



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.

8-31-95 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, PROMOTORS AND OR TRUSTEES.

8-31-95 [Signature]
DATE NAME

DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) Dianne H. McLean 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 31st DAY OF August 19 95 MY COMMISSION EXPIRES 0 Oct. 31, 1996

Dianne H. McLean
(SIGNATURE)

NOTE: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE

SETTLERS MILL SECTION 4

AREA TABULATION

AREA OF LOTS	= 438,098.3 SQ. FT. (10.0573 AC.)
AREA OF RIGHT-OF-WAY	= 92,240.7 SQ. FT. (2.1176 AC.)
AREA OF COMMON AREA	= 62,008.5 SQ. FT. (1.4235 AC.)

TOTAL AREA	= 592,347.5 SQ. FT. (13.5984 AC.)
NUMBER OF LOTS	= 24
AVERAGE LOT SIZE	= 18,254.1 SQ. FT. (0.4191 AC.)
GROSS LOT YIELD	= 1.76 LOTS / AC.

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.

9/13/95 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

9-13-95 [Signature]
DATE VIRGINIA DEPARTMENT OF HEALTH

11/13/95 [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 13 DAY OF November, 1995 AS THE LAW DIRECTS.

CLERK: [Signature]
PLAT BOOK: 63, PAGES: 18, 19 + 20

PLAT RECORDED IN
P.B. NO. 63 PAGES 18, 19, 20
2:24 p.m.
Recorded 13 day of November 1995
in 63
D.B. No. 763 pages 5, 9
[Signature] Clerk

- GENERAL NOTES:
- 1) MINIMUM LOT SETBACK REQUIREMENTS ARE / 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 AND SEWER.

PLAT OF
SETTLERS MILL
AT JAMESTOWN
SECTION 4
FOR
SETTLERS MILL, INC.
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
8/22/95
SHEET 3 OF 3



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