

**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: 11/12/94  
 JOHN L. HUTCHERSON #1370

**SETTLERS MILL SECTION 3B  
 AREA TABULATION**

AREA OF LOTS = 10.5494 AC.  
 AREA OF RIGHT-OF-WAY = 1.4658 AC.  
 TOTAL AREA = 12.0152 AC.  
 NUMBER OF LOTS = 23  
 AVERAGE LOT SIZE = 0.46 AC.  
 GROSS LOT YIELD = 1.91 LOTS/AC.

LINE	DIRECTION	DISTANCE
T1	N 77°32'14" W	101.60'
T2	N 77°32'14" W	108.46'
T3	N 08°34'47" E	50.36'
T4	N 80°57'35" W	50.00'
T5	N 75°56'56" W	132.37'
T6	S 75°56'56" E	45.00'
T7	S 75°56'56" E	42.37'
T8	N 35°15'17" E	2.18'
T9	N 53°15'48" W	89.18'
T10	S 52°45'38" W	63.53'
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	51.46'
T15	S 24°50'19" W	48.79'
T16	S 29°01'25" W	68.66'
T17	S 16°17'48" E	28.98'
T18	S 61°46'50" E	44.47'
T19	S 63°50'46" E	57.68'
T20	N 88°10'23" E	71.23'
T21	S 32°38'32" E	30.51'
T22	S 37°41'27" E	24.21'
T23	S 39°25'49" E	47.84'
T24	S 58°56'42" E	69.47'
T25	S 17°23'03" E	58.33'
T26	S 09°23'45" E	60.88'
T27	S 15°46'41" E	76.62'
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 61°50'54" E	35.09'
T33	S 60°12'36" 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	120.76'
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	43.56'
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'
T68	N 58°31'13" E	20.44'

PLAT OF SUBDIVISION  
**SETTLERS MILL**  
 AT JAMESTOWN  
 SECTION 3B  
 FOR  
**SETTLERS MILL, INC.**  
 JAMES CITY COUNTY, JAMESTOWN DISTRICT, VIRGINIA  
 SCALE: 1"=50' 11/10/94  
 SHEET 1 OF 2



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

**OWNER'S CERTIFICATE**

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

DATE: 11/15/94  
 NAME: Murray R. McDonald, President Settlers Mill, Inc.

**CERTIFICATE OF NOTARIZATION**

STATE OF: Virginia  
 CITY/COUNTY OF: James City  
 I, (PRINT) Darrell W. Moore, 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 12 DAY OF November, 1994. MY COMMISSION EXPIRES 12-31-96.  
Darrell W. Moore  
 (SIGNATURE)

**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.

DATE: 12/13/94  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 12/2/94  
 VIRGINIA DEPARTMENT OF HEALTH  
 DATE: 12/16/94  
 SUPERVISOR AGENT OF JAMES CITY COUNTY

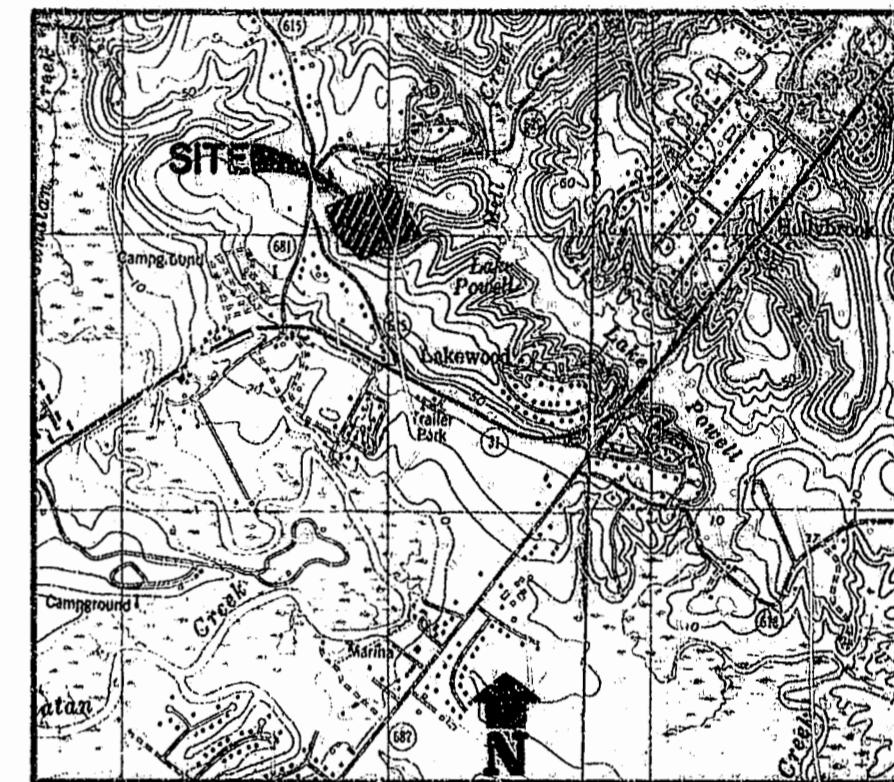
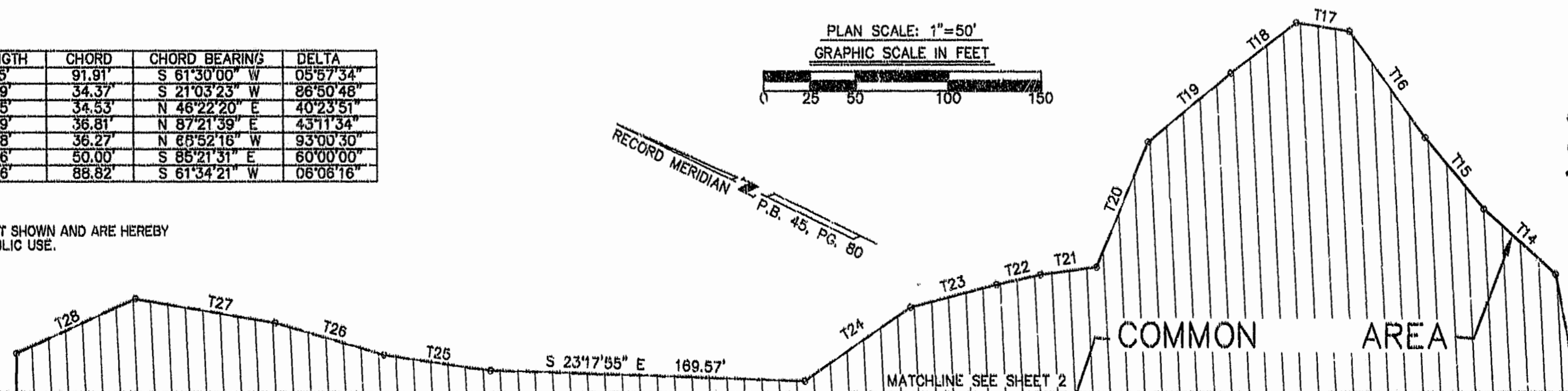
STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
 PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 12 DAY OF December, 1994 AT 9:01 AM  
 AS THE LAW DIRECTS.  
 CLERK: Debra S. Ward  
 PLAT BOOK: 661, PAGE: 177 & 178

- 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±.
  - 4) PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

**REFERENCES**  
 D.B. 684, PG. 893 ; P.B. 59, PG. 31  
 D.B. 691, PG. 584 ; P.B. 59, PG. 57

LABEL	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	884.00'	46.02'	91.95'	91.91'	S 61°30'00" W	05°57'34"
C2	25.00'	23.66'	37.89'	34.37'	S 21°03'23" W	86°50'48"
C3	50.00'	18.40'	35.25'	34.53'	N 46°22'20" E	40°23'51"
C4	50.00'	19.79'	37.69'	36.81'	N 87°21'39" E	43°11'34"
C5	23.00'	26.35'	40.58'	36.27'	N 68°52'16" W	93°00'30"
C6	30.00'	26.87'	52.36'	50.00'	S 85°21'31" E	60°00'00"
C7	834.00'	44.47'	88.36'	88.82'	S 61°34'21" W	06°08'16"

NOTE: THE STREETS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.



VICINITY MAP 1"=2000



**CONSERVATION EASEMENT**  
 CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY. NO CLEARING OR CONSTRUCTION PERMITTED.

9:01 AM  
 Recorded 20th day Dec 1994  
 D.B. 718, PG. 392  
 Debra S. Ward