

**OWNER'S CONSENT & DEDICATION**

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors of the land shown hereon as lots 1 thru 8, and lots 13 thru 15 and the R/W of Hempstead Road is vested in HERITAGE DEVELOPMENT CO by deed dated September 23, 1980 recorded in deed book 207 at page 351 in the clerks office of James City County, Virginia.

and  
Title to the land shown hereon as lots 9 thru 12 is vested in ROBERT SAUNIER and ANN SKINNER HORNSBY by deed dated July 14, 1981 recorded in deed book 216 on page 108 in the clerks office of James City County, Virginia.

BY Robert S. Hornsby BY Ann Skinner Hornsby  
ROBERT S. HORNSBY, TRUSTEES ANN SKINNER HORNSBY  
FOR HERITAGE DEVELOPMENT CO. BY ANN SKINNER HORNSBY

STATE OF VIRGINIA,  
I, David W. Delaney, a Notary Public do certify that the above named parties are signed to the foregoing writing have appeared before me in my city and state aforesaid on the 5<sup>th</sup> day of October 1981 and on the January 18, 1984 day of January 1984.

VIRGINIA, COUNTY OF JAMES CITY  
I, David W. Delaney, Clerk of the circuit court for the county of James City, Virginia, on October 1981, this map was presented and admitted to the record as the law directs on December 1983.

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**CERTIFICATE OF APPROVAL**  
I, David W. Delaney, Clerk of the circuit court for the county of James City, Virginia, do hereby approve and certify that the above named parties are signed to the foregoing writing have appeared before me in my city and state aforesaid on the 5<sup>th</sup> day of October 1981 and on the January 18, 1984 day of January 1984.

Date 10-1-81 David W. Delaney Clerk  
Date 1-18-84 David W. Delaney Clerk

**SURVEYOR'S CERTIFICATE**  
I, David W. Delaney, Surveyor, do hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and of the county of James City, Virginia, regarding the platting of subdivisions within the county have been complied with.

Date 1-18-84 David W. Delaney Surveyor

**REFERENCE**

PLAT ENTITLED "MEADOWFIELD TRACT, PART OF NORTHWEST SECTOR" BY PAUL C. SMALL, C.L.S., DATED FEB 10, 1980

**BUILDING RESTRICTIONS**

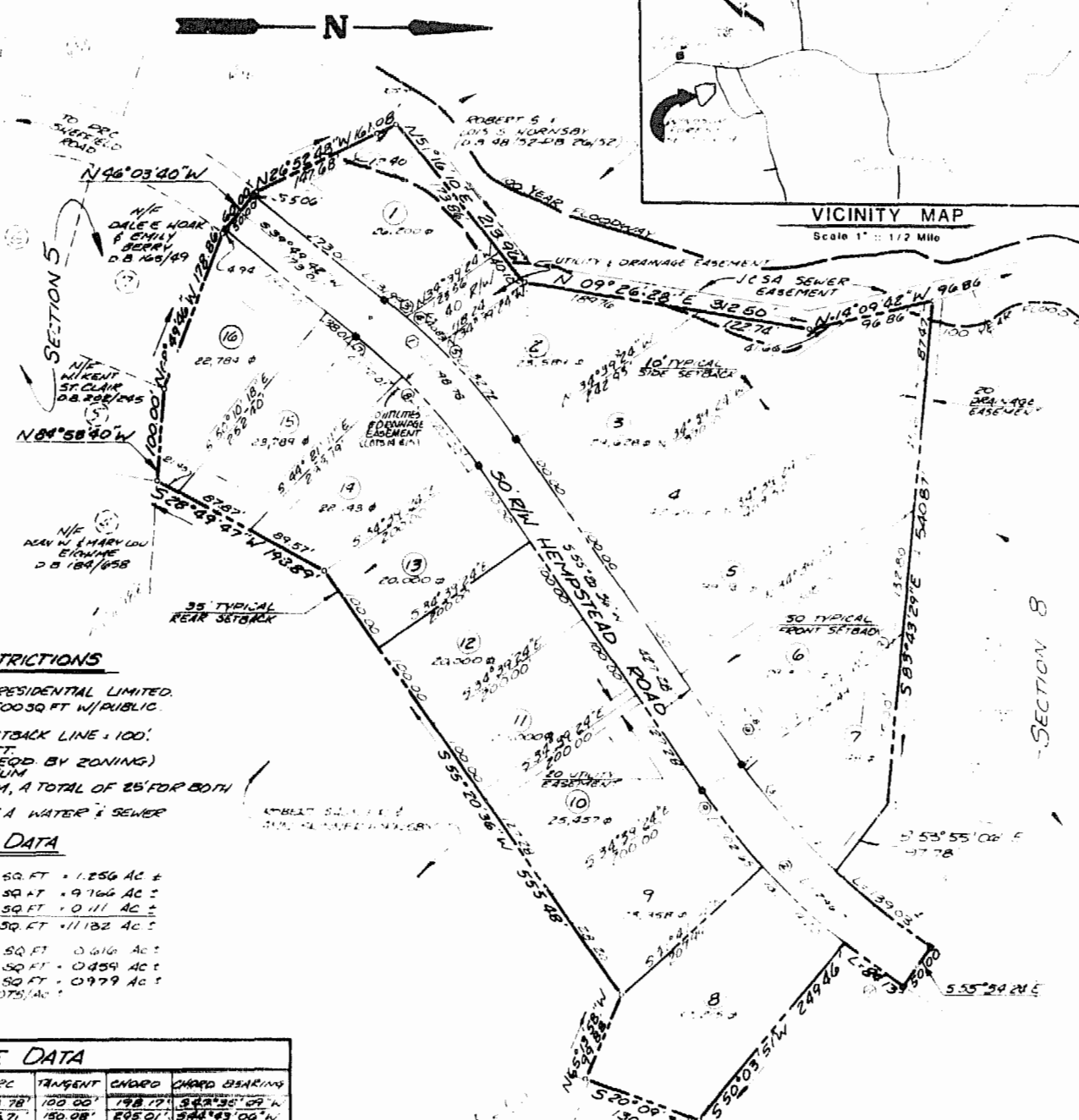
- PROPERTY IS ZONED R-1 RESIDENTIAL LIMITED. MINIMUM LOT SIZE - 17,500 SQ FT W/PUBLIC WATER & SEWER. MINIMUM FRONTAGE @ SETBACK LINE - 100'. 150' FOR LOTS > 43,560 SQ FT. FRONT SETBACK - 30' (35' REQ'D BY ZONING) REAR SETBACK - 35' MINIMUM. SIDE SETBACK - 10' MINIMUM, A TOTAL OF 25' FOR BOTH.
- ALL LOTS TO UTILIZE JCSA WATER & SEWER.

**LAND USE DATA**

AREA OF ROADS 54,698 SQ. FT. = 1.256 AC ±  
AREA OF LOTS 429,386 SQ. FT. = 9.766 AC ±  
AREA OF R/W 4,526 SQ. FT. = 0.111 AC ±  
TOTAL AREA SUB 488,610 SQ. FT. = 11.182 AC ±  
DIVIDED  
AVERAGE LOT SIZE 36,837 SQ. FT. = 0.846 AC ±  
SMALLEST LOT SIZE 20,000 SQ. FT. = 0.459 AC ±  
LARGEST LOT SIZE 42,650 SQ. FT. = 0.979 AC ±  
LOT YIELD 1437 LOTS/AC ±

**CURVE DATA**

ADJACENT CURVES No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	15° 34' 54"	784.08'	198.78'	100.00'	198.17'	S 82° 36' 09" W
2	2° 15' 00"	800.01'	296.71'	150.08'	296.01'	S 84° 43' 00" W
3	08° 24' 53"	759.08'	31.99'	18.00'	31.99'	S 81° 02' 08" W
4	03° 04' 56"	759.08'	40.88'	50.88'	40.88'	S 83° 47' 03" W
5	10° 01' 05"	759.08'	182.72'	66.63'	182.55'	S 80° 42' 00" W
6	10° 35' 31"	778.01'	8.01'	4.00'	8.01'	S 85° 02' 50" W
7	06° 49' 07"	709.08'	78.01'	36.04'	71.98'	S 82° 46' 16" W
8	09° 41' 47"	709.08'	120.00'	60.14'	119.86'	S 80° 29' 43" W
9	07° 02' 00"	826.01'	102.65'	57.59'	102.59'	S 81° 46' 34" W
10	08° 16' 43"	826.01'	119.20'	58.71'	119.10'	S 83° 02' 30" W
11	05° 30' 38"	826.01'	84.15'	48.10'	84.09'	S 80° 00' 52" W
12	10° 35' 31"	778.01'	49.33'	39.30'	49.33'	S 85° 13' 51" W
13	10° 35' 31"	778.01'	140.41'	70.40'	140.22'	S 89° 33' 40" W



12:50 pm.  
9th Jan 1984  
3rd  
W. S. Ward Clerk

**PLAT OF CORRECTION WINDSOR FOREST SECTION 9**

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA  
Surveying Engineers, Planners, Surveyors  
P.O. Box 804 293 0040  
A. AMBURG VA 23185