

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS 16 DAY OF Nov. 1997...

SCOTT'S POND SECTION ONE-A POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA C. K. TUDOR ENGINEERS, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA

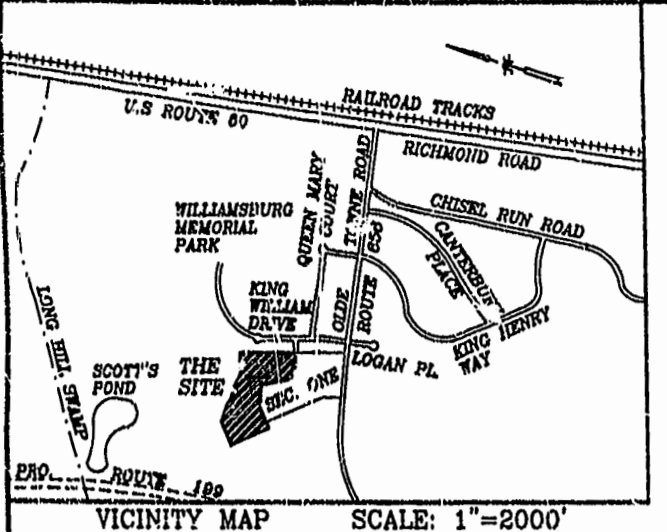


Table with columns: No., Delta, Radius, Arc Length, Tangent, Chord. Lists curve data for the subdivision.

Table with columns: No., Direction, Length. Lists bearing and distance for boundary lines.

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.

11/17/97 DATE B.J. KAUDIS, MEMBER C.K. Tudor C. K. TUDOR MEMBER

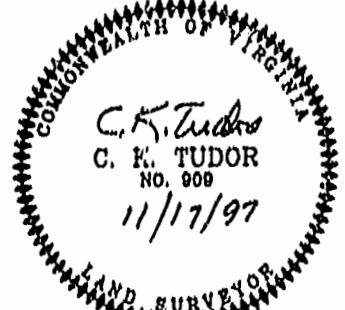
CERTIFICATE OF NOTARIZATION STATE OF VIRGINIA CITY/COUNTY OF NEWPORT NEWS I, BRENDA G. TAYLOR A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID...

11/20/97 DATE GERALD L. PASSARO VICE PRESIDENT CENTRAL FIDELITY NATIONAL BANK

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...

CERTIFICATE OF SOURCE OF TITLE THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY: PARCEL A: BENJAMIN S. SCOTT, III & EMMA J. SCOTT TO KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY...

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.



LEGEND CMF CONCRETE MONUMENT FOUND (REFERENCE TO E & VA POWER R/W) CONCRETE MONUMENT BUILDING SETBACK LINE

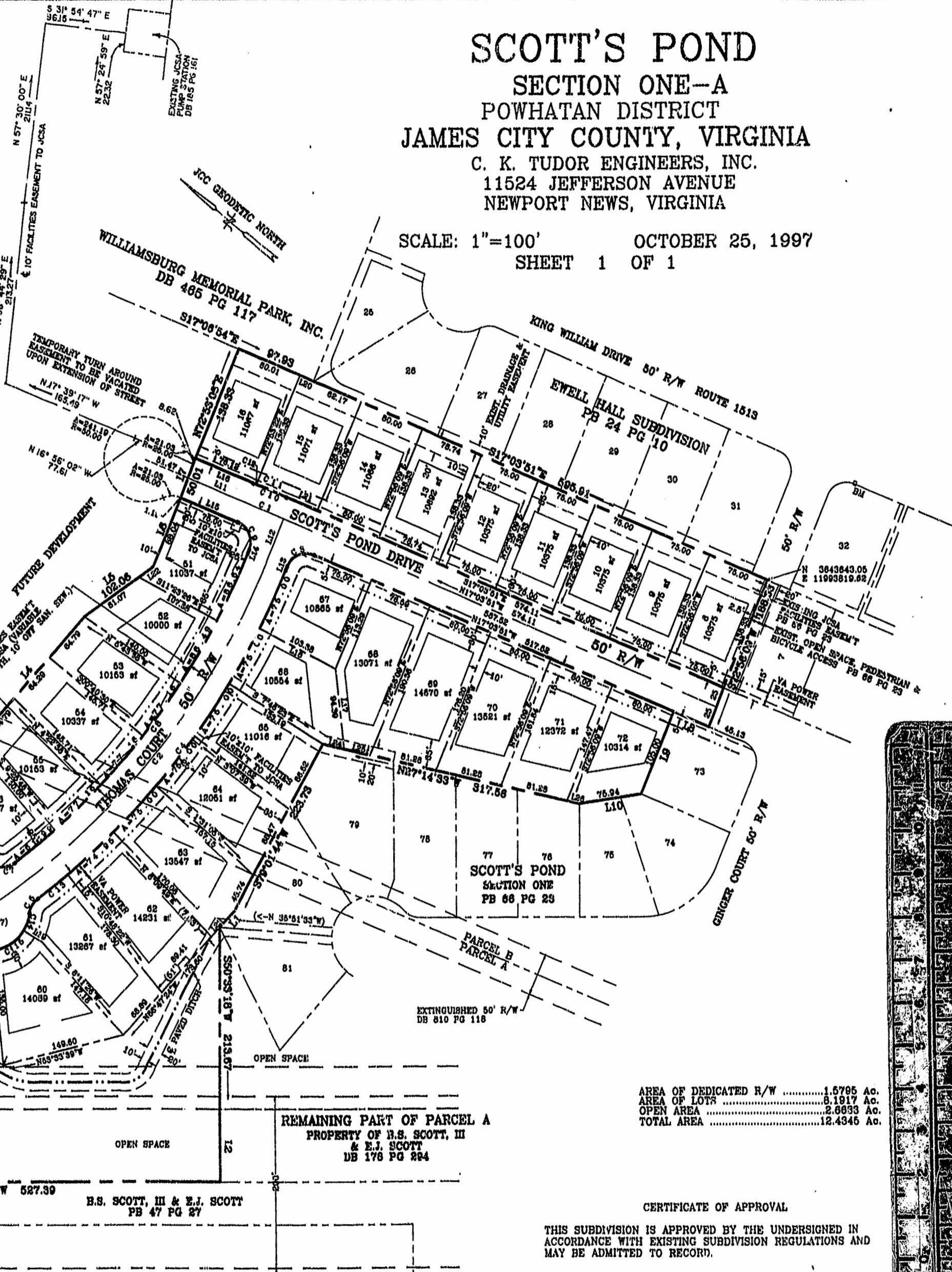
DRAINAGE EASEMENT FUTURE DEVELOPMENT

OPEN SPACE TO BE DEDICATED TO THE SCOTT'S POND HOMEOWNERS ASSOCIATION 2.6-133 AC.

VA NATURAL GAS EASEMENT DB 539 PG 455, DB 510 PG 128

VA POWER EASEMENT DB 33 PG 19

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'



SCALE: 1"=100' OCTOBER 25, 1997 SHEET 1 OF 1

AREA OF DEDICATED R/W1.5795 Ac. AREA OF LOTS8.1917 Ac. OPEN AREA2.6933 Ac. TOTAL AREA12.4345 Ac.

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

12/10/97 DATE Virginia Department of Transportation Virginia Department of Health Subdivision Agent of James City County