

**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.

May 24, 1994 *John L. Hutcherson*  
DATE NAME

**OWNER'S CERTIFICATE**

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

June 2, 1994 *Stacy G. Keibel*  
DATE NAME

DATE NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF: Virginia

CITY/COUNTY OF James City  
I (PRINT) Dianne H. McClanan 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 and DAY OF July 19 94 MY COMMISSION EXPIRES Oct. 31, 1996

*Dianne H. McClanan*  
(SIGNATURE)

**CERTIFICATE OF 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.

**CERTIFICATE OF APPROVAL**

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

6/6/94 *Michael S. Jula*  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/7/94 *Robin Jordan*  
DATE VIRGINIA DEPARTMENT OF HEALTH

6/6/94 *[Signature]*  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

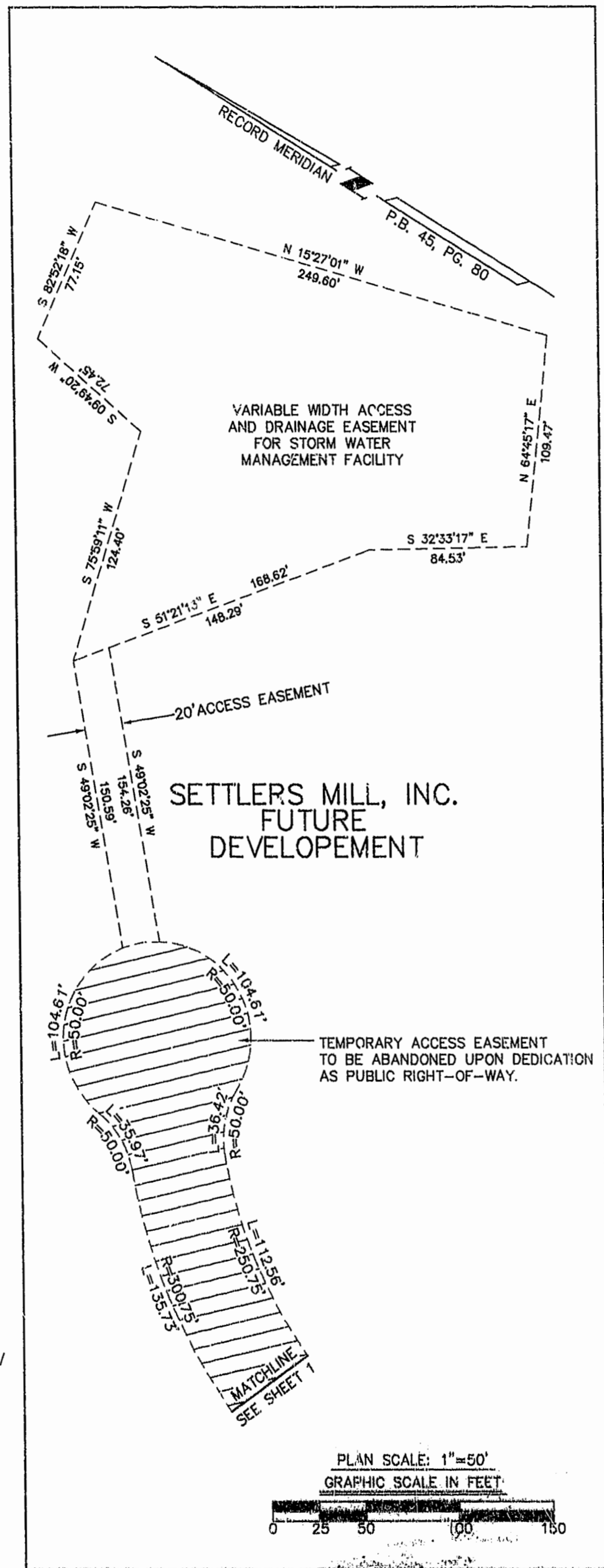
**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 7th DAY OF June 1994 AS THE LAW DIRECTS.

CLERK: *[Signature]*  
PLAT BOOK: 59, PAGE: 57 & 58

- GENERAL NOTES**
- 1) MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:  
FRONT: 35 FEET  
REAR: 35 FEET  
SIDE: 15 FEET
  - 2) PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
  - 3) THIS PROPERTY IS PART OF PARCEL (47-1)(1-109) AND IS RECORDED IN P.B. 46, PG. 93 AS REMAINDER OF 104.73 AC.±
  - 4) PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

10:06 AM  
RECORDED 16 JUN 1994  
D.C. No. 691 584  
*[Signature]*



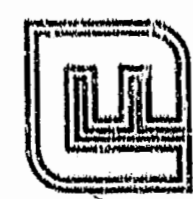
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.09'	208.95'	107.69'	205.86'	S 41°25'19" W	34°11'48"
C2	300.09'	179.11'	92.31'	176.46'	S 41°25'19" W	34°11'48"
C3	25.00'	39.27'	25.00'	35.36'	N 13°31'13" E	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	S 76°28'47" E	90°00'00"
C5	354.18'	284.71'	150.55'	277.11'	N 54°28'31" W	46°03'28"
C6	404.18'	324.90'	171.81'	316.23'	N 54°28'31" W	46°03'28"
C7	25.00'	40.71'	26.48'	36.56'	S 55°48'47" W	93°17'56"
C8	25.00'	37.78'	23.56'	34.28'	S 34°14'56" E	86°34'39"
C9	25.00'	38.19'	23.94'	34.58'	N 33°46'27" W	87°31'37"
C10	25.00'	40.76'	26.54'	36.40'	N 55°45'05" E	93°25'21"
C11	324.84'	103.91'	52.40'	103.47'	S 00°00'02" E	18°19'41"
C12	374.84'	141.02'	71.35'	140.19'	S 00°47'19" E	21°33'20"
C13	25.00'	41.80'	22.21'	40.60'	S 33°06'53" E	47°54'08"
C14	50.00'	32.05'	16.60'	31.50'	N 06°47'49" E	36°43'39"
C15	50.00'	228.84'	57.29'	75.34'	N 74°02'51" E	262°13'34"
C16	300.75'	17.36'	8.68'	17.36'	S 10°41'39" W	03°18'27"

**SETTLERS MILL SECTION 3A  
AREA TABULATIONS**

AREA OF LOTS =	8.0988
AREA OF RIGHT-OF-WAY =	2.1964
TOTAL AREA =	10.4857 AC.
NUMBER OF LOTS =	22
AVERAGE LOT SIZE =	0.37 AC.
GROSS LOT YIELD =	2.14 LOTS/AC.



PLAT OF SUBDIVISION  
**SETTLERS MILL**  
AT JAMESTOWN  
SECTION 3A  
FOR SETTLERS MILL, INC.  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 50' DATE: 5/24/94  
SHEET 1 OF 2



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

