

RECORD MERIDIAN P.B. 45, PG. 80

TEMPORARY CUL-DE-SAC EASEMENT TO BE ABANDONED UPON DEDICATION OF MILL STREAM WAY AS PUBLIC RIGHT-OF-WAY.

VARIABLE WIDTH DRAINAGE EASEMENT
MATCHLINE SEE SHEET 2

LAKWOOD DRIVE

MILL STREAM WAY

LOT 9
22,997 SQ. FT.
0.8279 ACRES

LOT 10
21,167 SQ FT
0.4859 ACRES

LOT 11
17,433 SQ FT
0.4002 ACRES

LOT 17
SECTION 1
LAKEWOOD

LOT 16
SECTION 3

LOT 115
SECTION 3

LOT 17
SECTION 3

LOT 8
18,279 SQ FT
0.4196 ACRES

LOT 7
18,140 SQ FT
0.4164 ACRES

LOT 6
16,796 SQ FT
0.3856 ACRES

SETTLERS MILL, INC.

HOLLY GROVE
50' R/W

EXISTING ACCESS EASEMENT HEREBY VACATED

LOT 5
24,079 SQ FT
0.5528 ACRES

LOT 18
SECTION 3

LOT 1
16,606 SQ FT
0.3812 ACRES

LOT 2
17,478 SQ FT
0.4013 ACRES

LOT 3
17,540 SQ FT
0.4027 ACRES

LOT 4
24,546 SQ FT
0.5635 ACRES

LOT 19
SECTION 3

LOT 20
SECTION 3

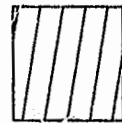
EXISTING COMMON AND CONSERVATION AREA

SETTLERS MILL SECTION 3B

EXISTING VARIABLE WIDTH EASEMENT
DB 691, PAGE 584

SHEET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SHEET 1	C1	260.75'	175.08'	91.26'	171.52'	S 29°02'05" W	39°59'59"
SHEET 1	C2	50.00'	36.14'	18.90'	35.35'	S 69°44'39" W	41°24'29"
SHEET 1	C3	50.00'	229.35'	56.70'	75.00'	N 40°57'40" W	262°49'05"
SHEET 1	C4	50.00'	36.13'	18.90'	35.35'	N 28°18'57" E	41°24'25"
SHEET 1	C5	304.75'	209.96'	109.46'	205.72'	S 29°02'25" W	39°59'59"
SHEET 1	C6	25.00'	40.76'	26.54'	36.40'	S 55°45'05" W	93°25'21"
SHEET 1	C7	25.00'	37.42'	23.21'	34.01'	N 33°50'17" W	85°45'24"
SHEET 1	C8	25.00'	41.12'	26.92'	36.64'	N 56°09'47" E	94°14'28"
SHEET 1	C9	245.00'	40.66'	20.38'	40.61'	N 04°17'14" E	09°30'39"
SHEET 1	C10	295.00'	48.96'	24.53'	48.90'	N 04°17'14" E	09°30'39"
SHEET 1	C11	26.00'	37.78'	23.55'	34.28'	S 34°14'50" E	68°34'41"
SHEET 1	C12	342.20'	48.15'	24.12'	48.12'	S 05°07'41" W	07°54'03"

LINE	DIRECTION	DISTANCE
T1	S 09°02'33" W	20.22'
T2	S 09°02'33" W	76.96'



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

CONSERVATION AREA:
RUNS CONCURRENT WITH REAR BUILDING SETBACK LINE

FUTURE DEVELOPMENT

SETTLERS MILL SECTION 3A
(DEED BOOK 6, PAGE 684)
(PLAT BOOK 691, PAGES 57-58)

PLAT OF
SETTLERS MILL
AT JAMESTOWN
SECTION 4
FOR
SETTLERS MILL, INC.
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
8/22/95 SCALE: 1"=50'

2:34 p.m.
Recorded 15 day of October 1995
in
D.B. No. 763 pages 69
Notarized Clerk

PLAT RECORDED IN
P.B. NO. 623 PAGE 69, 70



Langley and McDonald, P.C.

Engineers - Surveyors - Planners
Landscape Architects - Environmental Consultants

VIRGINIA BEACH

WILLIAMSBURG

PLAN SCALE: 1"=50'
GRAPHIC SCALE IN FEET

