

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.

Table with 2 columns: AREA TABULATIONS, AREA OF DEDICATED R/W (0.7994 Ac.), AREA OF LOTS (3.6108 Ac.), TOTAL AREA (4.4102 Ac.)

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

CERTIFICATE OF APPROVAL

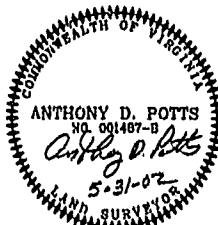
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN
ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND
MAY BE ADMITTED TO RECORD.

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

SURVEYOR'S CERTIFICATE

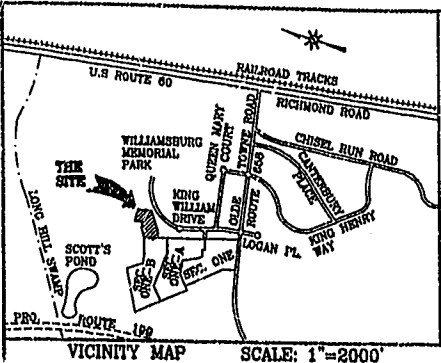
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE
REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES
OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE
PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

5-31-02 DATE ANTHONY D. POTTS, 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. 020010105.



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 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
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 PHONE: (757)-595-4810

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

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 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

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

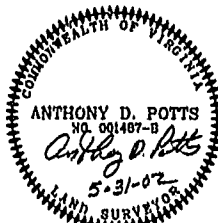
CERTIFICATE OF NOTARIZATION

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 PB 88 PG 142
 DOCUMENT # 020023404
Betsy B. Woolridge
 Betsy B. Woolridge, Clerk

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.



AREA TABULATIONS

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

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

CERTIFICATE OF SOURCE OF TITLE

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