

#050025037

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 3C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY Peter V. Henderson DATE 7/14/05
Peter V. Henderson MEMBER
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York, I, Julie A. Russell
 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 14th DAY OF July, 2005. MY COMMISSION EXPIRES 10-31-08.
Julie A. Russell
 SIGNATURE

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.

G. T. Wilson, Jr. DATE 7/13/05
 G. T. WILSON, JR., L.S. DATE

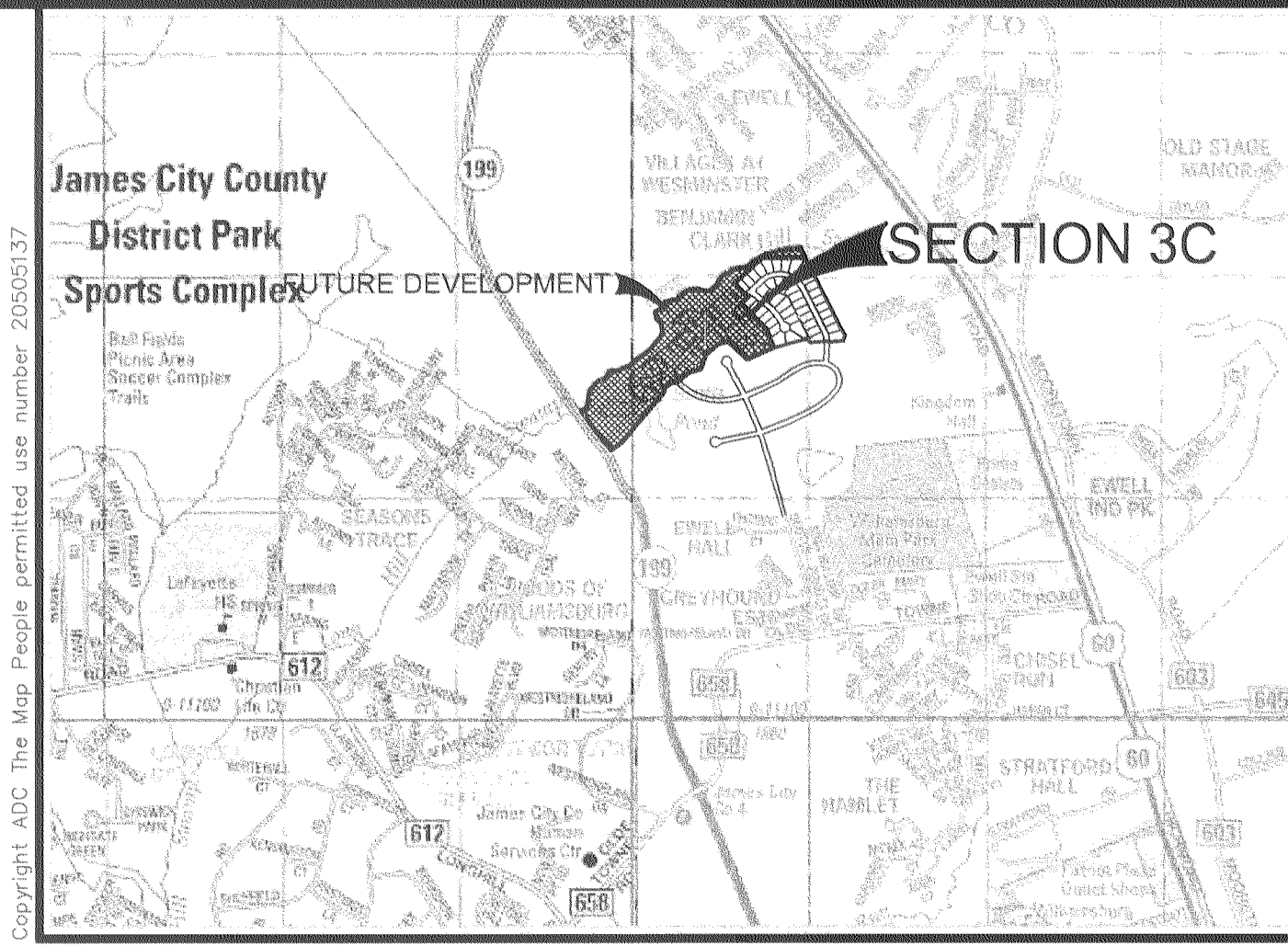
CERTIFICATE OF APPROVAL

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

Burg A. W... DATE 7/13/05
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] DATE 10/17/05
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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.
- ANY EXISTING UNUSED WELLS SHALL 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 510201-0035 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.
- 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.
- DUE TO THE PROXIMITY OF THESE LOTS TO WETLANDS AND PERENNIAL STREAMS, INDIVIDUAL DEVELOPMENT ON THESE LOTS MAY BE SUBJECT TO THE PERFORMANCE STANDARDS ESTABLISHED THROUGH THE CHESAPEAKE BAY PRESERVATION ORDINANCE OF JAMES CITY COUNTY, ADOPTED NOVEMBER 25, 2003. OWNERS OF THESE LOTS ARE ADVISED TO CONSULT THIS ORDINANCE AND ALSO THE "RESOLUTION - CHESAPEAKE BAY PRESERVATION ORDINANCE TRANSITION - AMENDMENTS AND GRANDFATHERING/VESTING RULES", ALSO ADOPTED NOVEMBER 25, 2003.
- M.F.F. = MINIMUM FINISHED FLOOR ELEVATION
- FINISHED FLOOR ELEVATIONS HAVE BEEN ESTABLISHED FOR SELECTED LOTS. THIS ELEVATION ESTABLISHES THE LOWEST ELEVATION OF THE FLOOR OF A DWELLING WHICH MAINTAINS A GRAVITY SEWER CONNECTION TO THE CENTRAL (PUBLIC) SEWER SYSTEM.
- SCOTT'S POND SECTION 3, JCC CASE NO. S-108-02 WAS REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE ON JANUARY 8, 2003, IN ACCORDANCE WITH SECTION 19-23 OF THE SUBDIVISION ORDINANCE.
- A PORTION OF THE COMMON AREA AS ANNOTATED ON DRAWINGS 2 THROUGH 4 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.
- 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(h) OF THE SUBDIVISION ORDINANCE).



LOCATION MAP SCALE: 1"=2000'

21. 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.

LOT TABULATION SCOTT'S POND (OVERALL)

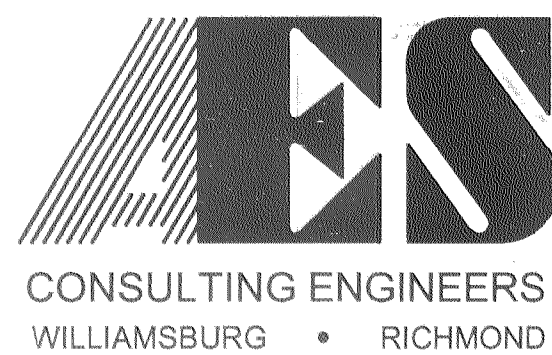
SECTION ONE	31 LOTS
SECTION ONE-A	31 LOTS
SECTION ONE-B	22 LOTS
SECTION ONE-C	12 LOTS
SECTION TWO	97 LOTS
SECTION 3A	22 LOTS
SECTION 3B	21 LOTS
SECTION 3C	43 LOTS

AREA TABULATION SCOTT'S POND SECTION 3C

AREA OF COMMON OPEN SPACE	681,054 SF	15.63 AC
AREA OF RESIDENTIAL LOTS	517,368 SF	11.88 AC
AREA OF PUBLIC RIGHT-OF-WAY	110,254 SF	2.53 AC
TOTAL AREA SUBDIVIDED	1,308,676 SF	30.04 AC
NUMBER OF RESIDENTIAL LOTS	43	
AVERAGE LOT SIZE	12,032 SF	0.28 AC
LARGEST LOT (LOT 238)	16,701 SF	0.38 AC
SMALLEST LOT (LOT 253)	10,043 SF	0.23 AC
GROSS LOTS PER ACRE	1.43 LOTS / ACRE	

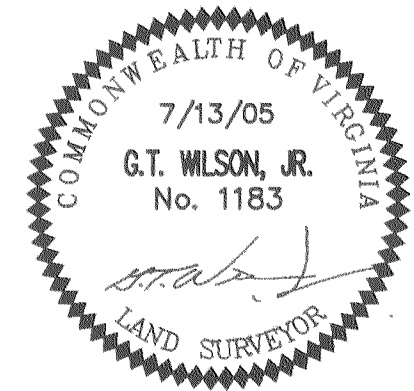
STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY, CIRCUIT COURT. THIS 19 DAY OF Oct, 2005.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:56 AM/PM
 INSTRUMENT # 050025037
 TESTE: Betsy B. Woolridge Deputy
 BETSY B. WOOLRIDGE, CLERK

4 Large/Small Plat(s) Recorded herewith as # 050025037



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

PLAT OF SUBDIVISION
SCOTT'S POND
 SECTION 3C
 LOTS 212 - 254
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/23/05	REVISED PER JCC COMMENT LETTER DATED 8/19/05	AWT

Designed	Drawn
VMB/JAG	AWT
Scale	Date
N/A	7/13/05
Project No.	
9178	
Drawing No.	
1 of 4	

#050025037

LINE	DIRECTION	LENGTH
L29	N49°31'20"E	29.65'
L30	S87°18'51"E	29.43'
L31	S59°36'31"E	19.89'
L32	S79°26'50"E	55.95'
L33	N63°19'22"E	75.96'
L34	N60°40'05"E	46.87'
L35	S81°30'03"E	74.13'
L36	S46°34'03"E	98.36'
L37	N72°21'14"E	150.02'
L38	N37°08'24"E	62.26'
L39	N06°53'11"W	40.42'
L40	N66°50'29"E	23.83'
L41	S69°10'50"E	17.09'
L42	S34°13'46"E	11.11'

LINE	DIRECTION	LENGTH
L1	N20°54'16"E	138.33'
L2	N63°33'02"E	147.11'
L3	N45°01'51"E	198.55'
L4	N79°08'47"E	155.50'
L5	N13°16'29"E	52.27'
L6	N85°38'02"E	82.55'
L7	N37°28'31"E	322.01'
L8	N18°09'49"W	200.51'
L9	N40°50'39"E	122.00'

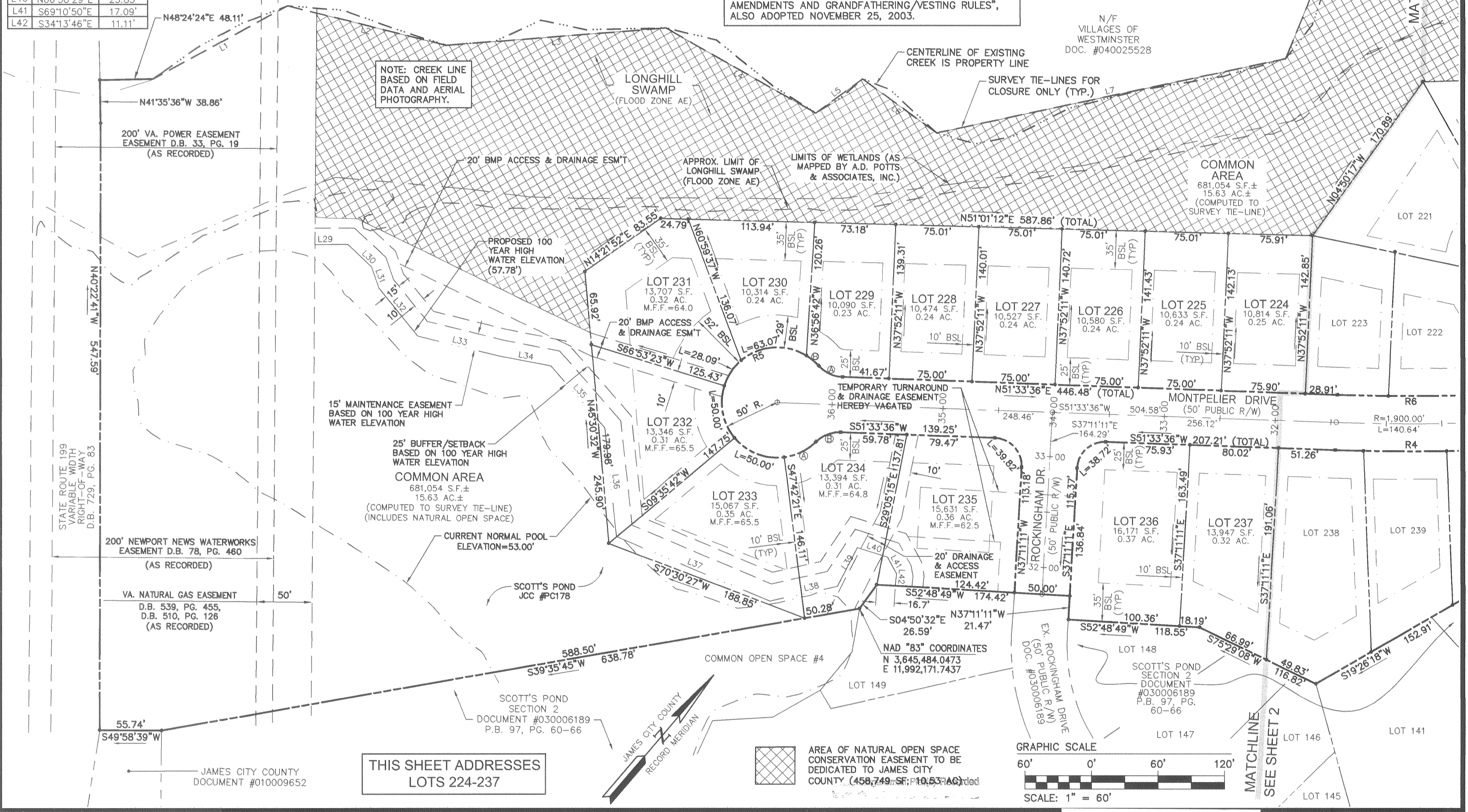
LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
229A	46°34'03"	30.00	24.38	12.91	23.72	S74°50'38"W
229B	16°46'16"	50.00	14.64	7.37	14.58	S89°44'31"W
230	72°16'35"	50.00	63.07	36.51	58.97	S45°13'05"W
231	32°11'37"	50.00	28.10	14.43	27.73	S07°01'00"E
232	57°17'45"	50.00	50.00	27.32	47.94	S51°45'41"E
233	57°17'45"	50.00	50.00	27.32	47.94	N70°56'34"E
234A	37°18'09"	50.00	32.55	16.88	31.98	S23°38'38"W
234B	46°34'03"	30.00	24.38	12.91	23.72	S28°16'35"W
235	91°15'13"	25.00	39.82	25.55	35.74	N82°48'48"W
236	88°44'47"	25.00	38.72	24.46	34.97	S07°11'12"W

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
R5	27°3'08"06"	50.00	238.35	-	68.75	N38°26'24"W

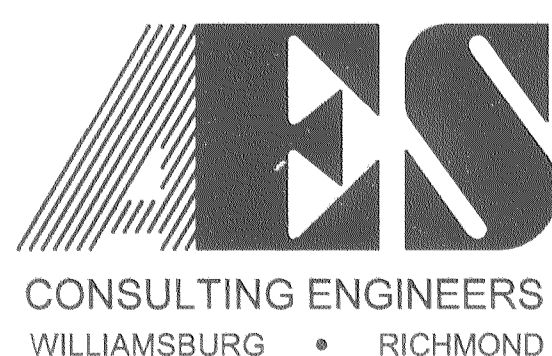
NAD "83" COORDINATES
 N 3,646,301.7100
 E 11,992,079.3499

NOTE: DUE TO THE PROXIMITY OF THESE LOTS TO WETLANDS AND PERENNIAL STREAMS, INDIVIDUAL DEVELOPMENT ON THESE LOTS MAY BE SUBJECT TO THE PERFORMANCE STANDARDS ESTABLISHED THROUGH THE CHESAPEAKE BAY PRESERVATION ORDINANCE OF JAMES CITY COUNTY, ADOPTED NOVEMBER 25, 2003. OWNERS OF THESE LOTS ARE ADVISED TO CONSULT THIS ORDINANCE AND ALSO THE "RESOLUTION - CHESAPEAKE BAY PRESERVATION ORDINANCE TRANSITION - AMENDMENTS AND GRANDFATHERING/VESTING RULES", ALSO ADOPTED NOVEMBER 25, 2003.

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(h) OF THE SUBDIVISION ORDINANCE).



THIS SHEET ADDRESSES
 LOTS 224-237

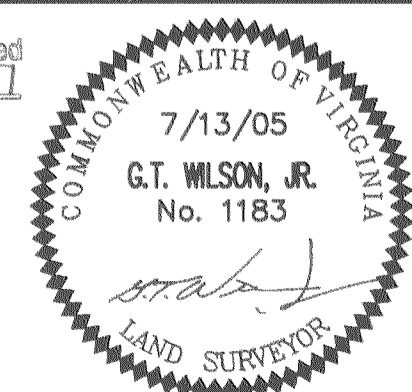


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PLAT OF SUBDIVISION herewith as # 050025037

SCOTT'S POND
 SECTION 3C
 LOTS 212 - 254

POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 10-19-2005	
at 3:56 PM, PG. 1	DOCUMENT # 050025037
BETSY B. WOOLRIDGE, CLERK	
Betsy B. Woolridge Clerk	
1 8/23/05	REVISED PER JCC COMMENT LETTER DATED 8/19/05
No.	DATE REVISION / COMMENT / NOTE BY

Designed VMB/JAG	Drawn AWT
Scale 1"=60'	Date 7/13/05
Project No. 9178	
Drawing No. 3 of 4	

#050025037

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NOTE: CREEK LINE BASED ON FIELD DATA AND AERIAL PHOTOGRAPHY.

SURVEY TIE-LINE LINE TABLE		
LINE	DIRECTION	LENGTH
L19	N79°51'27"E	72.06'
L20	N45°29'49"E	76.06'
L21	S75°38'33"E	57.07'
L22	N53°20'22"E	97.83'
L23	N17°46'26"E	43.50'
L24	S82°22'15"E	54.13'
L25	N29°15'12"E	51.17'
L26	N71°35'42"E	144.23'
L27	N43°13'23"E	65.53'
L28	N87°07'45"E	83.55'

