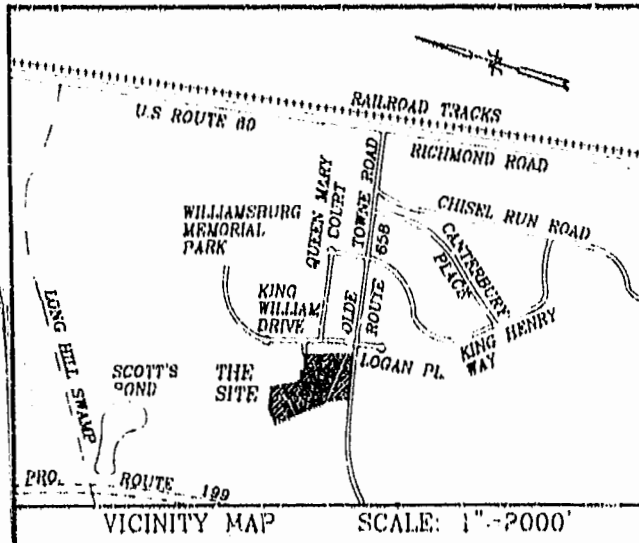




VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE

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

1-31-97 *B. J. Kaoudis*
DATE B. J. KAUDIS, MEMBER

1/31/97 *C. K. Tudor*
DATE C. K. TUDOR, MEMBER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, BAENDA G. TAYLOR
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 31 DAY OF JANUARY, 1997.
MY COMMISSION EXPIRES 5-31-97

Burda J. Taylor
NOTARY PUBLIC

1/31/97 *Gerald L. Passaro*
DATE GERALD L. PASSARO
VICE PRESIDENT
CENTRAL FIDELITY NATIONAL BANK

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Aileen Quinn
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 31 DAY OF JANUARY, 1997.
MY COMMISSION EXPIRES July 31, 1997

Aileen Quinn
NOTARY PUBLIC

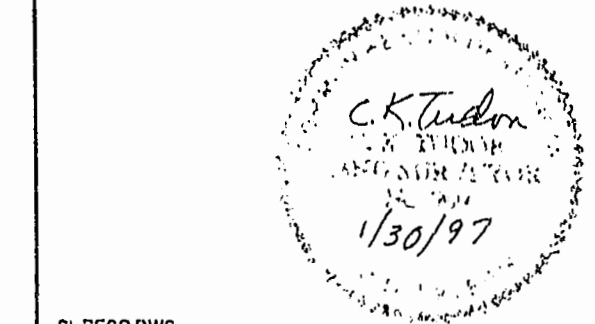
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTIES SHOWN ON THIS PLAT WERE CONVEYED BY:
PARCEL A: BENJAMIN J. SCOTT, III & EMMA J. SCOTT TO KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 773, PAGE 64, &
PARCEL B: THOMAS F. SCOTT, II, GINGER ANN SCOTT, & GRACE REBECCA SCOTT PALUSZAY TO KT & BK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 15, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 773, PAGE 55.

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.

1/30/97 *C. K. Tudor*
DATE C. K. TUDOR P.E. & C.L.S.



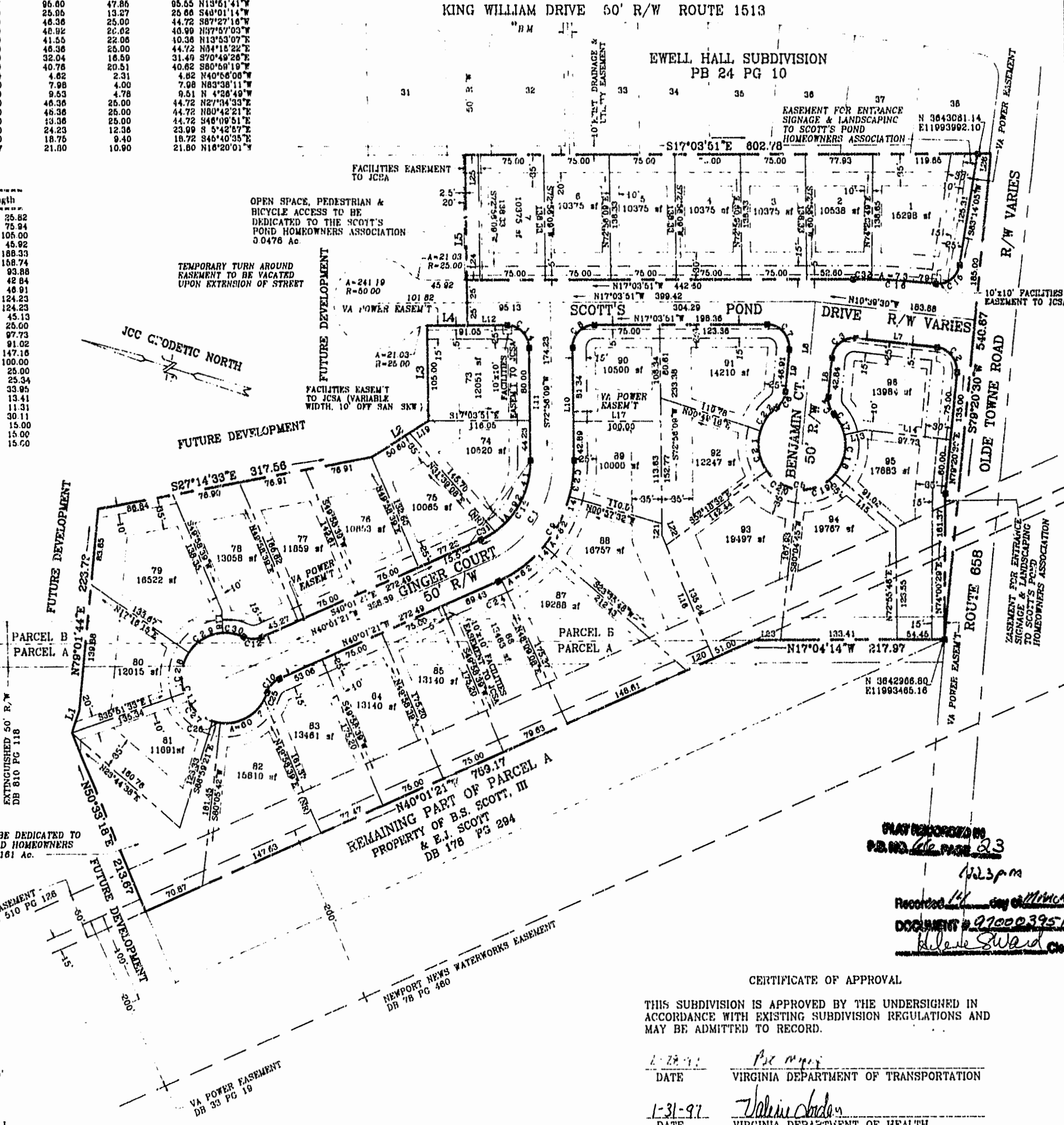
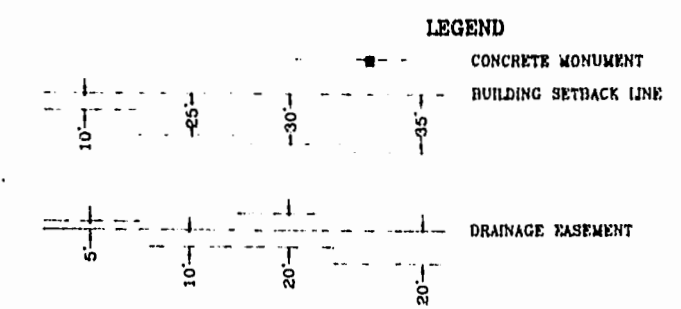
STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS DAY OF
1996, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: _____ CLERK

PLAT BOOK _____ PAGE _____

No.	Bearing	Radius	Area Length	Tangent	Chord
1	07°02'30"	120.00	140.41	70.49	132.54 N73°38'36"W
2	00°00'00"	25.00	39.27	25.00	35.36 N34°20'30"E
3	00°00'00"	25.00	39.27	25.00	35.36 N53°00'00"W
4	18°11'23"	25.00	21.64	11.10	20.41 S50°14'40"W
5	27°02'24"	50.00	241.10	-44.72	66.87 N10°30'30"W
6	48°11'23"	25.00	21.03	11.18	20.41 S76°35'40"E
7	00°00'00"	25.00	42.06	27.98	37.28 N31°00'10"E
8	00°00'00"	25.00	39.27	25.00	35.36 N62°03'51"W
9	07°02'30"	145.00	168.66	98.05	160.15 N73°38'36"W
10	48°11'23"	25.00	21.03	11.18	20.41 N64°07'02"E
11	27°02'24"	50.00	241.10	-44.72	66.87 N40°48'20"E
12	48°11'23"	25.00	21.03	11.18	20.41 S16°55'40"E
13	07°02'30"	50.00	111.16	62.03	104.63 S73°38'36"E
14	00°00'00"	25.00	39.27	25.00	35.36 N27°05'00"E
15	00°00'00"	25.00	37.57	23.38	34.13 N50°48'40"E
16	6°24'21"	655.07	95.80	47.86	95.55 N13°51'41"W
17	20°44'10"	50.00	25.86	13.27	25.86 S40°01'14"W
18	53°07'48"	50.00	46.36	25.00	44.72 S87°27'18"W
19	54°03'30"	50.00	46.92	25.00	40.99 S77°53'03"W
20	47°38'43"	50.00	41.55	22.06	40.36 N13°53'07"E
21	53°07'48"	50.00	46.36	25.00	44.72 N84°18'22"E
22	30°42'58"	50.00	32.04	16.59	31.49 S70°48'20"E
23	15°00'20"	145.00	40.78	20.51	40.82 S80°50'10"E
24	1°49'31"	145.00	4.62	2.31	4.82 N40°58'00"W
25	9°08'07"	50.00	7.98	4.00	7.98 N83°38'11"W
26	10°54'27"	50.00	9.51	4.78	9.51 N 4°28'40"W
27	53°07'48"	50.00	46.36	25.00	44.72 N27°04'33"E
28	53°07'48"	50.00	46.36	25.00	44.72 N80°42'21"E
29	53°07'48"	50.00	13.36	25.00	44.72 S46°08'51"E
30	27°48'59"	50.00	24.23	12.34	23.98 S 4°42'22"E
31	11°18'28"	95.00	18.75	9.40	18.72 S45°40'35"E
32	1°27'40"	855.07	21.80	10.90	21.80 N16°20'01"W

No.	Direction	Length
1	S88°47'24"E	25.82
2	S48°36'32"E	75.94
3	N72°56'00"E	105.00
4	S17°03'51"E	45.02
5	N72°56'00"E	158.33
6	S78°20'30"W	158.74
7	N10°39'30"W	93.88
8	S78°20'30"W	42.84
9	N72°56'00"E	46.91
10	S72°56'00"W	124.23
11	N72°56'00"E	124.23
12	N17°03'51"E	45.13
13	S28°08'30"E	25.00
14	S10°39'30"E	97.73
15	N24°01'10"E	91.02
16	S49°08'30"W	147.18
17	S17°03'51"E	100.00
18	S70°24'03"W	25.00
19	N48°36'32"E	25.34
20	S40°01'21"E	33.95
21	N72°56'00"E	13.41
22	S49°08'30"W	11.31
23	S17°04'14"E	30.11
24	N17°03'51"E	15.00
25	S17°03'51"E	15.00
26	S17°03'51"E	15.00



NOTES:

ZONE: R-2
25' MINIMUM BUILDING SETBACK
10' MINIMUM SIDE YARD
35' MINIMUM REAR YARD
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER
BENCH MARK: CHISEL "X" ON NORTHEAST CORNER OF CD1 @ LOT 32, EWELL HALL SUBDIVISION ELEV. - 90.39'

SPECIAL NOTE:
ALL R/W IS HEREBY DEDICATED FOR PUBLIC USE.
ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE DEDICATED TO THE SCOTT'S POND HOMEOWNERS ASSOCIATION.
UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.

AREA OF DEDICATED R/W 2.0220 Ac.
AREA OF LOTS 9.3680 Ac.
OPEN AREA 0.3903 Ac.
TOTAL AREA 11.7755 Ac.

SCOTT'S POND

SECTION ONE

POWHATAN DISTRICT

JAMES CITY COUNTY, VIRGINIA

C. K. TUDOR ENGINEERS, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA

SCALE: 1"=100' JANUARY 30, 1997
SHEET 1 OF 1

KING WILLIAM DRIVE 50' R/W ROUTE 1513

EWELL HALL SUBDIVISION
PB 24 PG 10

EASEMENT FOR ENTRANCE
SIGNAGE & LANDSCAPING
TO SCOTT'S POND
HOMEOWNERS ASSOCIATION

PLAT RECORDED IN
P.B. NO. 466 PAGE 23

Recorded 1/31/97
DOCUMENT # 9700023951
William Sward Clerk

CERTIFICATE OF APPROVAL

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

1-31-97 *Valerie Chodor*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

1-31-97 *William Sward*
DATE VIRGINIA DEPARTMENT OF HEALTH

1/31/97 *William Sward*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY