

ALERT... PLANT &...  
 ... as lots 1 thru 8, and lots 13 thru 15 and the R/W of Hempstead Road 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.

and  
 Title to the land shown hereon as lots 9 thru 12 is vested in ROBERT SAUNIER and ANN SKINNER HORNSBY by deed dated July 24, 1981 recorded in deed book 216 at page 110 in the clerks office of James City County, Virginia.

Robert S. Hornsby BY Robert Saunier Hornsby  
 ROBERT S. HORNSBY, PRES. ROBERT SAUNIER HORNSBY  
 FOR HERITAGE DEVELOPMENT CO. BY Ann Skinner Hornsby  
 ANN SKINNER HORNSBY

STATE OF VIRGINIA,  
James L. Switzer, 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 8<sup>th</sup> day of October 1981  
 My commission expires January 17, 1984

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 in the clerk's office of the circuit court for the county of  
 James City the 9<sup>th</sup> day of October, 1981, this map was  
 presented and admitted to the record as the law directs

Teste James M. Flanagan, Clerk  
 Deed Book 36 Page 5

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 11/20/80 J. M. Hall Highway Engineer

Health Officer

Date 10/9/81 William C. Portenoff Agent of Governing Body

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

BUILDING RESTRICTIONS  
 1. 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 > 43,500 SQ. FT.  
 FRONT SETBACK = 50' (35' REQ'D. BY ZONING)  
 REAR SETBACK = 35' MINIMUM  
 SIDE SETBACK = 15' MINIMUM, A TOTAL OF 30' FOR BOTH  
 2. ALL LOTS TO UTILIZE J.C.S.A. WATER & SEWER.

LAND USE DATA  
 AREA OF ROADS = 54,698 SQ. FT. = 1.256 AC. ±  
 AREA OF LOTS = 429,306 SQ. FT. = 9.766 AC. ±  
 AREA OF R/W = 4,826 SQ. FT. = 0.111 AC. ±  
 TOTAL AREA SUB-DIVIDED = 488,910 SQ. FT. = 11.132 AC. ±  
 AVERAGE LOT SIZE = 26,837 SQ. FT. = 0.616 AC. ±  
 SMALLEST LOT SIZE = 20,000 SQ. FT. = 0.459 AC. ±  
 LARGEST LOT SIZE = 42,650 SQ. FT. = 0.979 AC. ±  
 LOT YIELD = 1.437 LOTS/AC. ±

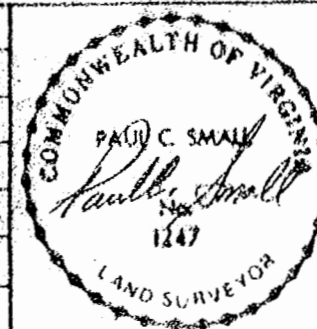
CURVE DATA

STATION	CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
G. ROAD	1	15°34'54"	734.09'	198.78'	120.00'	178.17'	S 47°35'07" N
G. ROAD	2	21°15'00"	800.01'	296.77'	150.00'	295.01'	S 44°43'02" W
LOT 1	3	02°24'53"	759.09'	31.99'	70.00'	31.99'	S 41°08'18" W
R/W	4	03°04'56"	759.09'	40.83'	20.46'	40.83'	S 43°47'03" W
LOT 2	5	10°01'05"	759.09'	132.72'	44.53'	132.55'	S 50°20'04" N
LOT 6	6	00°35'31"	775.01'	8.01'	4.00'	8.01'	S 55°02'50" W
LOT 15	7	08°49'07"	709.08'	72.01'	36.04'	71.98'	S 42°44'16" W
LOT 14	8	09°41'47"	709.08'	120.00'	60.14'	119.86'	S 50°29'43" W
LOT 9	9	07°07'48"	825.01'	102.65'	51.39'	102.58'	S 51°46'44" N
LOT 8	10	08°46'43"	825.01'	119.20'	59.71'	119.10'	S 44°04'30" W
R/W	11	05°50'38"	825.01'	84.13'	42.10'	84.09'	S 37°00'52" W
LOT 12	12	10°16'43"	775.01'	139.03'	67.70'	138.84'	S 39°13'54" W
LOT 7	13	10°22'49"	775.01'	140.41'	70.40'	140.22'	S 49°33'40" W

10:02 AM  
 Recorded 9<sup>th</sup> day of October, 1981  
 in  
 D. B. No. 217, pages 560  
James M. Flanagan, Clerk



NO.	DATE	REVISION COMMENT/NOTE	BY
3	10/8/81	REVISED LOT LINE - LOTS 5 & 6	EEZ
2	8/13/81	REVISED	EEZ
1	11/24/80	REVISED LOT NO. 7	EEZ



PLAT OF  
**WINDSOR FOREST**  
 SECTION 9  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
 Small Engineering, Inc.  
 Engineers, Planners, Surveyors  
 625 Ironbound Road 804 253-8840  
 WILLIAMSBURG, VA 23188  
 Scale 1" = 100'  
 Date MAY, 1980  
 Job H 20

