

**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 LOTS 2 THRU 5 IN THE NAME OF BRUCE R. HORNSBY & JONATHAN B. HORNSBY AND LOTS 1, 6 THRU 30 IN THE NAME OF HERITAGE DEVELOPMENT CO.

BY Bruce R. Hornsby  
 BY Jonathan B. Hornsby  
 BY Robert S. & Lois B. Hornsby  
Heritage Development Co.

**STATE OF VIRGINIA**

I, Thomas S. Ward, 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 17th DAY OF July, 1988

MY COMMISSION EXPIRES 2/26/91

**STATE OF VIRGINIA, COUNTY OF JAMES CITY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17th DAY OF July, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Thomas S. Ward, CLERK  
 PLAT BOOK 88 PAGE 80

**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 7/17/88 HIGHWAY ENGINEER

DATE 7/17/88 HEALTH OFFICER

DATE \_\_\_\_\_ 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 17th DAY OF July, 1988

BY Paul C. Small, PE, C.E.S.

Recorded 15 day of August, 1988

in \_\_\_\_\_

at \_\_\_\_\_

PROPERTY IS ZONED RESIDENTIAL, LIMITED DISTRICT R-2.

LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

SETBACK REQUIREMENTS:

FRONT: 5' MINIMUM  
 EXCEPTIONS: LOT 4 (85'), LOT 5 (45'), LOT 17 (65'), LOT 18 (60')

REAR: 5' MINIMUM  
 EACH SIDE: 10' MINIMUM, 25' TOTAL  
 NOTES: 10' SIDE SETBACKS SHOWN

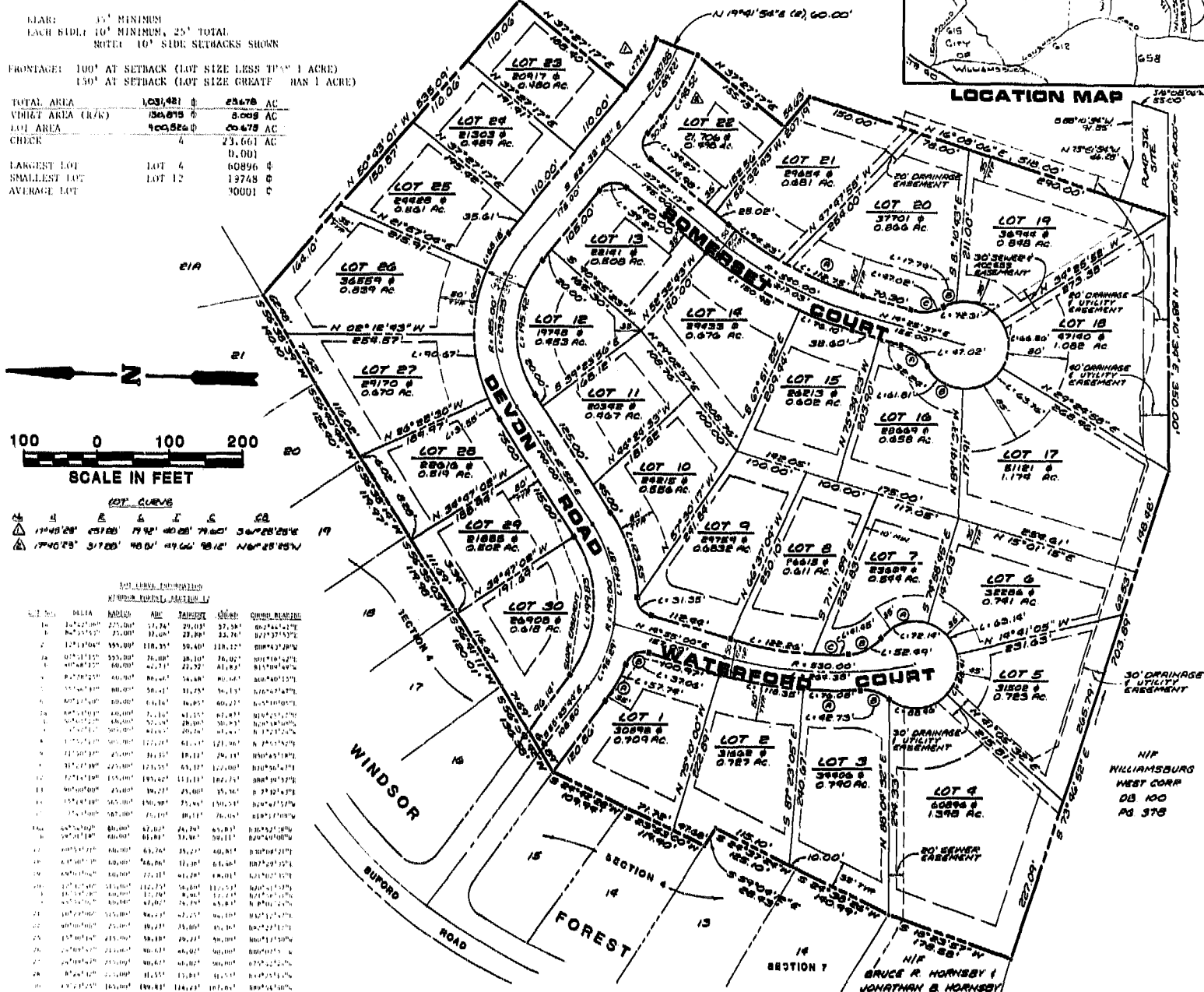
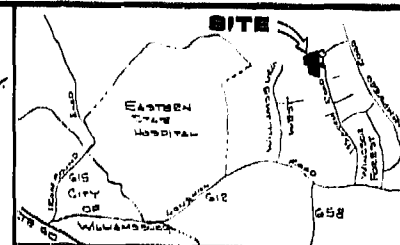
FRONTAGE: 100' AT SETBACK (LOT SIZE LESS THAN 1 ACRE)  
 150' AT SETBACK (LOT SIZE GREATER THAN 1 ACRE)

TOTAL AREA 1,031,421 sq. ft. 23,678 AC.  
 VISIBLE AREA (R/W) 1,000,000 sq. ft. 22,925 AC.  
 LOT AREA 1,000,000 sq. ft. 22,925 AC.  
 CHECK 4 23,661 AC. (0.001)

LARGEST LOT LOT 4 60896 sq. ft. 1.401 AC.  
 SMALLEST LOT LOT 12 19748 sq. ft. 0.453 AC.  
 AVERAGE LOT 30001 sq. ft. 0.688 AC.

HIF  
 ROBERT S. & LOIS B. HORNSBY  
 (REMAINDER OF MEADOWFIELD)  
 DB 128  
 PG 258

NOTE: ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY.



**LOT CURVE**

Station	Bearing	Distance	Area
1	N 17°48'28" E	251.85	11.21
2	N 70°42'28" E	317.85	18.01
3	N 86°58'30" W	189.57	10.12
4	N 28°47'08" W	178.84	10.12
5	N 86°58'30" W	189.57	10.12
6	N 28°47'08" W	178.84	10.12
7	N 86°58'30" W	189.57	10.12
8	N 28°47'08" W	178.84	10.12
9	N 86°58'30" W	189.57	10.12
10	N 28°47'08" W	178.84	10.12
11	N 86°58'30" W	189.57	10.12
12	N 28°47'08" W	178.84	10.12
13	N 86°58'30" W	189.57	10.12
14	N 28°47'08" W	178.84	10.12
15	N 86°58'30" W	189.57	10.12
16	N 28°47'08" W	178.84	10.12
17	N 86°58'30" W	189.57	10.12
18	N 28°47'08" W	178.84	10.12
19	N 86°58'30" W	189.57	10.12
20	N 28°47'08" W	178.84	10.12
21	N 86°58'30" W	189.57	10.12
22	N 28°47'08" W	178.84	10.12
23	N 86°58'30" W	189.57	10.12
24	N 28°47'08" W	178.84	10.12
25	N 86°58'30" W	189.57	10.12
26	N 28°47'08" W	178.84	10.12
27	N 86°58'30" W	189.57	10.12
28	N 28°47'08" W	178.84	10.12
29	N 86°58'30" W	189.57	10.12
30	N 28°47'08" W	178.84	10.12



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

**PLAT OF WINDSOR FOREST, SECTION 12**  
 OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.  
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	7/28/88	REVISED DEVON ROAD & LOT 22	JWB
2	7/28/88	REVISIONS PER J.C.C. REVIEW	JWB

Designed	JWB
Drawn	BKL
Scale	1"=100'
Date	7/28/88
Project No.	6331
Drawing No.	PLAT