

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCELS (24-3) (1-32) AND (24-3) (1-32A))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JACK L. MASSIE AND VIRGINIA M. MASSIE TO VAJACK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 28, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 000022388.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Jack L. Massie, Manager, 12-19-02
FOR VAJACK, L.L.C. DATE
PRINTED NAME: JACK L. MASSIE

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCEL (31-1) (1-11))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELIZABETH CARTER TO THE MASSIE CORPORATION, A VIRGINIA CORPORATION BY DEED DATED JULY 24, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 278, PAGE 734.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: Jack L. Massie, Pres, 12-19-02
FOR THE MASSIE CORPORATION DATE
PRINTED NAME: JACK L. MASSIE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, I. Wendy J. Schroeder, Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my name this 19th day of December, 2002. My commission expires March 31, 2005.

Signature: Wendy J. Schroeder, Notary Public

CERTIFICATION OF SOURCE OF TITLE

(TAX PARCELS (23-4) (1-21), (23-4) (1-22), (24-3) (1-1 THRU 1-14))

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY L. WALLACE SINK, ADMINISTRATOR FOR C.T.A. OF THE ESTATE OF DAVID W. WARE TO L. WALLACE SINK, TRUSTEE OF THE MARITAL TRUST UNDER THE WILL OF DAVID W. WARE BY DEED DATED OCTOBER 14, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 715, PAGE 97.

OWNER'S CERTIFICATE

THE SUBDIVISION, BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature: L. Wallace Sink, Trustee, 12/16/02
FOR THE DAVID W. WARE MARITAL TRUST DATE
L.W. SINK, TRUSTEE
PRINTED NAME: L. WALLACE SINK, TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF Hampton, I. Gina D. Stump, Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid, given under my name this 10th day of December, 2002. My commission expires 7-31-2005.

Signature: Gina D. Stump

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS ALL OF TAX MAP PARCELS #24-3(1-1 THRU 1-14), (23-4)(1-21), (23-4)(1-22), #23-4(1-23), #24-3(1-32), #24-3(1-32A), AND #31-1(1-11).
2. TAX MAP PARCELS #23-4(1-21) & (1-22) ARE CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS. TAX MAP PARCELS #24-3(1-1) THRU (1-14) ARE ZONED "B1" - GENERAL BUSINESS. TAX MAP PARCELS #23-4(1-23), #24-3(1-32), #24-3(1-32A) AND #31-1(1-11) ARE ALSO CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
3. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010022082.
4. ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
5. SETBACK REQUIREMENTS: PER SEC. 24-827 OF THE ZONING ORDINANCE FRONT SETBACK REQUIREMENTS SHALL BE 50' OR MORE WITH A PERIMETER SETBACK OF 50'.
6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-38 OF THE SUBDIVISION ORDINANCE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-8 OF THE JAMES CITY COUNTY CODE.

REFERENCES

- 1. D.B. 505, PG. 184
2. P.B. 53, PG. 68
3. D.B. 20, PG. 221
4. L.B. 237, PG. 388
5. D.B. 88, PG. 403
6. D.B. 634, PG. 397
7. D.B. 218, PG. 433
8. D.B. 80, PG. 202
9. P.B. 13, PG. 18
10. P.B. 68, PG. 21
11. HIGHWAY PROJECT 0614-047-132, M503
12. D.B. 113, PG. 657
13. D.B. 113, PG. 671
14. D.B. 324, PG. 810
15. D.B. 109, PG. 633
16. HIGHWAY PROJECT 0060-047-101-RW-202 AND 203
17. P.B. 41, PG. 32
18. P.B. 7, PG. 43
19. P.B. 14, PG. 66
20. P.B. 715, PG. 97
21. P.B. 24, PG. 84
22. P.B. 13, PG. 38
23. P.B. 34, PG. 8
24. P.B. 19, PG. 31
25. P.B. 44, PG. 65
26. P.B. 33, PG. 7
27. P.B. 188, PG. 633

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF 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: G.T. Wilson, Jr., C.L.S., 12/24/02

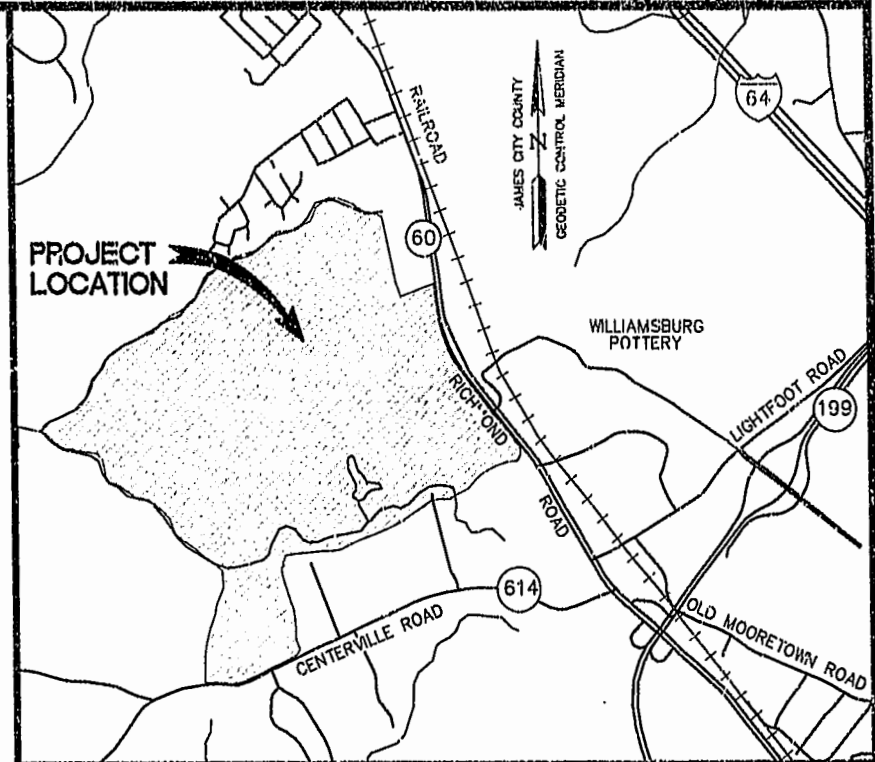
CERTIFICATE OF APPROVAL

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

Signature: [Name], 12/19/02

Signature: [Name], 12/20/02

SUBDIVISION AGENT OF JAMES CITY COUNTY



LOCATION MAP

SCALE: 1"=2000'

WARE AREA TABULATION

\*NOTE: NUMBERS IN PARENTHESIS ARE PER JAMES CITY COUNTY REAL ESTATE BY SURVEY THE WARE PROPERTY TOTALS 208,848 AC.±, THIS INCLUDES THE FOLLOWING TAX PARCEL NUMBERS:

SHOPPING CENTER SECTION - T.M. (24-3)(1-3) WHICH INCLUDES (24-3)(1-4 THRU 14) (8.23 AC.±)
ADJACENT TO ABOVE - T.M. (24-3)(1-1 AND 1-2) (3.82 AC.±)
CAMPGROUND - T.M. (23-4)(1-22) (30.00 AC.±)
REMAINDER - T.M. (23-4)(1-21) (164.50 AC.±)
TOTAL PER COUNTY TAX RECORDS (207.61 AC.±)

PARCEL "D" - NEW AREA = 25.001 AC.±
INCLUDES T.M. (24-3)(1-3) WHICH INCLUDES T.M. (24-3)(1-1 THRU 14) (8.89 AC.±) PER COUNTY TAX RECORDS. COMPUTED AS 11.531 AC.±
INCLUDES T.M. (24-3)(1-1 AND 1-2) (3.82 AC.±)
INCLUDES A PORTION OF T.M. (23-4)(1-21) 9.93 AC.±
TOTAL AREA PARCEL "D" 25.001 AC.±

PARCEL "E" - NEW AREA 207.997 AC.±
INCLUDES T.M. (23-4)(1-22) (30.00 AC.±)
PARCEL "C" (A PORTION OF T.M. (24-3)(1-32 AND 1-32A)) 20,450 AC.±
REMAINDER OF (23-4)(1-21) 181,547 AC.±
TOTAL AREA PARCEL "E" 207.997 AC.±

NOTE: PARCEL "G" IS SHOWN FOR INFORMATION PURPOSES ONLY AND WILL NOT BECOME A SEPARATE PARCEL.

EXISTING EASEMENTS THAT ARE NOT SHOWN

- 1. SOUTHERN BELL TELEPHONE AND TELEGRAPH EASEMENT (D.B. 12, PG. 806)
2. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B. 43, PG. 417)
3. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT (D.B. 40, PG. 10)
4. CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT (D.B. 106, PG. 650)

MASSIE AREA TABULATION

ORIGINAL MASSIE/VAJACK/MASSIE CORPORATION TOTAL AREA BY SURVEY IS 885,693 AC.±. TOTAL AREA PER COUNTY TAX RECORDS IS (882,169 AC.±).

INCLUDES T.M. (24-3)(1-32) (465,937 AC.±)
INCLUDES T.M. (24-3)(1-32A) (2,680 AC.±)
INCLUDES T.M. (23-4)(1-23) (0,382 AC.±)
INCLUDES T.M. (31-1)(1-11) (93,180 AC.±)
TOTAL AREA PER TAX RECORDS (882,169 AC.±)

PARCEL "A" - NEW AREA 470,707 AC.±
INCLUDES T.M. (24-3)(1-32A) 2,620 AC.±
INCLUDES T.M. (23-4)(1-23) (0,382 AC.±)
REMAINDER OF T.M. (24-3)(1-32) 464,178 AC.±
LESS PARCEL "G" PORTION OF T.M. (24-3)(1-32 AND 32A) 28,450 AC.±
TOTAL AREA PARCEL "A" 470,707 AC.±

PARCEL "B" - NEW AREA 98,538 AC.±
IS T.M. (31-1)(1-11) 98,538 AC.±

TOTAL AREA SUBDIVIDED MASSIE/WARE 882,241 AC.±

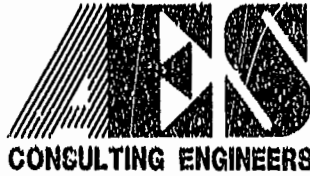
STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 6th DAY OF JANUARY, 2003, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:42 PM
TESTE: [Signature] CLERK
PLAT BOOK 89, PAGE 10-12

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY THE MASSIE CORPORATION, VAJACK, L.L.C., AND DAVID W. WARE MARITAL TRUST
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes recording information: City of Williamsburg & County of James City Circuit Court, This PLAT was recorded on 6 January 2003 at 3:42 AM, PG. 10-12, DOCUMENT # 030000329.

Table with columns: Designed AES, Drawn JFS, Scale 1"=300', Date 10/24/02, Project No. 8881-05, Drawing No. 1 OF 3.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

12.12.02-16:39 88815p01.dwg

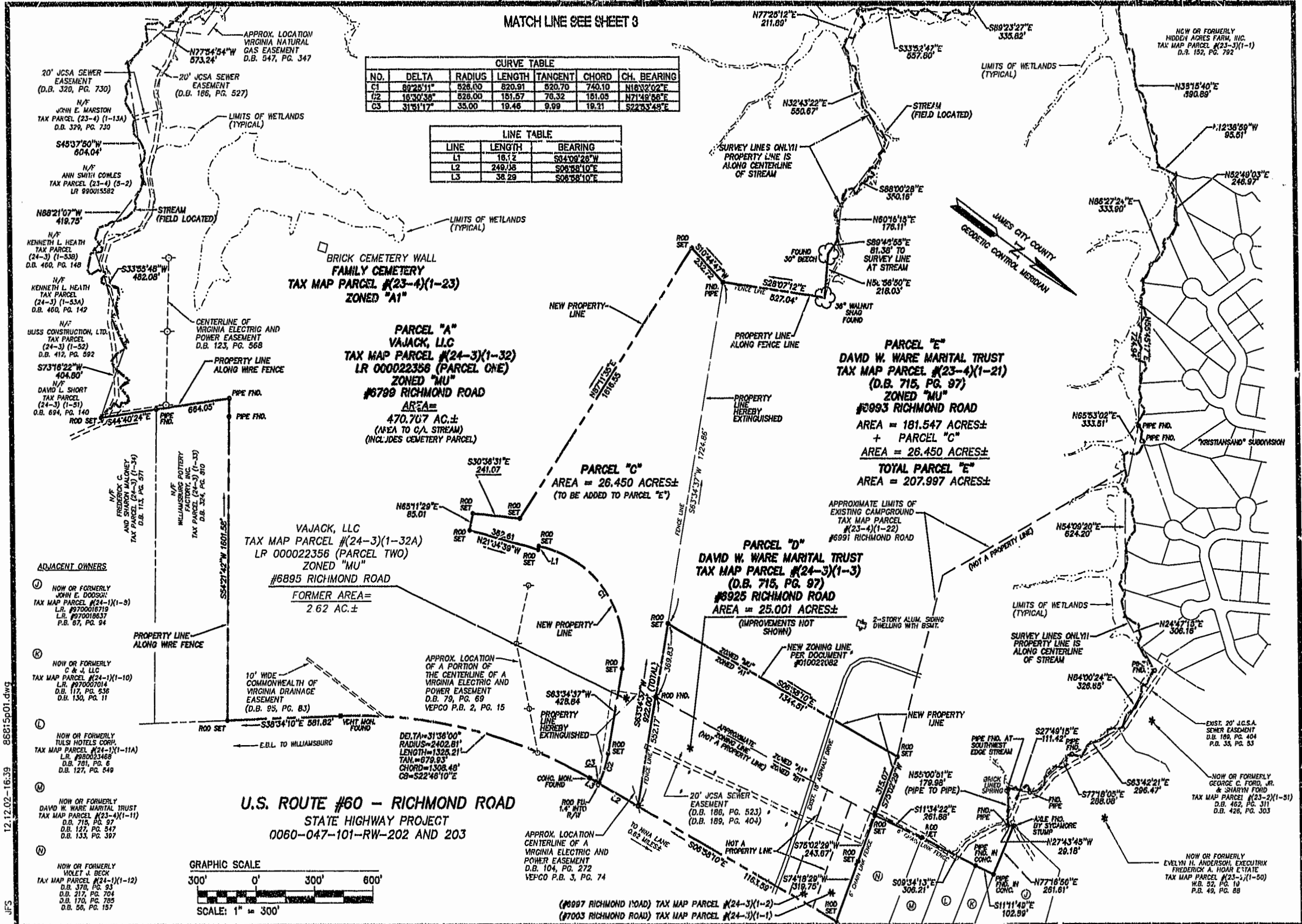
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89 page 11

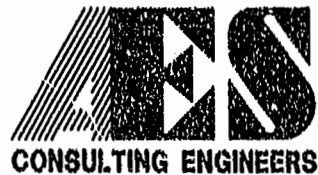
MATCH LINE SEE SHEET 3

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	89°25'11"	526.00	820.91	820.70	740.10	N18°32'02"E
1/2	18°30'38"	526.00	151.57	76.32	151.05	N71°48'58"E
C3	31°31'17"	35.00	19.46	9.09	19.21	S22°33'49"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.12	S04°08'28"W
L2	249.38	S08°58'10"E
L3	38.29	S08°58'10"E



88815p01.dwg  
12.12.02-16:39  
JFS



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

**PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OWNED BY THE MASSIE CORPORATION, VAJACK, L.L.C., AND DAVID W. WARE MARITAL TRUST**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on			
12/12/02	12/12/02	12/12/02	12/12/02
1	12/12/02	REVISED PER COUNTY COMMENTS	JFS
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	AES	Drawn	JFS
Scale	1"=300'	Date	10/24/02
Project No.	8881-05		
Drawing No.	2 OF 3		





**CERTIFICATE OF SOURCE OF TITLE**

TITLE TO LOT 2 WAS CONVEYED BY BENJAMIN PAUL HOGGE AND DOROTHY GAY HOGGE TO TIMOTHY P. & AMY H. SCHMIDT BY DEED DATED DECEMBER 28, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 461, PAGE 311.

TITLE TO LOT 3 WAS CONVEYED BY YVONNE MARIE COSTELLO AND GARY COSTELLO TO TIMOTHY P. & AMY H. SCHMIDT BY DEED DATED DECEMBER 28, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 461, PAGE 317.

**OWNER'S CONSENT**

THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

Timothy P. Schmidt 1/9/03  
DATE  
Amy H. Schmidt 1/9/03  
DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:  
I, Pamela D. Callis A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.  
GIVEN UNTO MY HAND THIS 9 DAY OF January, 2003.  
MY COMMISSION EXPIRES 03/31/06  
Pamela D. Callis  
NOTARY PUBLIC

**CERTIFICATE OF APPROVAL**

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

[Signature] 1/15/03  
DATE  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY  
[Signature] 1/9/2003  
DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
[Signature] 1/9/2003  
DATE  
VIRGINIA DEPARTMENT OF HEALTH

**SURVEYOR'S CERTIFICATE**

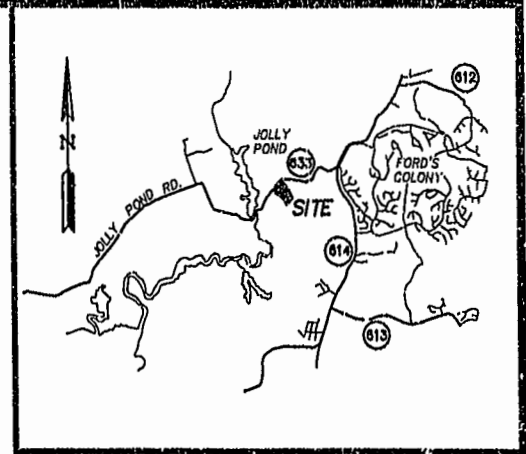
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Ronald W. Eads 1-8-03  
DATE  
RONALD W. EADS, L.S. #1948

**CURVE DATA**

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	03°13'20"	1514.63'	85.18'	42.60'	85.17'	N47°22'22"E
C2	01°11'16"	1514.63'	31.40'	15.70'	31.40'	N49°34'50"E
C3	08°08'12"	752.70'	106.89'	53.53'	106.80'	N48°06'23"E

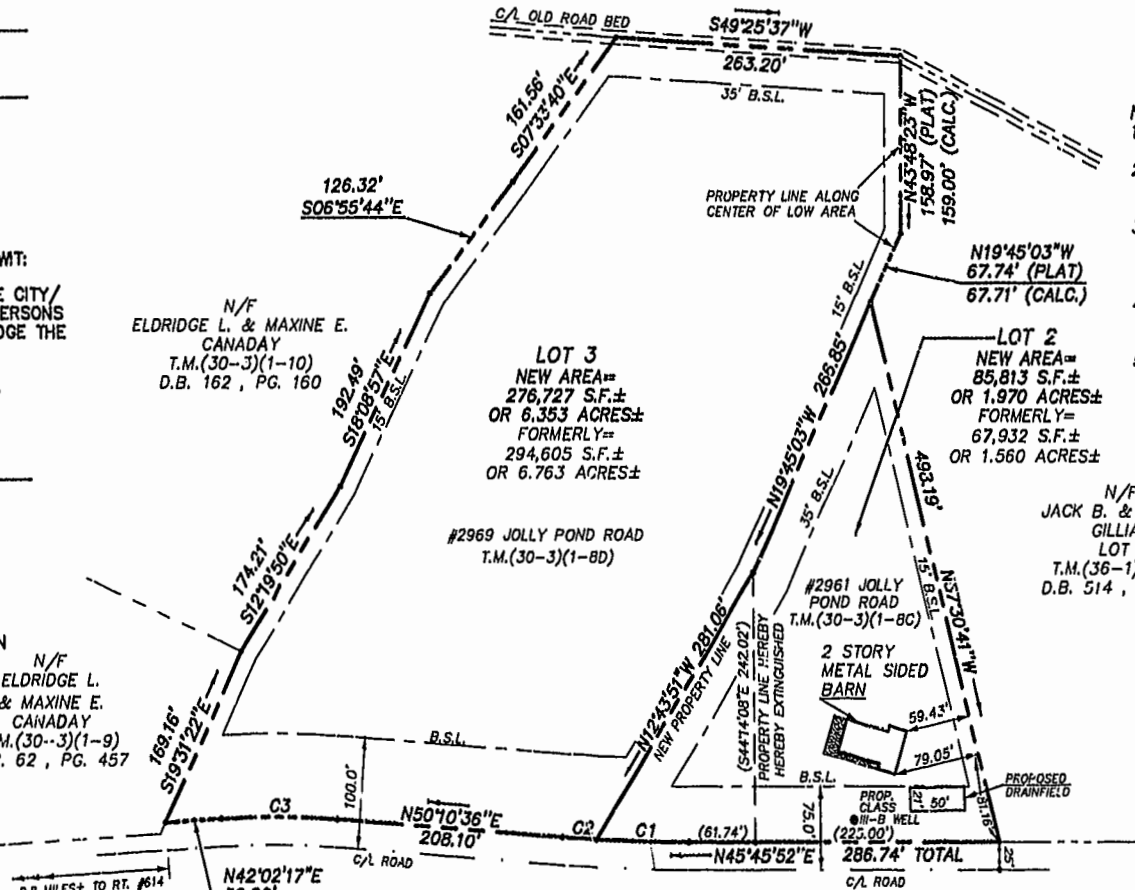
N/F  
GRAY ASSOCIATES  
T.M.(30-3)(1-2)  
D.B. 124, PG. 690



VICINITY MAP SCALE: 1"=2,000'±

**NOTES:**

- 1.) PROPERTY IS CURRENTLY ZONED A-1.
- 2.) MINIMUM LOT SIZE= ONE ACRE FOR NONRESIDENTIAL USES AND THREE ACRES FOR RESIDENTIAL USES.
- 3.) MINIMUM LOT WIDTH = 250 FEET AT FRONT SETBACK LINE FOR LOTS OF FIVE ACRES OR MORE AND 150 FEET FOR LOTS OF ONE ACRE OR MORE BUT LESS THAN THREE ACRES.
- 4.) LOTS TO BE SERVED BY PRIVATE SEPTIC TANKS, DRAINFIELDS AND WELLS.
- 5.) MINIMUM BUILDING SETBACKS: 15'-SIDE, 35'-REAR, FRONT-75' FROM C/L OF ROAD, LOTS OF THREE ACRES OR MORE-100' FROM C/L OF ROAD.



N/F  
JACK B. & LOIS A. GILLIAM  
LOT 1  
T.M.(36-1)(1-13)  
D.B. 514, PG. 179

**NOTE:**  
SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.

**NOTE:**  
ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

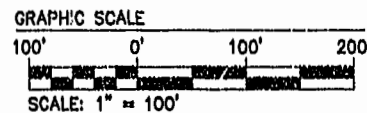
STATE OF VIRGINIA  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 10 DAY OF January, 2003 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:19 PM

TESTE: Betsy Z. Woolridge, CLERK OF CIRCUIT COURT

[Signature]  
CLERK  
BY

PLAT BOOK 89, PAGE 13



**NOTE:**  
PROPOSED WELL AND DRAINFIELD LOCATIONS ARE PER HEALTH DEPARTMENT PERMIT 147-02-0219 DATED 11/8/2002.

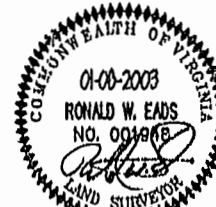
**NOTE:**  
PROPERTY LINES AS SHOWN WERE TAKEN FROM A PLAT PREPARED BY AES CONSULTING ENGINEERS, RECORDED IN PLAT BOOK 88, PAGE 78 AND DOES NOT REPRESENT A RESURVEY OF THE BOUNDARIES BY THIS SURVEYOR.

**NOTE:**  
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201 0030 B, DATED 2/6/91.



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT SHOWING BOUNDARY LINE ADJUSTMENT  
LOTS 2 AND 3  
JACK B. AND LOIS A. GILLIAM SUBDIVISION  
OWNED BY  
TIMOTHY P. & AMY H. SCHMIDT  
POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
AES	JKR/RWE
Scale	Date
1"=100'	01/08/03
Project No.	8357-01
Drawing No.	1 OF 1

# 030001327

89 PAGE 14

OWNERS CERTIFICATE

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

BY:

TRUSTEE:

8/26/02 DATE

STATE OF Virginia CITY/COUNTY OF Chesapeake, TO WIT: I, Madonna W. Monell, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT H. Mac Weaver II WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 26th DAY OF August, 2002 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 26th DAY OF August, 2002.

SIGNED Madonna W. Monell MY COMMISSION EXPIRES 12-31-2003 NOTARY PUBLIC

AREA SUMMARY

TOTAL LOT AREA = 131,506 SQ. FT. OR 3.0190 ACRES R/W DEDICATION = 53,029 SQ. FT. OR 1.2174 ACRES NATURAL OPEN SPACE EASEMENT, CONSERVATION AREA INCLUDING IMPOUNDMENT EASEMENT AND TEMPORARY CUL-DE-SAC = 330,472 SQ. FT. OR 7.5865 ACRES TOTAL SITE AREA = 515,007 SQ. FT. OR 11.8229 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 IT'S STRUCTURES.

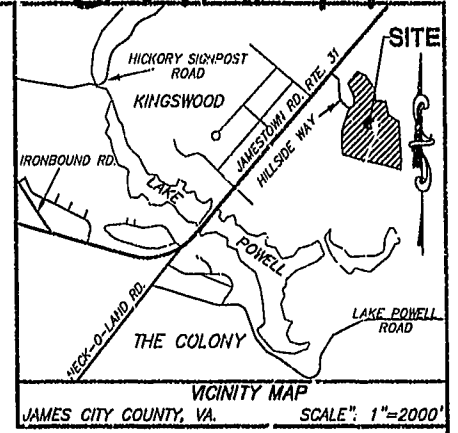
REFERENCES

A SURVEY OF PART OF THE STEERS TRACT, P.B. 52 PG. 87 BOZARTH-MAHONE SUBDIVISION, SECTION 2, P.B. 13 PG. 33 FLAT 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) SUBDIVISION OF LAKE POWELL FOREST PHASE THREE (P.B. 83, PG. 78 & 80)

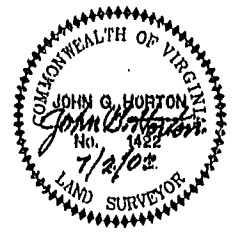
THIS SUBDIVISION IS COMPRISED OF A PORTION OF THE PROPERTY AS SHOWN ON PLAT ENTITLED "A SURVEY OF PART OF THE STEERS TRACT" RECORDED IN PLAT BOOK 52 PAGE 87 AND LOTS 34, 35 & 36 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZARTH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.

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.
5. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENT DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



SUBDIVISION

OF LAKE POWELL FOREST PHASE FOUR JAMESTOWN MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA

SCALE: 1"= 60' DEC. 3, 2001

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

By: [Signature] 8-22-02 DATE OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION

STATE OF Virginia CITY/COUNTY OF Virginia Beach, TO WIT: I, Yvonne Beard, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT M. Clayton Temple, Jr. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 22 DAY OF August, 2002. HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 22 DAY OF August, 2002.

SIGNED Yvonne Beard MY COMMISSION EXPIRES July 31, 2006 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 L.S. # 1422 7/2/02 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 D.L.D 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] 8/21/2002 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] EHS 8/16/2002 DATE VIRGINIA DEPARTMENT OF HEALTH

[Signature] 11/3/02 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 14 January 2003 at 10:04 AM P.B. 89 PG. 11-16 DOCUMENT # 030001327 BETSY B. WOOLRIDGE, CLERK

[Signature] Dep. Clerk