

#050000230

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO SCOTT'S POND, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 11, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 020010103

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS SCOTT'S POND SECTION 3A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY *Kati* DATE 3/23/04
PETER V. HENDERSON TITLE MANAGER
 PRINTED NAME TITLE

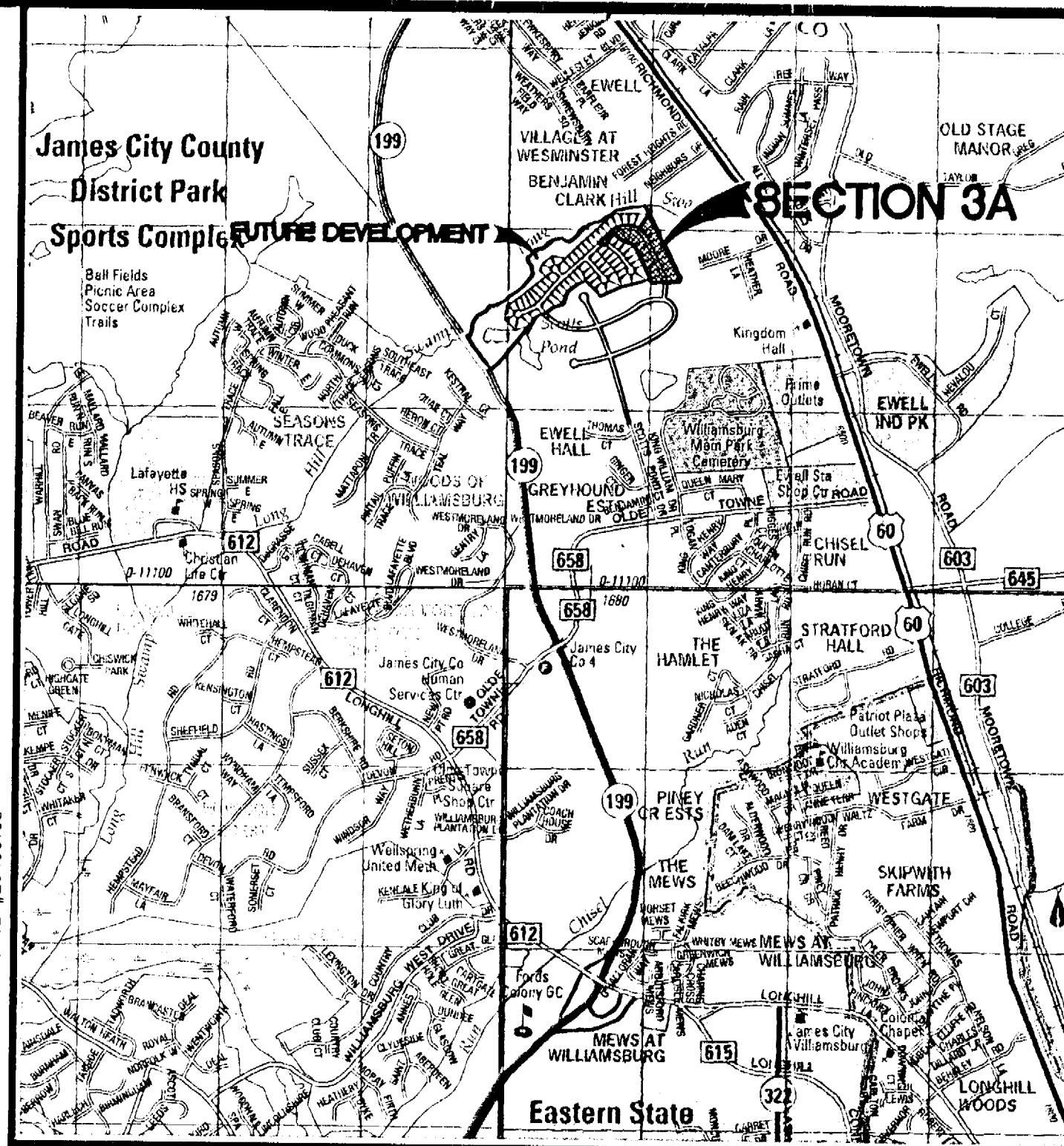
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York, Virginia, Richard W. Cooper
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 23rd DAY OF March, 2004. MY COMMISSION EXPIRES 10/31/04.
Richard W. Cooper
 SIGNATURE

NOTES:

- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL.
- THIS PROPERTY IS A PORTION OF TAX MAP PARCEL (32-2)(1-105), (32-2)(1-106) & (32-2)(1-107)
- ALL LOTS ARE TO BE SERVED WITH PUBLIC WATER AND SEWER.
- SETBACK REQUIREMENTS:
 FRONT: 25' MINIMUM
 SIDE: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 38' MINIMUM
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ALL EXISTING WELLS ARE TO BE ABANDONED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- ALL LOTS OF THIS SUBDIVISION LIE WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), (AS SHOWN ON FEMA PANEL NUMBER 510201 B).
- ALL LOTS TO CONTAIN A 5' PERIMETER DRAINAGE EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THESE EASEMENTS ARE TO PROVIDE RELIEF OF LOT TO LOT DRAINAGE.
- COMMON AREA AS SHOWN IS TO BE DEDICATED AS NATURAL OPEN SPACE EASEMENT TO JAMES CITY COUNTY.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- IN ACCORDANCE WITH SECTION 19-23 OF THE JCC SUBDIVISION ORDINANCE, THIS SUBDIVISION HAS BEEN REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE ON JANUARY 13, 2003.
- ALL NEW PROPERTY MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL CENTERLINES OF JCSA UTILITY EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.



LOCATION MAP SCALE: 1"=2000'

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.

G. T. WILSON, JR., L.S. DATE 6/30/03

CERTIFICATE OF APPROVAL

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

Richard W. Cooper DATE 03/26/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION
Richard W. Cooper DATE 12/24/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5 DAY OF January, 2005
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 10:38 AM/2005
 INSTRUMENT # 050000230
 TESTE: Betsy B. Woolridge, Clerk
 BETSY B. WOOLRIDGE, CLERK

City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
5 January 2005
 at 10:38 AM PG 1
 DOCUMENT # 050000230
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

LOT TABULATION SCOTT'S POND (OVERALL)

SECTION ONE	31 LOTS
SECTION ONE-A	31 LOTS
SECTION ONE-B	22 LOTS
SECTION ONE-C	12 LOTS
SECTION TWO	97 LOTS

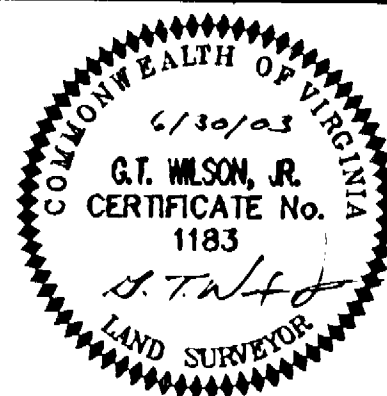
AREA TABULATION SCOTT'S POND SECTION 3A

AREA OF RESIDENTIAL LOTS	243,575 SF	5.59 AC
AREA OF PUBLIC RIGHT-OF-WAY	64,007 SF	1.47 AC
TOTAL AREA SUBDIVIDED	307,582 SF±	7.06 AC±
NUMBER OF RESIDENTIAL LOTS	20	
AVERAGE LOT SIZE	12,179 SF	0.28 AC
LARGEST LOT (LOT 203)	15,354 SF	0.35 AC
SMALLEST LOT (LOT 196)	10,084 SF	0.23 AC
GROSS LOTS PER ACRE	1.28 LOTS / ACRE	

PLAT OF SUBDIVISION

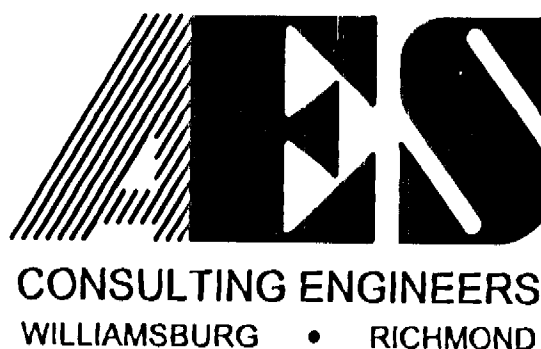
SCOTT'S POND SECTION 3A

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	5/17/04	REVISED PLAT PER JCC COMMENT LETTER DATED 5/10/04	VMB
2	3/17/04	REDUCED SUBDIVISION TO 20 LOTS PER CLIENT	VMB
1	8/18/03	REVISED PER J.C.C. COMMENT LETTER DATED 8/12/03	VMB

Designed AES	Drawn AWT
Scale NONE	Date 8/30/03
Project No. 9178-0	
Drawing No. 1 OF 2	



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