

OWNERS CERTIFICATE

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

[Signature] 3/10/99
OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION DATE
BY: JOSEPH W. BOYD, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY OF Virginia Beach TO WIT:
I, F. Irene Millard, 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 10th DAY OF March, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 10th DAY OF March, 1999, MY COMMISSION EXPIRES ON 8-31-01

F. Irene Millard
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 1/27/99
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.

[Signature] 3-17-99
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 3-17-99
VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 3/18/99
SUBDIVISION AGENT 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 2.48± AC. OR 108,026± SQUARE FEET.

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'.

CONSENTED TO: CRESTAR BANK
[Signature] 3/15/99
BY: Robert W. Pennington, Vice President 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 15th DAY OF March, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 15th DAY OF March, 1999, MY COMMISSION EXPIRES ON 12-31-2003

Madonna W. Monell
NOTARY PUBLIC

CONSENTED TO:
[Signature] 3/15/99
BY: 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 15th DAY OF March, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 15th DAY OF March, 1999, MY COMMISSION EXPIRES ON 12-31-2003

Madonna W. Monell
NOTARY PUBLIC

NOTE:

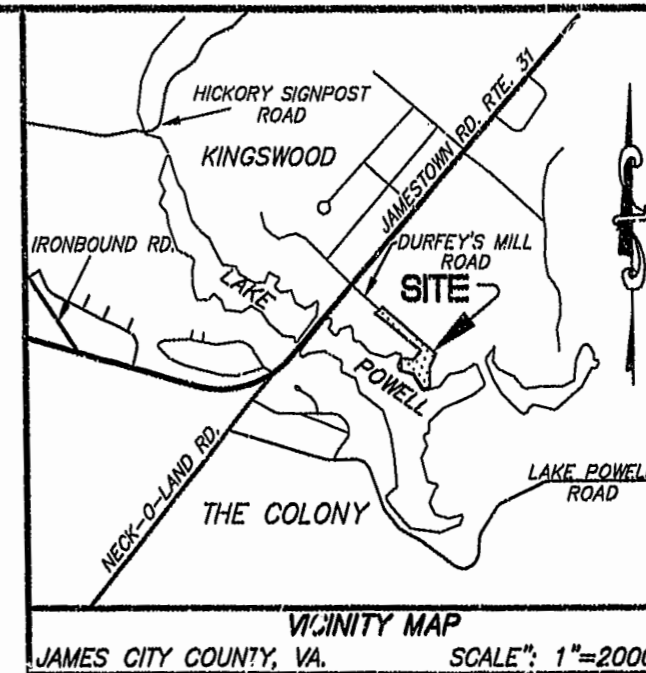
ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS 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.

REFERENCES

A SURVEY OF PART OF THE STEERS TRACT, P.B.52 PG.87
PLAT SHOWING SURVEY OF A PARCEL FOR D. A. POWERS, P.B.10 PG.27
SUBDIVISION OF LAKE POWELL POINTE, PHASE ONE, P.B.71 PG.69 & 70

Recorded 11:57 AM 18 day of March 1999
DOCUMENT # 99-01-5802
[Signature] Clerk

PLAT RECORDED IN
P.B. NO. 72 PAGE 46+47

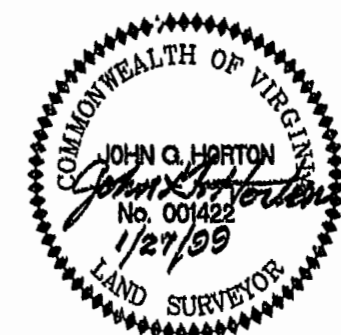
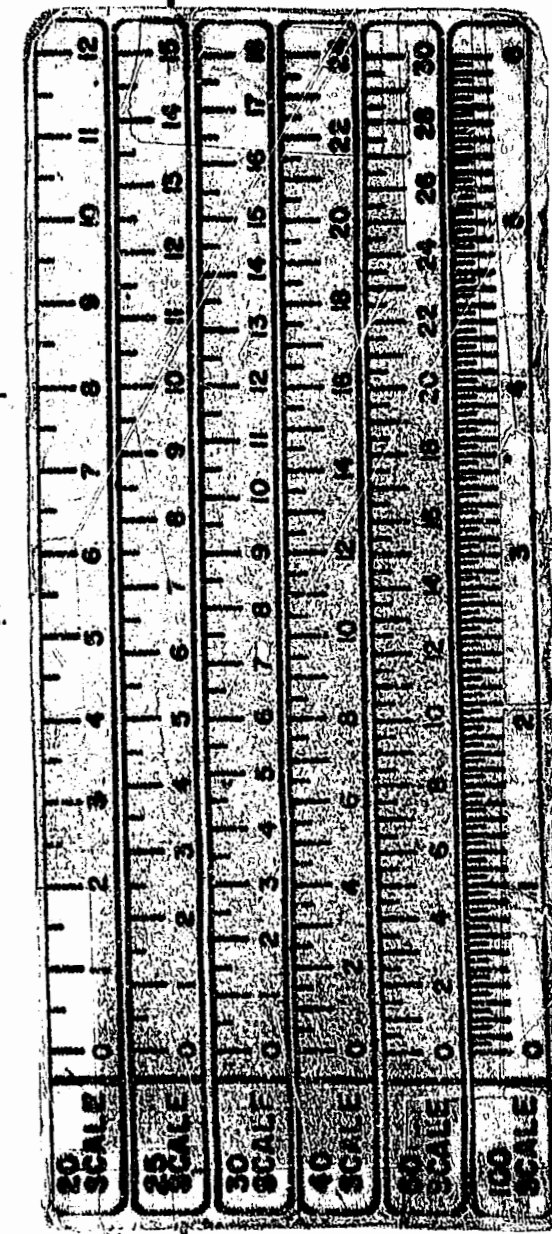


LOT AREA
LOT 58: 78,713± SQ. FT. OR 1.81± ACRES

AREA SUMMARY

TOTAL LOT AREA:	78,713± SQ. FT. OR 1.81± ACRES
R/W DEDICATED FOR STREET PURPOSES:	29,313 SQ. FT. OR 0.6729 ACRES
TOTAL SITE AREA:	108,026± SQ. FT. OR 2.48± ACRES

* ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.



SUBDIVISION
OF
LAKE POWELL POINTE
PHASE TWO
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' JAN. 27, 1999
HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
CHESAPEAKE VIRGINIA 23323
(804) 487-4535

