

**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 LOTS 2 THRU 5 IN THE NAME OF BRUCE R. HORNSBY & JONATHAN B. HORNSBY AND LOTS 1, 6 THRU 30 IN THE NAME OF HERITAGE DEVELOPMENT CO.

BY Bruce R. Hornsby  
 BY Jonathan B. Hornsby  
 BY Robert S. & Lois B. Hornsby  
Heritage Development Co.

**STATE OF VIRGINIA**

I, Paul C. Small, 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 17th DAY OF July, 1988

MY COMMISSION EXPIRES 12/26/92

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17th DAY OF July, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Paul C. Small, CLERK  
 PLAT BOOK 88 PAGE 80

**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 7/17/88 HIGHWAY ENGINEER

DATE 7/17/88 HEALTH OFFICER

DATE 7/17/88 AGENT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & 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 17th DAY OF July, 1988

BY Paul C. Small

recorded 15 day of August, 1988  
 in

3 to 840 from 88  
Release & record Clerk

PROPERTY IS ZONED RESIDENTIAL, LIMITED DISTRICT R-2.

LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

SETBACK REQUIREMENTS:  
 FRONT: 35' MINIMUM  
 EXCEPTIONS: LOT 4 (85'), LOT 5 (45'), LOT 17 (65'), LOT 18 (60')

REAR: 35' MINIMUM  
 EACH SIDE: 10' MINIMUM, 25' TOTAL  
 NOTES: 10' SIDE SETBACKS SHOWN

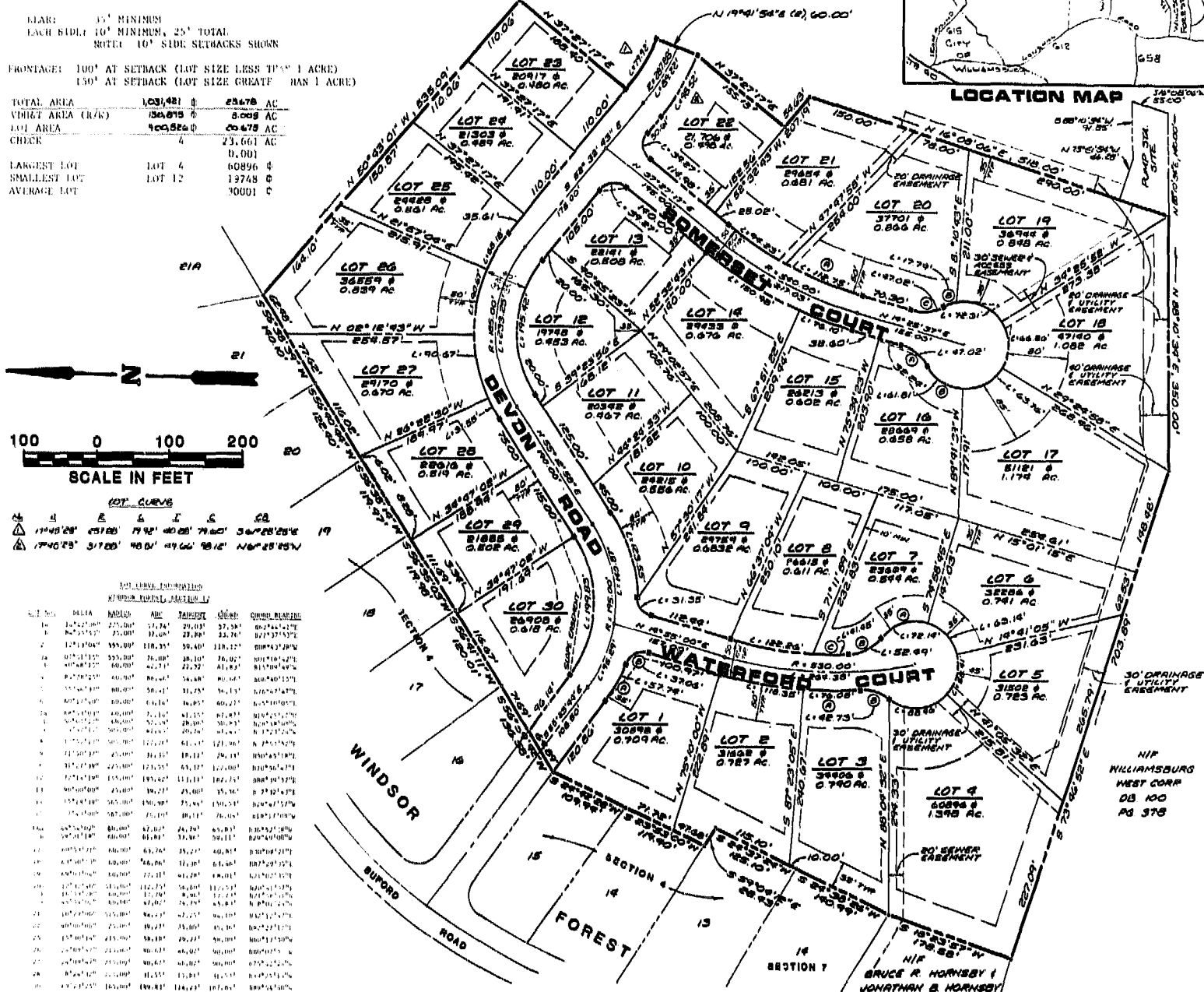
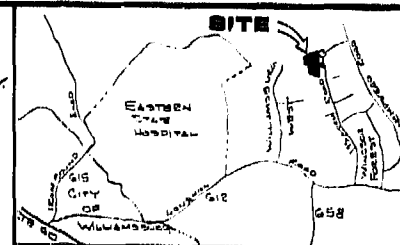
FRONTAGE: 100' AT SETBACK (LOT SIZE LESS THAN 1 ACRE)  
 150' AT SETBACK (LOT SIZE GREATER THAN 1 ACRE)

TOTAL AREA 1,031,421 sq. ft. 23,678 AC.  
 VISIBLE AREA (R/W) 1,000,000 sq. ft. 22,957 AC.  
 LOT AREA 1,000,000 sq. ft. 22,957 AC.  
 CHECK 4 23,661 AC. (0.001)

LARGEST LOT LOT 4 60896 sq. ft. 1.400 AC.  
 SMALLEST LOT LOT 12 19748 sq. ft. 0.452 AC.  
 AVERAGE LOT 30001 sq. ft. 0.688 AC.

HIF  
 ROBERT S. & LOIS B. HORNSBY  
 (REMAINDER OF MEADOWFIELD)  
 DB 128  
 PG 258

NOTE: ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.



**LOT CURVE**

Station	Bearing	Distance	Angle	Station	Bearing	Distance
1	N 17°48'28" E	251.85	91°42'02"	2	N 20°28'16" E	347.28
2	N 70°42'28" E	317.85	98°01'49"	3	N 69°46'12" E	281.21
3	N 17°48'28" E	251.85	91°42'02"	4	N 20°28'16" E	347.28
4	N 70°42'28" E	317.85	98°01'49"	5	N 69°46'12" E	281.21

**COMPUTATIONAL INFORMATION**

Lot No.	Area (sq. ft.)	Area (Ac.)	Perimeter (ft.)	Perimeter (mi.)	Volume (cu. ft.)	Volume (cu. yd.)
1	1,000,000	22,957	1,000	0.018	1,000,000	37,037
2	1,000,000	22,957	1,000	0.018	1,000,000	37,037
3	1,000,000	22,957	1,000	0.018	1,000,000	37,037
4	1,000,000	22,957	1,000	0.018	1,000,000	37,037
5	1,000,000	22,957	1,000	0.018	1,000,000	37,037
6	1,000,000	22,957	1,000	0.018	1,000,000	37,037
7	1,000,000	22,957	1,000	0.018	1,000,000	37,037
8	1,000,000	22,957	1,000	0.018	1,000,000	37,037
9	1,000,000	22,957	1,000	0.018	1,000,000	37,037
10	1,000,000	22,957	1,000	0.018	1,000,000	37,037
11	1,000,000	22,957	1,000	0.018	1,000,000	37,037
12	1,000,000	22,957	1,000	0.018	1,000,000	37,037
13	1,000,000	22,957	1,000	0.018	1,000,000	37,037
14	1,000,000	22,957	1,000	0.018	1,000,000	37,037
15	1,000,000	22,957	1,000	0.018	1,000,000	37,037
16	1,000,000	22,957	1,000	0.018	1,000,000	37,037
17	1,000,000	22,957	1,000	0.018	1,000,000	37,037
18	1,000,000	22,957	1,000	0.018	1,000,000	37,037
19	1,000,000	22,957	1,000	0.018	1,000,000	37,037
20	1,000,000	22,957	1,000	0.018	1,000,000	37,037
21	1,000,000	22,957	1,000	0.018	1,000,000	37,037
22	1,000,000	22,957	1,000	0.018	1,000,000	37,037
23	1,000,000	22,957	1,000	0.018	1,000,000	37,037
24	1,000,000	22,957	1,000	0.018	1,000,000	37,037
25	1,000,000	22,957	1,000	0.018	1,000,000	37,037
26	1,000,000	22,957	1,000	0.018	1,000,000	37,037
27	1,000,000	22,957	1,000	0.018	1,000,000	37,037
28	1,000,000	22,957	1,000	0.018	1,000,000	37,037
29	1,000,000	22,957	1,000	0.018	1,000,000	37,037
30	1,000,000	22,957	1,000	0.018	1,000,000	37,037



**AES**, a professional corporation  
 1761 Jamestown Road, Williamsburg, Va. 23185  
 804-263-0040  
 Architecture, Engineering, Surveying, Planning

**PLAT OF WINDSOR FOREST, SECTION 12**  
 OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.  
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/28/88	REVISED DEVON ROAD & LOT 22	JWB
2	7/28/88	REVISIONS PER J.C.C. REVIEW	JWB

Designed	Drawn
JWB	BKL
Scale 1"=100'	Date 7/28/88
Project No. 6331	Drawing No. PLAT