

# #040024607

**OWNERS CERTIFICATE**

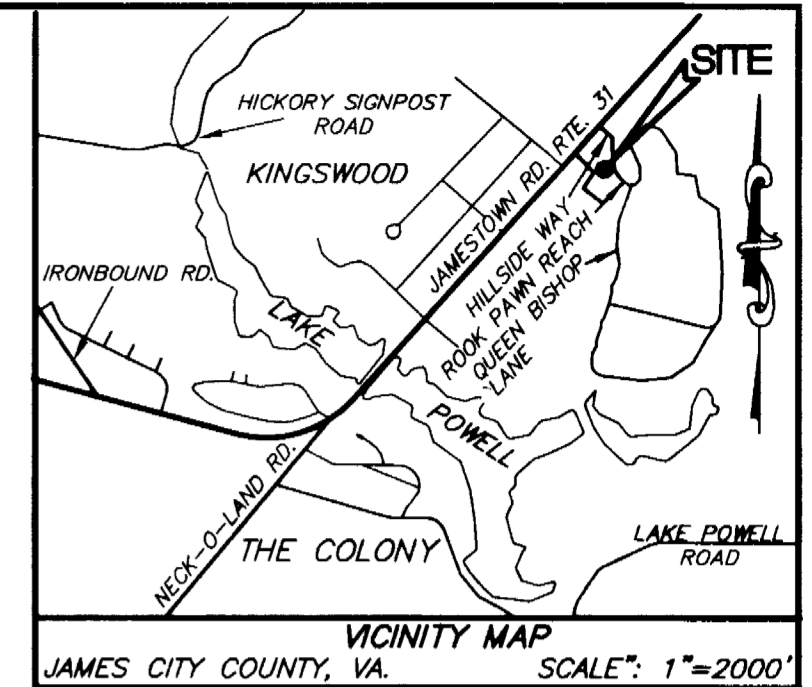
THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF LAKE POWELL FOREST, PHASE SEVEN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

Boyd Corporation 9-22-04  
 OWNER: BOYD CORPORATION A VIRGINIA CORPORATION DATE  
 BY: DAVID S. RUDIGER, PRESIDENT

BY: JAMES CITY COUNTY AS BENEFICIARY OF NATURAL OPEN SPACE EASEMENT  
David S. Rudiger 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.

David S. Rudiger 9/23/04  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



STATE OF VA  
 CITY/COUNTY OF Va Beach, TO WIT:  
 I, Stefanie S. White, A NOTARY PUBLIC IN AND 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 22 DAY September, 2004 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 22 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 PLATTING OF SUBDIVISIONS 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 TLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 777 PAGE 825.

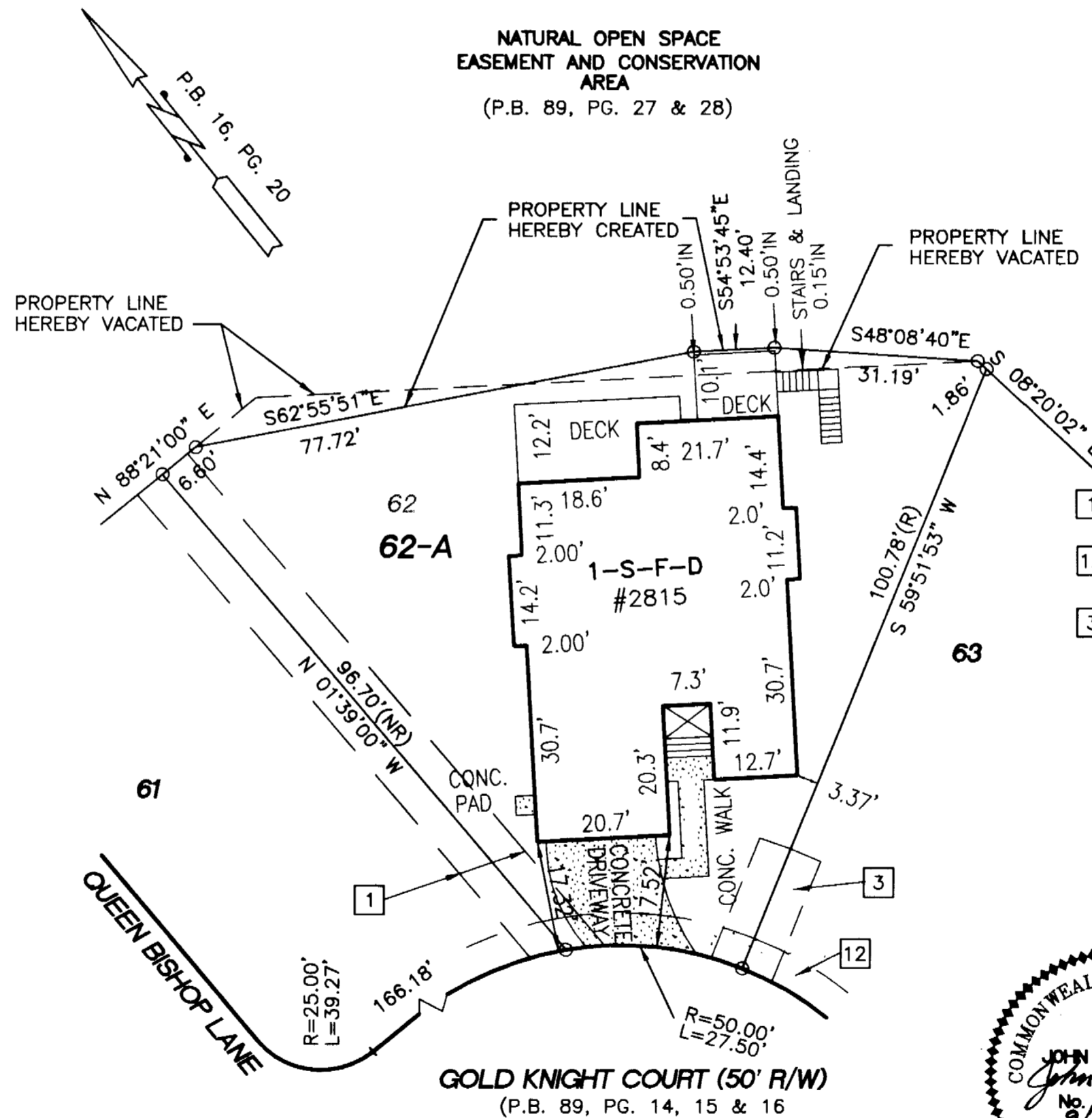
**LEGEND**

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

W.O. 19057\RESUB-LOT62.DWG

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 1 October 2004  
 at 2:19 AM/PM, PB --- PG ---  
 DOCUMENT # 040024607  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

**NATURAL OPEN SPACE EASEMENT AND CONSERVATION AREA**  
 (P.B. 89, PG. 27 & 28)

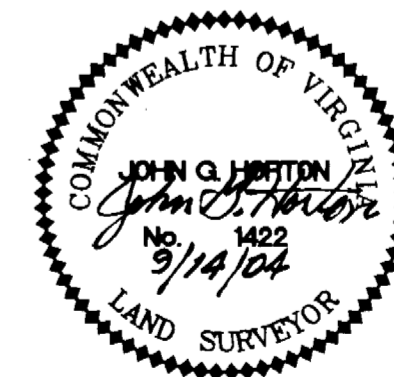
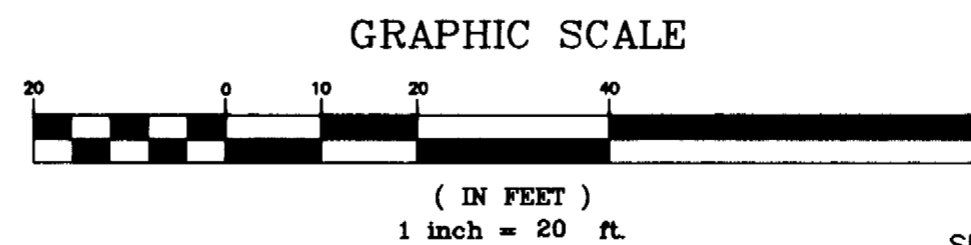


AREA TABLE		
LOT	SQ. FT.	ACRES
62	7,191	0.1651
62A	7,191	0.1651

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

**EASEMENT NOTATIONS**

- 1 EXISTING 10' PRIVATE DRAINAGE EASEMENT (P.B. 89, PG. 14, 15 & 16)
- 2 EXISTING 5' UTILITY EASEMENT TO HOMEOWNERS ASSOCIATION (P.B. 89, PG. 14, 15 & 16)
- 3 EXISTING 10' X 20' VIRGINIA POWER EASEMENT (P.B. 89, PG. 14, 15 & 16)



**PLAT OF PROPERTY LINE ADJUSTMENT OF LOT 62 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' SEPT. 14, 2004

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