THE AMENDED SUBDIVISION OF THE LIND SHOWN ON THIS PLAT AND KNOWN AS AMENDED SUBDIVISION OF LOTS 7, 10 - 13 INCLUSIVE, 18, 18-20 INCLUSIVE, 22, 24, 25, 27-33 INCLUSIVE AND LOT 37 LAKE POPERLY FORCEST PHASE ONE BAND LOT 34 CORRECTOR PLAY FOR THE MEMBERS THE MURRESHORD DWHERS AND PROPRECIORS.  BY:
STATE OF VITAINAL PROPERLY SHOWN ON THE PLAT WAS CONVEYED BY JOHN CRIER CONSTRUCTION BY BEAUTH AND THE CITY/COUNTY AND AFORESAID, DO HEREBY CERTIFY THAT FRANK B. HITSCHIKE IT.  AND IS SIGNED TO THE FORECOME WRITING, BEARING DATE ON THE ACCUMENT AND STATE AFORESAID GIVEN UNDER MY HAND THIS BOTH DAY OF DECEMBER
CITY/COURTY OF VICEINIA PEACH. 10 WIT:  I, CARDING R. MULEIN. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND AFORESAID, DO HEREBY CERTIFY THAT FRANK B. HIMSCHALE TI.  ANAME IS SIGNED TO THE FORECOING WRITING, BEARING DATE ON THE APPROVAL AS ACKNOWLEDGED THE SAME BEFORE HE IN MY CITY/COUNTY AND STATE AFORESAID GIVEN UNDER MY HAND THIS BOT DAY OF DECEMBER. 2000.  SIGNED CALLIAN K. WYAND MY COMMISSION EXPIRES TARE 20, 3008.  SURVEYORS CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELEIF, THIS PLAT COMPILES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPPRYSORS AND ORDINANCES OF THE COUNTY OF AMES CITY VIRGINIA, REGARDING THE PLATTING OF SUBDINISIONS WITHIN THE COUNTY.  WITHIN THE COUNTY.  CERTIFICATE OF SOURCE OF TITLE  THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN CRIER CONSTRUCTION COMPANY TO BOYD CORPORATION BY DEED DATED JANUARY 4, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DEED BOOK 777 PAGE 225 AND BY BOYD CORPORATION TO LEFT, LLC, BY DEED DATED JANUARY 4, 1998 AND RECORDED IN THE CLERK'S 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 SUBDIMISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  VIRGINIA DEPARTMENT OF HEALTH  DATE  VIRGINIA DEPARTMENT OF HEALTH  DATE  VIRGINIA DEPARTMENT OF TRANSPORTATION  DATE  SUBDIVISION ACENT OF JAMES CITY COUNTY  LEGEND  SMALL CIRCLES TO DENOTES IRON PIN MARKERS. SMALL CIRCLES TO DENOTE IRON PIN MARKERS. SMALL CIRCLES TO DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY EMOCRATION ASSED OF THIS SUBDOYSION IS ABOVE
SURVEYORS CERTIFICATE  I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELEIF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD U." SUPERNSORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  JOHN G. HORTON LS.   1422  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.C. BY DEED DATED JAMLARY 4, 1998 AND RECORDED IN THE CLERK'S 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.  VIRGINIA DEPARTMENT OF TRANSPORTATION  DATE  VIRGINIA DEPARTMENT OF TRANSPORTATION  DATE  LEGEND  SMALL CIRCLES TO DENOTES IRON PIN MARKERS. SMALL CIRCLES TO DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _LS ABOVE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELEIF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERMISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, YIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.  JOHN G. HORTON L.S. 1422  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 10 L.P.F., L.L.C. BY DEED DATED JANUARY 4, 1998 AND RECORDED IN THE CLERK'S 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.  VIRGINIA DEPARTMENT OF HEALTH  DATE  VIRGINIA DEPARTMENT OF HEALTH  DATE  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN IN CONCRETE MONUMENT.  THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
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 10 L.P.F., L.L.C. BY DEED DATED JANUARY 4, 1998 AND RECORDED IN THE CLERK'S 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.  VIRGINIA DEPARTMENT OF TRANSPORTATION  CATE  URGINIA DEPARTMENT OF JAMES CITY COUNTY  DATE  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN MARKERS. 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 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 CLERK'S 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.  VIRGINIA DEPARTMENT OF TRANSPORTATION  CATE  VIRGINIA DEPARTMENT OF HEALTH  DATE  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN MARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION LIS ABOVE
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  VIRGINIA DEPARTMENT OF TRANSPORTATION  CATE  VIRGINIA DEPARTMENT OF HEALTH  DATE  LEGEND  SWALL CIRCLES "O" DENOTES IRON PIN INARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  VIRGINIA DEPARTMENT OF TRANSPORTATION  DATE  VIRGINIA DEPARTMENT OF HEALTH  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
SUBDIVISION AGENT OF HEALTH DATE  SUBDIVISION AGENT OF JAMES CITY COUNTY DATE  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN IN KARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
SUBDIVISION AGENT OF HEALTH  SUBDIVISION AGENT OF JAMES CITY COUNTY  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN INARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
SUBDIVISION AGENT OF HEALTH  SUBDIVISION AGENT OF JAMES CITY COUNTY  LEGEND  SMALL CIRCLES "O" DENOTES IRON PIN INARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
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
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
SMALL CIRCLES "O" DENOTES IRON PIN MARKERS. SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
SMALL CIRCLES "O" DENOTE IRON PIN IN CONCRETE MONUMENT.  THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION _IS ABOVE
THE AREA ENCOMPASSED BY THIS PLAT CONTAINS <u>11.7366</u> AC. OR <u>511,245</u> SQUARE FEET.
AREA SUMMARY
TOTAL LOT AREA = 206,601 SO. FT. OR 4.7429 ACRES Williamsburg/James C R/W DEDICATED = P.B. 71, PG. 33 & 34
CONSERVATION AREA = 304,644 SQ. FT. OR 6.9937 ACRES  IMPOUNDMENT  EASEMENT #1  DOCUMENT #_ QLOY

= 10,837 SQ. FT. OR 0.2488 ACRES

10TAL SITE AREA = 604,157 SQ. FT. OR 13.8695 ACRES

W.O. ACAD\DWG\13084\SURVEY\FOREST1-AMENDED

	CONSENTED T	O: CRESTAR 8/	NK			
	BY:					
	" (C)					
						(2/
	CRUSTEE:					DA
	STATE OF _	Virgine	۵.			
	CUAL OF "	of Chesq	peak e	- :	to wit-	
	1. Bill	. 6 XI		,	. A NOTARY	DUBLIC IN A
	I TENDEDID	X HEREBY CE	OTION THAT	Chare	L. W. P	4.704
	NAME IS SIG	NED TO THE F	ntift shal Orfgoing wre	TING. REAL	RING DATE ON	THE JUTE
	HAS ACKNOW	Ledged the s	AME BEFORE 1	ME IN MY	CITY/COUNTY	and state
	GIVEN UNDER	HT DNAH YM S	DAY - TUSE	OF Dec	ember	
TATE	SIGNED	K. 12:0	<b>I</b> l		MY COMMISS	ION EADIDE
HOSE		RY PUBLIC	1000		- MI COMMISS	NON EAFINE
<i>0</i> &	NON	NT PUBLIC				
		<i>,</i>	,			
	12	/>94				~
		Liftee.				Dece
	BY: VINCEN	.F., T.L.C. T A. NAPOLITAN	O. I-RESIDENT			D#
	27					
	STATE OF	Viceinia				
	CITY/00HNTY	OF Tingin	aia Beac	<u>.</u>	TO WIT:	
		ic T All			. A NOTARY	PUBLIC IN
	AFORESAID	DO HEREBY CE	TAHT VEITO	Vince	nt A.No	apolita
	NAME IS SIG	NED TO THE F	ORFCOING WR	MNG. REA	RING DATE ON	THE 19th
	HAS ACKNOW	VLEDCED THE S	SAME BEFORE	ME IN MY	CITY/COUNTY	AND STATE
	GIVEN UNDE	R MY HAND TH	IIS 19th DAY	OF Dec	ember	
		. همینید	Ollema	<u>~~</u>	_ MY COMMIS	SION EXPIRE
	NOTA	RY PUBLIC	ADEA	TADIE		
	LOT #	AREA (S.F.)	AREA (AC.)	TABLE	AREA (S.F.)	AREA (AC
	7	0.1755	7,644	23	0.1192	5,193
	8	0.1584	6,900	2.4	0.1516	6,605
	10	0.1584 0.1584	6,900 6,900	25	0.1453 0.1453	6,328 6,623
	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	0.1169	5,094
	14	0.1584 0.1584	6,900	30	0.1169 0.1267	5,094 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 6,525
	20	0.1622 0.1279	7,064 5,572	36	0.1498 0.1495	6,514
	21	0.1579	6,880	37	0.1891	8,235
	22	0.1292	5,626	00.004.6		177 JODES
	IMP	OUNDMENT EAS	SEMENI #1	00,884 5	4. F1. UK 1.3	ALKES
	NO	TE:				
	-					
	ALL	CONSTRUCTION	DE GNAL SC	VELOPMENT	LACTIVITIES SH	ALL BE
		JECT TO THE F SERVATION ARE				
	(VR-	-173-02-01)	and any loca	al ordina	nces adopted	Pursuant
	THE	reto, These R Tional requir	EGULATIONS A	ND ORDINA OTS PECO	NCES MAY PL	ACE FOTFURFO 3
	198	9, AND MAY LI	MIT DEVELOPM	ENT OF LO	TS. OWNERS	SHOULD
	FAU	LIARIZE THEMS	FIVES WITH TI	HE REGULA	ATIONS AND OF	RDINANCES
	AND	ARE ENCOURA	NCE FOR MOR	ACI IHE J	AMES CITY CO	UNIT DIREC
	Ur '		_	L IIII UNAV		
		REFERENCE				
		JRVEY OF PART ARTH-MAYJONE				
		SHOWING SUF				
y County		67 PG.573				
	THIS	SUBDIVISIO	ON IS COMP	PRISED C	F A PORTIC	N OF TH
January 200	/ SHO	OWN ON PLA	AT ENTITLED	"A SUR	IVEY OF PAI	RT OF TH
0511	REC	ORDED IN	PLAT BOOK	52 PAG	E 87 AND	LOTS 34,

Robert Michaectork

TED TO: CRESTAR BANK Virginia-INTY OF Chesqueake A NOTARY PUBLIC IN AND FGR THE CITY/COUNTY AND STATE MY COMMISSION EXPIRES 2/3/103 December 19,2000 CENT A. NAPOLITANO, I-RESIDENT F Victiois HITY OF Vicainia Beach wrie J. Altman \_\_, a notary public in and for the city/county and state AID, DO HEREBY CERTIFY THAT VINCENT A. Napolitano KNOWLEDCED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID JINDER MY HAND THIS 19th DAY OF DECEMBEC Jamie Q. Oltman My COMMISSION EXPIRES march 31, 2001 NOTARY PUBLIC area table

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

BUILDING SET BACK LINE.

THE SOLE PURPOSE OF THIS AMENDED SUBDIVISION PLAT IS TO VACATE THE FRONT

## AND HELL PARK WEALTH OF LIFE

LOTS 7, 10-13 INCLUSIVE, 15, 18-20 INCLUSIVE, 22, 24, 25, 27-33 INCLUSIVE AND LOT 37

LAKE POWELL FOREST PHILLE ONE AND

LOT 34 CORRECTED PLAT OF LOTS 34 & 35 LAKE POWELL FOREST PHASE ONE

JAMES CITY COUNTY, VIRGINIA SCALE : 1" 60"

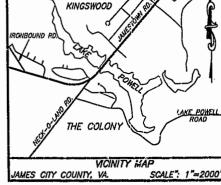
HORTON & DODD, P.C.

(804) 487-4535

FAMILIARIZE THEMSELVES WITH THE REGILLATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION. JOHN Q. HOPTON A SURVEY OF PART OF THE STEERS TRACT, P.B.52 PG.87 BOZARTH-MAYJNE SUBDIVISION, SECTION 2, P.B.13 PG.33 PLAT SHOWING SURVEY OF A PARCEL FOR D. A. PUWERS, P.B.10 PG.27 12/7/00

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 ENTLILED "SURVEY OF SECTION NO.2, BOZAETH-MAHONE SUBDIVISION". RECORDED IN P.B.13 PG.33.

P.B. 71, PG. 33 & 34 P.B. 75, PG. 11 & 12 PLAT PECORDED IN P.B. NO. 29 PAGE 83484



HIC ORY SIGNPOST

SITE

## 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: O' MINIMUM. REAR: 35' ADJACENT TO NON-CLUSTER PROPERTY.
- THE SUBDIVISION OF THIS PROPERTY AS A RESIDENTIAL CLUSTER HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 14, 1997 AS CASE NO. SUP-27-96. LAKE POWELL FOREST, WITH CONDITIONS.
- 2. ALL PROPOSEO UTILITIES SHALL BE PLACED UNDERGROUND.
- OUTDOOR SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE RECULATION FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 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 BUIDLINGS 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

JAMESTOWN MAGISTERIAL DISTRICT

DEC. 7, 2000

SURVEYORS, ENGINEERS & PLANNERS CHESAPEAKE VIRGINIA 23323

SHEET 1 OF 2

SURVEYC

SURVE