

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 1 & 2 IN THE NAME OF BRUCE R. HORNBSBY & JONATHAN B. HORNBSBY
LOTS 3 THROUGH 10 IN THE NAME OF HERITAGE DEVELOPMENT CO.

IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA.

or Heritage Development Co.
or Robert S. Hornbsby
or Jonathan B. Hornbsby

STATE OF VIRGINIA

I, James C. 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 21st DAY OF October, 1984.

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 11th DAY OF November, 1984, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAWS DIRECTS.

TESTE: James C. Small, CLERK

PLAT BOOK 40 PAGE 21

BUILDING RESTRICTIONS

PROPERTY IS ZONED RESIDENTIAL, LIMITED, DISTRICT R-2
MINIMUM LOT SIZE = 12,000 SF (SERVED BY PUBLIC WATER AND SEWAGE DISPOSAL SYSTEMS)
MINIMUM SETBACK LINE REQUIREMENTS ARE AS FOLLOWS
FRONT - 50' (EXCEPT AS NOTED)
SIDES - 10' MIN. (A TOTAL OF 25')
REAR - 35'

MINIMUM FRONTAGE = 100' AT THE SETBACK
ALL LOTS TO BE SERVED BY JAMES CITY SERVICE AUTHORITY WATER & SEWER
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

AREA TABULATION

AREA OF LOTS	263,776 SF ±	6.0555 Ac ±
AREA OF R/W	30,027 SF ±	0.6873 Ac ±
AREA TO BE SUBDIVIDED, SEC. 3B	293,803 SF ±	6.7448 Ac ±
LARGEST LOT (#1)	34,044 SF ±	0.800 Ac ±
SMALLEST LOT (#2)	20,390 SF ±	0.468 Ac ±
AVERAGE LOT	26,378 SF ±	0.6056 Ac ±
NO. OF LOTS	10	
LOT YIELD/GROSS ACRE	1.48 LOTS/ACRE	

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS WINDSOR FOREST, SECTION 3B IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 10/31/84 J. D. Hall HIGHWAY ENGINEER

DATE 10/31/84 Conrad H. Hays HEALTH OFFICER

DATE 10/31/84 Paul C. Small AGENT OF GOVERNING BODY

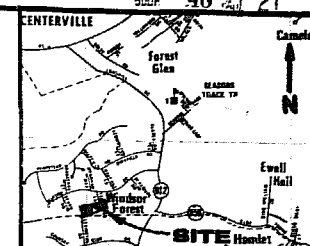
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 29th DAY OF October, 1984.

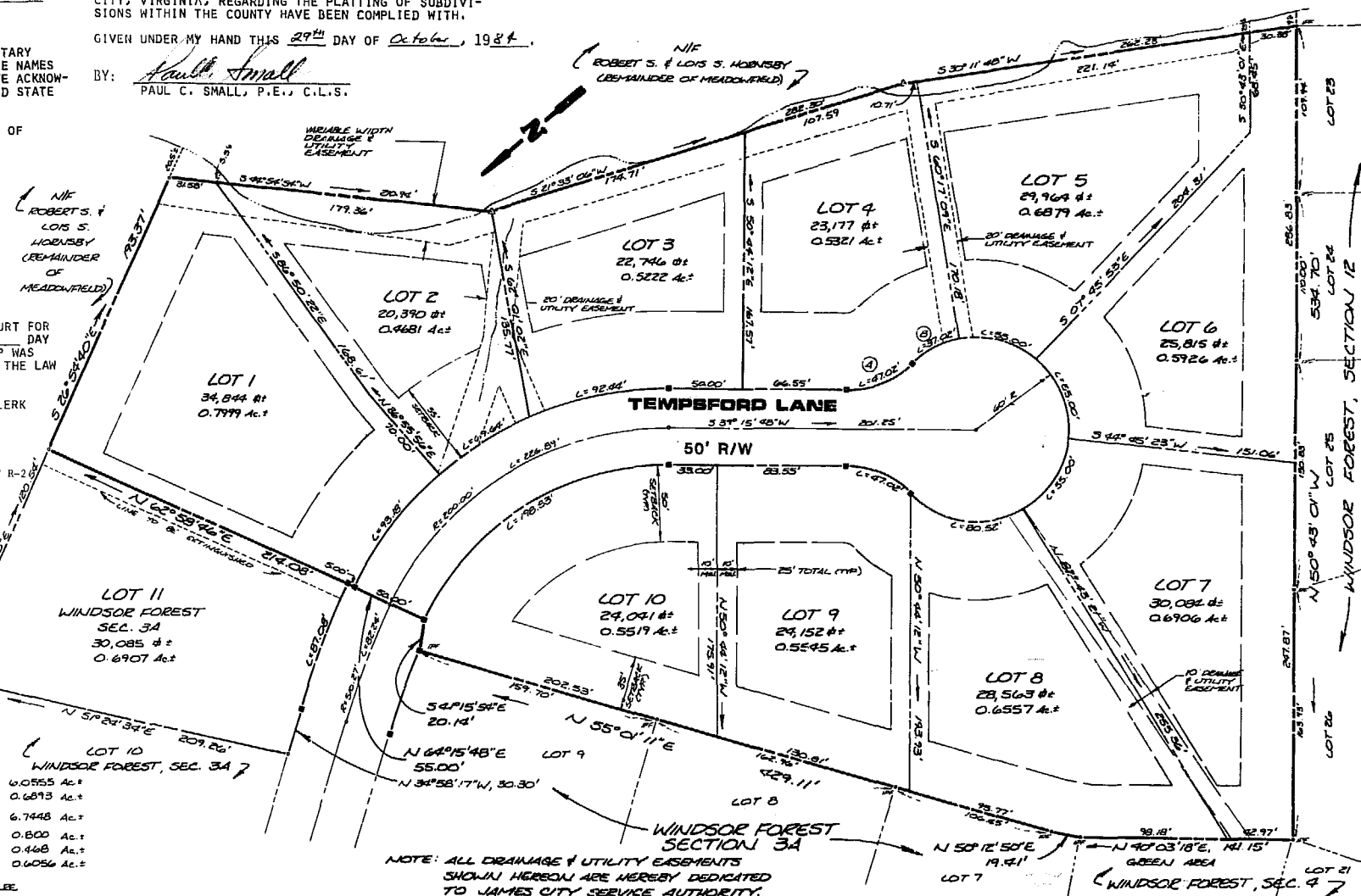
BY: Paul C. Small
PAUL C. SMALL, P.E., C.L.S.

LOT CURVE INFORMATION						
LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	23°43'38"	225.00'	93.18'	47.27'	92.51'	N13°52'23"W
2	17°43'56"	225.00'	69.64'	35.10'	69.36'	N06°51'24"E
3	23°32'26"	225.00'	92.18'	46.88'	91.79'	N27°29'35"W
4A	44°54'02"	60.00'	47.12'	24.79'	45.83'	N16°48'47"E
4B	35°21'04"	60.00'	37.02'	19.12'	35.44'	N12°02'19"E
5	52°31'16"	60.00'	55.00'	29.60'	53.09'	N55°58'29"E
6	52°31'16"	60.00'	55.00'	29.60'	53.09'	S71°30'15"E
7	52°31'16"	60.00'	55.00'	29.60'	53.09'	S18°58'59"E
8	76°53'11"	60.00'	80.52'	47.63'	74.61'	S45°43'15"W
9	44°54'02"	60.00'	47.02'	24.79'	45.83'	S61°42'49"W
10	65°00'00"	175.00'	198.53'	111.49'	188.06'	S06°45'48"W
11	09°14'05"	540.27'	87.08'	43.63'	86.99'	N30°21'14"W

(SEC. 3A)



LOCATION MAP
SCALE: 1" = 1/2 MILE



AES, a professional corporation

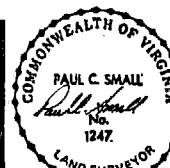
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0040

Architecture, Engineering, Surveying, Planning

PLAT OF SUBDIVISION WINDSOR FOREST SECTION 3B

OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/31/84	REVISED PER OWNER/DEVELOPER'S REQUEST	JMS
2	11/1/84	REVISED PER OWNER/DEVELOPER'S REQUEST	JMS
3	11/1/84	ADDED 20' DRAINAGE & UTILITY EASEMENT	JMS
4	11/1/84	GENERAL REVISIONS	JMS

Designed JHB	Drawn VMB
Scale 1" = 50'	Date APR. 1984
Project No. 5566	Drawing No. PLAT