

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, TRUSTEY ANN SKINNER HORNSBY
FOR HERITAGE DEVELOPMENT CO. BY ANN SKINNER HORNSBY

STATE OF VIRGINIA,
Robert S. Hornsby, 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 5th day of October 1981 and on the January 12, 1984 day of January 1984.

VIRGINIA, COUNTY OF JAMES CITY
I, James C. Hall, Clerk of the circuit court for the county of James City, Virginia, on October 1981, this map was presented to me and filed in the record as the law directs on December 1983 by Robert S. Hornsby, Clerk.

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CERTIFICATE OF APPROVAL

This map is approved by the undersigned in accordance with the provisions and may be committed to record.
Date 10/15/83 Robert S. Hall Highway Engineer
Date 11/15/83 R. S. Hall Health Officer
Date 10/15/83 James C. Hall Agent of Governing Body

REFERENCE

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

BUILDING RESTRICTIONS

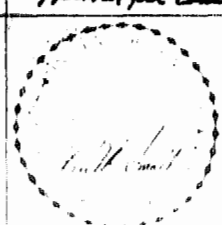
- PROPERTY IS ZONED R-1 RESIDENTIAL LIMITED. MINIMUM LOT SIZE - 17,500 SQ FT W/PUBLIC WATER & SEWER. MINIMUM FRONTAGE @ SETBACK LINE - 100'. 150' FOR LOTS > 43,560 SQ FT. FRONT SETBACK - 30' (35' REQ'D BY ZONING) REAR SETBACK - 35' MINIMUM. SIDE SETBACK - 10' MINIMUM, A TOTAL OF 25' FOR BOTH.
- ALL LOTS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

LAND USE DATA

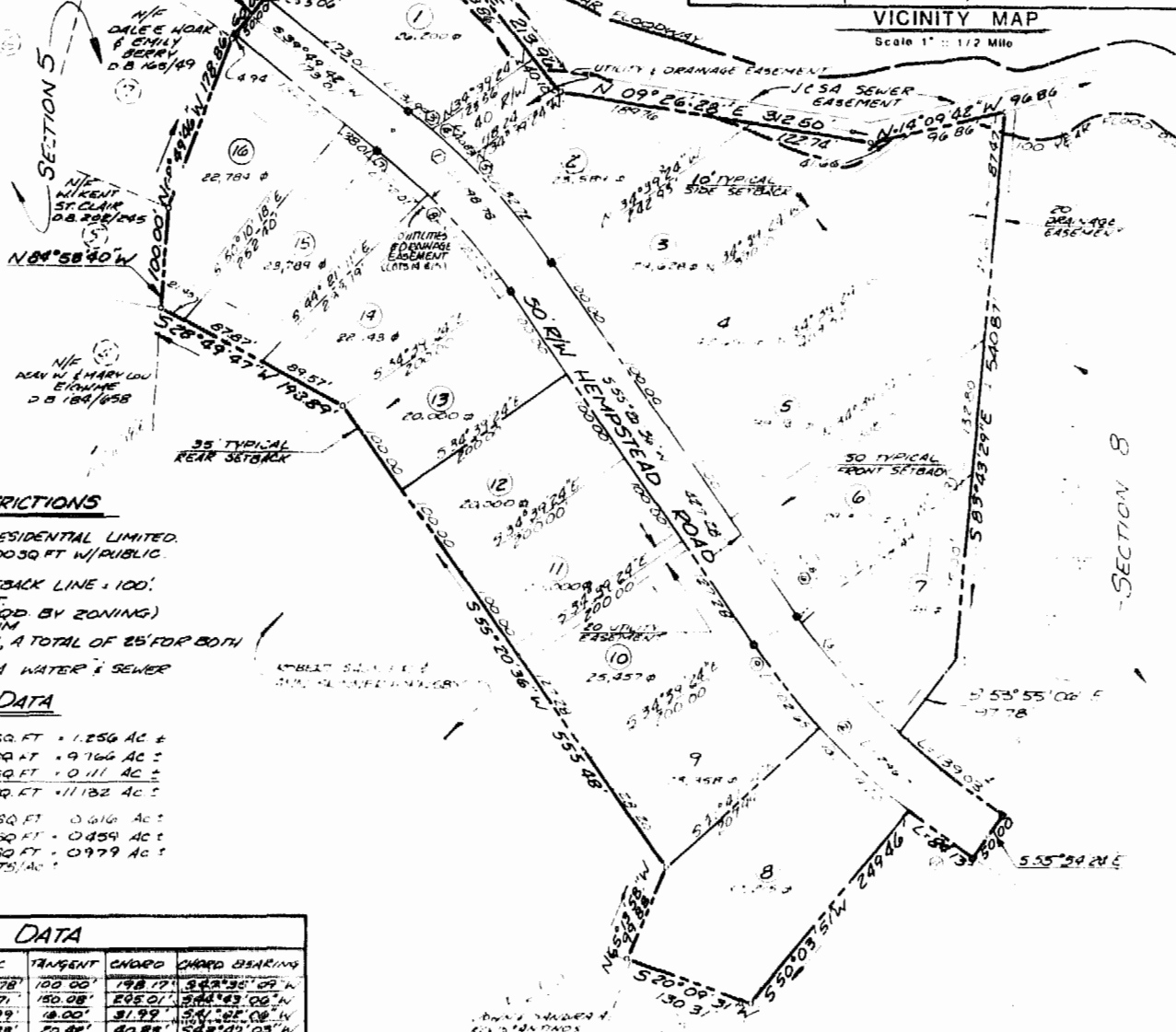
AREA OF ROADS 54,695 SQ. FT. = 1.256 AC ±
AREA OF LOTS 429,386 SQ. FT. = 9.766 AC ±
AREA OF R/W 4,526 SQ. FT. = 0.111 AC ±
TOTAL AREA SUB 488,607 SQ. FT. = 11.182 AC ±
DIVIDED
AVERAGE LOT SIZE 26,837 SQ. FT. = 0.616 AC ±
SMALLEST LOT SIZE 20,000 SQ. FT. = 0.459 AC ±
LARGEST LOT SIZE 42,650 SQ. FT. = 0.979 AC ±
LOT YIELD 1437 LOTS/AC ±

CURVE DATA

ASSUMES	CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
ROAD	1	15°34'54"	784.08'	198.78'	100.00'	198.17'	S82°36'09"W
ROAD	2	2°15'00"	800.01'	296.71'	150.08'	296.01'	S84°43'00"W
LOT	3	08°24'53"	759.08'	51.99'	48.00'	51.99'	S41°28'08"W
R/W	4	03°04'56"	759.08'	40.88'	50.88'	40.88'	S83°47'03"W
LOT	5	10°01'05"	759.08'	182.72'	66.63'	182.55'	S80°42'00"W
LOT	6	10°35'31"	778.01'	8.01'	4.00'	8.01'	S55°08'50"W
LOT	7	06°49'07"	709.08'	78.01'	36.04'	71.98'	S68°46'16"W
LOT	8	09°41'47"	709.08'	120.00'	60.14'	119.86'	S60°29'43"W
LOT	9	07°02'00"	826.01'	102.65'	57.59'	102.59'	S51°46'34"W
LOT	10	08°16'43"	826.01'	119.20'	58.71'	119.10'	S43°08'30"W
R/W	11	05°30'38"	826.01'	84.15'	48.10'	84.09'	S37°00'52"W
LOT	12	10°35'31"	778.01'	49.33'	29.30'	49.33'	S39°13'51"W
LOT	13	10°35'31"	778.01'	140.41'	70.40'	140.22'	S49°33'40"W



4 (11/83) REVISED MIN. SIDE SETBACK TO 10'
4 (11/83) REVISED LOT SUB - LOTS 8 & 9
2 (11/83) REVISED



12:50 pm
9 AM Jan 1984
3/16/84
W. S. Hall Clerk

SECTION 9

PLAT OF CORRECTION WINDSOR FOREST SECTION 9

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