

# #040024605

**OWNERS CERTIFICATE**

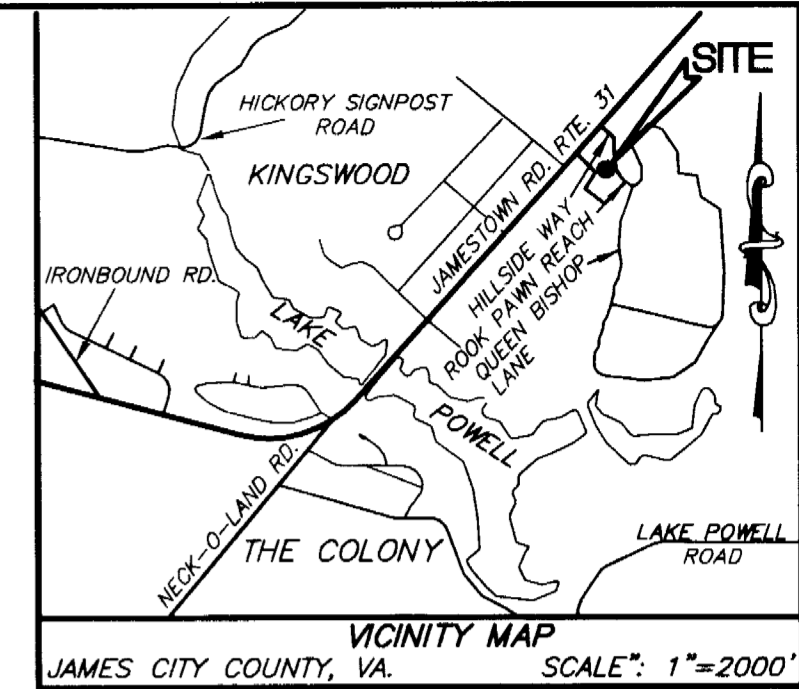
THE PROPERTY LINE ADJUSTMENT OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF LAKE POWELL FOREST, PHASE SEVEN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

Boyd Corporation 9-22  
 OWNER: BOYD CORPORATION A VIRGINIA CORPORATION DATE  
 BY: DAVID S. RUDIGER, PRESIDENT

BY: JAMES CITY COUNTY AS BENEFICIARY OF NATURAL OPEN SPACE EASEMENT  
James Blumner 9/23/04  
 BY: COUNTY ADMINISTRATOR DATE

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

James Blumner 9/23/04  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



STATE OF Virginia  
 CITY/COUNTY OF Virginia Beach, TO WIT:  
 I, Stefanie S. White, A NOTARY PUBLIC IN ANDR THE CITY/COUNTY AND STATE  
 AFORSO, DO HEREBY CERTIFY THAT David S. Rudiger WHOSE  
 NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 22 DAY September, 2004  
 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFCAID  
 GIVEN UNDER MY HAND THIS 24 DAY OF September, 2004.

SIGNED Stefanie S. White MY COMMISSION EXPIRES 1/31/07  
 NOTARY PUBLIC

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PCOMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCE THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE ADJUSTMENT OF PROPERTY I WITHIN THE COUNTY.

John G. Horton 9/14/04  
 JOHN G. HORTON L.S. # 1422 DATE

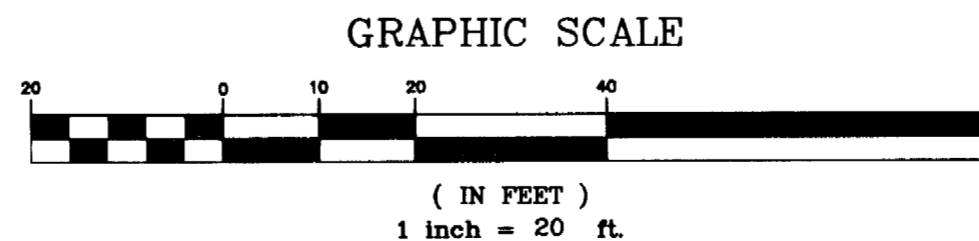
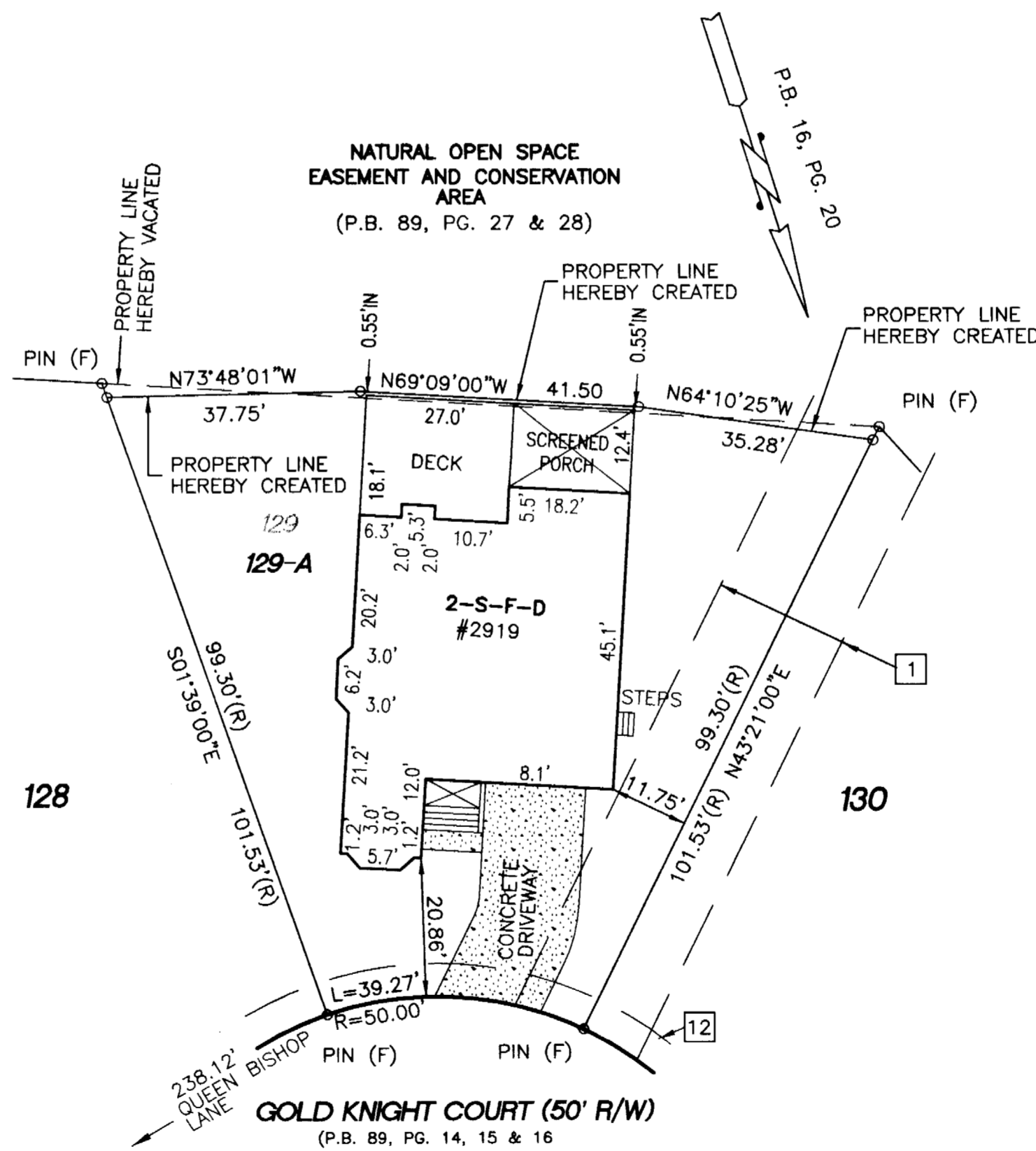
**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN GRIER CONSTRUN COMPANY TO BOYD CORPORATION BY DEED DATED MARCH 13, 1996 AND RECORDED IN CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 777 PAGE 825

**LEGEND**

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

of Williamsburg & County of James City  
 it Court: This PLAT was recorded on  
1 October 2004  
2:12 AM/PM. PG 1  
 UMENT # 040024605  
 SY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

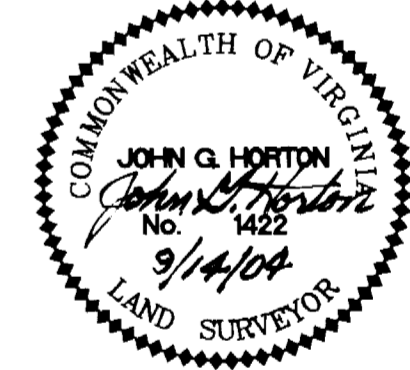


AREA TABLE		
LOT	SQ. FT.	ACRES
129	7,137	0.1638
129A	7,137	0.1638

PROPERTY LINES SHOWN AS BEING VACATED PER SECTION 15.2-2275 OF THE VIRGINIA STATE CODE AS AMENDED

**EASEMENT NOTATIONS**

- 1 EXISTING 20' DRAINAGE EASEMENT TO HOMEOWNERS ASSOCIATION (P.B. 89, PG. 14, 15 & 16)
- 12 EXISTING 5' UTILITY EASEMENT TO HOMEOWNERS ASSOCIATION (P.B. 89, PG. 14, 15 & 16)



PLAT OF  
 PROPERTY LINE ADJUSTMENT  
 OF  
 LOT 129  
 AND  
 A PORTION OF  
 NATURAL OPEN SPACE EASEMENT  
 AND CONSERVATION AREA  
 SUBDIVISION  
 LAKE POWELL FOREST  
 PHASE FOUR  
 JAMESTOWN MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

SCALE : 1"= 20' AUG. 25, 2004  
**HORTON & DODD, P.C.**  
 SURVEYORS, ENGINEERS & PLANNERS  
 300 GEORGE WASHINGTON HIGHWAY N.  
 CHESAPEAKE VIRGINIA 23323  
 (757) 487-4535