

STATE OF VIRGINIA COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
 COUNTY OF JAMES CITY THIS 7 DAY OF March
 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
 TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Walter S. Wood CLERK
By Clerk in presence of 73 PAGE 12

SCOTT'S POND

SECTION ONE-B

POWHATAN DISTRICT

JAMES CITY COUNTY, VIRGINIA

A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA

SCALE: 1"=100' MARCH 23, 1999
 SHEET 1 OF 1

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

DATE March 29, 99 B.J. Kaoudis
 B.J. KAOUDIS, MEMBER
 DATE March 29, 1999 C.K. Tudor
 C. K. TUDOR, MEMBER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF NEWPORT NEWS
 I, BRENDA C. 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 27 DAY OF MARCH, 1999.
 MY COMMISSION EXPIRES 5-31-01
Brenda C. Taylor
 NOTARY PUBLIC

DATE 03/25/99 Gerald L. Passaro
 GERALD L. PASSARO
 VICE PRESIDENT
 CENTRAL FIDELITY NATIONAL BANK

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF NEWPORT NEWS
 I, Rebecca Scott Paluszay
 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 25 DAY OF MARCH, 1999.
 MY COMMISSION EXPIRES 5-31-00
Rebecca Scott Paluszay
 NOTARY PUBLIC

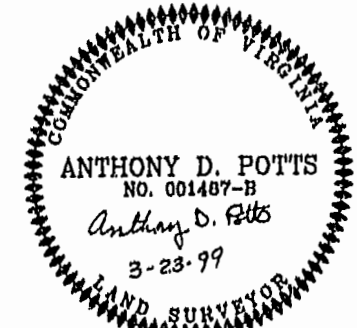
CERTIFICATE OF SOURCE OF TITLE

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
 BY DEED DATED JANUARY 2, 1998 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 REBECCA SCOTT PALUZSAY TO
 KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
 BY DEED DATED JANUARY 15, 1998 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
 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

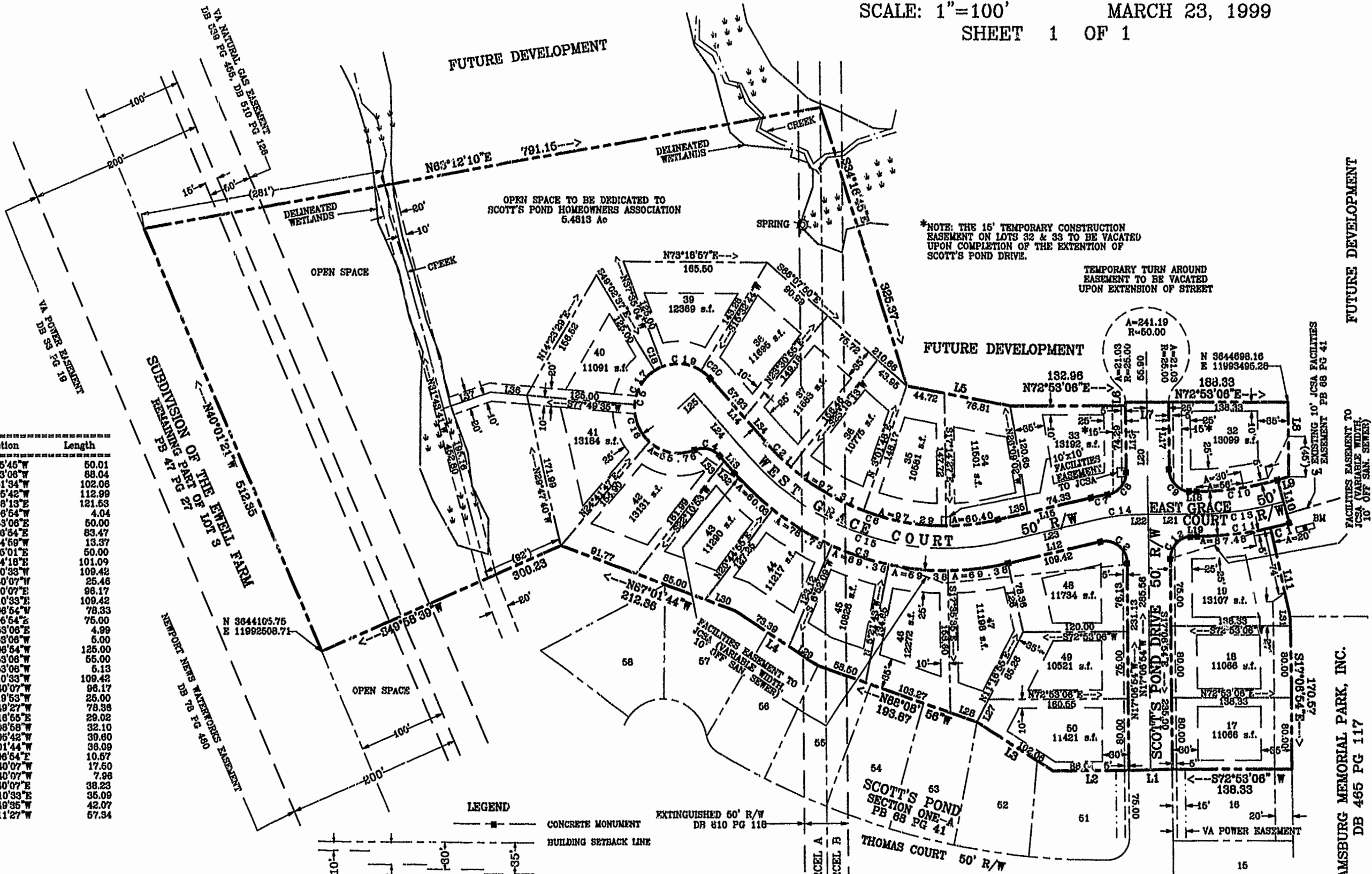
DATE March 23, 1999 Anthony D. Potts
 ANTHONY D. POTTS, L.S.



No.	Direction	Length
1	S71°35'45"W	50.01
2	S72°53'08"W	88.04
3	N74°01'34"W	102.05
4	N74°05'42"W	112.99
5	N83°28'13"E	121.53
6	N17°08'54"W	4.04
7	N72°53'08"W	50.00
8	S17°06'54"E	53.47
9	S29°24'59"E	13.37
10	S32°35'01"E	50.00
11	S29°24'18"E	101.09
12	S60°10'33"W	109.42
13	N58°40'07"W	25.48
14	S68°40'07"E	98.17
15	N60°10'33"E	109.42
16	N17°08'54"W	78.33
17	S17°08'54"E	75.00
18	N72°53'08"W	4.89
19	S72°53'08"E	6.00
20	N17°08'54"W	125.00
21	S72°53'08"W	55.00
22	S72°53'08"E	5.13
23	S90°10'33"W	109.42
24	N58°40'07"W	98.17
25	S31°19'53"W	25.00
26	N29°49'27"E	78.38
27	N11°16'55"E	29.02
28	N68°08'58"W	32.10
29	N74°05'42"W	39.60
30	N57°01'14"W	38.09
31	S17°08'54"E	10.57
32	N58°40'07"W	17.50
33	N58°40'07"W	7.96
34	S53°40'07"E	38.23
35	N60°10'33"E	35.09
36	S77°49'35"W	42.07
37	S54°11'27"W	57.34

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 SQUARE ON TOP OF HEADWALL
 15' SOUTH OF R/W OF EAST GRACE EXTENDED 10' ELEV. = 74.71'

SPECIAL NOTES:
 ALL R/W IS HEREBY DEDICATED FOR PUBLIC USE.
 ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL
 BE DEEDED TO THE SCOTT'S POND HOMEOWNERS ASSOCIATION.
 UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS ON THIS
 PLAT SHALL BE PRIVATE.
 ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE
 WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.
 WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS
 SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT
 FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1)
 OF THE JAMES CITY COUNTY CODE



LEGEND

- CONCRETE MONUMENT
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE & UTILITY EASEMENT

No.	Delta	Radius	Arc Length	Tangent	Chord
1	S10°45'	407.88	22.83	11.32	22.83 S69°00'22"W
2	102°41'38"	25.00	44.82	31.27	38.05 N68°28'10"W
3	61°09'20"	325.00	340.89	192.03	330.66 N89°14'47"W
4	70°31'44"	25.00	30.77	17.68	28.37 S90°04'02"W
5	250°31'44"	50.00	215.83	-70.71	51.65 N 85°55'50"W
6	61°09'20"	275.00	283.83	162.49	279.79 S89°14'47"E
7	4°13'13"	278.94	20.55	10.28	20.54 N62°17'07"E
8	81°30'37"	25.00	35.57	21.55	32.84 N23°38'26"E
9	90°00'00"	25.00	39.27	25.00	35.38 S82°08'54"E
10	15°28'08"	357.88	58.02	45.81	58.33 N65°00'03"E
11	15°28'08"	407.88	110.11	55.39	109.78 S95°09'02"W
12	90°00'00"	25.00	39.27	25.00	35.30 S27°59'06"W
13	15°28'07"	382.88	103.37	58.00	103.05 S85°09'03"W
14	12°42'33"	253.94	55.33	35.28	55.21 S80°31'50"W
15	81°09'20"	300.00	320.21	177.28	305.52 N69°14'47"W
16	63°07'40"	50.00	49.38	25.00	44.72 N39°44'10"W
17	68°07'48"	60.00	46.38	25.00	44.72 N14°03'38"E
18	11°27'38"	60.00	10.00	5.08	9.98 N40°41'09"E
19	83°07'48"	60.00	45.38	25.00	44.72 N78°58'00"E
20	16°47'10"	60.00	13.78	6.93	13.78 S85°33'42"E
21	0°01'41"	276.00	38.83	19.30	38.60 S82°40'57"E

AREA OF DEDICATED R/W1.4197 Ac.
 AREA OF LOTS5.9238 Ac.
 OPEN AREA5.4813 Ac.
 TOTAL AREA.....12.8243 Ac.

CERTIFICATE OF APPROVAL

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

DATE 3/22/99 John E. Higgins
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE 3-26-99 K.R. Daniels, Esq.
 VIRGINIA DEPARTMENT OF HEALTH
 DATE 5/7/99 [Signature]
 SUBDIVISION AGENT OF JAMES CITY COUNTY