

#010020270

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OWNERS CERTIFICATE

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

BY: H. Johnson II 9/6/01
TRUSTEE: DATE

OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION
DATE: 9/6/01

STATE OF Virginia
CITY/COUNTY OF Chesapeake, TO WIT:
I, Billie J. Shipp, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT H. Mac Weaver, Trustee WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 6th DAY OF September, 2001 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 6th DAY OF September, 2001.

SIGNED: Billie J. Shipp MY COMMISSION EXPIRES 8/31/03
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 7/12/01
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.
Virginia Department of Transportation 10/09/01
Virginia Department of Health
Subdivision Agent of James City County 10/16/01

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
SMALL CIRCLES "O" DENOTES IRON PIN IN CONCRETE MONUMENT.
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.

STATE OF Virginia
CITY/COUNTY OF VIRGINIA BEACH, TO WIT:
I, Stephanie Emerson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Joseph W. Boyd, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 10th DAY OF September, 2001 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 10th DAY OF September, 2001.

SIGNED: Stephanie Emerson MY COMMISSION EXPIRES August 31, 2004
NOTARY PUBLIC

AREA SUMMARY

TOTAL LOT AREA = 103,443 SQ. FT. OR 2.3747 ACRES
R/W DEDICATION = 22,784 SQ. FT. OR 0.5230 ACRES
NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA = 116,960 SQ. FT. OR 2.6850 ACRES
TOTAL SITE AREA = 243,187 SQ. FT. OR 5.5827 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.

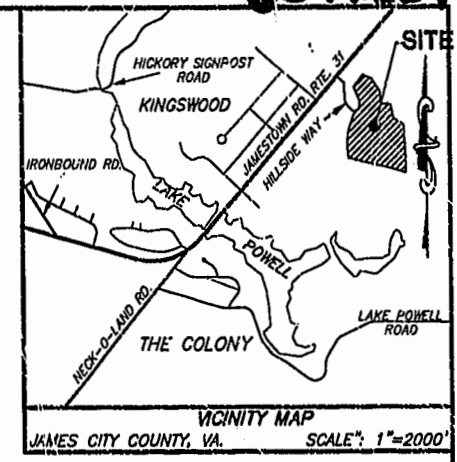
*ALL STREETS HEREBY DEDICATED FOR PUBLIC USE
*DOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN OR ITS STRUCTURES.

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 POINTE (P.B. 71, PG. 69 & 70)
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 PAGES 34, 35 & 36 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZARTH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 9/11/01
at 11:24 AM, P.B. 83 PG 79+80
DOCUMENT # 010020270
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge - Dep. Clerk



BUILDING RESTRICTIONS

-PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
-MINIMUM LOT SIZE ALLOWABLE: 5,000 SQ. FT.

- 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 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.



SUBDIVISION OF LAKE POWELL FOREST PHASE THREE
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"= 60' JULY 12, 2001
HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
300 GEORGE WASHINGTON HIGHWAY N.
CHESAPEAKE VIRGINIA 23323
(757) 487-4535