

OWNERS CERTIFICATE

THE PROPERTY LINE ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS PROPERTY LINE ADJUSTMENT PLAT FOR LOTS 5, 6, 7 AND 8 DURFEY'S MILL IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

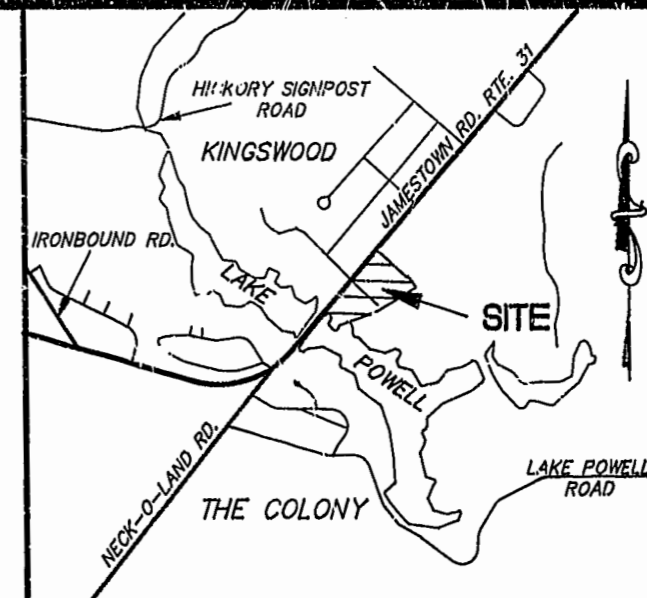
[Signature] 9/21/98
 OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION
 BY: JOSEPH W. BOYD, PRESIDENT DATE

AREA TABLE

LOT	AREA (AC.)	AREA (S.F.)
5A	0.75±	32,532±
6A	0.66±	28,673±
7A	0.61±	26,607±
8A	0.92±	39,864±
TOTAL	2.93±	127,676±

AREA SUMMARY

LOTS AS SHOWN IN P.B.52 PG.86			ADJUSTMENT	LOTS AS ADJUSTED BY THIS PLAT		
LOT	AREA (AC.)	AREA (S.F.)		LOT	AREA (AC.)	AREA (S.F.)
5	0.64±	27,921±	+1.11± AC. OR +4,611± SQ. FT.	5A	0.75±	32,532±
6	0.39±	16,903±	+2.7± AC. OR +11,770± SQ. FT.	6A	0.66±	28,673±
7	0.35±	15,142±	+2.26± AC. OR +11,465± SQ. FT.	7A	0.61±	26,607±
8	0.35±	15,047±	+5.57± AC. OR +24,817± SQ. FT.	8A	0.92±	39,864±
TOTALS:	1.73±	75,013±	+1.21± AC. OR +52,663± SQ. FT.	TOTALS:	2.93±	127,676±



VICINITY MAP
 JAMES CITY COUNTY, VA. SCALE: 1"=2000'

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY OF Virginia Beach TO WIT:
 I, Louise J. Altman, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 21st DAY OF September, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 21st DAY OF September, 1998, MY COMMISSION EXPIRES ON March 31, 2001

Jennie G. Altman
 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 11/4/97
 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 PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] _____ DATE
 VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] _____ DATE
 VIRGINIA DEPARTMENT OF HEALTH

[Signature] 9/27/98
 SUBDIVISION AGENCY OF JAMES CITY COUNTY DATE

LEGEND

SMALL CIRCLES "O" DENOTES IRON PIN MARKERS.
 SMALL CIRCLES "●" DENOTE IRON PIN IN CONCRETE MONUMENT.
 JAMES CITY COUNTY SEWER SERVICE IS AVAILABLE ON THIS SITE.
 JAMES CITY COUNTY WATER SERVICE IS AVAILABLE ON THIS SITE.
 THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS _____ ABOVE THE 100 YEAR FLOOD ZONE.

THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 2.93± AC. OR 127,676± SQUARE FEET.

PLAT NO. 71 RECORDED

Recorded 22 day of October 1998
 DOCUMENT # 980020289 3:12
[Signature]

BUILDING RESTRICTIONS

- PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE: 15,000 SQ. FT.
- YARD REGULATIONS: FRONT: 35' MINIMUM.
 SIDES: 15' MINIMUM.
 REAR: 35' MINIMUM.
- SPECIAL PROVISIONS FOR CORNER LOTS:
 THE FRONT OF THE LOT SHALL BE DEEMED TO BE THE SHORTER OF THE TWO SIDES.
 CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SET BACK LINE OF 125'.

REFERENCES

- PLAT OF DURFEY'S MILL, P.B.52 PG.86
- 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
- D.B.777 PG.825

NOTE:

LOTS 5, 6, 7 AND 8 WERE RECORDED PRIOR TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ACT.

ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS.

CONSENTED TO: CRESTAR BANK

BY: [Signature] 10-22-90
 DATE

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY OF Chesapeake TO WIT:

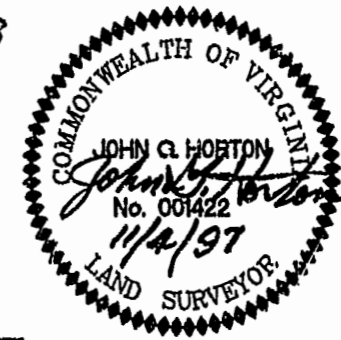
I, Madonna W. Monell, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 22nd DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 22nd DAY OF October, 1998, MY COMMISSION EXPIRES ON 12-31-98

Madonna W. Monell
 NOTARY PUBLIC
 BY: [Signature] 10/22/98
 H. MAC WEAVER, II, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY OF Chesapeake TO WIT:

I, Madonna W. Monell, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 22nd DAY OF October, 1998, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 22nd DAY OF October, 1998, MY COMMISSION EXPIRES ON 12-31-98

Madonna W. Monell
 NOTARY PUBLIC



PROPERTY LINE ADJUSTMENT PLAT

FOR
 LOTS 5, 6, 7 AND 8
 DURFEY'S MILL

JAMESTOWN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

SCALE: 1"= 50' NOV. 4, 1997

HORTON & DODD, P.C.
 SURVEYORS, ENGINEERS & PLANNERS
 CHESAPEAKE VIRGINIA 23323
 (804) 487-4535

