

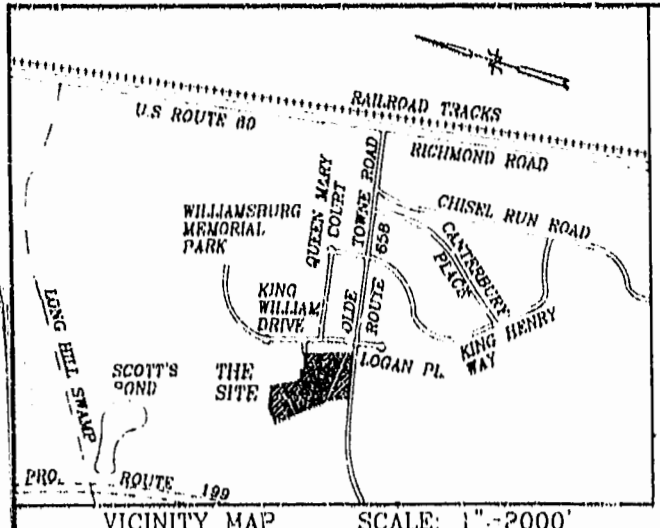
SCOTT'S POND SECTION ONE POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

C. K. TUDOR ENGINEERS, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA

SCALE: 1"=100' JANUARY 30, 1997
SHEET 1 OF 1

KING WILLIAM DRIVE 50' R/W ROUTE 1513

EWELL HALL SUBDIVISION
PB 24 PG 10



OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SCOTT'S POND, SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.
KT & BK, L.L.C.

1-31-97 DATE
[Signature]
B.J. KAUDIS, MEMBER

1/31/97 DATE
[Signature]
C. K. TUDOR, MEMBER

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, BRENDA G. TAYLOR
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 31st DAY OF JANUARY, 1997.
MY COMMISSION EXPIRES 5-31-97

[Signature]
NOTARY PUBLIC

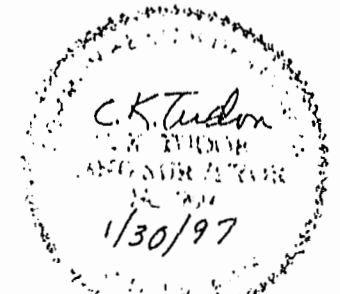
1/31/97 DATE
[Signature]
GERALD L. PASSARO
VICE PRESIDENT
CENTRAL FIDELITY NATIONAL BANK

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Alexis Quinn
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 31 DAY OF JANUARY, 1997.
MY COMMISSION EXPIRES July 31, 1999

[Signature]
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY:
PARCEL A: BENJAMIN J. SCOTT, III & EMMA J. SCOTT TO KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 773, PAGE 64, &
PARCEL B: THOMAS F. SCOTT, II, GINGER ANN SCOTT, & GRACE RBECCA SCOTT PALUZSAY TO KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 15, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 773, PAGE 55.

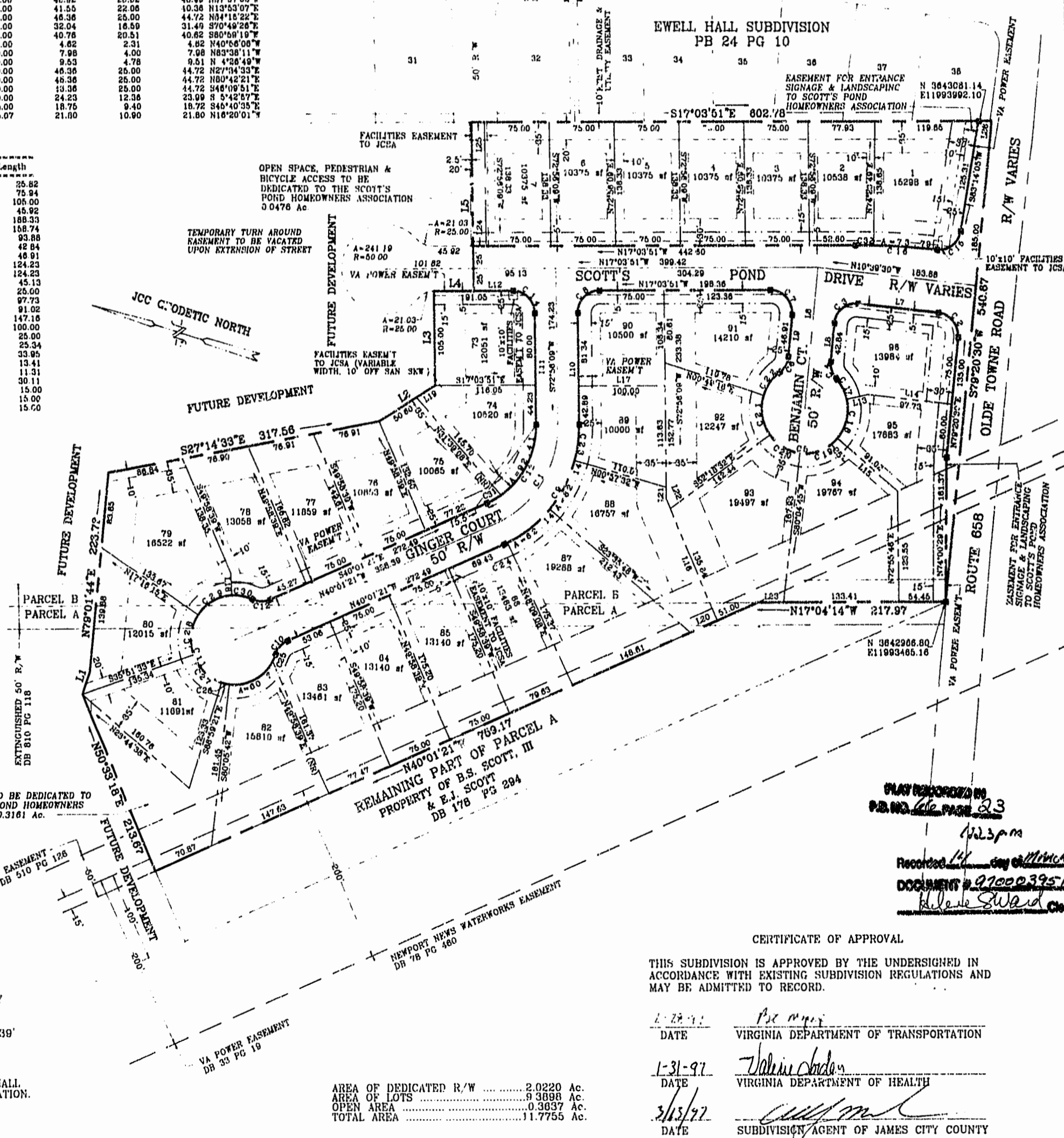
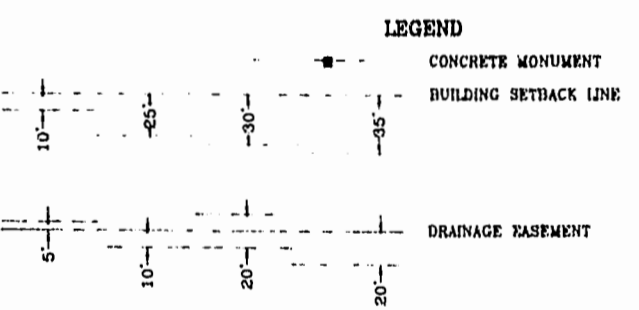
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
1/30/97 DATE
[Signature]
C. K. TUDOR P.E. & C.I.S.



STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS DAY OF 1996, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TRSTE: _____ CLERK
PLAT BOOK _____ PAGE _____

No.	Bearing	Radius	Arc Length	Tangent	Chord
1	07°02'30"	120.00	140.41	70.49	132.54 N73°38'36"W
2	09°00'00"	25.00	30.27	25.00	35.36 N34°20'30"E
3	09°00'00"	25.00	30.27	25.00	35.36 N59°00'00"W
4	48°11'23"	25.00	21.64	11.10	20.41 S59°14'44"W
5	27°02'24"	50.00	241.10	-44.72	66.67 N10°30'30"W
6	48°11'23"	25.00	21.03	11.18	20.41 S78°35'40"E
7	08°04'21"	25.00	42.06	27.98	37.28 N31°00'19"E
8	00°00'00"	25.00	39.27	25.00	35.36 N62°03'51"W
9	07°02'30"	145.00	168.66	84.33	160.15 N73°38'36"W
10	48°11'23"	25.00	21.03	11.18	20.41 N64°07'02"E
11	27°02'24"	50.00	241.10	-44.72	66.67 N40°08'30"E
12	48°11'23"	25.00	21.03	11.18	20.41 S16°55'40"E
13	07°02'30"	95.00	111.18	55.59	104.63 S73°38'36"E
14	09°00'00"	25.00	30.27	25.00	35.36 N27°08'00"E
15	08°04'21"	25.00	42.06	27.98	34.13 N59°00'00"W
16	0°24'21"	655.07	655.07	47.86	655.55 N13°51'41"W
17	20°44'10"	50.00	25.86	13.27	25.86 S49°01'14"W
18	53°07'48"	50.00	16.38	25.00	44.72 S87°22'16"W
19	54°03'30"	50.00	16.82	25.00	40.99 N77°57'03"W
20	47°38'43"	50.00	41.55	22.00	10.36 N13°53'07"E
21	53°07'48"	50.00	45.36	25.00	44.72 N4°18'22"E
22	37°48'58"	50.00	32.04	18.59	31.49 S70°48'28"E
23	16°08'20"	145.00	40.78	20.51	40.82 S50°50'10"E
24	1°49'31"	145.00	4.62	2.31	4.82 N40°58'00"W
25	9°08'07"	50.00	7.98	4.00	7.98 N83°38'11"W
26	10°54'27"	50.00	4.78	4.78	0.41 N 42°58'49"W
27	53°07'48"	50.00	45.36	25.00	44.72 N27°04'33"E
28	53°07'48"	50.00	45.36	25.00	44.72 N00°42'21"E
29	53°07'48"	50.00	13.36	25.00	44.72 S48°08'51"E
30	27°48'58"	50.00	24.23	12.34	23.09 S 84°25'30"E
31	11°18'28"	95.00	18.76	9.40	18.72 S45°40'35"E
32	1°27'40"	655.07	21.80	10.90	21.80 N16°20'01"W

No.	Direction	Length
1	S88°47'24"E	25.82
2	S45°36'32"E	75.94
3	N72°58'00"E	105.00
4	S17°03'51"E	45.92
5	N72°58'00"E	188.33
6	S78°20'30"W	158.74
7	N10°39'30"W	93.88
8	S78°20'30"W	42.84
9	N72°58'00"E	46.91
10	S72°58'00"W	124.23
11	N72°58'00"E	124.23
12	N17°03'51"E	45.13
13	S89°08'30"E	25.00
14	S10°38'30"E	97.73
15	N24°01'10"E	91.02
16	S49°58'30"W	33.95
17	S17°03'51"E	100.00
18	S70°24'03"W	25.00
19	N48°38'32"E	25.34
20	S40°01'21"E	30.11
21	N72°58'00"E	13.41
22	S49°58'30"W	11.31
23	S17°04'14"E	30.11
24	N17°03'51"E	15.00
25	S17°03'51"E	15.00
26	S17°03'51"E	15.00



NOTES:
ZONE: R-2
25' MINIMUM BUILDING SETBACK
10' MINIMUM SIDE YARD
35' MINIMUM REAR YARD
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER
BENCH MARK: CHISELED "X" ON NORTHEAST CORNER OF CD1 @ LOT 32, EWELL HALL SUBDIVISION ELEV. - 90.39'

SPECIAL NOTE:
ALL R/W IS HEREBY DEDICATED FOR PUBLIC USE.
ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE DEDICATED TO THE SCOTT'S POND HOMEOWNERS ASSOCIATION.
UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.

AREA OF DEDICATED R/W 2.0220 Ac.
AREA OF LOTS 9.3680 Ac.
OPEN AREA 0.3907 Ac.
TOTAL AREA 11.7755 Ac.

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
1-28-97 DATE
[Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
1-31-97 DATE
[Signature] VIRGINIA DEPARTMENT OF HEALTH
1/31/97 DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN
P.B. NO. 466 PAGE 23
1/23/97
Recorded 1/23/97
DOCUMENT # 970003951
[Signature]