

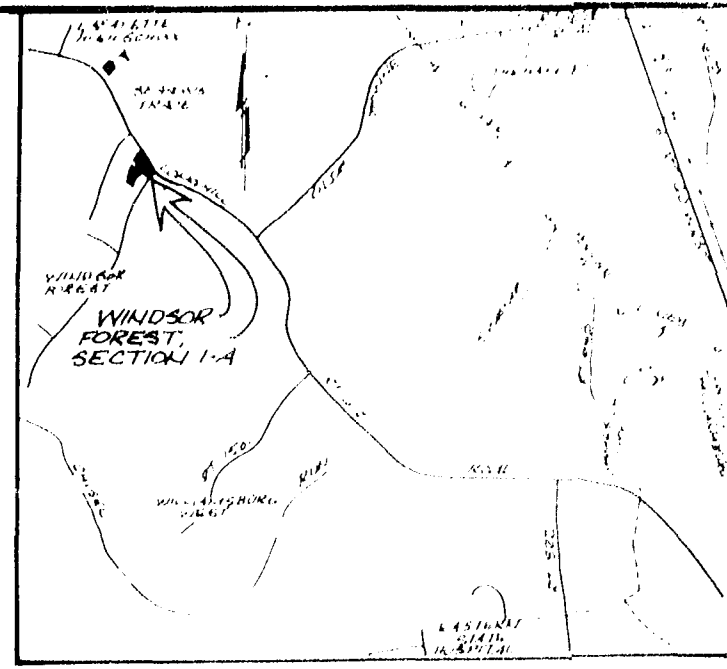
OWNER'S CONSENT & DEDICATION

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors. Title to the land shown hereon is vested in HERITAGE DEVELOPMENT COMPANY by deed dated recorded in deed book 135 at page 548 and plat book 29 at page 33 in the clerks office of James City County.

BY Robert S. Hornsby Warren G. Kirtley
Robert S. Hornsby Warren G. Kirtley

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BEAR.
1	44°48'21"	80.00'	89.10'	20.61'	98.11'	N26°26'23"W
2	61°43'25"	80.00'	83.87'	29.82'	91.30'	N26°49'35"E
3	121°35'46"	80.00'	108.11'	89.46'	87.29'	S91°30'44"E
4	60°21'31"	80.00'	68.21'	34.89'	60.33'	S80°24'01"E
5	05°12'00"	1102.29'	100.04'	8008'	100.00'	S51°26'38"E
6	05°17'58"	1102.29'	101.94'	81.01'	101.91'	S56°41'31"E
7	05°17'58"	1078.29'	98.40'	48.23'	96.36'	S56°41'31"E
8	05°13'18"	1078.29'	97.72'	48.89'	97.69'	S56°43'30"E
9	96°29'50"	80.00'	80.88'	33.61'	44.76'	S11°05'34"E
10	97°30'38"	80.00'	87.91'	30.80'	42.98'	N74°54'12"E
11	85°49'37"	80.00'	44.94'	27.89'	40.88'	S16°24'59"W
12	05°13'18"	1078.29'	97.72'	48.89'	97.69'	S56°43'30"E
13	12°21'19"	482.72'	92.66'	46.82'	92.70'	S53°11'07"W



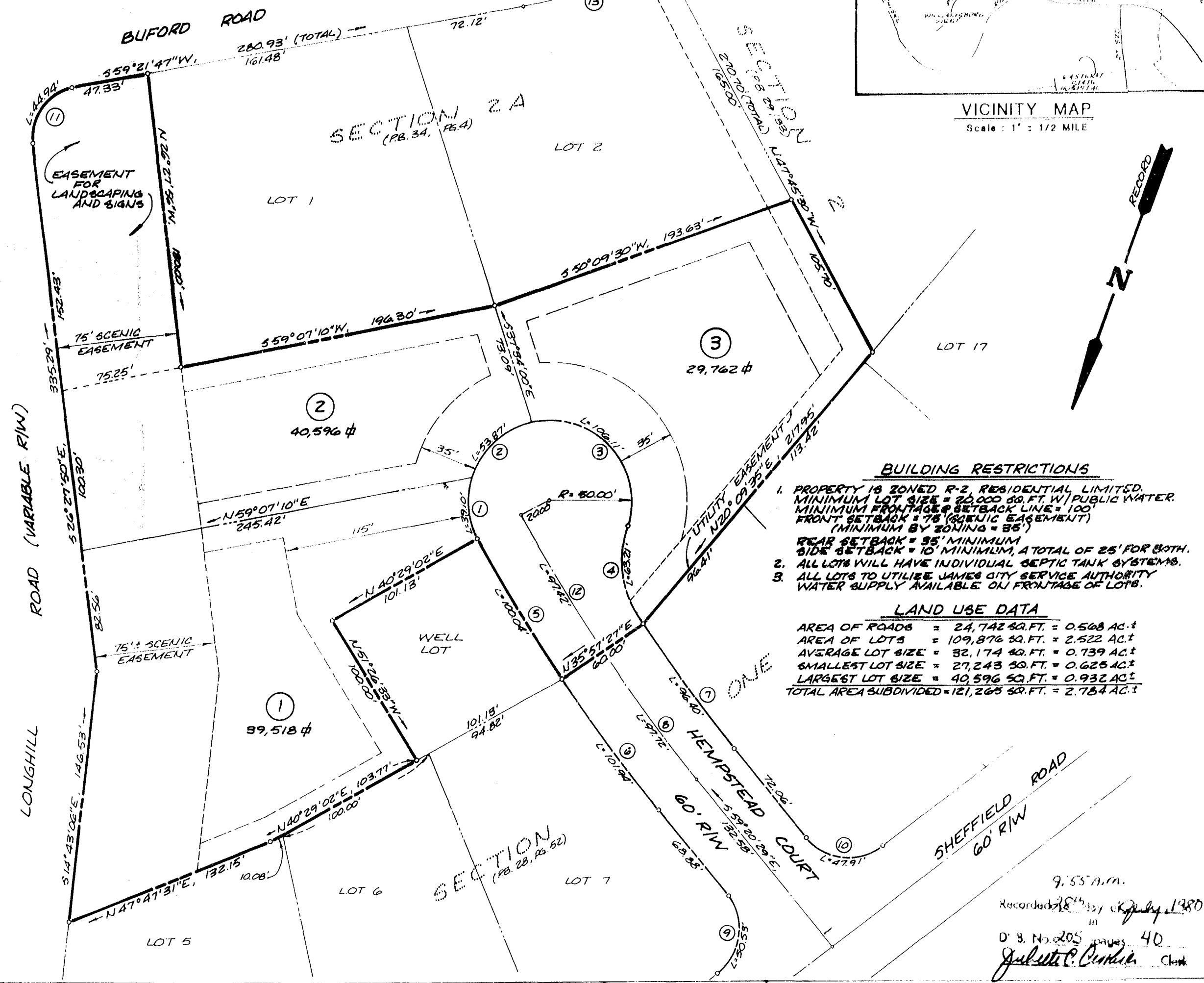
VICINITY MAP
Scale: 1" = 1/2 MILE

STATE OF VIRGINIA,
Janet L. Lidd, a Notary Public do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid. Given under my hand this 28th day of July 1980. My commission expires November 9, 1981.

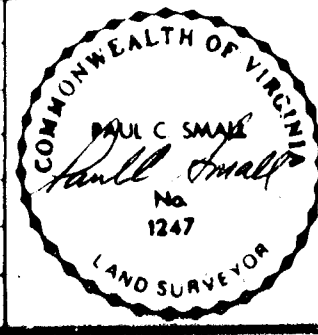
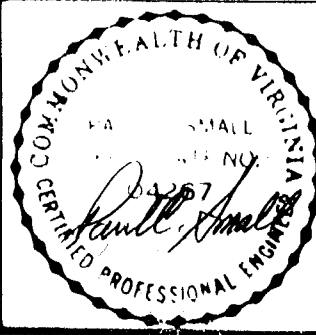
STATE OF VIRGINIA, COUNTY OF JAMES CITY
In the clerk's office of the circuit court for the county of James City the 28th day of July 1980, this map was presented and admitted to the record as the law directs.
Teste: Judith C. Clarke, Clerk
Plate Book 36 Page 36

CERTIFICATE OF APPROVAL
This subdivision known as _____ is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.
Date 7-23-80 J. N. Hall Highway Engineer
Date 7-12-80 E. Bay Health Officer
Date 7-11-80 Willie Pitts Agent of Governing Body

ENGINEER'S & SURVEYOR'S CERTIFICATE
I hereby certify that to the best of my knowledge and belief, 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 have been complied with. Given under my hand this 22nd day of July 1980.
BY Paul C. Small
Paul C. Small, P.E., C.L.S.



- BUILDING RESTRICTIONS**
- PROPERTY IS ZONED R-2, RESIDENTIAL LIMITED. MINIMUM LOT SIZE = 20,000 SQ. FT. W/ PUBLIC WATER. MINIMUM FRONTAGE & SETBACK LINE = 100'. FRONT SETBACK = 75' (SCENIC EASEMENT) (MINIMUM BY ZONING = 35'). REAR SETBACK = 35' MINIMUM. SIDE SETBACK = 10' MINIMUM, A TOTAL OF 25' FOR BOTH.
 - ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANK SYSTEMS.
 - ALL LOTS TO UTILIZE JAMES CITY SERVICE AUTHORITY WATER SUPPLY AVAILABLE ON FRONTAGE OF LOTS.
- LAND USE DATA**
- AREA OF ROADS = 24,742 SQ. FT. = 0.568 AC.±
 - AREA OF LOTS = 109,876 SQ. FT. = 2.522 AC.±
 - AVERAGE LOT SIZE = 32,174 SQ. FT. = 0.739 AC.±
 - SMALLEST LOT SIZE = 27,243 SQ. FT. = 0.625 AC.±
 - LARGEST LOT SIZE = 40,596 SQ. FT. = 0.932 AC.±
 - TOTAL AREA SUBDIVIDED = 121,268 SQ. FT. = 2.784 AC.±



PLAT OF
WINDSOR FOREST - SECTION 1-A
OWNER / DEVELOPER: HERITAGE DEVELOPMENT COMPANY
POWATAN DITRICT JAMES CITY COUNTY VIRGINIA
Small Engineering, Inc.
Engineers, Planners, Surveyors
626 Ironbound Road #84 231-0840
WILLIAMSBURG, VA 23185
APRIL 3, 1980
H 38

