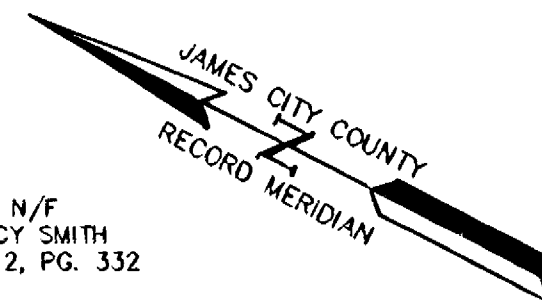
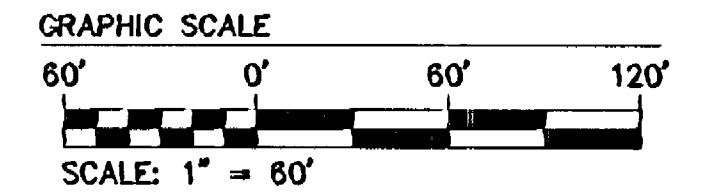


RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
R1	22°54'11"	225.00	89.95	45.58	89.34	S15°11'34"E
R2	106°02'13"	250.00	462.67	331.98	399.41	S79°39'45"E
R3	88°02'05"	25.00	38.41	24.16	34.74	N88°39'49"W
R4	92°31'38"	25.00	40.37	26.13	36.13	S01°03'20"W
R5	106°02'13"	200.00	370.14	265.59	319.53	N79°39'45"W



#050000230

NOTE: WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (SEE SECTION 19-29(g) OF THE SUBDIVISION ORDINANCE).

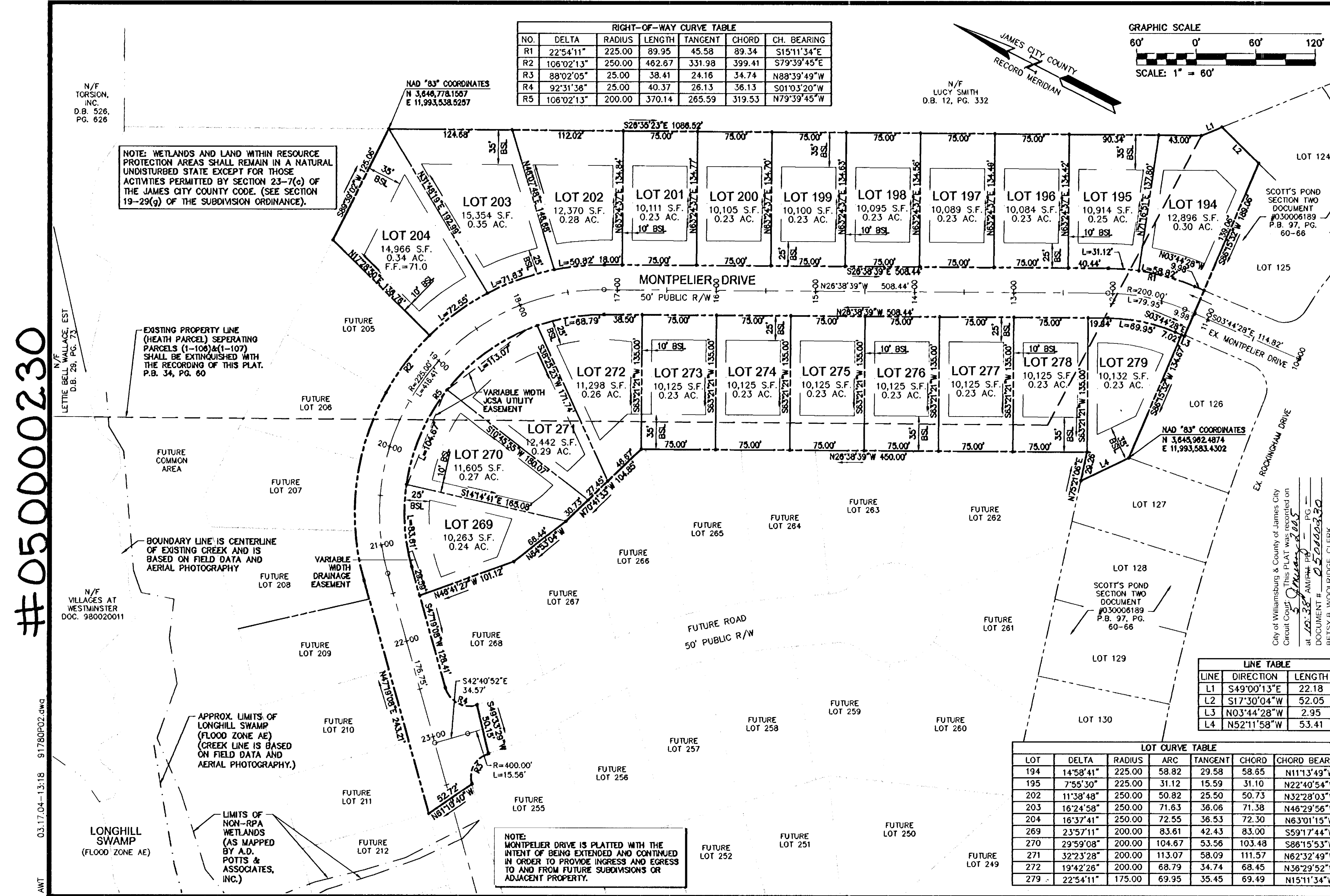
EXISTING PROPERTY LINE (HEATH PARCEL) SEPARATING PARCELS (1-106)&(1-107) SHALL BE EXTINGUISHED WITH THE RECORDING OF THIS PLAT. P.B. 34, PG. 60

BOUNDARY LINE IS CENTERLINE OF EXISTING CREEK AND IS BASED ON FIELD DATA AND AERIAL PHOTOGRAPHY

APPROX. LIMITS OF LONGHILL SWAMP (FLOOD ZONE AE) (CREEK LINE IS BASED ON FIELD DATA AND AERIAL PHOTOGRAPHY.)

LIMITS OF NON-RPA WETLANDS (AS MAPPED BY A.D. POTTS & ASSOCIATES, INC.)

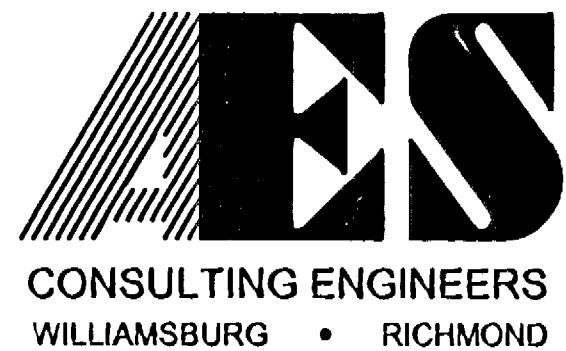
NOTE: MONTEPIER DRIVE IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S49°00'13"E	22.18
L2	S17°30'04"W	52.05
L3	N03°44'28"W	2.95
L4	N52°11'58"W	53.41

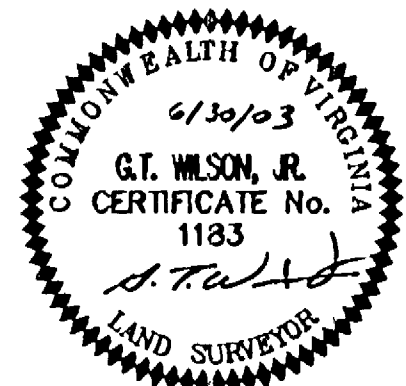
LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
194	14°58'41"	225.00	58.82	29.58	58.65	N11°13'49"W
195	7°55'30"	225.00	31.12	15.59	31.10	N22°40'54"W
202	11°38'48"	250.00	50.82	25.50	50.73	N32°28'03"W
203	16°24'58"	250.00	71.63	36.06	71.38	N46°29'56"W
204	16°37'41"	250.00	72.55	36.53	72.30	N63°01'15"W
269	23°57'11"	200.00	83.61	42.43	83.00	S59°17'44"W
270	29°59'08"	200.00	104.67	53.56	103.48	S86°15'53"W
271	32°23'28"	200.00	113.07	58.09	111.57	N62°32'49"W
272	19°42'26"	200.00	68.79	34.74	68.45	N56°29'52"W
279	22°54'11"	175.00	69.95	35.45	69.49	N15°11'34"W

City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on
 at 10:38 AM/PM P.B. 34 PG. 60
 DOCUMENT # 050000230
 BETSY B. WOOLRIDGE, CLERK
 Clerk



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SUBDIVISION
SCOTT'S POND
 SECTION 3A
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/17/04	REVISED PLAT PER JCC COMMENT LETTER DATED 5/10/04	VMB
2	3/17/04	REDUCED SUBDIVISION TO 20 LOTS PER CLIENT	VMB
1	8/18/03	REVISED PER J.C.C. COMMENT LETTER DATED 8/12/03	VMB

Designed AES	Drawn AWT
Scale 1"=60'	Date 6/30/03
Project No. 9178-0	
Drawing No. 2 OF 2	