

OWNERS CERTIFICATE

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

[Signature] 2/7/00
OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION DATE
BY: JOSEPH W. BOYD, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA TO WIT:
CITY OF Virginia Beach
I, Debbie Jo Pauley, 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 7 DAY OF February, 2000, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 6 DAY OF February, 2000. MY COMMISSION EXPIRES ON 8-31-2003
[Signature]
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.

[Signature] 1/5/2000
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.

[Signature] 2-8-00
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature]
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 2/23/00
SUBDIVISION AGENCY OF JAMES CITY COUNTY DATE

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.

THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 284,290 AC. OR 6.0673 SQUARE FEET.

CONSENTED TO: CRESTAR BANK

BY: [Signature], vice President 2/8/00
DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA TO WIT:
CITY OF Chesapeake
I, Beelin J. 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 8 DAY OF February, 2000, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 8 DAY OF February, 2000. MY COMMISSION EXPIRES ON 8/31/03
[Signature]
NOTARY PUBLIC

BY: [Signature] 2/8/00
H. MAC WEAVER, II, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA TO WIT:
CITY OF Chesapeake
I, Beelin J. 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 8 DAY OF February, 2000, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 8 DAY OF February, 2000. MY COMMISSION EXPIRES ON 8/31/03
[Signature]
NOTARY PUBLIC

AREA SUMMARY

TOTAL LOT AREA = 43,477 SQ. FT. OR 0.9981 ACRES
R/W DEDICATION = 81,079 SQ. FT. OR 1.8613 ACRES
CONSERVATION AREA INCLUDING IMPOUNDMENT EASEMENT #1 = 139,734 SQ. FT. OR 3.207 ACRES
TOTAL SITE AREA = 284,290 SQ. FT. OR 6.0673 ACRES
IMPOUNDMENT EASEMENT #1 INCLUDED IN PHASE TWO = 10,837 SQ. FT. OR 0.2488 ACRES
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

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

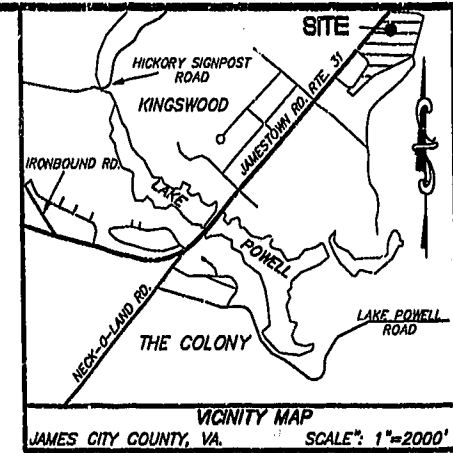
REFERENCES

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

SUBDIVISION OF LAKE POWELL FOREST PHASE ONE (P.B. 71, PG. 33&34)

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 & 38 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZARTH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.

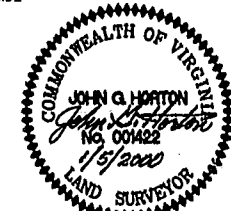
AREA TABLE



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 BE CLOSER THAN 35 FEET TO PROPERTY SIDE THE RESIDENTIAL CLUSTER DEVELOPMENT.



SUBDIVISION OF LAKE POWELL FOREST PHASE TWO
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 00' JAN. 5, 2000

HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
300 GEORGE WASHINGTON HIGHWAY N.
CHESAPEAKE VIRGINIA 23323
(757) 487-4535

11:11 AM
Recorded 2/5 day of February 2000
DOCUMENT # 00003826
By [Signature]
PLAT RECORDED IN P.B. NO. 76 PAGE 22+78