

**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 1 & 2 - IN THE NAME OF BRUCE R. HORNBSBY & MATILDA B. HORNBSBY  
 LOTS 3 THROUGH 10 - IN THE NAME OF HERITAGE DEVELOPMENT CO.

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

By: Heritage Development Co.  
Robert S. Hornbsby  
Bruce R. Hornbsby  
Jonathan B. Hornbsby

**STATE OF VIRGINIA**

I, Jane S. Winder, 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 21<sup>st</sup> DAY OF November, 1984.

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

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11th DAY OF November, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAH DIRECTS.

TESTE: Jane S. Winder, CLERK  
 PLAT BOOK 40 PAGE 21

**BUILDING RESTRICTIONS**  
 PROPERTY IS ZONED RESIDENTIAL, LIMITED, DISTRICT R-2  
 MINIMUM LOT SIZE = 12,000 SF (SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL SYSTEMS)  
 MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS  
 FRONT - 50' (EXCEPT AS NOTED)  
 SIDES - 10' MIN. (A TOTAL OF 25')  
 REAR - 35'  
 MINIMUM FRONTAGE = 100' AT THE SETBACK  
 ALL LOTS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY WATER & SEWER  
 ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

**AREA TABULATION**

AREA OF LOTS	263,776 SF ±	6.0555 Ac ±
AREA OF R/W	30,027 SF ±	0.6873 Ac ±
AREA TO BE SUBDIVIDED, SEC. 3B	243,803 SF ±	6.7448 Ac ±
LARGEST LOT (#1)	34,844 SF ±	0.800 Ac ±
SMALLEST LOT (#2)	20,390 SF ±	0.468 Ac ±
AVERAGE LOT	26,378 SF ±	0.6056 Ac ±
NO. OF LOTS	10	
LOT YIELD/GROSS ACRE	1.48 LOTS/ACRE	

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS WINDSOR FOREST, SECTION 3B IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 10/31/84 J. D. Hall HIGHWAY ENGINEER

DATE 10/31/84 Conrad A. Hays HEALTH OFFICER

DATE 10/31/84 Paul C. Small AGENT OF GOVERNING BODY

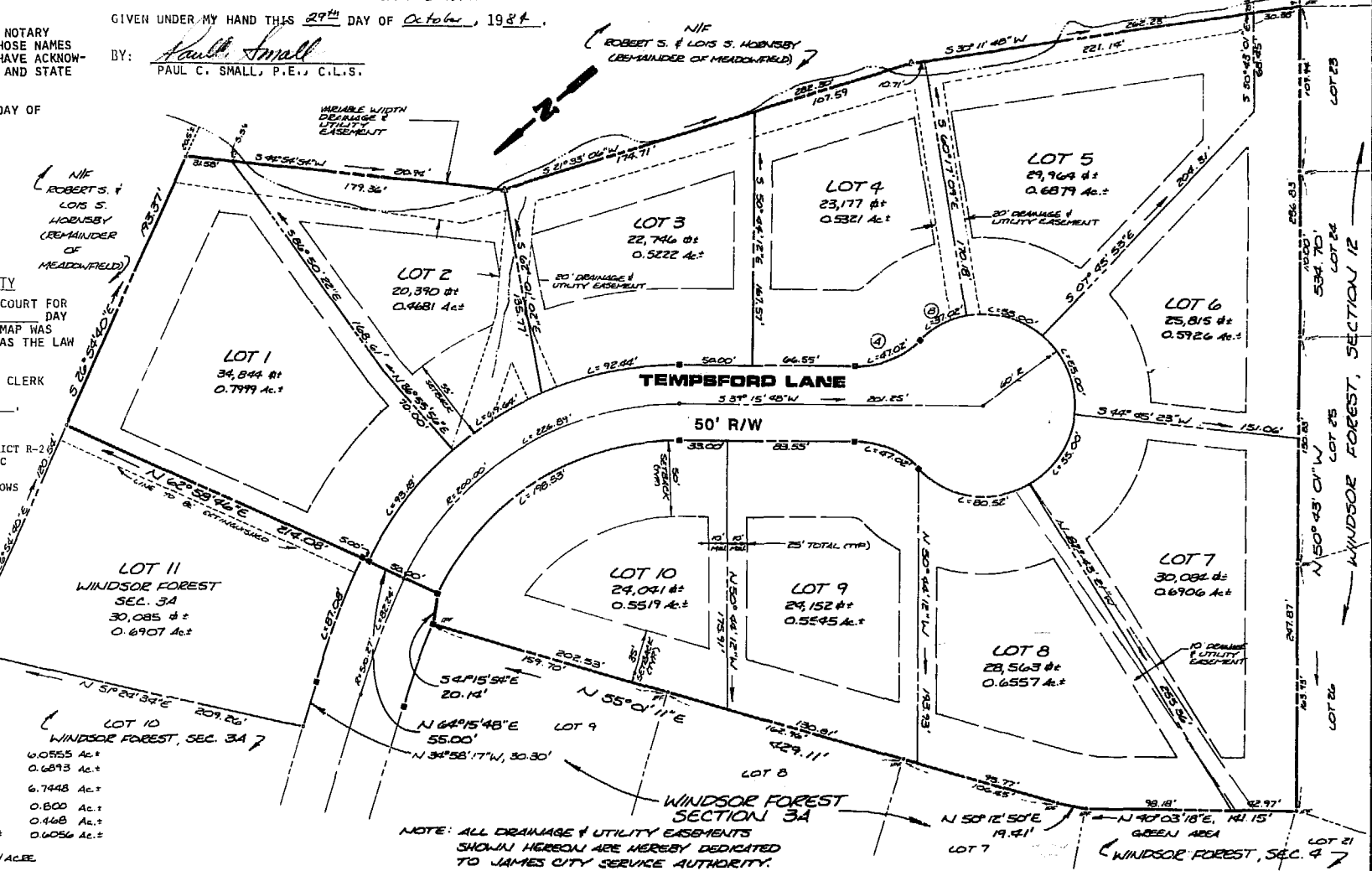
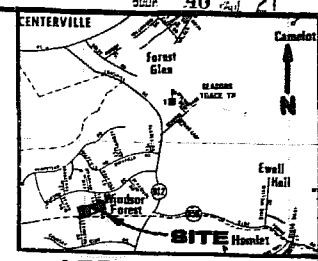
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 29<sup>th</sup> DAY OF October, 1984.

BY: Paul C. Small  
 PAUL C. SMALL, P.E., C.L.S.

**LOT CURVE INFORMATION**

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	23°43'38"	225.00'	93.18'	47.27'	92.51'	N13°52'23"W
2	17°43'56"	225.00'	69.64'	35.10'	69.36'	N06°51'24"E
3	23°32'26"	225.00'	92.18'	46.88'	91.79'	N27°29'35"E
4A	44°54'02"	60.00'	47.18'	24.79'	45.83'	N16°48'47"E
4B	35°21'04"	60.00'	37.02'	19.12'	35.44'	N12°02'19"E
5	52°31'16"	60.00'	55.00'	29.60'	53.09'	N55°58'29"E
6	52°31'16"	60.00'	55.00'	29.60'	53.09'	S71°30'15"E
7	52°31'16"	60.00'	55.00'	29.60'	53.09'	S18°58'59"E
8	76°53'11"	60.00'	80.52'	47.63'	74.61'	S45°43'15"W
9	44°54'02"	175.00'	47.02'	24.79'	45.83'	S61°42'49"W
10	65°00'00"	175.00'	198.53'	111.49'	188.06'	S06°45'48"W
11	09°14'05"	540.27'	87.08'	43.63'	86.99'	N30°21'14"W

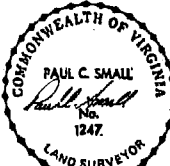


NOTE: ALL DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.



**AES**, a professional corporation  
 1761 Jamestown Road, Williamsburg, Va. 23185  
 804-253-0040  
 Architecture, Engineering, Surveying, Planning

**PLAT OF SUBDIVISION WINDSOR FOREST SECTION 3B**  
 OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	11/17/84	REVISED PER OWNER/DEVELOPER'S REQUEST	JHB
2	11/17/84	REVISED PER OWNER/DEVELOPER'S REQUEST	JHB
3	11/17/84	ADDED 20' DRAINAGE & UTILITY EASEMENT	JHB
4	11/17/84	GENERAL REVISIONS	JHB

Design: JHB Drawn: VMB  
 Scale: 1" = 50' Date: APR. 1984  
 Project No: 5566  
 Drawing No: PLAT

