

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SETTLERS MILL AT JAMESTOWN SECTION 2A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*Larry H. McCord*  
 LARRY H. McCORD  
 PRESIDENT, SETTLERS MILL INC. DATE 6-12-91

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF Williamsburg, I, Anita Saunders  
 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 24th DAY OF June, 1991. MY COMMISSION EXPIRES 3-29-93  
*Anita Saunders*  
 ANITA SAUNDERS  
 SIGNATURE

**SOURCE OF TITLE**

TITLE TO LAND SHOWN HEREON IS VESTED IN SETTLERS MILL, INC. BY DEED DATED JUNE 1, 1990, RECORDED IN DB 476, AT PAGE 147, AND BY DEED DATED JULY 31, 1990, RECORDED IN DB 483, AT PAGE 448 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**ENGINEER OR 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.

JUNE 6, 1991  
 DATE *G. T. Wilson, Jr.*  
 G. T. WILSON, JR. C.L.S.

**CERTIFICATE OF APPROVAL**

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

6-17-91  
 DATE *J. D. Hall*  
 J. D. HALL  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
June 13, 1991  
 DATE *Valerie Jordan*  
 VALERIE JORDAN  
 VIRGINIA DEPARTMENT OF HEALTH  
10/28/91  
 DATE *William J. ...*  
 WILLIAM J. ...  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**LOT CURVE DATA**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	8°15'37"	700.00'	100.92'	50.55'	100.83'	S29°17'28"W
2	8°11'35"	700.00'	100.10'	50.13'	100.01'	S37°31'04"W
3A	36°50'28"	50.00'	32.15'	16.65'	31.60'	S33°33'49"W
3B	10°22'11"	384.88'	69.66'	34.93'	69.56'	S46°47'58"W
4	72°21'25"	50.00'	63.14'	36.57'	59.03'	S51°19'18"W
5	52°22'00"	50.00'	45.70'	24.59'	44.12'	N66°19'00"W
6	52°32'00"	50.00'	45.84'	24.68'	44.26'	N13°52'00"W
7A	24°03'03"	50.00'	20.99'	10.65'	20.83'	N85°22'37"E
7B	85°00'09"	50.00'	74.18'	45.82'	67.56'	N54°54'04"E
8A	2°59'05"	650.00'	33.86'	16.93'	33.86'	N40°07'19"E
8B	8°06'13"	334.88'	23.72'	12.36'	23.72'	N45°39'58"E
8C	23°38'01"	50.00'	20.62'	10.46'	20.48'	N61°32'05"E
9	13°24'20"	650.00'	152.08'	76.39'	151.74'	N31°55'35"E

**CENTERLINE CURVE DATA**

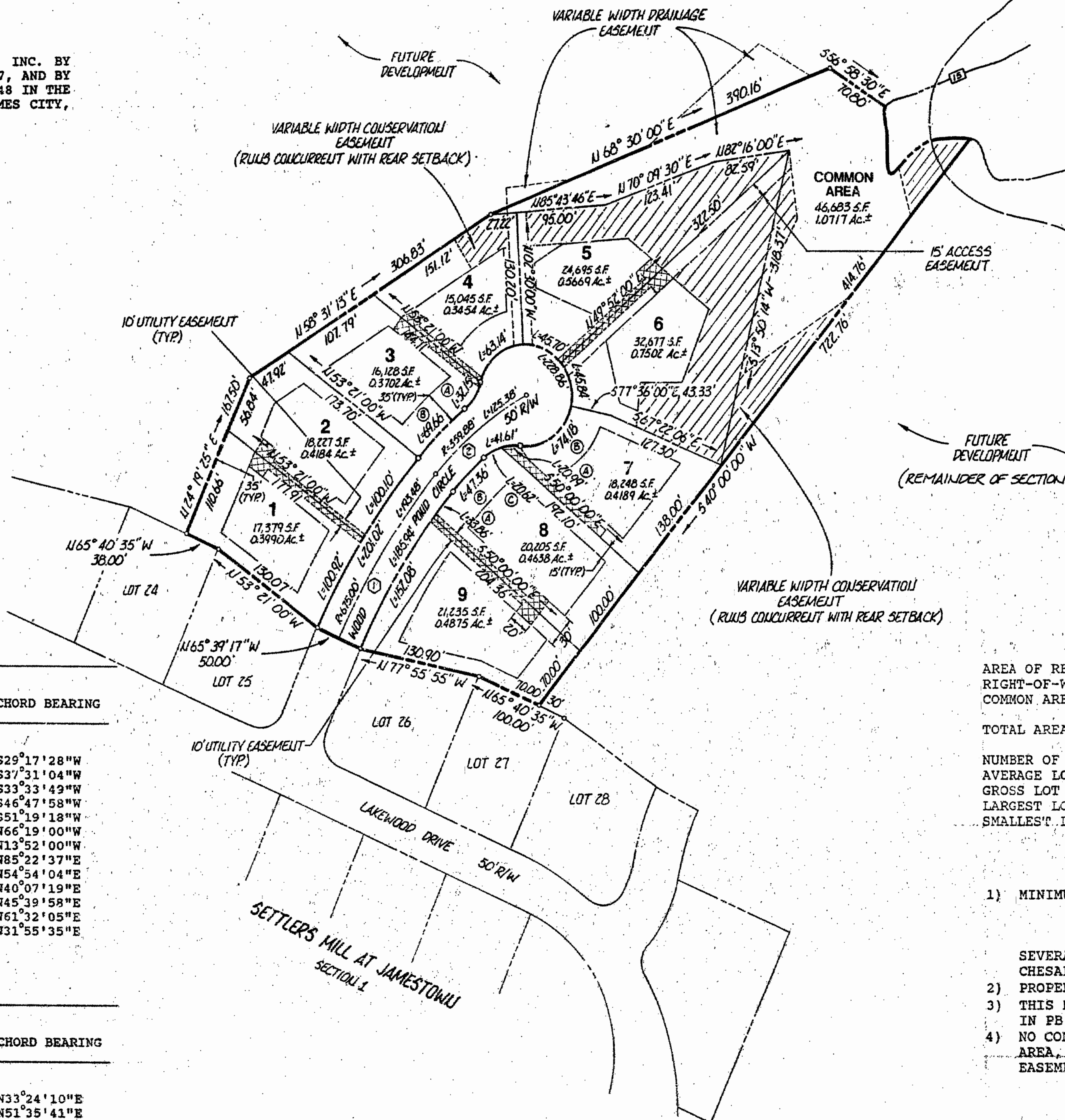
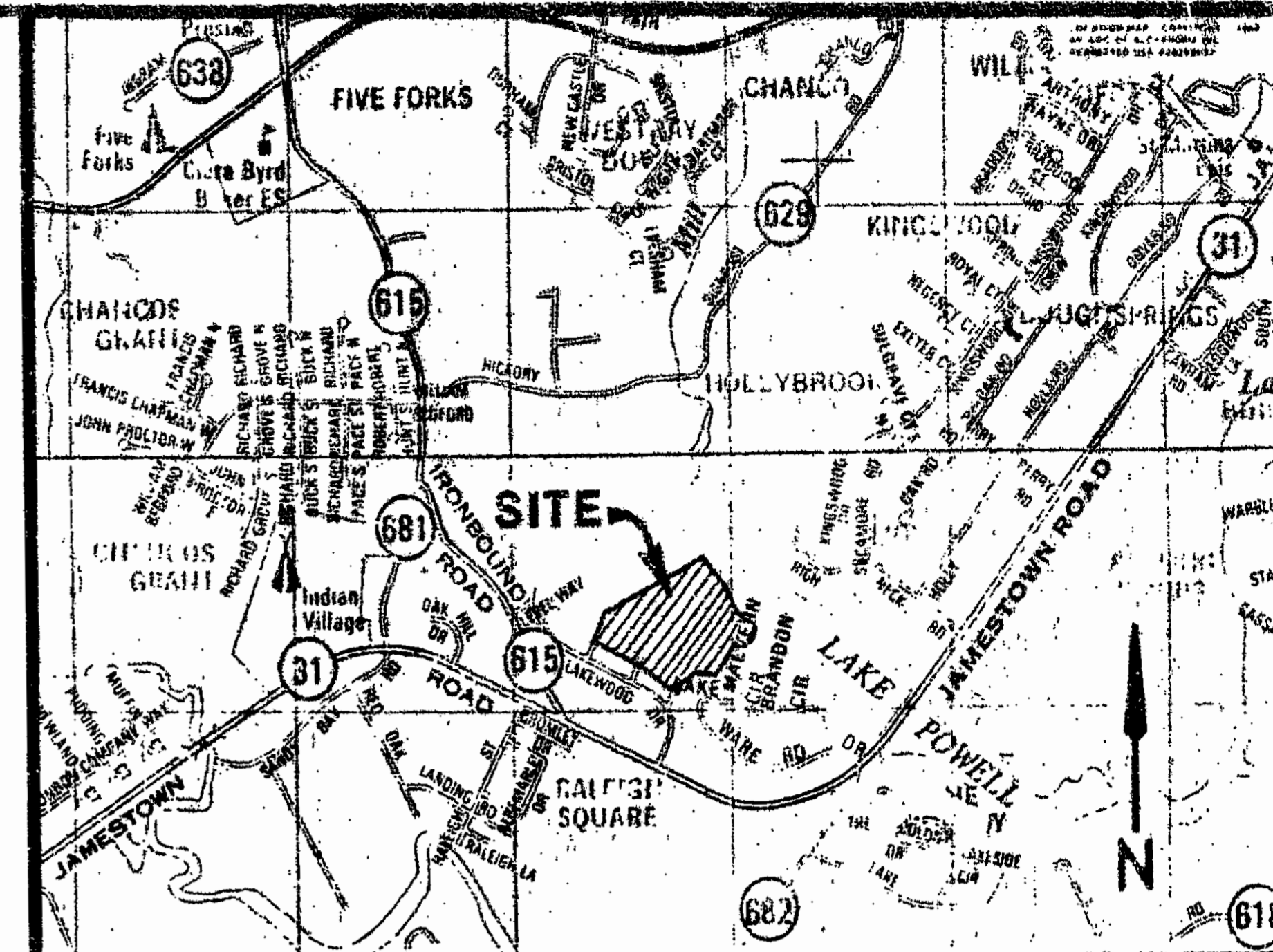
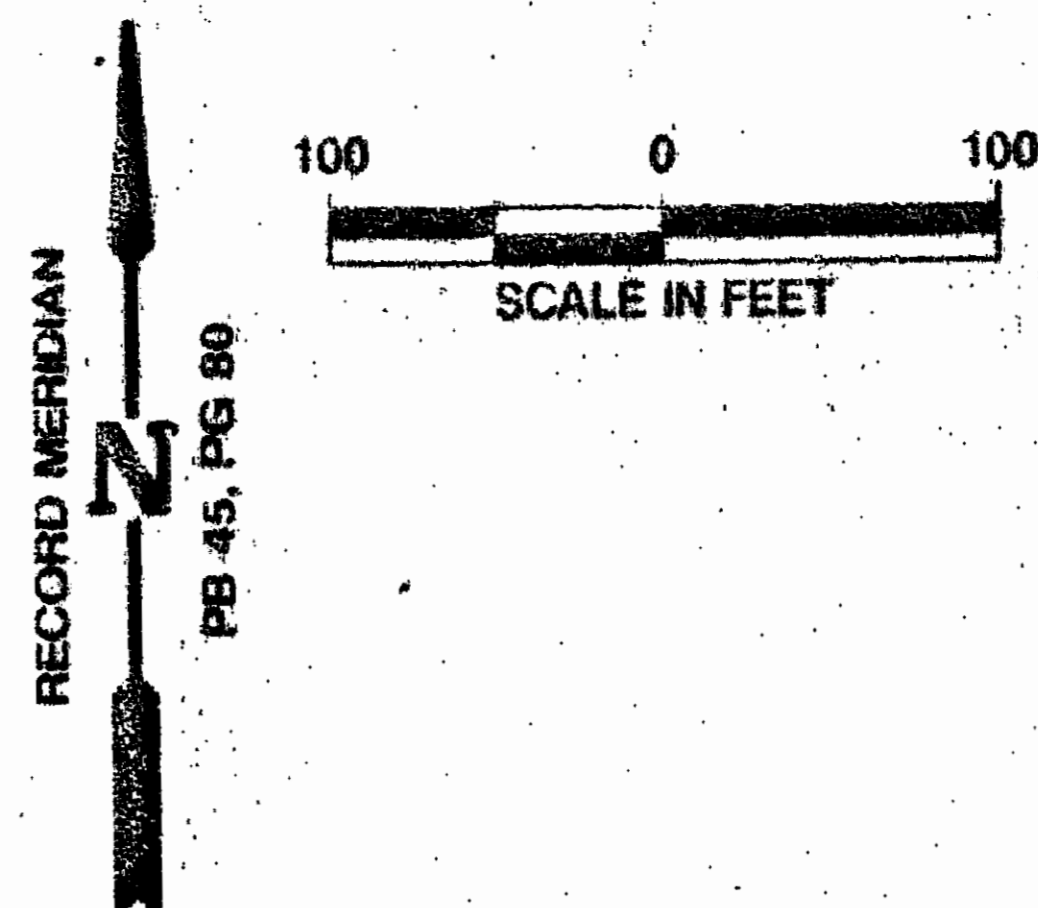
**WOOD POND CIRCLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	16°25'23"	675.00'	193.48'	97.41'	192.82'	N33°24'10"E
2	19°57'38"	359.88'	125.38'	63.33'	124.74'	N51°35'41"E

**NOTICE OF EASEMENT**

THE LOTS IN THIS SUBDIVISION 2A OF SETTLERS MILL HAVE A 20' WIDE UTILITY EASEMENT AT THE REAR LOT LINE FOR THE BENEFIT OF ROBERT T. ARMISTEAD AND LETITIA A. HANSON, HOLDERS OF A SECOND DEED OF TRUST ON THE PROPERTY. THE EASEMENT IS RECORDED ON THE PLAT ENTITLED "SECTION 2A, SETTLERS MILL AT JAMESTOWN" (PB \_\_\_\_\_, PG \_\_\_\_\_), AS DRAWN BY AES CONSULTING ENGINEERS, DATED JUNE 1991. THIS EASEMENT SHALL BE EXTINGUISHED IF THE REMAINING PORTION OF SECTION 2 IS DEVELOPED WITHOUT A GRAVITY SEWER SYSTEM. THIS 20' UTILITY EASEMENT SUPERSEDES THE BELOW MENTIONED CONSERVATION EASEMENT UNTIL SAID UTILITY EASEMENT IS EXTINGUISHED.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THIS CONSERVATION EASEMENT: STRUCTURES OF ANY KIND, REMOVAL OF ANY VEGETATION, AND SOIL DISTURBANCE OF ANY KIND. (SEE DEED OF EASEMENT, DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ FOR FURTHER INFORMATION).



NOTE: 10' UTILITY EASEMENT TO BE DEDICATED TO JAMES CITY SERVICE AUTHORITY FOR ACCESS AND OPERATIONAL MAINTENANCE OF GRINDER PUMPS AND FORCE MAIN.

**LEGEND**

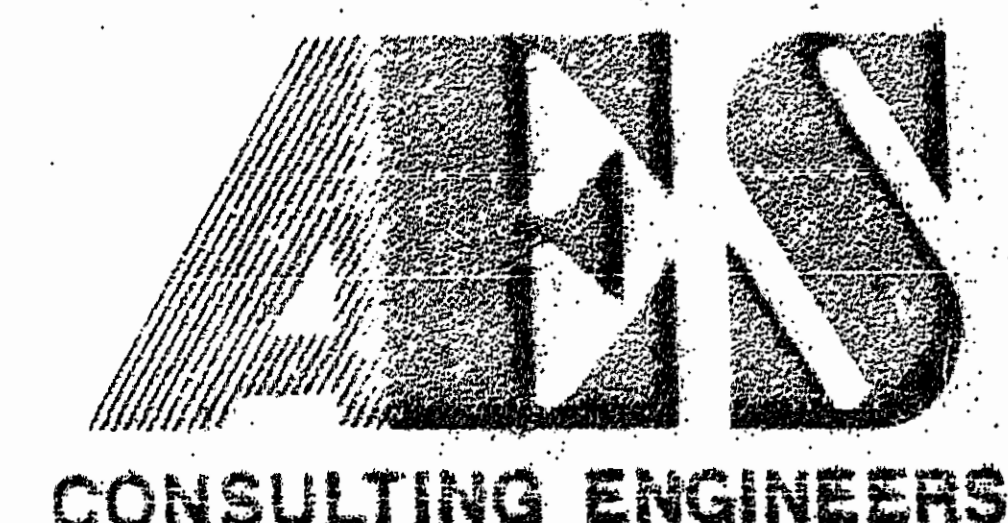
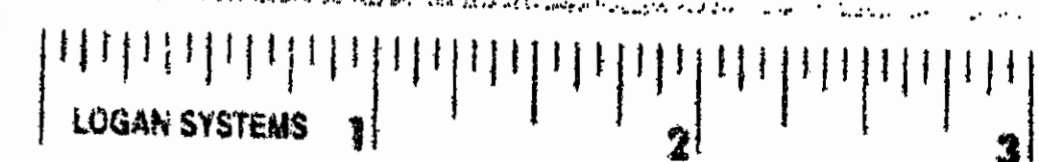
- DENOTES VARIABLE WIDTH CONSERVATION EASEMENT
- DENOTES UTILITY EASEMENT

**AREA TABULATIONS**

	S.F.	ACRES
AREA OF RESIDENTIAL LOTS	183,839	4.22
RIGHT-OF-WAY AREA	21,531	0.49
COMMON AREA	46,683	1.07
TOTAL AREA OF SECTION 2A	252,053	5.78
NUMBER OF LOTS	9	
AVERAGE LOT SIZE	20,427 S.F.	0.47 ACRES
GROSS LOT YIELD	1.55 LOTS/ACRES	
LARGEST LOT: LOT 6	32,677 S.F.	0.75 ACRES
SMALLEST LOT: LOT 4	15,045 S.F.	0.35 ACRES

**GENERAL NOTES**

- 1) MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:  
 FRONT: 35 FEET  
 REAR: 35 FEET  
 SIDE: 15 FEET  
 SEVERAL SETBACKS HAVE BEEN ADJUSTED TO COMPLY WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 2) PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT, R-1.
- 3) THIS PROPERTY IS PART OF PARCEL (47-1) (1-109) AND IS RECORDED IN PB 46, PG 93 AS REMAINDER OF 104.73 AC.
- 4) NO CONSTRUCTION OR LAND DISTURBANCE SHALL OCCUR IN THE COMMON AREA, EXCEPT FOR THE AREA WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENT.



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994

**PLAT OF SUBDIVISION**  
**SETTLERS MILL**  
**AT JAMESTOWN**  
**SECTION 2A**  
 OWNER: SETTLERS MILL INC.  
 JAMESTOWN DISTRICT      JAMES CITY COUNTY      VIRGINIA



NO.	DATE	REVISION	COMMENT	NOTE	BY

Designed *HWP* Drawn *BJU*  
 Scale *1"=100'* Date *JUNE 1991*  
 Project No. **7407**  
 Drawing No.  
**PLAT**