

OWNER'S CONSENT & VERIFICATION  
 THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

HERITAGE DEVELOPMENT CO.

*Robert S. Hornsby* 4-13-87  
 PRESIDENT

STATE OF VIRGINIA  
 I, *Paul C. Small*, a NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING LISTING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AS AFORESAID.  
 GIVEN UNDER MY HAND THIS *16th* DAY OF *April*, 1987.  
 MY COMMISSION EXPIRES *May 17, 1988*

CLERK'S CERTIFICATE  
 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 *April*, 1987, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 WITNESSE: *Helene S. Ward*, CLERK.  
 PLAT BOOK: *465*, PAGE: *68*.

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 *5/10/87* *Paul C. Small* AGENT OF GOVERNING BODY

SUPERVISOR'S STATEMENT  
 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 *30th* DAY OF *APRIL*, 1987.  
 BY: *Paul C. Small*  
 PAUL C. SMALL, P.E., C.L.S.

SOURCE OF TITLE  
 TITLE TO THE LAND SUBDIVIDED IS VESTED IN:  
 HERITAGE DEVELOPMENT CO. FROM ROBERT S. AND LOIS S. HORNSBY BY DEED RECORDED DECEMBER 2, 1985 IN DEED BOOK 288 AT PAGE 790 IN THE CLERK'S OFFICE AT THE COURTHOUSE OF JAMES CITY COUNTY, VA. AND HERITAGE DEVELOPMENT CO. FROM ROBERT S. AND LOIS S. HORNSBY BY DEED DATED DECEMBER 2, 1986 AND RECORDED IN DEED BOOK 326 AT PAGE 284 IN THE CLERK'S OFFICE OF THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA.

HERITAGE DEVELOPMENT CO. HOLDS TITLE TO LAND SHOWN HEREON AS LOTS 2, 24, 27, AND 28.

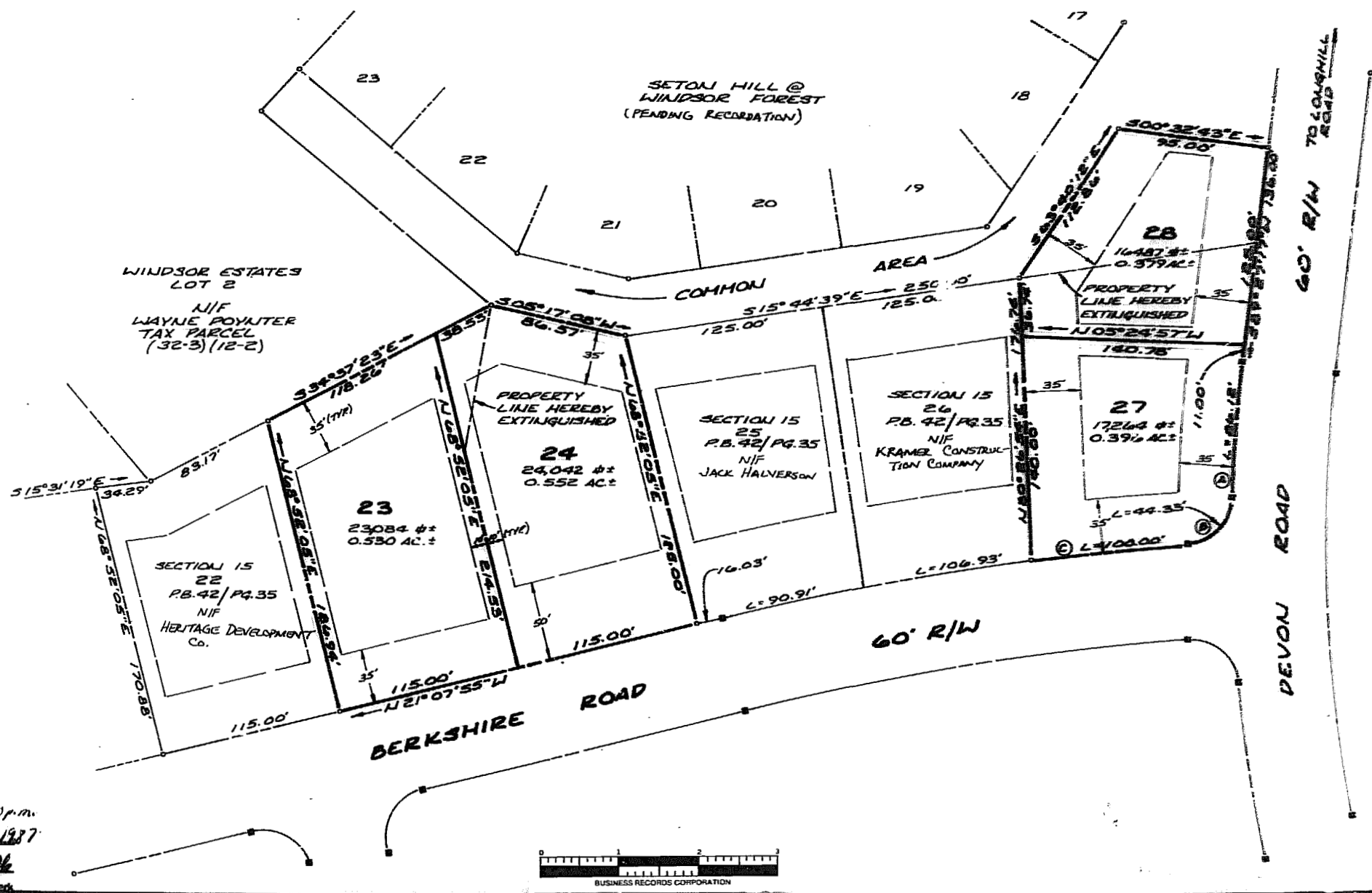
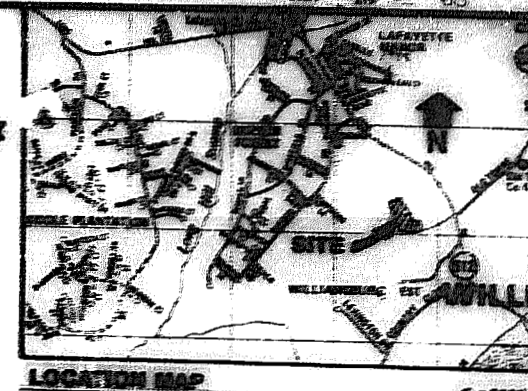
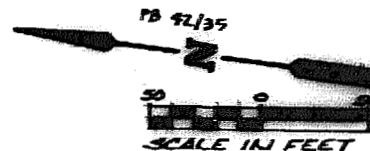
AREA TABULATION			
LOT 23 FORMER AREA	24,601 SF±	0.565 AC±	
REVISED AREA	23,084 SF±	0.530 AC±	(-1,517 SF±)
LOT 24 FORMER AREA	22,525 SF±	0.517 AC±	
REVISED AREA	24,042 SF±	0.552 AC±	(+1,517 SF±)
LOT 27 FORMER AREA	24,515 SF±	0.563 AC±	
REVISED AREA	17,264 SF±	0.396 AC±	(-7,251 SF±)
NEW LOT 28 AREA	16,487 SF±	0.379 AC±	
PORTION FORMERLY LOT 27	7,251 SF±	0.167 AC±	
PORTION ADDED TO SEC. 15	9,236 SF±	0.212 AC±	
TOTAL AREA RESUBDIVIDED THIS PLAT	80,877 SF±	1.857 AC±	

REVISED AREA TABULATION, SECTION 15			
AREA SUBDIVIDED	719,622 SF±	16.521 AC±	(+9,236 SF±)
AREA OF R/W	103,368 SF±	2.378 AC±	
AREA OF LOTS 1-28	616,094 SF±	14.144 AC±	(+9,236 SF±)
NUMBER OF LOTS	27		(+1 LOT)
LARGEST LOT (LOT 12)	33,069 SF±	0.759 AC±	
SMALLEST LOT (LOT 28)	16,487 SF±	0.379 AC±	
AVERAGE LOT SIZE	22,003 SF±	0.505 AC±	(- 473 SF±)
LOT YIELD/GROSS ACRE	1.69 LOTS/GROSS ACRE		(+0.03 LOT)

*2:10 p.m.*  
 Proposed *7/4* of *June 1987*  
 P.B. No. *345* page *326*  
*Helene S. Ward*

LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
27A	05°06'19"	966.54'	86.12'	43.09'	86.10'	S86°54'06"W
27B	84°39'25"	30.00'	44.33'	27.33'	40.40'	N53°19'20"W
27C	03°24'14"	1683.25'	100.00'	50.02'	99.99'	N12°41'44"W



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

PLAT OF PROPERTY LINE  
 EXTENSIONMENT & RECONSTRUCTION  
**WINDSOR FOREST**  
 SECTION 15, LOTS 24, 27, AND 28  
 OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.

COMMONWEALTH OF VIRGINIA  
*Paul C. Small*  
 No. 1247  
 LAND SURVEYOR

DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Checked	
Project No.	6809
Drawing No.	
PLAT	