

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SETTLERS MILL, SECTION 2B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE 4-8-92
 LARRY D. MCCORMICK
 PRESIDENT, SETTLERS MILL INC.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, I, Antia Saunders
 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 8th DAY OF April, 1992. MY COMMISSION EXPIRES 3/29/93
Antia Saunders
 SIGNATURE

SOURCE OF TITLE

TITLE TO LAND SHOWN HEREON IS VESTED IN SETTLERS MILL, INC. BY DEED DATED JUNE 1, 1990, RECORDED IN DB 476, AT PAGE 147, AND BY DEED DATED JULY 31, 1990, RECORDED IN DB 483, AT PAGE 448 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

DATE APRIL 8, 1992
 G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

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

DATE May 5, 1992
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE April 9, 1992
 VIRGINIA DEPARTMENT OF HEALTH
 DATE NOV 4, 1992
 SUBDIVISION AGENT OF JAMES CITY COUNTY

LOT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
10	20°35'56"	285.50'	102.64'	51.88'	102.09'	S38°24'35"W
11A	15°50'10"	300.46'	83.05'	41.79'	82.78'	S44°11'50"W
11B	3°54'23"	285.50'	19.47'	9.74'	19.46'	S50°39'44"W
12A	2°18'26"	329.13'	13.25'	6.63'	13.25'	S25°50'35"W
12B	11°05'23"	300.46'	58.15'	29.17'	58.06'	S31°14'04"W
13	21°00'52"	329.13'	120.72'	61.04'	120.04'	S38°30'14"W
14A	49°08'00"	60.00'	51.45'	27.43'	49.89'	S38°22'32"W
14B	38°57'18"	60.00'	40.79'	21.22'	40.01'	S33°17'10"W
14C	3°45'09"	329.13'	21.56'	10.78'	21.55'	S50°53'15"W
15	49°51'28"	60.00'	52.21'	27.89'	50.58'	S87°52'16"W
16	69°01'14"	60.00'	72.28'	41.25'	67.99'	N32°41'23"W
17	51°21'31"	60.00'	53.78'	28.85'	52.00'	N27°30'00"E
18A	9°19'41"	279.13'	45.44'	22.77'	45.39'	N43°49'18"E
18B	54°10'43"	60.00'	56.74'	30.69'	54.65'	N75°34'30"E
18C	49°29'07"	60.00'	51.82'	27.65'	50.23'	N77°55'19"E
19A	3°53'39"	350.46'	23.82'	11.91'	23.82'	N27°38'12"E
19B	13°28'05"	279.13'	65.61'	32.96'	65.46'	N32°25'25"E
20	18°22'32"	350.46'	112.40'	56.69'	111.92'	N38°46'18"E

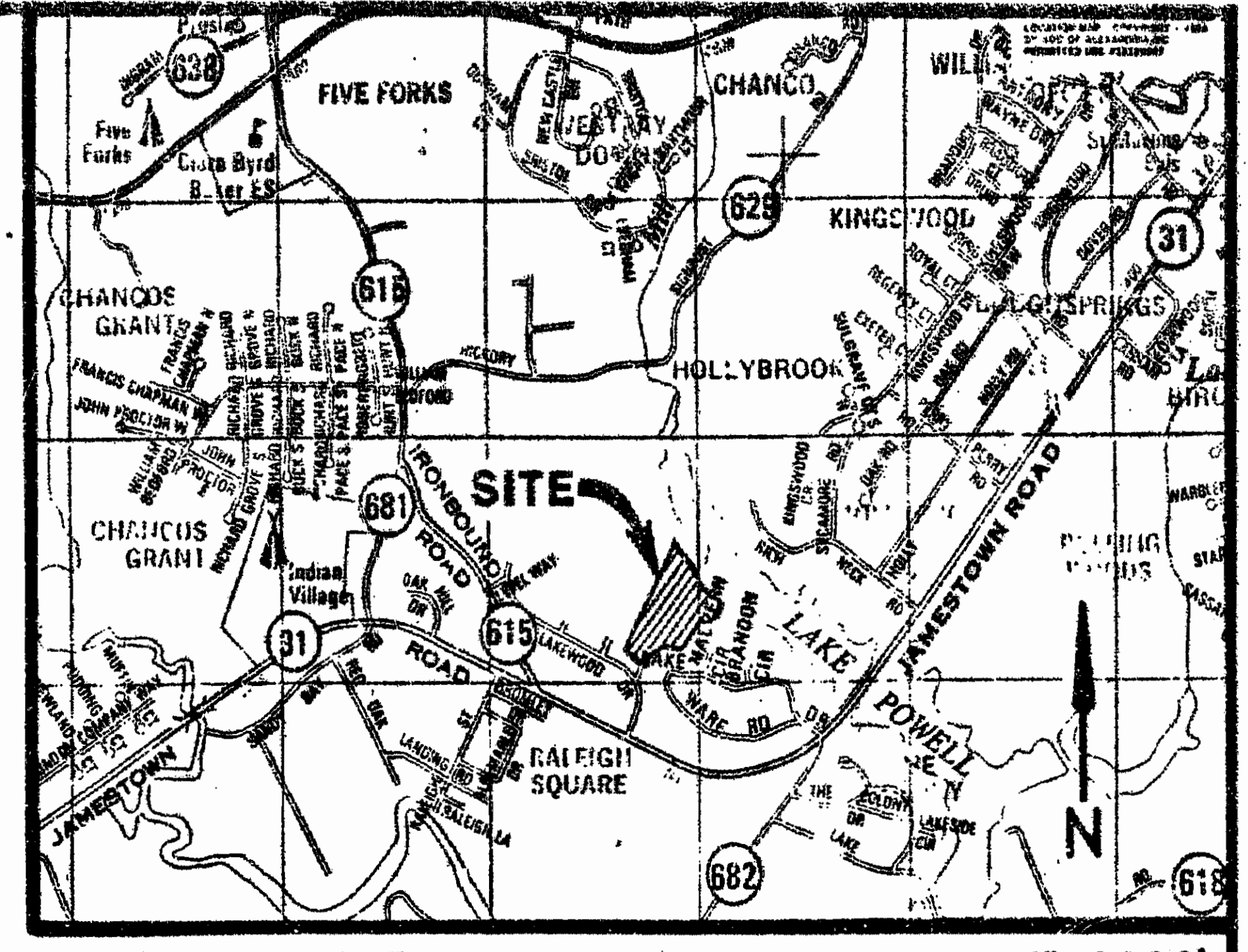
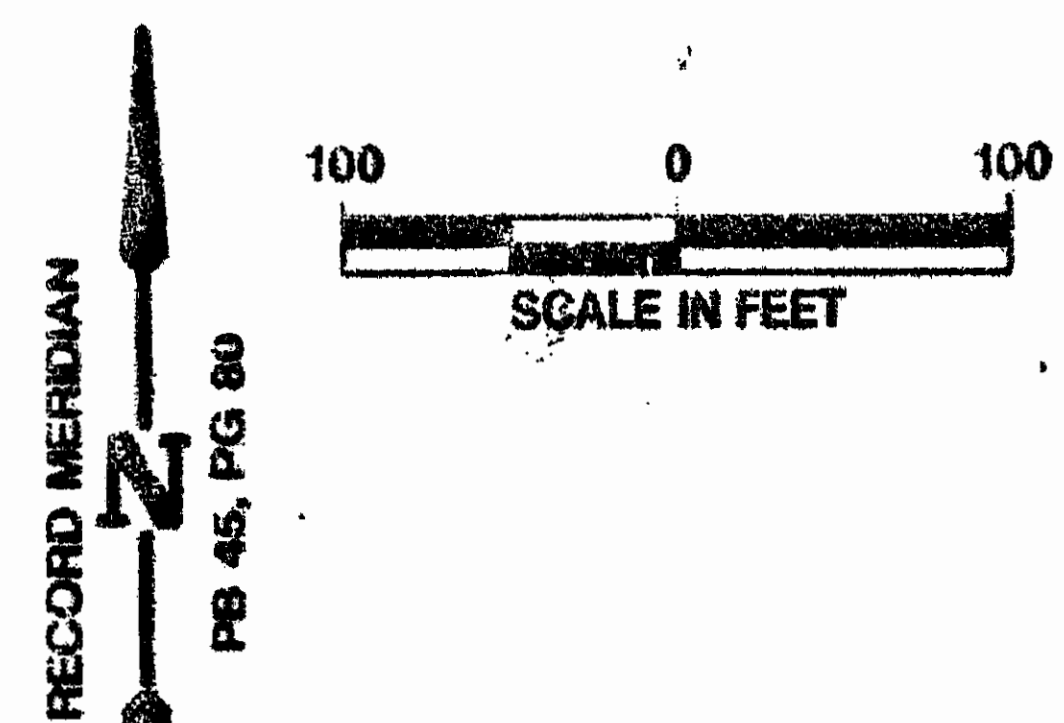
MILL VIEW CIRCLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	25°25'39"	260.50'	115.61'	58.77'	114.66'	N39°54'06"E
2	26°55'33"	325.46'	152.95'	77.91'	151.55'	N39°09'09"E
3	36°24'07"	304.13'	193.23'	100.00'	189.99'	N43°53'26"E

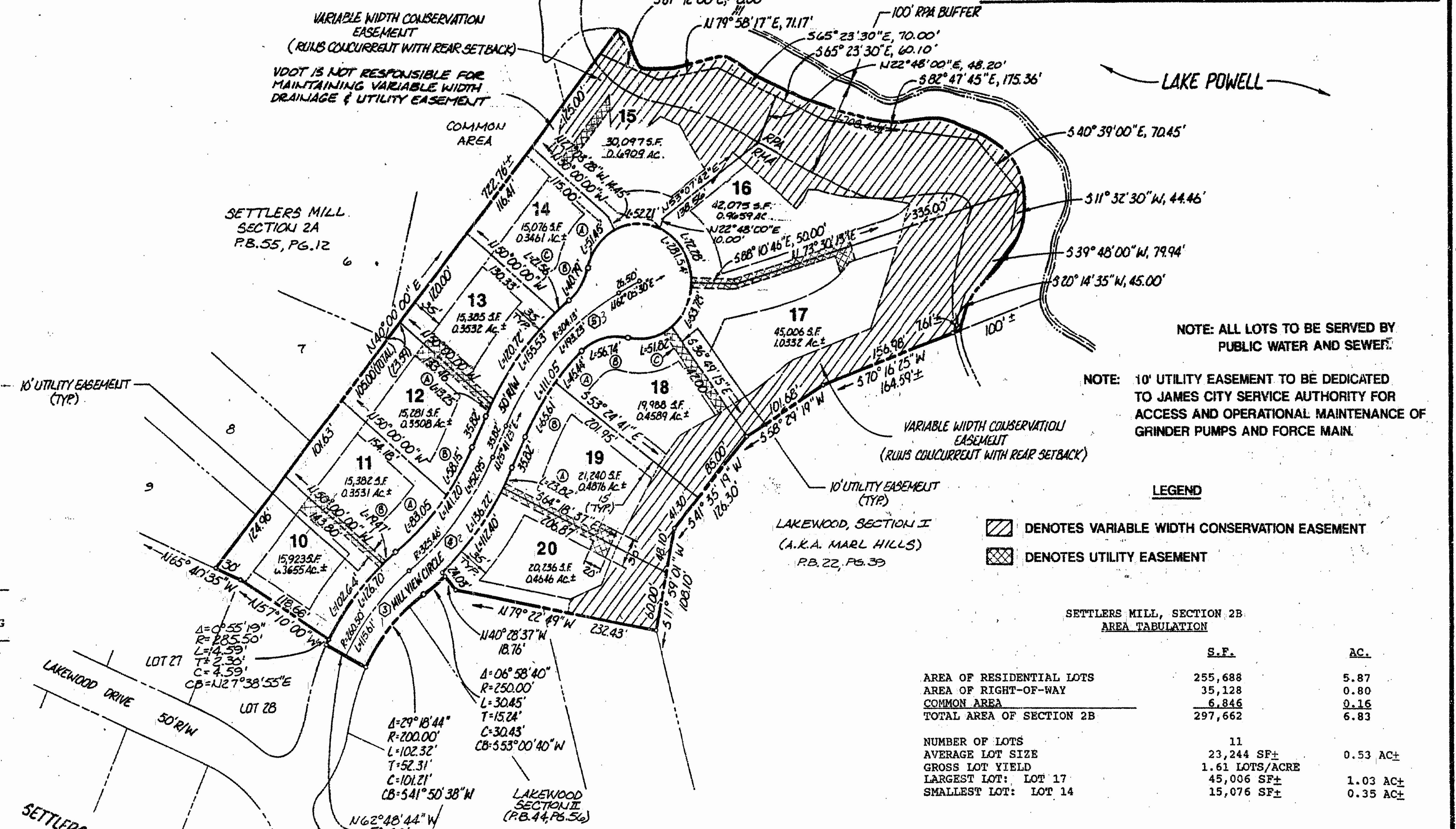
NOTICE OF EASEMENT

THE LOTS IN THIS SUBDIVISION 2B OF SETTLERS MILL HAVE A 20' WIDE UTILITY EASEMENT AT THE REAR LOT LINE FOR THE BENEFIT OF ROBERT T. ARMISTEAD AND LETITIA A. HANSON, HOLDERS OF A SECOND DEED OF TRUST ON THE PROPERTY. THE EASEMENT IS RECORDED ON THE PLAT ENTITLED "SECTION 2B, SETTLER'S MILL AT JAMESTOWN" (PB _____, PG _____), AS DRAWN BY AES CONSULTING ENGINEERS, DATED APRIL 1992. THIS EASEMENT SHALL BE EXTINGUISHED IF THE REMAINING PORTION OF SECTION 2 IS DEVELOPED WITHOUT A GRAVITY SEWER SYSTEM. THIS 20' UTILITY EASEMENT SUPERSEDES THE BELOW MENTIONED CONSERVATION EASEMENT UNTIL SAID UTILITY EASEMENT IS EXTINGUISHED.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THIS CONSERVATION EASEMENT: STRUCTURES OF ANY KIND, REMOVAL OF ANY VEGETATION, AND SOIL DISTURBANCE OF ANY KIND. (SEE DEED OF EASEMENTS, DEED BOOK _____, PAGE _____ FOR FURTHER INFORMATION).



LOCATION MAP 1"=2000'



LEGEND

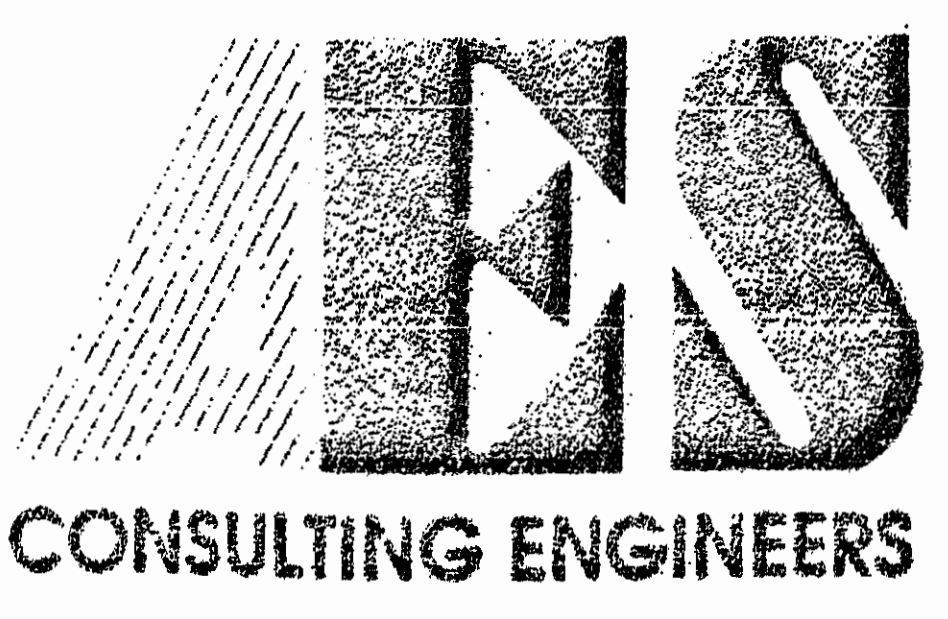
- ▨ DENOTES VARIABLE WIDTH CONSERVATION EASEMENT
- ▤ DENOTES UTILITY EASEMENT

SETTLERS MILL, SECTION 2B AREA TABULATION

	S.F.	AC.
AREA OF RESIDENTIAL LOTS	255,688	5.87
AREA OF RIGHT-OF-WAY	35,128	0.80
COMMON AREA	6,846	0.16
TOTAL AREA OF SECTION 2B	297,662	6.83

NUMBER OF LOTS: 11
 AVERAGE LOT SIZE: 23,244 SF± 0.53 AC±
 GROSS LOT YIELD: 1.61 LOTS/ACRE
 LARGEST LOT: LOT 17 45,006 SF± 1.03 AC±
 SMALLEST LOT: LOT 14 15,076 SF± 0.35 AC±

- GENERAL NOTES**
- MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:
 FRONT: 35 FEET
 REAR: 35 FEET
 SIDE: 15 FEET
 SEVERAL SETBACKS HAVE BEEN ADJUSTED TO COMPLY WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
 - PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
 - THIS PROPERTY IS PART OF PARCEL (47-1)(1-109) AND IS RECORDED IN PB 46, PG 93 AS REMAINDER OF 104.73 AC±.
 - NO CONSTRUCTION OR LAND DISTURBANCE SHALL OCCUR IN THE COMMON AREA, EXCEPT FOR THE AREA WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENT.



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 Williamsburg, Virginia 23188
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PLAT OF SUBDIVISION
SETTLERS MILL
AT JAMESTOWN
SECTION 2B
 OWNER: SETTLERS MILL INC.
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	4/8/92	REVISED LOT 15 PER OWNER	

Designed	Drawn
Scale	Date
Project No.	7407
Drawing No.	PLAT