

# OWNERS CERTIFICATE

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

OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION  
BY: JOSEPH W. BOYD, PRESIDENT

10/23/98  
DATE

## 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 23rd DAY OF October, 199 8, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 23rd DAY OF October, 199 8, MY COMMISSION EXPIRES ON March 31, 2001

Louise J. 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 10/23/98  
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 SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ronald C. Brooks 10-30-98  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

A. R. Smith 10-30-98  
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 10/30/98  
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

## AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)
18	0.4285	18,664	62	0.4285	18,664
19	0.3444	15,000	63	0.4962	21,614
20	0.3444	15,000	64	0.90±	39,044±
21	0.3444	15,000	65	0.85±	36,974±
22	0.4285	18,664	66	0.98±	42,679±
23	0.4285	18,664	67	0.73±	31,732±
24	0.4029	17,551	71	0.4924	21,447
25	0.8699	37,895	72	0.5087	22,158
26	0.8114	35,345	73	0.86±	37,602±
27	0.9851	42,913	74	0.78±	34,173±
28	0.3444	15,000	75	0.92±	39,881±
29	0.3444	15,000			
30	0.3444	15,000			
31	0.3444	15,000			
32	0.3444	15,000			
33	0.3444	15,000			
34	0.4285	18,664			

# OWNERS CERTIFICATE

THE RESUBDIVISION OF LOT 3 DUFFEY'S MILL AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

OWNER: JOHN GRIER CONSTRUCTION COMPANY, INC.  
BY: JOSEPH STAFFORD TERRELL, PRESIDENT

DATE

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY OF Williamsburg TO WIT:

I, Adah K. Hough, 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 30 DAY OF October, 199 8, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 30 DAY OF October, 199 8, MY COMMISSION EXPIRES ON October 2000

CONSented TO: CRESTAR BANK

Jane R. Fyfe 10/27/98  
BY: DATE

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY OF Chesapeake TO WIT:

I, Brian J. Ship, 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 27 DAY OF October, 199 8, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 27 DAY OF October, 199 8, MY COMMISSION EXPIRES ON 8/31/99

Brian J. Ship  
NOTARY PUBLIC

## 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.

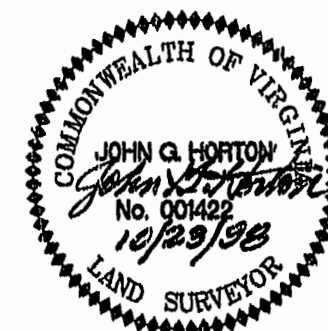
## BUILDING RESTRICTIONS

-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'.

## LEGEND

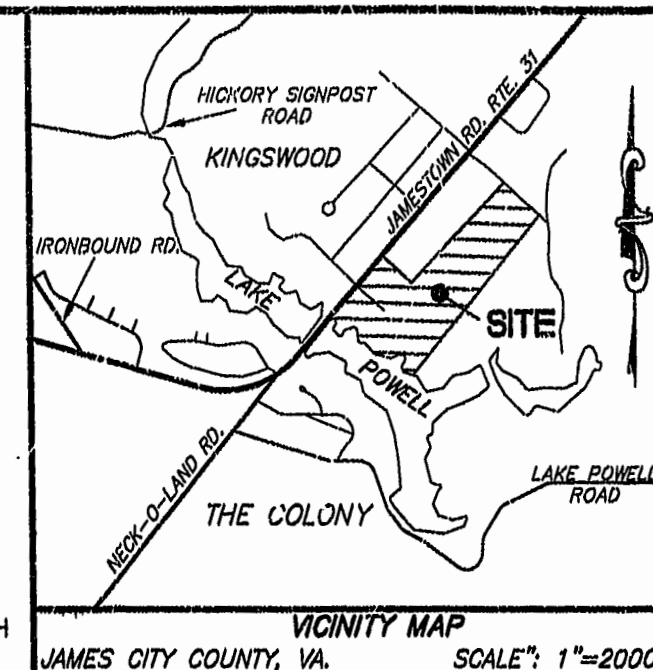
SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.  
SMALL CIRCLES "m" DENOTE IRON PIN IN CONCRETE MONUMENT.  
JAMES CITY COUNTY SEWER SERVICE IS AVAILABLE ON THIS SITE.  
JAMES CITY COUNTY WATER SERVICE IS AVAILABLE ON THIS SITE.  
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.  
THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 18.45± AC. OR 803,573± SQUARE FEET.

SHEET 1 OF 2



\*ALL STREETS HEREBY DEDICATED FOR PUBLIC USE

\*VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN



CONSented TO: H. Mac Weaver, II 10/27/98  
BY: H. MAC WEAVER, II, TRUSTEE DATE

## CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY OF Chesapeake TO WIT:

I, Brian J. Ship, 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 27 DAY OF October, 199 8, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 27 DAY OF October, 199 8, MY COMMISSION EXPIRES ON 8/31/99

Brian J. Ship  
NOTARY PUBLIC

## LINE TABLE IMPOUNDMENT EASEMENT

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N69°15'53"E	62.05'	L16	N15°09'23"W	41.63'
L2	S21°31'10"E	126.59'	L17	N21°43'18"W	122.74'
L3	S19°00'52"E	136.87'	L18	N36°38'06"W	35.33'
L4	S11°16'18"W	102.12'	L19	N09°54'58"W	37.67'
L5	S44°49'15"E	48.12'	L20	N35°41'18"W	48.47'
L6	S00°12'04"W	79.30'	L21	N09°24'50"W	50.77'
L7	S43°04'16"E	82.02'	L22	N19°06'29"W	40.97'
L8	S19°05'17"E	147.17'	L23	N07°58'13"W	78.65'
L9	S48°15'53"E	36.34'	L24	N21°17'17"W	64.55'
L10	S26°04'50"E	34.97'	L25	N25°49'14"E	93.43'
L11	N54°23'00"E	42.77'	L26	N03°04'25"W	43.08'
L12	N83°55'52"E	42.47'	L27	N23°00'20"W	89.36'
L13	S35°19'56"E	17.63'	L28	N05°25'40"E	38.29'
L14	S22°59'22"W	151.36'	L29	N19°43'39"W	76.89'
L15	S84°23'21"W	76.22'			

## SUBDIVISION

OF  
LAKE POWELL POINTE  
PHASE ONE

JAMESTOWN MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA

SCALE: 1"=100' OCT. 23, 1998

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

## REFERENCES

PLAT OF DUFFEY'S MILL, P.B.52 PG.86  
A SURVEY OF PART OF THE STEERS TRACT, P.B.52 PG.87  
BOZARTH-MAHON 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