

**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 HERITAGE DEVELOPMENT COMPANY

BY Heritage Development Co.  
Robert S. Hornsby Pres.

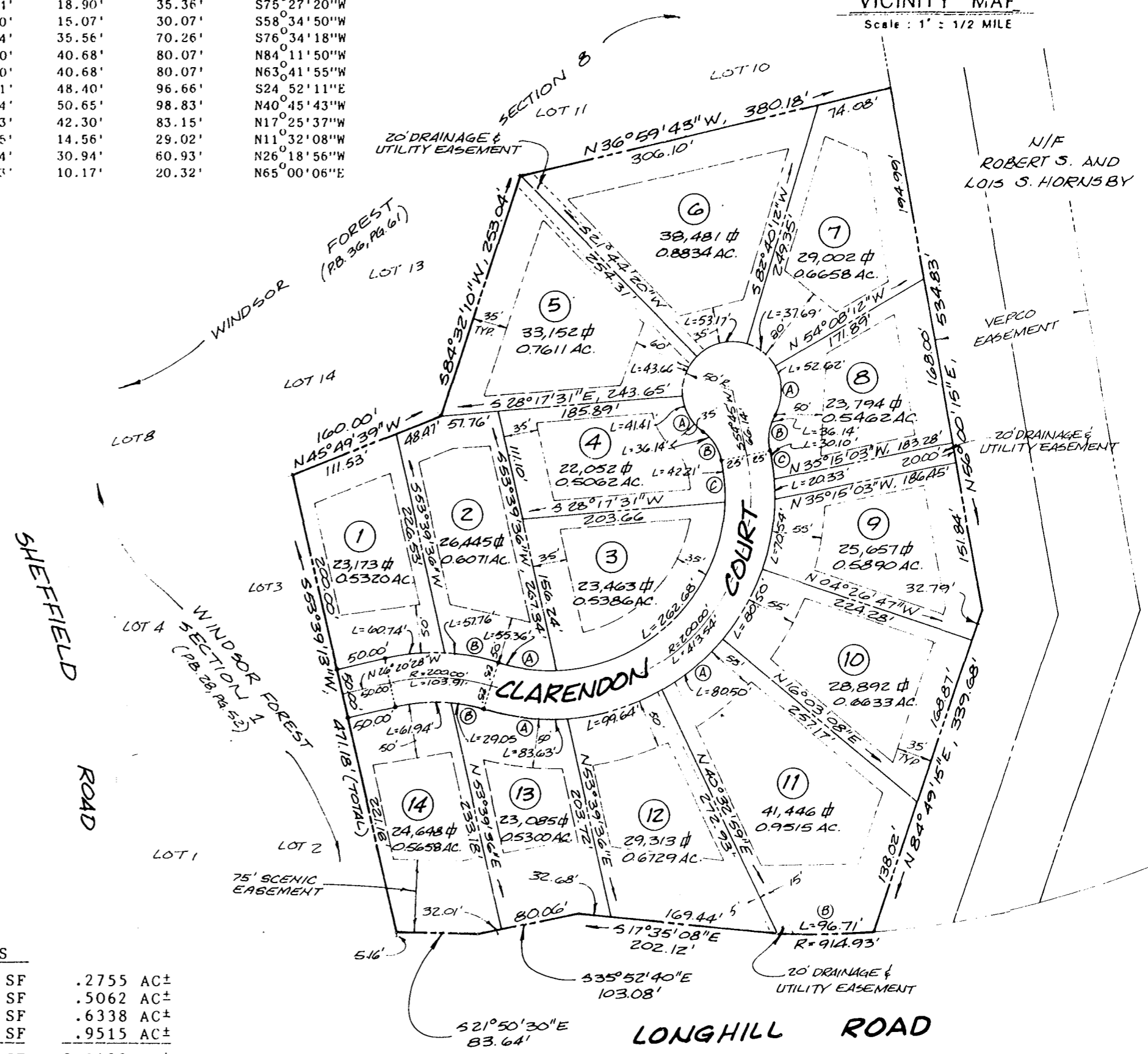
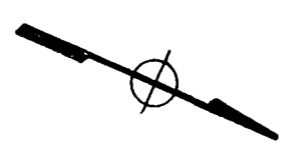
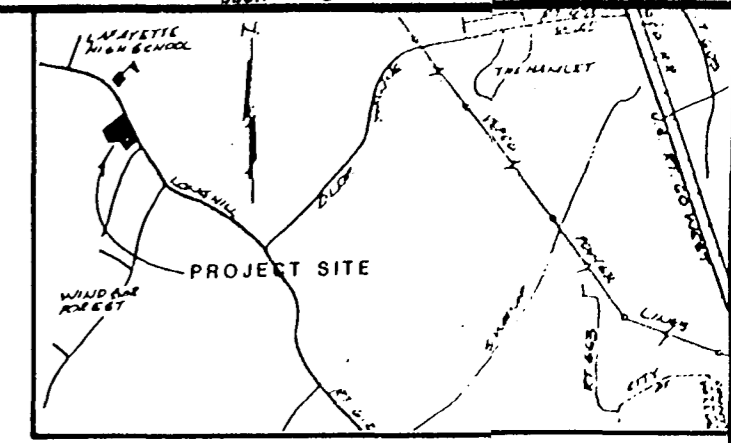
**STATE OF VIRGINIA**  
 I, William S. Small, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 14 DAY OF June, 1982.  
 MY COMMISSION EXPIRES 11/16/92.

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 14 DAY OF August, 1982, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: Deane S. Ward, Clerk  
Dawn R. Martin, CLERK  
 PLAT BOOK 37 PAGE 62.

**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 7-14-82 J. D. Hall HIGHWAY ENGINEER  
 DATE 7-2-82 Ernest R. Bagge HEALTH OFFICER  
 DATE 6-14-82 William S. 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 24 DAY OF June, 1982.  
 BY Paul C. Small  
 Paul C. Small, P.E., C.L.S.

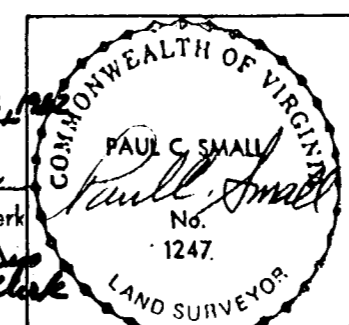
	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARINGS
Lot 1	15°27'57"	225.00'	60.74'	30.55'	60.55'	S28°36'30"E
Lot 2 "A"	14°05'46"	225.00'	55.36'	27.82'	55.22'	S13°49'38"E
"B"	18°54'36"	175.00'	57.76'	29.14'	57.50'	S16°14'04"E
Lot 3	86°00'10"	175.00'	262.68'	163.20'	238.71'	S68°41'25"E
Lot 4 "A"	13°33'30"	175.00'	41.41'	20.80'	41.32'	N61°31'43"E
"B"	41°24'35"	50.00'	36.14'	18.90'	35.36'	N34°02'46"E
"C"	48°22'03"	50.00'	42.21'	22.45'	40.97'	N37°31'29"E
Lot 5	50°01'51"	50.00'	43.66'	23.33'	42.29'	N86°43'25"E
Lot 6	60°55'52"	50.00'	53.17'	29.41'	50.70'	S37°47'44"E
Lot 7	43°11'36"	50.00'	37.69'	19.79'	36.81'	S14°16'00"W
Lot 8 "A"	60°17'47"	50.00'	52.62'	29.04'	50.22'	S66°00'43"W
"B"	41°24'38"	50.00'	36.11'	18.90'	35.36'	S75°27'20"W
"C"	07°39'49"	225.00'	30.10'	15.07'	30.07'	S58°34'50"W
Lot 9	17°57'50"	225.00'	70.54'	35.56'	70.26'	S76°34'18"W
Lot 10	20°29'55"	225.00'	80.50'	40.68'	80.07'	N84°11'50"W
Lot 11 "A"	20°29'55"	225.00'	80.50'	40.68'	80.07'	N63°41'55"W
"B"	06°03'22"	914.93'	96.71'	48.40'	96.66'	S24°52'11"E
Lot 12	25°22'27"	225.00'	99.64'	50.65'	98.83'	N40°45'43"W
Lot 13 "A"	21°17'45"	225.00'	83.63'	42.30'	83.15'	N17°25'37"W
"B"	09°30'41"	175.00'	29.05'	14.56'	29.02'	N11°32'08"W
Lot 14	20°03'03"	175.00'	41.94'	30.94'	60.93'	N26°18'56"W
EASEMENT	05°10'34"	225.00'	29.33'	10.17'	20.32'	N65°00'06"E



AREA COMPUTATIONS		
MINIMUM LOT ALLOWABLE	12,000 SF	.2755 AC±
SMALLEST LOT SIZE	22,052 SF	.5062 AC±
AVERAGE LOT SIZE	28,043 SF	.6338 AC±
LARGEST LOT SIZE	41,446 SF	.9515 AC±
TOTAL AREA OF LOTS	392,603 SF	9.0129 AC±
EASEMENT AREA	3,693 SF	.0420 AC±
VDH&T R/W AREA	37,224 SF	.8545 AC±
TOTAL AREA SUBDIVIDED	433,520 SF	9.9523 AC±

**BUILDING RESTRICTIONS**  
 PROPERTY IS ZONED RESIDENTIAL, LIMITED DISTRICT R-2  
 LOTS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER  
 SET BACK AND YARD REQUIREMENTS  
 FRONT AS SHOWN  
 REAR 35'  
 EACH SIDE 10' MIN., 25' TOTAL FOR BOTH  
 FRONTAGE 100' AT SETBACK

Recorded 19<sup>th</sup> day of August, 1982 at 3:20 pm  
 in Page 232  
 D. B. No. 215  
Deane S. Ward Clerk  
Dawn R. Martin Clerk



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

**PLAT OF WINDSOR FOREST SECTION 10**  
 OWNER/DEVELOPER: HERITAGE DEVELOPMENT COMPANY  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

REFERENCES	Scale: 1" = 100'
	Date: JUNE, 1982
	Job No.: 3703