STATE OF VIRGINIA

IN THE CLERK'S OFFICE OF THE CIRCUIT COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COUNT OF THE
COUNTY OF JAMES CITY THIS 510. DAY OF 524.0044.

2003, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.

(2.044011)

TESTE: 2142 2140 2141 2141

CLERK

PLAT BOOK 69 PAGE 60-66

City of Williamsburg & County of James City
Circuit Count: 7This PLAT was recorded on

at 2.04 ... MIPM. PB 89. PG 60-66
DOCUMENT # 0 3 00 6/89
BETSY B. WOOL RIDGE, CLERK

Cathy 2 Woolnings. Clerk

OWNER'S CERTIFICATE

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

SCOTT'S POND, L.C.

DATE PETER V. HENDERSON, MANAGER

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF 10/1/10/makbute
1. DONA A: C-00/mos
1. DONA A: C-00/mos
1. DONA A: C-00/mos
1. DONA A: C-00/mos
2. DONA A: C-00/mos
2. DONA A: C-00/mos
2. DONA A: C-00/mos
3. DONA
3

DATE KENNETH O. MORAN SENIOR VICE PRESIDENT OLD POINT NATIONAL BANK

CERTIFICATE OF NOTARIZATION

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. 020010103.

SPREC2.DWG

AREA TABULATIONS

AREA OF DEDICATED R/W 7.2724 AC.

AREA OF OPEN SPACE 21.1837 AC.

AREA OF LOTS 28.7387 AC.

TOTAL AREA 57.1948 AC.

TOTAL NUMBER OF LOTS = 97 PUMP STATION LOT = 1

SURVEYOR'S CERTIFICATE

1 HEREBY CERTIFY THAT TO THE BEST OF MY MOWLEDGE 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.

7.19-02.

ANTHONY (b. POTIS, L.S.

ANTHONY D. POITS

ANTHONY D. POITS

HO. SOUNDY POITS

ANTHONY D. P

SCOTT'S POND .

SECTION TWO POWHATAN DISTRICT JAMES CITY COUNTY. VIRGINIA

A.D. PO'TS & ASSOCIATES, INC.
11624 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757)-595-4610

SCALE: N/A

JULY 17, 2002 SHEET 1 OF " REV: OCTOBER 14, 2002 REV: DECEMBER 18, 2002

NOTES:

ZONE: R-2

PROPERTY TO BE SUBDIVIDED IS PORTION OF JAMES CITY CO. TAX PARCEL (32-2) (1-106) AND (32-2) (1-107)

26' MINIMUM FRONT SETBACK 10' MINIMUM SIDE YAHD 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, SECTION ONE-C 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 HOMECWNERS 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.

POND MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY CONVEYED TO SCOTT'S POND HOMEOWNER'S ASSOCIATION.

EASEMENTS DENOTED AS "J.C.S.A. 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 J.C.S.A. AND "THE PROPERTY OWNER. ADDITIONALLY, J.C.S.A. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

SIDEWALK REQUIREMENT PEI. SECTION 10-20(k) WAS MODIFIED TO ALLOW FOR OFF-ROAD TRAILS BY THE JAMES CITY COUNTY PLANNING COMMISSION BY LETTER DATED FEBRUARY 6, 2001.

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.

ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE HEALTH DEPARTMENT REGULATIONS AND JAKES CITY COUNTY CODE.

CERTIFICATE OF APPROVAL

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

DATE VINGINIA DEPARTMENT OF TRANSPORTATION

DATE 2/20/03

VIRGINIA DEPARTMENT OF HEALTH

SUBDIVISION) AGENT OF JAMES CITY COUNTY

JOB NO. 02-028 FILE NO. 10-1021