PLAT OF
SETTLERS MILL
AT JAMESTOWN
SECTION 5
FOR
SETTLERS MILL, INC.
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
4/30/97 SCALE: 1"=50'
SHEET 1 OF 4

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

RECORD MERIDIAN P.B. 45, PG. 80

PLAN SCALE: 1"=50'
GRAPHIC SCALE IN FEET
0 25 50 100 150

SHEET	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SHEET 1	C1	295.00'	48.96'	24.53'	48.90'	N04°17'14"E	09°30'29"
SHEET 1	C2	25.00'	37.40'	23.20'	34.01'	S56°06'28"W	85°42'57"
SHEET 1	C3	25.00'	41.69'	27.54'	37.02'	N41°45'47"E	95°32'24"
SHEET 1	C4	50.00'	36.14'	18.90'	35.36'	S01°44'16"W	41°24'35"
SHEET 1	C5	50.00'	229.35'	56.69'	75.00'	S71°01'59"W	262°49'09"
SHEET 1	C6	50.00'	36.14'	18.90'	35.36'	N39°40'18"W	41°24'35"
SHEET 1	C7	25.00'	38.16'	23.92'	34.56'	N48°44'05"W	87°27'52"
SHEET 1	C8	1936.98'	85.72'	42.87'	85.71'	N01°44'05"W	02°32'08"
SHEET 1	C9	245.00'	40.66'	20.38'	40.61'	N04°17'14"E	09°30'29"
SHEET 1	C10	50.00'	15.80'	7.97'	15.74'	S09°54'46"E	18°06'31"
SHEET 1	C11	50.00'	20.33'	10.31'	20.19'	S16°47'32"W	23°18'04"

LINE	DIRECTION	DISTANCE
T1	S09°02'33"W	26.96'
T2	S09°02'33"W	20.22'

SECTION 4 LOT 18
SECTION 4 LOT 19
SECTION 4 LOT 20
SECTION 4 LOT 21
SECTION 4 LOT 22
SECTION 4 LOT 23
SECTION 4 LOT 24
SECTION 4 LOT 9

SEE SHEET 3 MATCHLINE
SEE SHEET 3
SEE SHEET 2
SEE SHEET 2 MATCHLINE

LOT 1 18,071 SQ. FT. 0.4148 ACRES
LOT 2 15,476 SQ. FT. 0.3553 ACRES
LOT 3 23,070 SQ. FT. 0.5296 ACRES
LOT 4 23,796 SQ. FT. 0.5463 ACRES
LOT 5 19,657 SQ. FT. 0.4513 ACRES
LOT 6 17,691 SQ. FT. 0.4061 ACRES
LOT 7 18,433 SQ. FT. 0.4232 ACRES
LOT 8 20,345 SQ. FT. 0.4671 ACRES
LOT 9 17,965 SQ. FT. 0.4124 ACRES
LOT 10 27,561 SQ. FT. 0.6327 ACRES
LOT 11 17,682 SQ. FT. 0.4059 ACRES
LOT 12 16,447 SQ. FT. 0.3776 ACRES
LOT 13 21,175 SQ. FT. 0.4861 ACRES
LOT 14 15,980 SQ. FT. 0.3668 ACRES
LOT 15 15,069 SQ. FT. 0.3459 ACRES
LOT 41 15,666 SQ. FT. 0.3596 ACRES
LOT 42 15,557 SQ. FT. 0.3571 ACRES
LOT 43 15,675 SQ. FT. 0.3598 ACRES
LOT 44 15,096 SQ. FT. 0.3466 ACRES
LOT 45 16,394 SQ. FT. 0.3764 ACRES

20' UTILITY EASEMENT
20' UTILITY EASEMENT TO BE DEDICATED TO JCSA
20' UTILITY EASEMENT TO BE DEDICATED TO JCSA
CONSERVATION AREA
CONSERVATION AND COMMON AREA 23,104 SQ. FT. 0.5304 ACRES
COMMON AND CONSERVATION AREA 29,489 SQ. FT. 0.6770 ACRES
20' DRAINAGE EASEMENT TO BE DEDICATED TO HOME OWNERS ASSOCIATION
R/W AREA 80,113 SQ. FT. 1.8391 ACRES

SPRING BRANCH 50' R/W
LAKEWOOD DRIVE 50' R/W

SETTLERS MILL SECTION 4 (D.B. 763, PG. 591) (P.B. 63 PGS. 18-20)

9:23 AM 7 Oct 1997

PLAT RECORDED IN 66 PAGE 97

NOTE: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC PURPOSES.

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

FUTURE DEVELOPEMENT
SECTION 6 LOT 27
SECTION 6 LOT 28
SECTION 6 LOT 29
SECTION 6 LOT 30

DWG # 6499W