

OWNERS CERTIFICATE

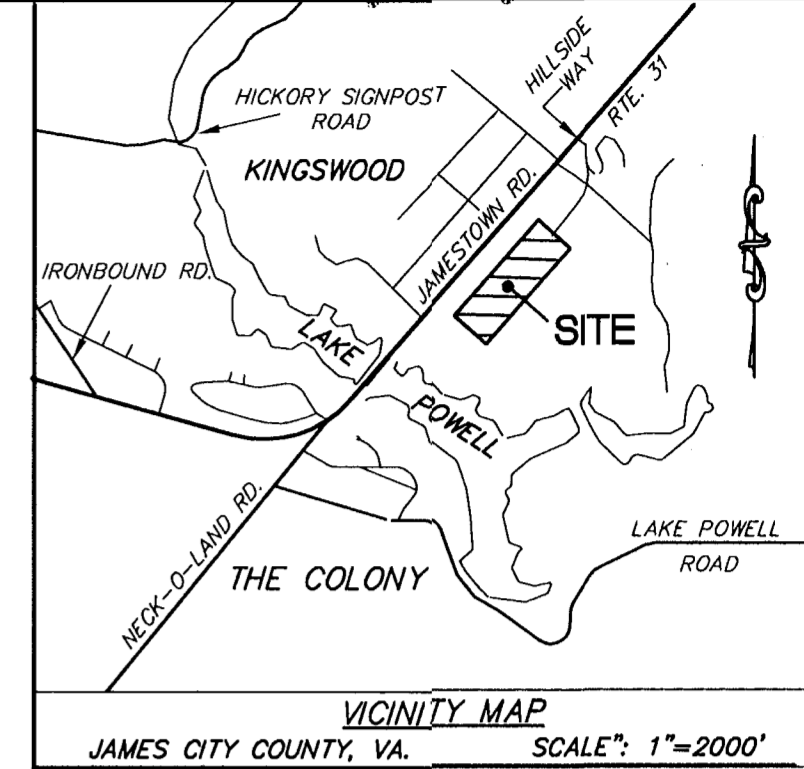
THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF LAKE POWELL POINTE, PHASE FOUR IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

OWNER: BOYD CORPORATION, A VIRGINIA CORPORATION
BY: David S. Rudiger, President
DATE: 4-25-03

BY: H. Mac Weaver, II, Senior Vice President 5/7/03
TRUSTEE: DATE

STATE OF Virginia
CITY/COUNTY OF Chesapeake, TO WIT:
I, Madonna W. Monell, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE
AFORSAID, DO HEREBY CERTIFY THAT H. Mac Weaver II WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 7th DAY OF May, 2003
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID
GIVEN UNDER MY HAND THIS 7th DAY OF May, 2003.

SIGNED Madonna W. Monell MY COMMISSION EXPIRES 12-31-03
NOTARY PUBLIC



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
AFORSAID, DO HEREBY CERTIFY THAT David S. Rudiger WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 25th DAY OF April, 2003
HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID
GIVEN UNDER MY HAND THIS 25th DAY OF April, 2003.

SIGNED Laurie J. Altman MY COMMISSION EXPIRES March 31, 2005
NOTARY PUBLIC

NOTES

- 1. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
2. 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.
3. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENT DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
5. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
6. 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.
7. ALL LOTS IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS.
8. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE
9. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE RETENTION BASIN OR IT'S STRUCTURES.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

AREA SUMMARY

TOTAL LOT AREA = 281,261 SQ. FT. OR 6.4569 ACRES
R/W DEDICATION = 60,174 SQ. FT. OR 1.3814 ACRES
TOTAL SITE AREA = 341,435 SQ. FT. OR 7.8383 ACRES

REFERENCES

A SURVEY OF PART OF THE STEERS TRACT, P.B. 52 PG. 87
BOZARTH-MAHONE SUBDMISION, 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
SUBDMISION OF LAKE POWELL POINTE PHASE ONE (P.B. 71, PG. 69 & 70)
SUBDMISION OF LAKE POWELL FOREST PHASE ONE (P.B. 71, PG. 33 & 34)
SUBDMISION OF LAKE POWELL FOREST PHASE TWO (P.B. 76, PG. 77 & 78)
SUBDMISION OF LAKE POWELL FOREST PHASE THREE (P.B. 83, PG. 78 & 80)

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, BOZAETH-MAHONE SUBDMISION", RECORDED IN P.B.13 PG.33.

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'.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELEIF, 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 4/15/03
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

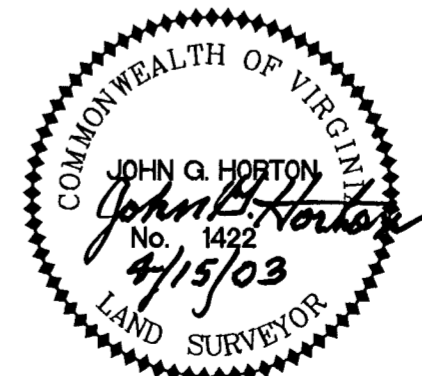
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDMISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Virginia Department of Transportation 4/30/03
Carol C. Pickett 6-23-03
SUBDIVISION AGENT OF JAMES CITY COUNTY 7/2/03

LEGEND

SMALL CIRCLES "o" DENOTES IRON PIN MARKERS.
SMALL CIRCLES "•" DENOTES IRON PIN IN CONCRETE MONUMENT.
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on July 7, 2003 at 2:11 AM (PM) PB 90 PG 74-75 DOCUMENT # 030019880 BETSY B. WOOLRIDGE, CLERK



SUBDMISION OF LAKE POWELL POINTE PHASE FOUR
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"= 100' MARCH 3, 2003
HORTON & DODD, P.C.
SURVEYORS, ENGINEERS & PLANNERS
300 GEORGE WASHINGTON HIGHWAY N.
CHESAPEAKE VIRGINIA 23323
(757) 487-4535