

**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 CO. by deed dated September 23, 1980 recorded in deed book 207 at page 351 in the clerks office of James City County, Virginia.

BY Robert S. Hornsby BY John C. Stephens Jr.  
 President Ass't Secy.

STATE OF VIRGINIA,

I, John C. Stephens Jr., 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 17 day of December 1980.

My commission expires May 10, 1980 John C. Stephens Jr.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 17 day of December 1980, this map was presented and admitted to the record as the law directs.

Teste: Judette C. Clatter, Clerk

Plate Book 36 Page 61

**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 11-26-80 J. N. Hall Highway Engineer

Date 12-1-80 E. Buzzell Health Officer

Date 12-17-80 Henry H. Goff 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 26 day of November 1980.

BY Paul C. Small  
 Paul C. Small, P.E., C.L.S.

**REFERENCE**

PLAT ENTITLED "MEADOWFIELD TRACT, PART OF NORTH WEST SECTOR" BY PAUL C. SMALL C.L.S., DATED FEB. 10, 1980.

**BUILDING RESTRICTIONS**

- PROPERTY IS ZONED R-1 RESIDENTIAL LIMITED. MINIMUM LOT SIZE - 17,500 SQ. FT. W/ PUBLIC WATER & SEWER. MINIMUM FRONTAGE @ SETBACK LINE - 100' 150' FOR LOTS > 43,560 SQ. FT. FRONT SETBACK - 50' (35' REQ'D. BY ZONING.) REAR SETBACK - 35' MINIMUM. SIDE SETBACK - 15' MINIMUM, A TOTAL OF 30' FOR BOTH.
- ALL LOTS TO UTILIZE J.C.S.A. WATER & SEWER.

**LAND USE DATA**

AREA OF ROADS = 46,853 SQ. FT. = 1.071 AC.±  
 AREA OF LOTS = 475,086 SQ. FT. = 10.907 AC.±  
 AREA OF R/W = 7,706 SQ. FT. = .177 AC.±  
 TOTAL AREA = 529,445 SQ. FT. = 12.154 AC.±  
 SUBDIVIDED  
 AVERAGE LOT SIZE = 33,435 SQ. FT. = 0.779 AC.±  
 SMALLEST LOT SIZE = 24,350 SQ. FT. = 0.559 AC.±  
 LARGEST LOT SIZE = 52,053 SQ. FT. = 1.195 AC.±  
 AVERAGE LOT YIELD = 1.152 LOTS/ACRE±

**CURVE DATA**

REMARKS	CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
LOT 1	1	86°43'07"	180.21'	242.98'	181.38'	220.08'	S 77°22'09"W
LOT 2	2	05°30'33"	825.01'	84.13'	42.10'	84.07'	S 37°00'52"W
LOT 3	3	10°16'42"	775.01'	129.03'	64.70'	138.84'	S 39°13'54"W
LOT 3	4	77°43'36"	28.00'	33.92'	20.15'	31.37'	N 04°46'12"W
LOT 3	5	20°44'45"	286.84'	93.90'	47.01'	92.49'	N 54°00'23"W
LOT 4	6	31°28'48"	256.84'	141.18'	72.39'	139.35'	N 80°07'15"W
LOT 6	7	49°53'27"	30.00'	43.54'	23.26'	42.18'	S 69°11'45"W
LOT 6	8	81°14'41"	30.00'	78.90'	42.89'	85.11'	S 74°52'22"W
LOT 6	9	41°47'03"	30.00'	34.46'	19.09'	35.46'	N 43°34'46"W
LOT 7	10	38°21'27"	30.00'	33.47'	17.39'	32.83'	S 23°32'31"W
R/W	11	47°09'23"	30.00'	41.15'	21.82'	40.00'	S 39°12'53"W
LOT 8	12	53°21'08"	30.00'	46.56'	25.12'	44.89'	S 69°28'08"W
LOT 8	13	35°46'37"	30.00'	31.22'	16.14'	30.72'	N 81°44'38"W
LOT 9	14	14°20'17"	306.84'	76.79'	38.59'	76.59'	S 87°32'12"W
LOT 10	15	16°29'27"	306.84'	88.32'	44.47'	88.01'	N 77°02'56"W
LOT 11	16	17°48'31"	306.84'	95.87'	48.07'	94.99'	N 59°53'57"W
LOT 12	17	07°21'41"	306.84'	39.42'	19.74'	39.40'	N 47°18'53"W
LOT 12	18	77°43'37"	28.00'	33.92'	20.15'	31.37'	N 82°29'49"W
LOT 12	19	31°18'18"	210.21'	114.89'	58.90'	113.43'	S 74°17'35"W
LOT 13	20	17°01'57"	210.21'	62.49'	31.48'	62.26'	N 81°32'28"W
LOT 14	21	13°52'07"	210.21'	50.88'	25.57'	50.76'	N 66°06'38"W
ROAD	22	74°28'45"	185.21'	240.76'	140.79'	224.16'	S 83°36'19"W
ROAD	23	12°18'24"	185.21'	39.67'	19.91'	39.60'	S 40°14'02"W
ROAD	24	67°58'15"	281.84'	354.35'	190.00'	315.09'	N 77°37'08"W

3:05 p.m.  
 Recorded 17 day of December 1980  
 in  
 D. B. No. 209 pages 618  
Judette C. Clatter, Clerk  
Paul C. Small, P.E., C.L.S.



No	DATE	REVISION/COMMENT/NOTE	BY
2	11/26/80	REVISED LOT NO. 3	E.E.Z.
1	8/28/80	REVISED SETBACKS & LOTS 9-10	D.A.B.



PLAT OF  
**WINDSOR FOREST**  
 SECTION 8  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

**Small Engineering, Inc.**  
 Engineers, Planners, Surveyors  
 625 Ironbound Road 804 253-6848  
 WILLIAMSBURG, VA 23185

Scale 1" = 100'  
 Date: MAY, 1980  
 Job: H29

