

OWNERS CERTIFICATE

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

By: F. B. M. [Signature], VICE PRESIDENT 12/20/2000
OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION DATE

STATE OF Virginia
CITY/COUNTY OF Virginia Beach, TO WIT:
I, Carolyn R. Wynn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Frank B. Minichke II WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 20th DAY OF December, 2000.

SIGNED Carolyn R. Wynn MY COMMISSION EXPIRES June 30, 2004
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 12/7/00
JOHN G. HORTON L.S. # 1422 DATE

CERTIFICATE OF SOURCE OF TITLE

LOT NUMBER 51 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. AND LOT NUMBER 52 THRU 56 INCLUSIVE WAS CONVEYED BY BOYD CORPORATION TO L.P.F., L.L.C. BY DEED DATED MARCH 3, 2000 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT NUMBER 000004761

CERTIFICATE OF APPROVAL

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

[Signature] DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] DATE
VIRGINIA DEPARTMENT OF HEALTH
[Signature] 1/10/01
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT.
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.
THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 0.9981 AC. OR 43,477 SQUARE FEET.

Williamsburg/James City County
12:15 p.m.
Recorded 16th day of January, 2001
DOCUMENT # 01000563 - 01000564
[Signature]

CONSENTED TO: CRESTAR BANK
BY: [Signature]

TRUSTEE: _____ DATE 12/20/00

STATE OF Virginia
CITY/COUNTY OF James City, TO WIT:
I, Bellin J. Shipp, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Joseph W. Kasterson WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 20th DAY OF December, 2000.

SIGNED Bellin J. Shipp MY COMMISSION EXPIRES 8/31/03
NOTARY PUBLIC

[Signature] December 19, 2000
OWNER: L.P.F., L.L.C. DATE
BY: VINCENT A. NAPOLITANO, PRESIDENT

STATE OF Virginia
CITY/COUNTY OF Virginia Beach, TO WIT:
I, Laurie A. Altman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Vincent A. Napolitano WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 19th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 19th DAY OF December, 2000.

SIGNED Laurie A. Altman MY COMMISSION EXPIRES March 31, 2001
NOTARY PUBLIC

AREA SUMMARY

TOTAL LOT AREA = 43,477 SQ. FT. OR 0.9981 ACRES
R/W DEDICATED (P.B. 76, PG. 77 & 78)
CONSERVATION AREA INCLUDING IMPOUNDMENT EASEMENT #1= 139,734 SQ. FT. OR 3.207 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.

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

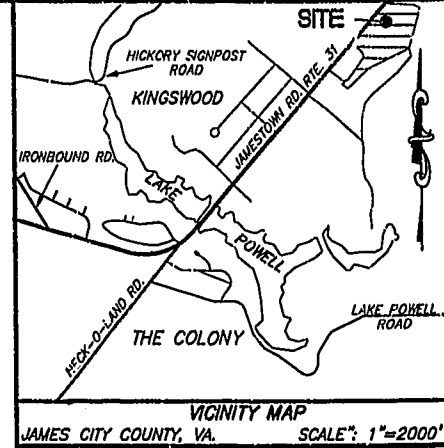
REFERENCES:

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)
SUBDIVISION OF LAKE POWELL FOREST PHASE TWO (P.B. 76, PG. 77&78)

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.

AREA TABLE

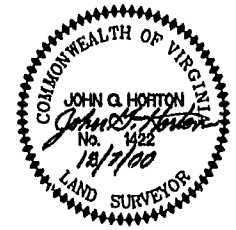
LOT #	AREA (S.F.)	AREA (AC.)
51	8252	0.1435
52	7540	0.1731
53	8346	0.1916
54	7333	0.1683
55	7388	0.1698
56	6617	0.1519



BUILDING RESTRICTIONS

-PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
-LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
-MINIMUM LOT SIZE ALLOWABLE: 5,000 SQ. FT.
-YARD REGULATIONS: 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, DMSION 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 ABUTTING 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 OUTSIDE THE RESIDENTIAL CLUSTER DEVELOPMENT.



PLAT RECORDED IN P.B. NO. 79 PAGE 89-90

AMENDED SUBDIVISION OF LAKE POWELL FOREST PHASE TWO
JAMESTOWN MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA
SCALE: 1"= 60' DEC. 7, 2000

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

THE SOLE PURPOSE OF THIS AMENDED SUBDIVISION PLAT IS TO VACATE THE FRONT BUILDING SET BACK LINE.