

#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

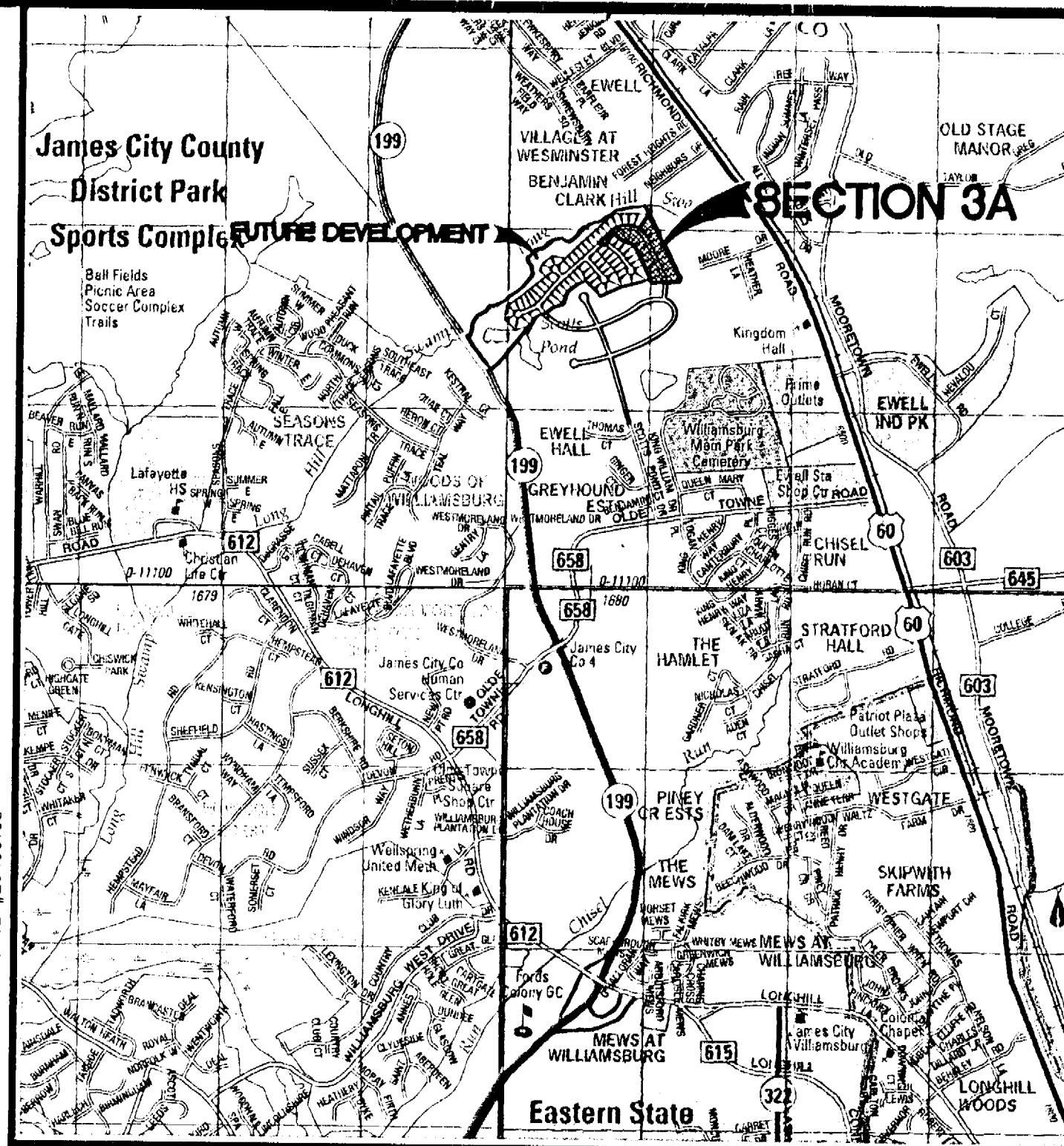
**CERTIFICATE OF NOTARIZATION**

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: 35' 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'

**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	

**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**

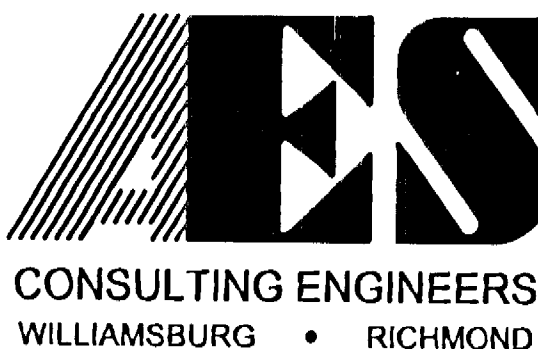
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

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 # 05000230  
 TESTE: Betsy B. Woolridge, Clerk  
 BETSY B. WOOLRIDGE, CLERK

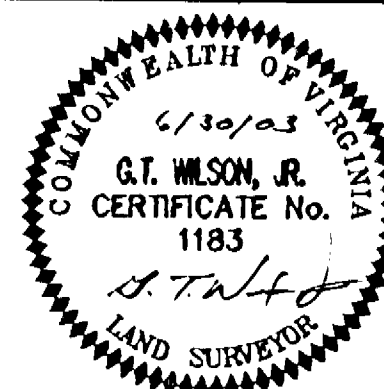
City of Williamsburg & County of James City  
 Circuit Court. This PLAT was recorded on  
5 January 2005  
 at 10:38 AM PG 1  
 DOCUMENT # 05000230  
 BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

By Claudia H. Binkley, Dep. Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

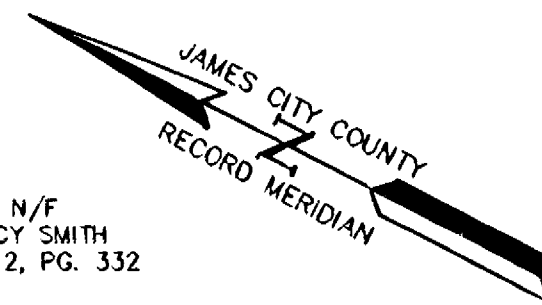
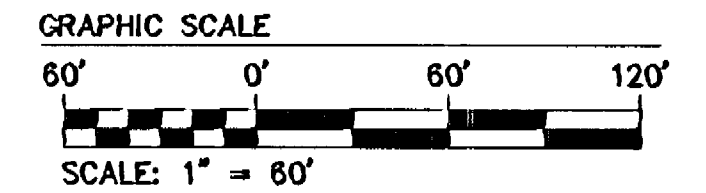
PLAT OF SUBDIVISION  
**SCOTT'S POND**  
 SECTION 3A  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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	

RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
R1	22°54'11"	225.00	89.95	45.58	89.34	S15°11'34"E
R2	106°02'13"	250.00	462.67	331.98	399.41	S79°39'45"E
R3	88°02'05"	25.00	38.41	24.16	34.74	N88°39'49"W
R4	92°31'38"	25.00	40.37	26.13	36.13	S01°03'20"W
R5	106°02'13"	200.00	370.14	265.59	319.53	N79°39'45"W



#050000230

NOTE: WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE. (SEE SECTION 19-29(g) OF THE SUBDIVISION ORDINANCE).

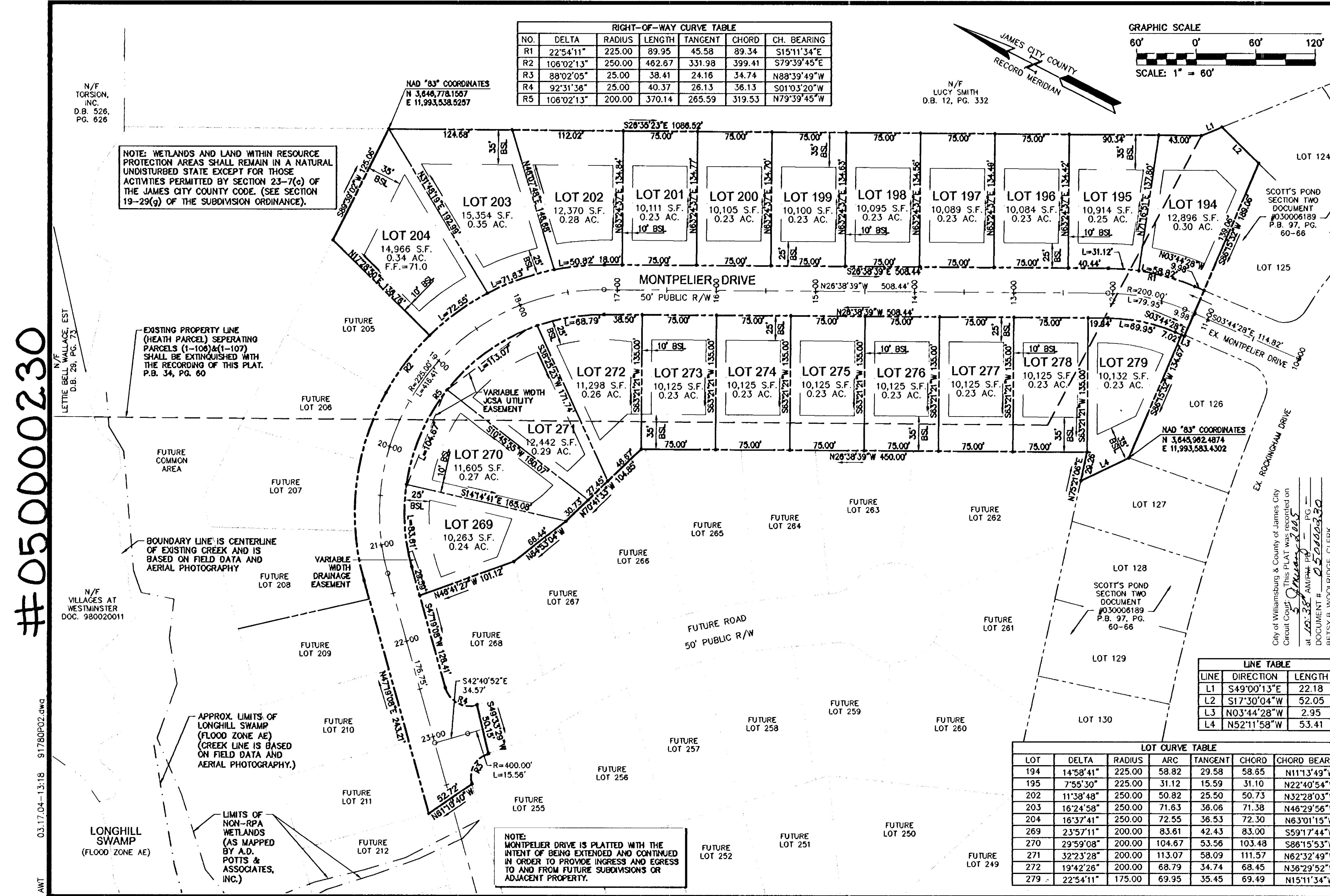
EXISTING PROPERTY LINE (HEATH PARCEL) SEPARATING PARCELS (1-106)&(1-107) SHALL BE EXTINGUISHED WITH THE RECORDING OF THIS PLAT. P.B. 34, PG. 60

BOUNDARY LINE IS CENTERLINE OF EXISTING CREEK AND IS BASED ON FIELD DATA AND AERIAL PHOTOGRAPHY

APPROX. LIMITS OF LONGHILL SWAMP (FLOOD ZONE AE) (CREEK LINE IS BASED ON FIELD DATA AND AERIAL PHOTOGRAPHY.)

LIMITS OF NON-RPA WETLANDS (AS MAPPED BY A.D. POTTS & ASSOCIATES, INC.)

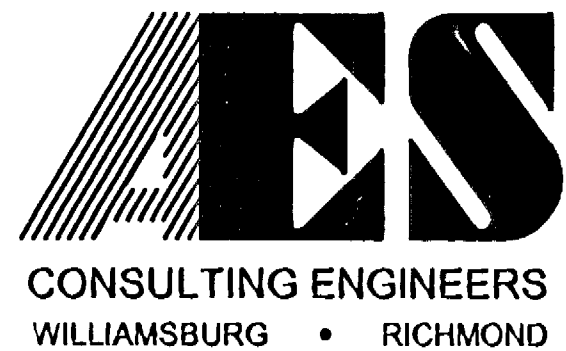
NOTE: MONTPELIER DRIVE IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S49°00'13"E	22.18
L2	S17°30'04"W	52.05
L3	N03°44'28"W	2.95
L4	N52°11'58"W	53.41

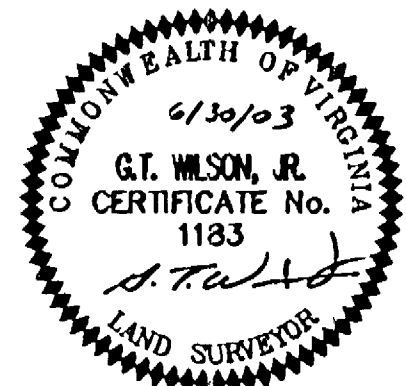
LOT CURVE TABLE						
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
194	14°58'41"	225.00	58.82	29.58	58.65	N11°13'49"W
195	7°55'30"	225.00	31.12	15.59	31.10	N22°40'54"W
202	11°38'48"	250.00	50.82	25.50	50.73	N32°28'03"W
203	16°24'58"	250.00	71.63	36.06	71.38	N46°29'56"W
204	16°37'41"	250.00	72.55	36.53	72.30	N63°01'15"W
269	23°57'11"	200.00	83.61	42.43	83.00	S59°17'44"W
270	29°59'08"	200.00	104.67	53.56	103.48	S86°15'53"W
271	32°23'28"	200.00	113.07	58.09	111.57	N62°32'49"W
272	19°42'26"	200.00	68.79	34.74	68.45	N56°29'52"W
279	22°54'11"	175.00	69.95	35.45	69.49	N15°11'34"W

City of Williamsburg & County of James City  
 Circuit Court This PLAT was recorded on  
 at 10:38 AM/PM P.M. PG. -  
 DOCUMENT # 050000230  
 BETSY B. WOOLRIDGE, CLERK  
 Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

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 1"=60'	Date 6/30/03
Project No. 9178-0	
Drawing No. 2 OF 2	