

OWNERS CERTIFICATE

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

OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION
BY: David S. Rudiger, President
DATE: 4-25-03

STATE OF Virginia
CITY/COUNTY OF Virginia Beach
I, Laurie J. Altman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT David S. Rudiger WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 25th DAY OF April, 2003 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 25th DAY OF April, 2003.

SIGNED Laurie J. Altman MY COMMISSION EXPIRES March 31, 2005
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
DATE: 4/17/03

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
DATE: 4/30/03

VIRGINIA DEPARTMENT OF HEALTH
DATE: N/A

SUBDIVISION AGENT OF JAMES CITY COUNTY
DATE: 5/28/03

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
SMALL CIRCLES "b" 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 29 May 2003
at 11:35 AM/PM, P.B. 90, PG 39+40
DOCUMENT # 030015898
BETSY B. WOOLRIDGE, CLERK

BY: H. Mac Weaver, II, Senior Vice President
TRUSTEE: DATE: 5/7/03

STATE OF Virginia
CITY/COUNTY OF Chesapeake
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 7th DAY OF May, 2003 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 7th DAY OF May, 2003.

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

AREA SUMMARY

TOTAL LOT AREA = 118,029 SQ. FT. OR 2.7096 ACRES
R/W DEDICATION = 38,984 SQ. FT. OR 0.8950 ACRES
NATURAL OPEN SPACE EASEMENT, CONSERVATION AREA INCLUDING IMPOUNDMENT EASEMENT AND TEMPORARY CUL-DE-SAC = 252,574 SQ. FT. OR 5.7982 ACRES
TOTAL SITE AREA = 409,587 SQ. FT. OR 9.4028 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.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

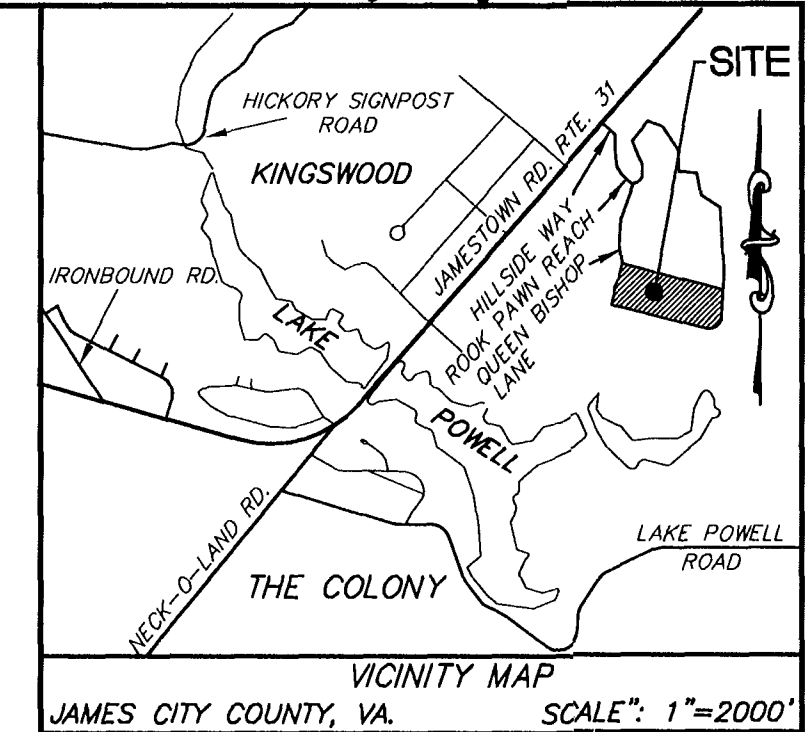
REFERENCES

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 PHASE ONE (P.B. 71, PG. 69 & 70)
SUBDIVISION OF LAKE POWELL POINTE PHASE THREE (P.B. 74, PG. 98 & 99)
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)
SUBDIVISION OF LAKE POWELL FOREST PHASE FOUR (P.B. 89, PG. 14, 15 & 16)
EASEMENT FOR NATURAL OPEN SPACE AND CONSERVATION AREA (P.B. 89, PG 27 & 28)

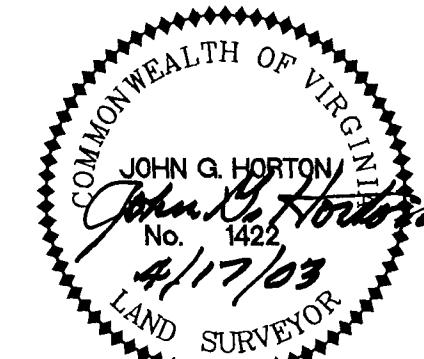
THIS SUBDIVISION IS COMPRISED OF A PORTION OF THE PROPERTY AS SHOWN ON PLAT ENTITLED "A SURVEY OF PART OF THE STEERS TRACT" RECORDED IN PLAT BOOK 52 PAGE 87 AND LOTS 34, 35 & 36 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZAETH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.

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 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 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.



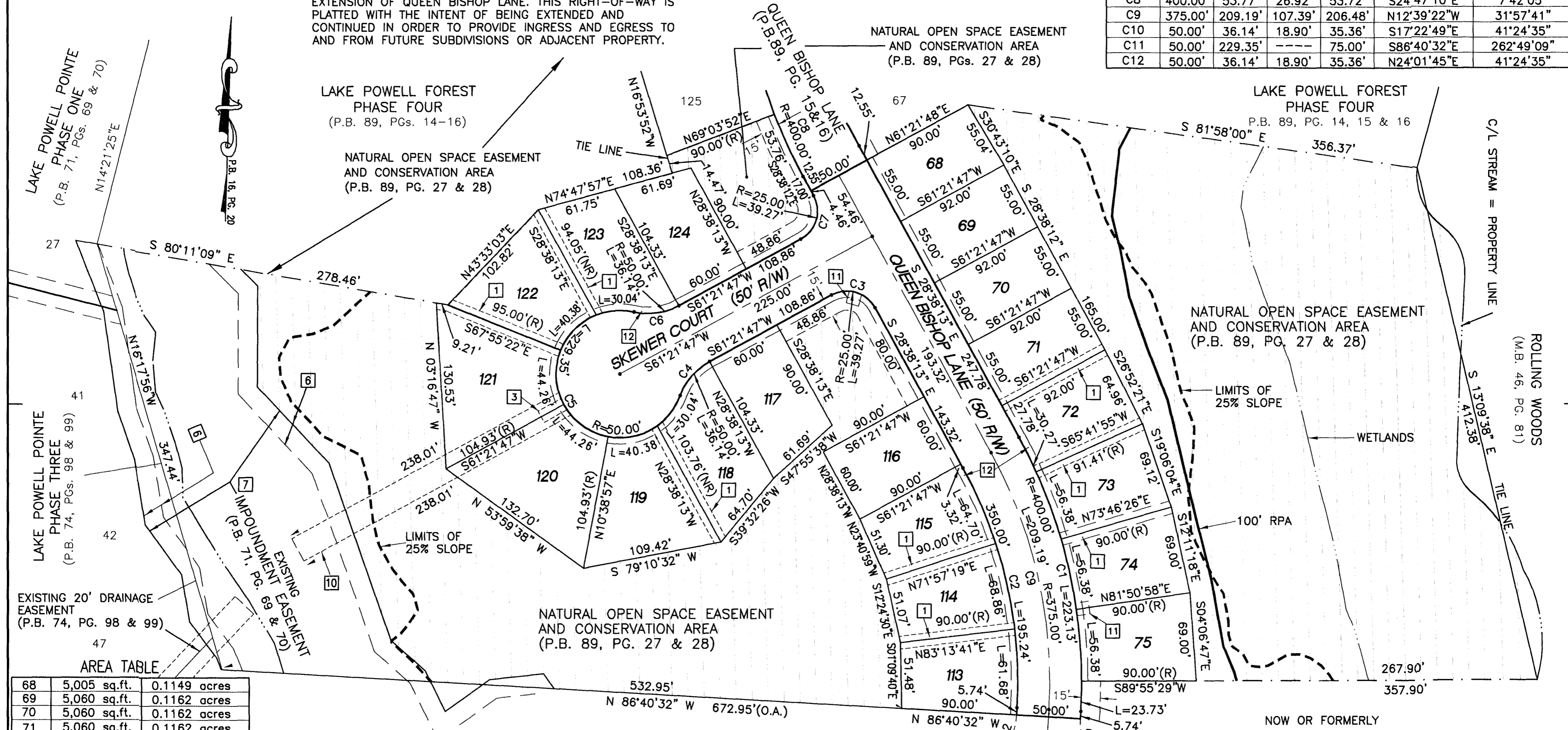
SUBDIVISION OF LAKE POWELL FOREST PHASE FIVE
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=60' FEB. 25, 2003
HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
300 GEORGE WASHINGTON HIGHWAY N.
CHESAPEAKE VIRGINIA 23323
(757) 487-4535

EASEMENT NOTATIONS

- 1 10' PRIVATE DRAINAGE EASEMENT
- 3 10' X 20' VIRGINIA POWER EASEMENT
- 6 EXISTING 15' MAINTENANCE EASEMENT (P.B. 71, PG. 69 & 70)
- 7 EXISTING IMPOUNDMENT EASEMENT (P.B. 71, PG. 69 & 70)
- 10 20' DRAINAGE EASEMENT HEREBY DEDICATED TO HOMEOWNERS ASSOCIATION
- 11 10' X 10' VIRGINIA POWER EASEMENT
- 12 5' UTILITY EASEMENT HEREBY DEDICATED EXCLUSIVELY TO JAMES CITY COUNTY SERVICE AUTHORITY
- 15 TEMPORARY CUL-DE-SAC IS TO BE VACATED UPON THE EXTENSION OF QUEEN BISHOP LANE. THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

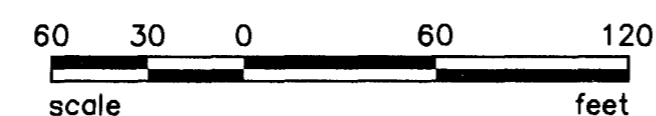
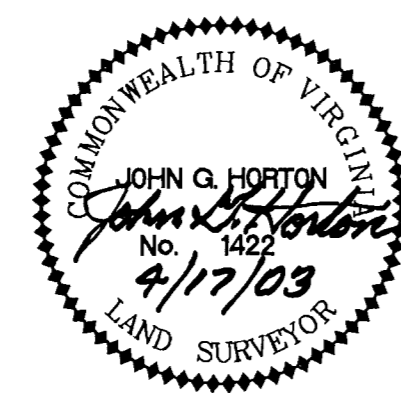
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
29 May 2003
 at 11:35 AM/PM, P.B. 90, PG. 39140
 DOCUMENT # 030015898
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	223.13'	114.55'	220.25'	N12°39'22"W	31°57'41"
C2	350.00'	195.24'	100.23'	192.72'	N12°39'22"W	31°57'41"
C3	25.00'	39.27'	25.00'	35.36'	N73°38'13"W	90°00'00"
C4	50.00'	36.14'	18.90'	35.36'	S40°39'30"W	41°24'35"
C5	50.00'	229.35'	---	75.00'	S28°38'13"E	262°49'09"
C6	50.00'	36.14'	18.90'	35.36'	N82°04'05"E	41°24'35"
C7	25.00'	39.27'	25.00'	35.36'	N16°21'47"E	90°00'00"
C8	400.00'	53.77'	26.92'	53.72'	S24°47'10"E	7°42'05"
C9	375.00'	209.19'	107.39'	206.48'	N12°39'22"W	31°57'41"
C10	50.00'	36.14'	18.90'	35.36'	S17°22'49"E	41°24'35"
C11	50.00'	229.35'	---	75.00'	S86°40'32"E	262°49'09"
C12	50.00'	36.14'	18.90'	35.36'	N24°01'45"E	41°24'35"



AREA TABLE

68	5,005 sq.ft.	0.1149 acres
69	5,060 sq.ft.	0.1162 acres
70	5,060 sq.ft.	0.1162 acres
71	5,060 sq.ft.	0.1162 acres
72	5,613 sq.ft.	0.1289 acres
73	5,637 sq.ft.	0.1294 acres
74	5,589 sq.ft.	0.1283 acres
75	5,589 sq.ft.	0.1283 acres
113	5,396 sq.ft.	0.1239 acres
114	5,443 sq.ft.	0.1250 acres
115	5,417 sq.ft.	0.1244 acres
116	5,400 sq.ft.	0.1240 acres
117	5,830 sq.ft.	0.1338 acres
118	6,313 sq.ft.	0.1449 acres
119	7,194 sq.ft.	0.1651 acres
120	8,182 sq.ft.	0.1878 acres
121	8,174 sq.ft.	0.1876 acres
122	6,213 sq.ft.	0.1426 acres
123	6,022 sq.ft.	0.1382 acres
124	5,830 sq.ft.	0.1338 acres



W.O. ACAD\DWG\13361\SURVEY\PHASE5.DWG

"FUTURE PUBLIC STREET EXTENSION"

NOW OR FORMERLY
 BOYD CORPORATION
 (D.B. 777, PG. 825)

SUBDIVISION
 OF
LAKE POWELL FOREST
 PHASE FIVE
 JAMESTOWN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 60' FEB. 25, 2003

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APRIL 17, 2003

SHEET 2 OF 2