

OWNER'S CONSENT & DEDICATION

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors.

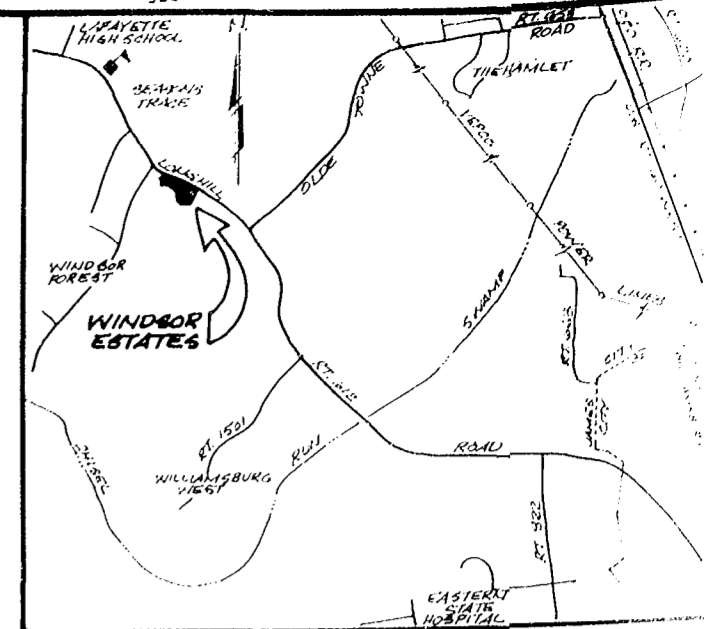
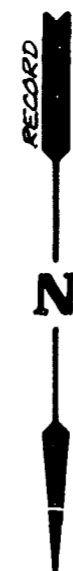
Title to the land shown hereon is vested in the HERITAGE DEVELOPMENT COMPANY by deed dated MAY 14, 1980 recorded in deed book 152 at page 461.

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 STEPHEN J. & PEGGY H. HOUFF (LOT 4) BY NOLAN T. & HOPE H. YELICH (LOT 4)
 BY Robert S. Hornsby BY Warren G. Kirtley
 Robert S. Hornsby (LOTS - 1, 2, 3, & 5) Warren G. Kirtley

CURVE DATA

LOT	DELTA	RADIUS	ARC	TAN.	CHRD.	CHORD BRG.
4	02°17'02"	1457.39	159.84	78.00	159.76	352°00'59"E
5	04°14'24"	1457.39	107.85	53.95	107.83	346°45'16"E
4+5	10°31'26"	1457.39	267.69	134.24	267.31	349°53'47"E



VICINITY MAP
Scale: 1" = 1/2 MILE



BUILDING RESTRICTIONS

- PROPERTY IS ZONED R-2 RESIDENTIAL LIMITED. MINIMUM LOT SIZE = 20,000 SQ. FT. W/ PUBLIC WATER. MINIMUM FRONTAGE @ SETBACK LINE: 100' L.F. FOR LOTS LESS THAN 1.0 AC. 150' L.F. 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.
- ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANK SYSTEMS.
- ALL LOTS TO UTILIZE JAMES CITY SERVICE AUTHORITY WATER SUPPLY AVAILABLE ON FRONTAGE OF LOTS.

LAND USE DATA

AREA OF LOTS 1 THRU 6 = 330,424 SQ. FT. = 7.723 AC.
 AVERAGE LOT SIZE = 55,071 SQ. FT. = 1.267 AC.
 SMALLEST LOT SIZE = 33,193 SQ. FT. = 0.762 AC.
 LARGEST LOT SIZE = 58,247 SQ. FT. = 2.026 AC.
 TOTAL AREA SUBDIVIDED = 330,424 SQ. FT. = 7.723 AC.

- EACH LOT SHALL HAVE ITS OWN DRIVEWAY IN ACCORDANCE WITH VDHT REQUIREMENTS, AND EACH DRIVEWAY SHALL PROVIDE A TURNAROUND.
- LOTS 1 & 2 ONLY, 3 & 4 ONLY, 5 & 6 ONLY, SHALL HAVE COMMON ENTRANCES FORMED BY ADJACENT DRIVEWAYS FROM SR 612 TO A POINT 15' IN DEPTH FROM THE FRONT OR NORTHERLY PROPERTY LOT LINE, ABUTTING ON THE COMMON LOT SIDELINE AND BEING 32 FT. IN WIDTH. EACH LAND OWNER SHALL HAVE EXCLUSIVE INGRESS & EGRESS ON THIS COMMON DRIVEWAY ENTRANCE AREA.

STATE OF VIRGINIA,

I, Katherine B. Hawkins, 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 1st day of September 1982. My commission expires 22 February 1984.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court for the county of James City the 1st day of September 1982, this map was presented and admitted to the record as the law directs.

Teste: Helene S. Ward, Clerk
By Dawn R. Martin Dip. Clerk
 Plat Book 37 Page 65

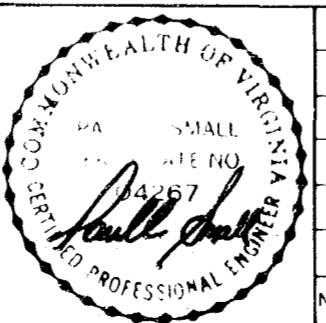
CERTIFICATE OF APPROVAL

This subdivision known as **WINDSOR ESTATES** is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

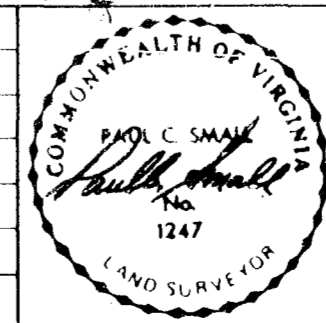
Date 5-5-80 J. N. Hall Highway Engineer
 Date 5-5-80 E. Bazzle Health Officer
 Date 8-31-82 Henry H. [Signature] Agent of Governing Body

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
 Paul C. Small, P.E., C.L.S.



No	DATE	REVISION / COMMENT / NOTE	BY
		(16' in width on each lot)	



PLAT OF CORRECTION
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: 31 AUGUST 1982
 Job: H 37