

SOURCE OF TITLE:
 TITLE TO LAND SHOWN HEREON IS VESTED IN SETTLERS MILL, INC. BY DEED DATED JUNE 1, 1990, RECORDED IN D.B. 476, PG. 147, AND BY DEED DATED JULY 31, 1990, RECORDED IN D.B. 483, PG. 448 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

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.



4/15/94 John L. Hutcherson
 DATE NAME

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SETTLERS MILL, SECTION 3 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

4/15/94 John L. Hutcherson NAME: Larry R. McDonald
 DATE NAME

DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
 CITY/COUNTY OF: James City
 I, (PRINT) Marshall Colynne, 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 10th DAY OF April, 1994. MY COMMISSION EXPIRES April 10 - 1997.

Marshall Colynne
 (SIGNATURE)

CERTIFICATE OF APPROVAL

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

4/15/94 John L. Hutcherson
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 2nd DAY OF June, 1994 AS THE LAW DIRECTS.

CLERK: Chloe Stuard
 PLAT BOOK: 29, PAGE: 31

AREA BREAKDOWN:

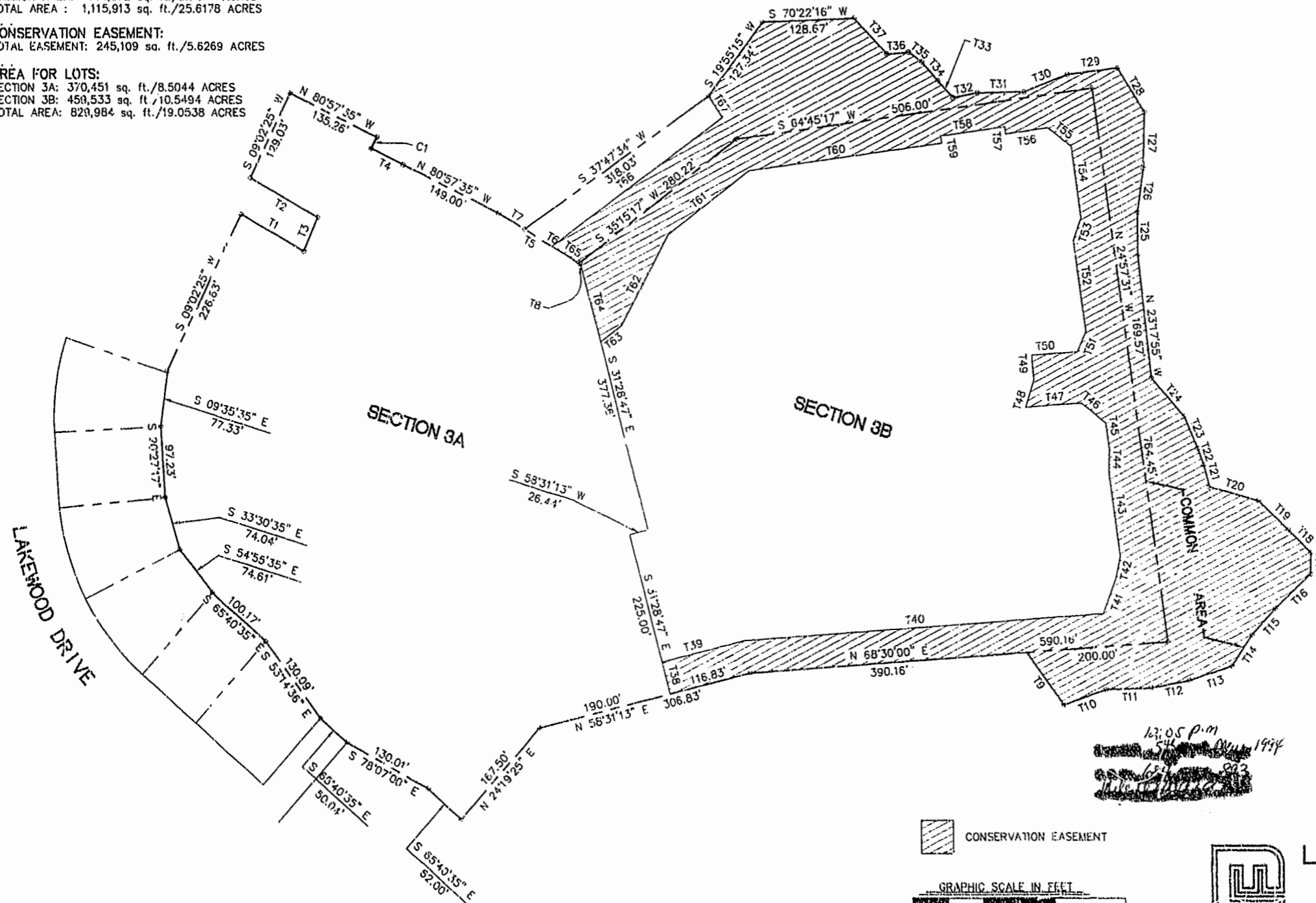
SECTION 3A: 447,958 sq. ft./10.2837 ACRES
 SECTION 3B: 523,883 sq. ft./12.0267 ACRES
 COMMON AREA: 144,072 sq. ft./3.274 ACRES
 TOTAL AREA: 1,115,913 sq. ft./25.6178 ACRES

CONSERVATION EASEMENT:

TOTAL EASEMENT: 245,109 sq. ft./5.6269 ACRES

AREA FOR LOTS:

SECTION 3A: 370,451 sq. ft./8.5044 ACRES
 SECTION 3B: 450,533 sq. ft./10.5494 ACRES
 TOTAL AREA: 820,984 sq. ft./19.0538 ACRES



LINE	DIRECTION	DISTANCE
T1	N 77°32'14" W	101.60'
T2	N 77°32'14" W	108.46'
T3	N 05°34'47" E	50.39'
T4	N 80°57'35" W	50.00'
T5	N 75°56'56" W	132.37'
T6	S 75°56'56" E	90.00'
T7	S 75°56'56" E	42.37'
T8	N 35°15'17" E	2.18'
T9	N 53°13'48" W	89.18'
T10	S 52°45'38" W	63.63'
T11	S 70°59'59" W	63.22'
T12	S 61°45'16" W	55.61'
T13	S 54°27'57" W	62.70'
T14	S 16°25'51" W	51.40'
T15	S 24°50'19" W	48.79'
T16	S 29°01'25" W	68.65'
T17	S 16°17'48" E	28.98'
T18	S 61°46'50" E	44.47'
T19	S 63°50'46" E	57.48'
T20	N 88°10'23" E	71.23'
T21	S 32°38'32" E	30.41'
T22	S 37°41'27" E	24.11'
T23	S 33°25'49" E	47.44'
T24	S 58°55'42" E	69.47'
T25	S 1°23'03" E	58.33'
T26	S 09°23'45" E	60.88'
T27	S 15°46'41" E	76.82'
T28	S 48°58'57" E	70.79'
T29	N 65°26'30" E	71.47'
T30	N 51°47'23" E	65.80'
T31	N 71°30'19" E	65.69'
T32	N 01°50'54" E	35.09'
T33	S 60°12'38" E	31.09'
T34	S 58°11'31" E	34.11'
T35	S 71°43'56" E	22.88'
T36	N 68°12'26" E	30.90'
T37	S 60°01'29" E	66.33'
T38	N 31°28'47" W	45.00'
T39	N 58°31'13" E	120.78'
T40	N 68°30'00" E	506.52'
T41	N 03°13'50" E	51.62'
T42	N 05°22'47" W	30.77'
T43	N 24°57'31" W	115.30'
T44	N 16°01'08" W	32.18'
T45	N 24°57'31" W	36.50'
T46	N 68°29'05" W	43.58'
T47	S 68°32'10" W	79.15'
T48	N 00°33'55" E	38.02'
T49	N 21°30'00" W	35.00'
T50	N 68°30'00" E	65.13'
T51	N 05°42'05" E	30.39'
T52	N 24°57'31" W	125.26'
T53	N 02°06'37" E	32.96'
T54	N 24°57'31" W	98.50'
T55	N 70°06'07" W	42.32'
T56	S 64°45'17" W	59.66'
T57	N 21°30'00" W	10.02'
T58	S 64°45'17" W	92.13'
T59	S 29°29'06" E	10.03'
T60	S 64°45'17" W	273.53'
T61	S 35°15'17" W	144.57'
T62	S 10°33'18" W	141.14'
T63	S 37°06'07" W	37.60'
T64	N 31°28'47" W	111.86'
T65	N 75°56'56" W	45.00'
T66	N 36°36'14" E	299.05'
T67	N 50°41'27" W	35.00'

PLAT OF PERIMETER OF SETTLERS MILL SECTION 3 FOR SETTLERS MILL, INC. JAMES CITY COUNTY, VIRGINIA SCALE: 1"=100' 4/15/94

Langley and McDonald, P.C.
 Engineers - Surveyors - Planners
 Landscape Architects - Environmental Consultants
 VIRGINIA BEACH WILLIAMSBURG

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.75'	17.36'	8.68'	17.36'	S 10°41'35" W	03°18'27"

