

OWNERS CERTIFICATE

THE AMENDED SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS AMENDED SUBDIVISION OF LOTS 7, 10-13 INCLUSIVE, 15, 18-20 INCLUSIVE, 22, 24, 25, 27-33 INCLUSIVE AND LOT 37 LAKE POWELL FOREST PHASE ONE AND LOT 34 CORRECTED PLAT OF LOTS 34 & 35 LAKE POWELL FOREST PHASE ONE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY: FULBMAN, VICE PRESIDENT 12/20/2000
 OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION DATE

STATE OF Virginia
 CITY/COUNTY OF Virginia Beach, TO WIT:
 I, Carolyn R. Wynn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Frank B. Minschke II WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 20th DAY OF December, 2000.

SIGNED Carolyn R. Wynn MY COMMISSION EXPIRES June 30, 2001
 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 12/7/00
 JOHN G. HORTON L.S. # 1422 DATE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN CRIER 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 AND BY BOYD CORPORATION TO L.P.F., L.L.C. BY DEED DATED JANUARY 4, 1998 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT NUMBER 990000732.

CERTIFICATE OF APPROVAL

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

N/A
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

N/A
 VIRGINIA DEPARTMENT OF HEALTH DATE

[Signature] 1/10/01
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
 SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT.
 THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.
 THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 11.7356 AC. OR 511,245 SQUARE FEET.

AREA SUMMARY

TOTAL LOT AREA = 206,601 SQ. FT. OR 4.7429 ACRES
 R/W DEDICATED = P.B. 71, PG. 33 & 34
 CONSERVATION AREA = 304,644 SQ. FT. OR 6.9937 ACRES
 IMPOUNDMENT EASEMENT #1 NOT INCLUDED
 IN PHASE ONE = 10,837 SQ. FT. OR 0.2488 ACRES
 TOTAL SITE AREA = 604,157 SQ. FT. OR 13.8695 ACRES

Williamsburg/James City County
3:01 PM
 Recorded 11 day of January 2001
 DOCUMENT # 010000511
[Signature] Clerk

CONSENTED TO: CRESTAR BANK

BY: [Signature] 12/20/00
 TRUSTEE: DATE

STATE OF Virginia
 CITY/COUNTY OF Chesapeake, TO WIT:
 I, Basil J. Shipps, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Joseph W. Keatley WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 20th DAY OF December, 2000.

SIGNED Basil J. Shipps MY COMMISSION EXPIRES 8/31/01
 NOTARY PUBLIC

[Signature] December 19, 2000
 OWNER: L.P.F., L.L.C. DATE
 BY: VINCENT A. NAPOLITANO, RESIDENT

STATE OF Virginia
 CITY/COUNTY OF Virginia Beach, TO WIT:
 I, Laurie J. Altman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Vincent A. Napolitano WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 19th DAY OF December, 2000 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS 19th DAY OF December, 2000.

SIGNED Laurie J. Altman MY COMMISSION EXPIRES March 31, 2001
 NOTARY PUBLIC

AREA TABLE

LOT #	AREA (S.F.)	AREA (AC.)	LOT #	AREA (S.F.)	AREA (AC.)
7	0.1755	7,644	23	0.1192	5,193
8	0.1584	6,900	24	0.1516	6,605
9	0.1584	6,900	25	0.1453	6,328
10	0.1584	6,900	26	0.1453	6,323
11	0.1584	6,900	27	0.1582	6,891
12	0.1584	6,900	28	0.1432	6,237
13	0.1584	6,900	29	0.1189	5,094
14	0.1584	6,900	30	0.1169	5,094
15	0.1584	6,900	31	0.1267	5,520
16	0.1915	8,342	32	0.1240	5,400
17	0.3020	13,156	33	0.1240	5,400
18	0.1407	6,127	34	0.1291	5,625
19	0.1622	7,064	34	0.1498	6,525
20	0.1279	5,572	36	0.1495	6,514
21	0.1579	6,880	37	0.1891	8,236
22	0.1292	5,626			
IMPOUNDMENT EASEMENT #1		60,884 SQ. FT. OR 1.3977 ACRES			

NOTE:

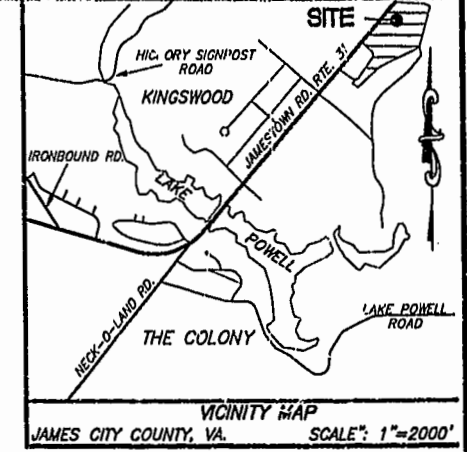
ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS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

REFERENCES

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. PUWERS, P.B.10 PG.27 D.B.67 PG.573
 THIS SUBDIVISION IS COMPRISED OF A PORTION OF THE PROPERTY AS SHOWN ON PLAT ENTITLED "A SURVEY OF PART OF THE STEERS TRACT" RECORDED IN PLAT BOOK 52 PAGE 87 AND LOTS 34, 35 & 36 AS SHOWN ON PLAT ENTITLED "SURVEY OF SECTION NO.2, BOZARTH-MAHONE SUBDIVISION", RECORDED IN P.B.13 PG.33.
 P.B. 71, PG. 33 & 34
 P.B. 75, PG. 11 & 12

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

THE SOLE PURPOSE OF THIS AMENDED SUBDIVISION PLAT IS TO VACATE THE FRONT BUILDING SET BACK LINE.



BUILDING RESTRICTIONS

- PROPERTY PRESENTLY ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- MINIMUM LOT SIZE ALLOWABLE: 5,000 SQ. FT.
- YARD REGULATIONS: SIDES: 0' MINIMUM. REAR: 0' MINIMUM. REAR: 35' ADJACENT TO NON-CLUSTER PROPERTY.

1. THE SUBDIVISION OF THIS PROPERTY AS A RESIDENTIAL CLUSTER HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 14, 1997 AS CASE NO. S11P-27-96, LAKE POWELL FOREST, WITH CONDITIONS.
2. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
3. OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATION FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
4. REAR AND SIDE YARDS MAY BE REDUCED TO ZERO PROVIDED THAT EASEMENTS OR COVENANTS ESTABLISH THE RIGHTS OF TWO ABUTTING PROPERTIES WHERE MAIN BUILDINGS ARE TO BE CONSTRUCTED ON OR WITHIN FIVE FEET OF A PROPERTY LINE. REDUCTIONS OF REAR OR SIDE YARDS ALSO SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE MINIMUM DISTANCE BETWEEN ANY TWO BUILDINGS WITHIN THE RESIDENTIAL CLUSTER DEVELOPMENT SHALL BE GOVERNED BY THE STATE OF VIRGINIA BUILDING CODE.
 - B. NO BUILDING IN A RESIDENTIAL CLUSTER DEVELOPMENT IN A R-1 DISTRICT SHALL CLOSER THAN 35 FEET TO PROPERTY OUTSIDE THE RESIDENTIAL CLUSTER DEVELOPMENT.



AMENDED SUBDIVISION
 OF
 LOTS 7, 10-13 INCLUSIVE, 15, 18-20 INCLUSIVE, 22, 24, 25, 27-33 INCLUSIVE AND LOT 37
LAKE POWELL FOREST
 PHASE ONE
 AND
 LOT 34
 CORRECTED PLAT OF LOTS 34 & 35
LAKE POWELL FOREST
 PHASE ONE
 JAMESTOWN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 60' DEC. 7, 2000
HORTON & DODD, P.C.
 SURVEYORS, ENGINEERS & PLANNERS
 CHESAPEAKE VIRGINIA 23323
 (804) 487-4535