

OWNER'S CONSENT & DEDICATION

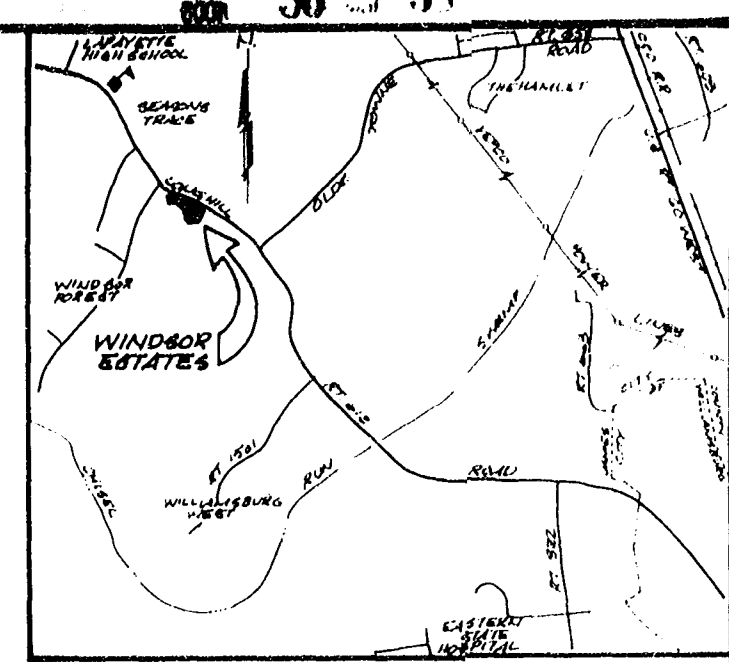
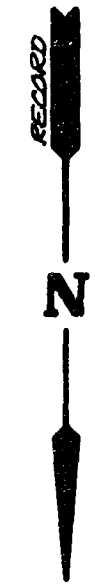
This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors Title to the land shown hereon is vested in the HERITAGE DEVELOPMENT COMPANY by deed dated MAY 14, 1980 recorded in deed book 152 at page 461.

Formerly vested in ROBERT S. and LOIS S. HORNSBY by deed dated June 30, 1969, recorded in deed book 122 at page 258 and plat book 26 at page 52. Also subject to deed of trust dated May 29, 1974, recorded in deed book 48 at page 56 and plat book 32 at page 15 in the clerks office of James City County.

BY Robert S. Hornsby and Warren G. Kirtley

CURVE DATA

Table with columns: LOT, DELTA, RADIUS, ARC, TAN, CHRD, CHORD BRG. Rows 4, 5, 4+5.



VICINITY MAP Scale: 1" = 1/2 MILE

STATE OF VIRGINIA,

I, 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 27th day of June 1980. My commission expires February 27, 1981.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 27th day of June 1980, this map was presented and admitted to the record as the law directs.

Teste: Juliette C. Corlier, Clerk

Plat Book 36 Page 33

CERTIFICATE OF APPROVAL

This subdivision known as WINDSOR ESTATES

is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 5-5-80 J. M. Hall Highway Engineer

Date 5-5-80 E. S. Sledge Health Officer

Date 5-8-80 Agent of Governing Body

REMAINDER OF MEADOWFIELD TRACT (STANDING IN THE NAME OF ROBERT S. & LOIS S. HORNSBY) (P.B. 32, Pgs. 15) (D.B. 122, Pgs. 258) (P.B. 26, Pgs. 52) (D.B. 48, Pgs. 56)

REMAINDER OF MEADOWFIELD TRACT (STANDING IN THE NAME OF ROBERT S. & LOIS S. HORNSBY) (P.B. 32, Pgs. 15) (D.B. 122, Pgs. 258) (P.B. 26, Pgs. 52) (D.B. 48, Pgs. 56)

NOW / FORMERLY CECIL B. BOZARTH JR. (D.B. 184, Pgs. 552) (P.B. 29, Pgs. 15)

BUILDING RESTRICTIONS

- 1. PROPERTY IS ZONED R-2 RESIDENTIAL LIMITED. MINIMUM LOT SIZE = 30,000 SQ. FT. WITH PUBLIC WATER. MINIMUM FRONT YARD SETBACK LINES: 30' FOR LOTS LESS THAN 1.0 AC. 40' FOR LOTS GREATER THAN 1.0 AC. FRONT SETBACK = 75' (SCENIC EASEMENT) (MINIMUM BY ZONING = 35') REAR SETBACK = 35' MINIMUM SIDE SETBACK = 10' MINIMUM, A TOTAL OF 25' FOR BOTH. 2. ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANK SYSTEMS. 3. ALL LOTS TO UTILIZE JAMES CITY SERVICE AUTHORITY WATER SUPPLY AVAILABLE ON FRONTAGE OF LOTS. 4. LOTS 1, 2, 3, 4, AND 5 SHALL SHARE ENTRANCES OFF S.R. 612. (A TOTAL OF 3 ENTRANCES) 5. ALL DRIVEWAYS SHALL PROVIDE A TURN-AROUND.

LAND USE DATA

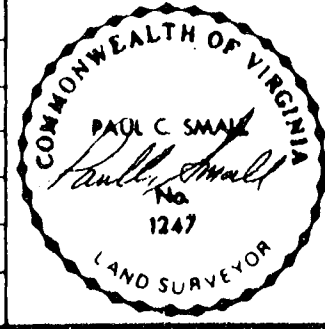
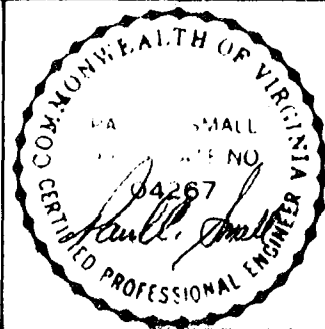
AREA OF LOTS 1 THRU 6 = 330,424 SQ. FT. = 7.723 AC.± AVERAGE LOT SIZE = 55,071 SQ. FT. = 1.257 AC.± SMALLEST LOT SIZE = 33,193 SQ. FT. = 0.762 AC.± LARGEST LOT SIZE = 88,247 SQ. FT. = 2.026 AC.± TOTAL AREA SUBDIVIDED = 330,424 SQ. FT. = 7.723 AC.±

1:30 P.M. Recorded 27th day of June 80 in D. B. No. 204 pages 388 Juliette C. Corlier Clerk

ENGINEER'S & SURVEYOR'S CERTIFICATE

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 7th day of April 1980 BY Paul C. Small, P.E., C.L.S.



PLAT OF WINDSOR ESTATES HERITAGE DEVELOPMENT COMPANY - OWNER

POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

SMALL ENGINEERING, INC. Engineers, Planners, Surveyors 625 Ironbound Road 804 253-0040 WILLIAMSBURG, VA 23185

Scale: 1" = 100' Date: MARCH 1980 Job: H 37

