature] Clerk

BY: [Signature] DATE
H. MAC WEAVER, JR. TRUSTEE DATE
10/19/99

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Chesapeake TO WIT:

I, Billie T. Shippe, 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 19th DAY OF October, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF October, 1999.
MY COMMISSION EXPIRES ON 8/31/03

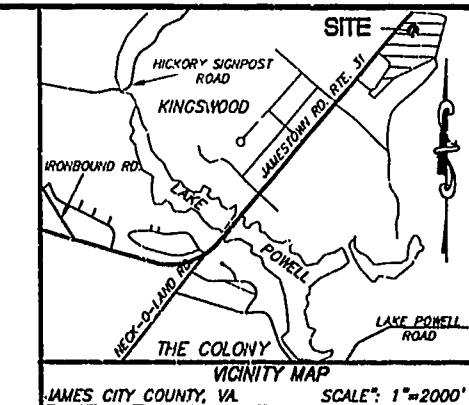
BUILDING RESTRICTIONS

- 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.

1. THE SUBDIVISION OF THIS PROPERTY AS A RESIDENTIAL CLUSTER HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 14, 1997 AS CASE NO. SUP-27-96, LAKE POWELL FOREST, WITH CONDITIONS.
2. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
3. OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATION FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
4. REAR AND SIDE YARDS MAY BE REDUCED TO ZERO PROVIDED THAT EASEMENTS OR COVENANTS ESTABLISH THE RIGHTS OF TWO ADJUTING PROPERTIES WHERE MAIN BUILDINGS ARE TO BE CONSTRUCTED ON OR WITHIN FIVE FEET OF A PROPERTY LINE. REDUCTIONS OF REAR OR SIDE YARDS ALSO SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE MINIMUM DISTANCE BETWEEN ANY TWO BUILDINGS WITHIN THE RESIDENTIAL CLUSTER DEVELOPMENT SHALL BE GOVERNED BY THE STATE OF VIRGINIA BUILDING CODE.
 - B. NO BUILDING IN A RESIDENTIAL CLUSTER DEVELOPMENT IN A R-1 DISTRICT SHALL CLOSER THAN 35 FEET TO PROPERTY OUTSIDE THE RESIDENTIAL CLUSTER DEVELOPMENT.

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
SMALL CIRCLES "O" 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.

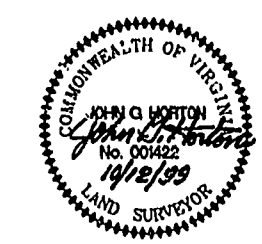


AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)
7	0.1755	7,644	23	0.1112	5,193
8	0.1584	6,900	24	0.1516	6,605
9	0.1584	6,900	25	0.1453	6,328
10	0.1584	6,900	26	0.1453	6,623
11	0.1584	6,900	27	0.1582	6,801
12	0.1584	6,900	28	0.1432	6,237
13	0.1584	6,900	29	0.1169	5,094
14	0.1584	6,900	30	0.1169	5,094
15	0.1584	6,900	31	0.1267	5,520
16	0.1915	8,342	32	0.1240	5,400
17	0.3220	13,156	33	0.1240	5,400
18	0.1407	6,127	34	0.1291	5,625
19	0.1622	7,084	35	0.1498	6,525
20	0.1279	5,572	36	0.1495	6,514
21	0.1579	6,880	37	0.1491	6,236
22	0.1292	5,626			
IMPOUNDMENT EASEMENT #1		60,884 SQ. FT.	OR 1.3977 ACRES		

THE PURPOSE OF THIS PLAT IS TO ADD THE FOLLOWING EASEMENTS:

1. FIFTEEN (15) FOOT WIDE UTILITY EASEMENT BETWEEN LOTS 34 AND 35 AND THROUGH THE CONSERVATION AREA TO FUTURE LOTS 41 AND 42. SEE EASEMENT NOTATION # 5 ON SHEET 2.
2. A TEN (10) FOOT WIDE WATERLINE EASEMENT THROUGH THE CONSERVATION AREA LOCATED BETWEEN LOTS 17 AND 18. SEE EASEMENT NOTATION # 6 ON SHEET 2.
3. A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT THROUGH THE CONSERVATION AREA BETWEEN LOTS 17 AND 18. SEE EASEMENT NOTATION # 5 ON SHEET 2.



CORRECTED PLAT
OF LOTS 34 & 35
SUBDIVISION
OF
LAKE POWELL FOREST
PHASE ONE
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 60' OCT. 12, 1999
HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE VIRGINIA 23233
(757) 487-4535