

STATE OF VIRGINIA COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
 COUNTY OF JAMES CITY THIS 10 DAY OF October
 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
 TO THE RECORD AS THE LAW DIRECTOR
 TESTE: Betsy B. Woolridge CLERK
 PLAT BOOK 88 PAGE 142

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

ADPA A.D. POTTS & ASSOCIATES, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA 23601
 PHONE: (757)-595-4810

SCALE: 1"=50' MAY 31, 2002
 SHEET 1 OF 2

OWNER'S CERTIFICATE

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

8/2/02
 DATE PETER V. HENDERSON, MANAGER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg
 I, Donna A. Chapman
 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 2 DAY OF Aug, 2002.
 MY COMMISSION EXPIRES 11/30/05
Donna A. Chapman
 NOTARY PUBLIC

NOTES:
 ZONE: R-2
 26' MINIMUM FRONT 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 COURT, NORTHWEST PORTION OF LOT 20 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 19-33 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 23B-9C(1) OF THE JAMES CITY COUNTY CODE

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 HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

AREA TABULATIONS

AREA OF DEDICATED R/W	0.7994 Ac.
AREA OF LOTS	3.6108 Ac.
TOTAL AREA	4.4102 Ac.

8/1/02 DATE
Kenneth O. Moran
 KENNETH O. MORAN
 SENIOR VICE PRESIDENT
 OLD POINT NATIONAL BANK

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, MARIL ANN ROGERS
 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 1st DAY OF AUGUST, 2002.
 MY COMMISSION EXPIRES 11-30-05
Maril Ann Rogers
 NOTARY PUBLIC

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
10 Oct. 2002
 at 10:06 AM/PM PA 88 PG 142
 DOCUMENT # 020023404
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Dep. Clerk

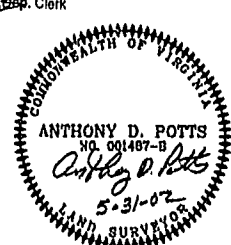
CERTIFICATE OF APPROVAL

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

8/2/02 DATE [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] DATE VIRGINIA DEPARTMENT OF HEALTH
10/3/02 DATE [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

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.
5-31-02 DATE Anthony D. Potts
 ANTHONY D. POTTS, L.S.



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WERE CONVEYED BY K.T. & B.K., L.L.C. TO SCOTT'S POND, L.L.C. BY DEED DATED APRIL 11, 2002, AND RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 020010103.