

OWNER'S CERTIFICATE

THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

1/30/96 Bruce R. Hornsby
 DATE BRUCE R. HORNSBY
 1/30/96 Kathy L. Hornsby
 DATE KATHY L. HORNSBY
 1/30/96 Jonathan B. Hornsby
 DATE JONATHAN B. HORNSBY
 1/30/96 Paige P. Hornsby
 DATE PAIGE P. HORNSBY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY

I, MARY R. SELDEN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 30th DAY OF JANUARY 1996

MY COMMISSION EXPIRES July 31st, 1998

Mary R. Selden
 SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DEED OF GIFT BY ROBERT S. HORNSBY (SR.) AND LOIS S. HORNSBY TO BRUCE R. HORNSBY AND JONATHAN B. HORNSBY BY DEED DATED DECEMBER 23, 1980, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 210, AT PAGE 280.

ENGINEER OR SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH 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.

1-10-96 G. T. Wilson, Jr.
 DATE G. T. WILSON, JR., C.I.S.

Recorded 2nd day of October 1996
 D.B. No. 810 Page 113
Windsor Forest

CERTIFICATE OF APPROVAL

THIS PLAT OF SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9/17/96 [Signature]
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2-29-96 [Signature]
 DATE VIRGINIA DEPARTMENT OF HEALTH

2-22-96 [Signature]
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

PLAT RECORDED IN
 P.B. NO. 65 PAGE 22

VIRGINIA City of Williamsburg and County of James City, to W.C. As the Clerk of the Circuit Court of James City, Virginia, do hereby certify that the foregoing plat was presented to and approved by the Board of Supervisors of James City, Virginia, on this 17th day of September, 1996.

LOT CURVE TABLE

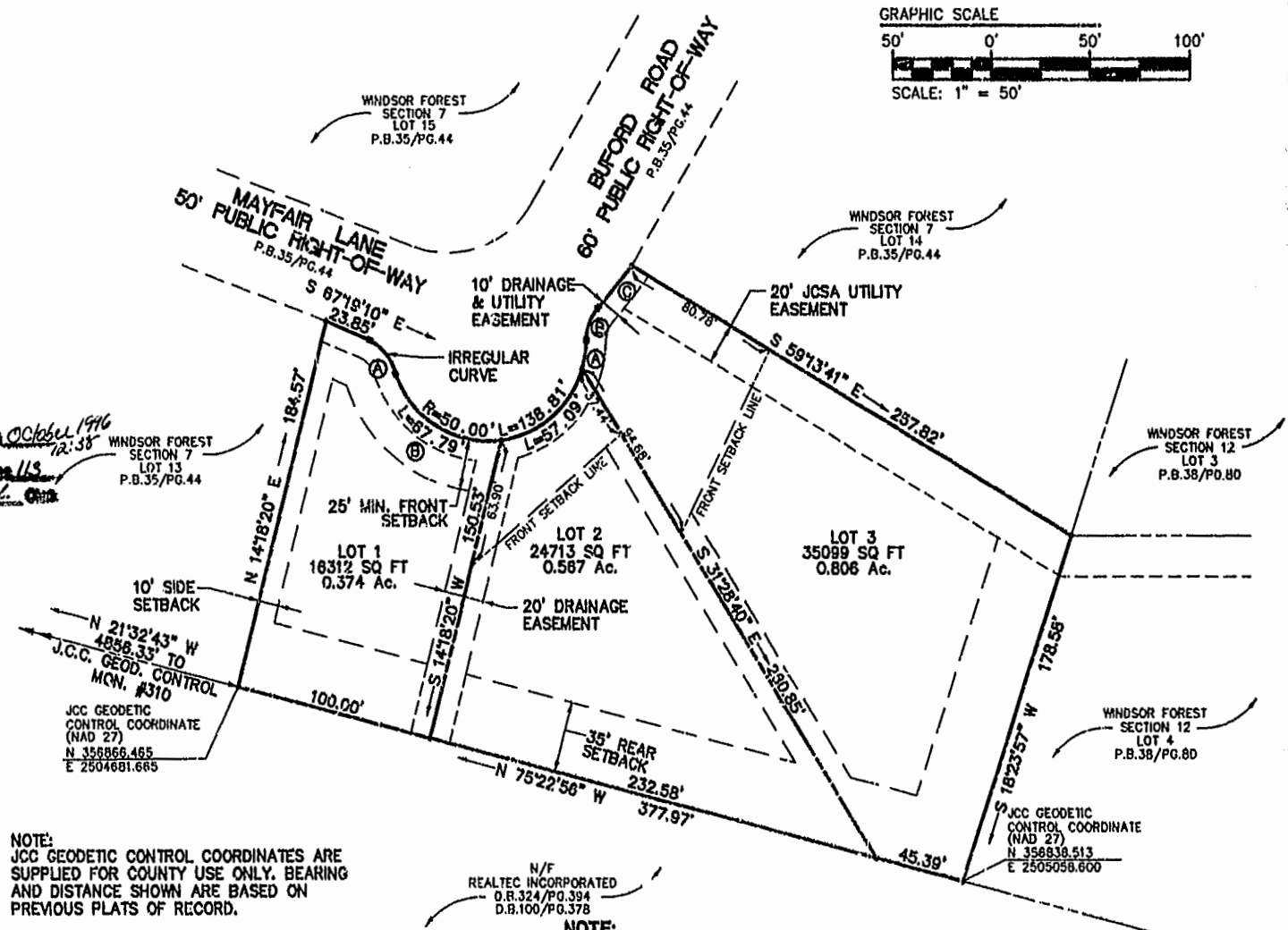
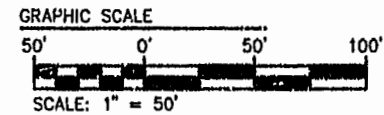
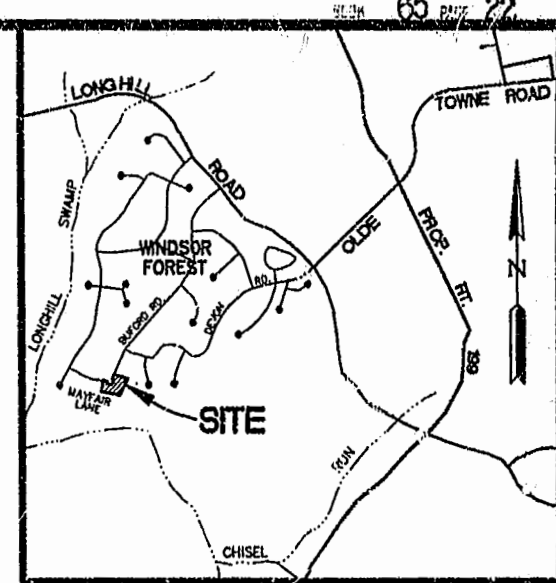
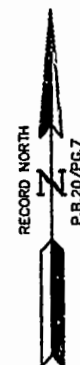
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	79°14'50"	25.00'	21.43'	11.48'	20.83'	S 37°38'18" E
1B	77°41'11"	50.00'	67.80'	40.28'	62.72'	S 58°45'28" E
2	85°25'18"	50.00'	57.09'	32.11'	54.04'	N 49°41'17" E
3A	15°57'43"	50.00'	13.93'	7.01'	13.88'	N 08°59'47" E
3B	40°03'19"	25.00'	17.48'	9.11'	17.12'	N 21°02'33" E
3C	103°00'43"	510.67'	24.84'	13.43'	26.84'	N 39°33'53" E

GENERAL NOTES:

- PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2.
- LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- YARD REGULATIONS
 FRONT SETBACK: 25' MINIMUM, EXCEPTION AS SHOWN
 SIDE SETBACK: 10'
 REAR SETBACK: 35'
 100' MINIMUM LOT WIDTH AT FRONT SETBACK LINE

AREA TABULATION

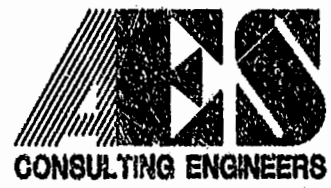
AREA OF RESIDENTIAL LOTS:	76,124 S.F.±	1.743 AC.±
TOTAL AREA SUBDIVIDED:	76,124 S.F.±	1.748 AC.±
LARGEST LOT (LOT #3):	35,099 S.F.±	0.806 AC.±
SMALLEST LOT (LOT #1):	16,312 S.F.±	0.374 AC.±
AVERAGE LOT SIZE:	25,375 S.F.±	0.583 AC.±
GROSS LOTS PER ACRE:	1.718 LOTS/ACRE	



NOTE:
 JCC GEODETIC CONTROL COORDINATES ARE SUPPLIED FOR COUNTY USE ONLY. BEARING AND DISTANCE SHOWN ARE BASED ON PREVIOUS PLATS OF RECORD.

NOTE:
 ALL DRAINAGE EASEMENTS, UNLESS OTHERWISE NOTED, ARE DEDICATED TO THE WINDSOR FOREST HOMEOWNERS ASSOCIATION.

01-10-96-09-52 36350P01



3248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION
WINDSOR FOREST SECTION 19
 DEVELOPER: HERITAGE DEVELOPMENT COMPANY
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed YMR	Drawn EAW/MLP
Scale 1"=50'	Date 1/10/96
Project No. 3636	
Drawing No. 1 of 1	