

OWNER'S CERTIFICATE & DECLARATION

THIS SUBDIVISION IS WITH THE BEST KNOWLEDGE AND IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE COMMONWEALTH OF VIRGINIA.

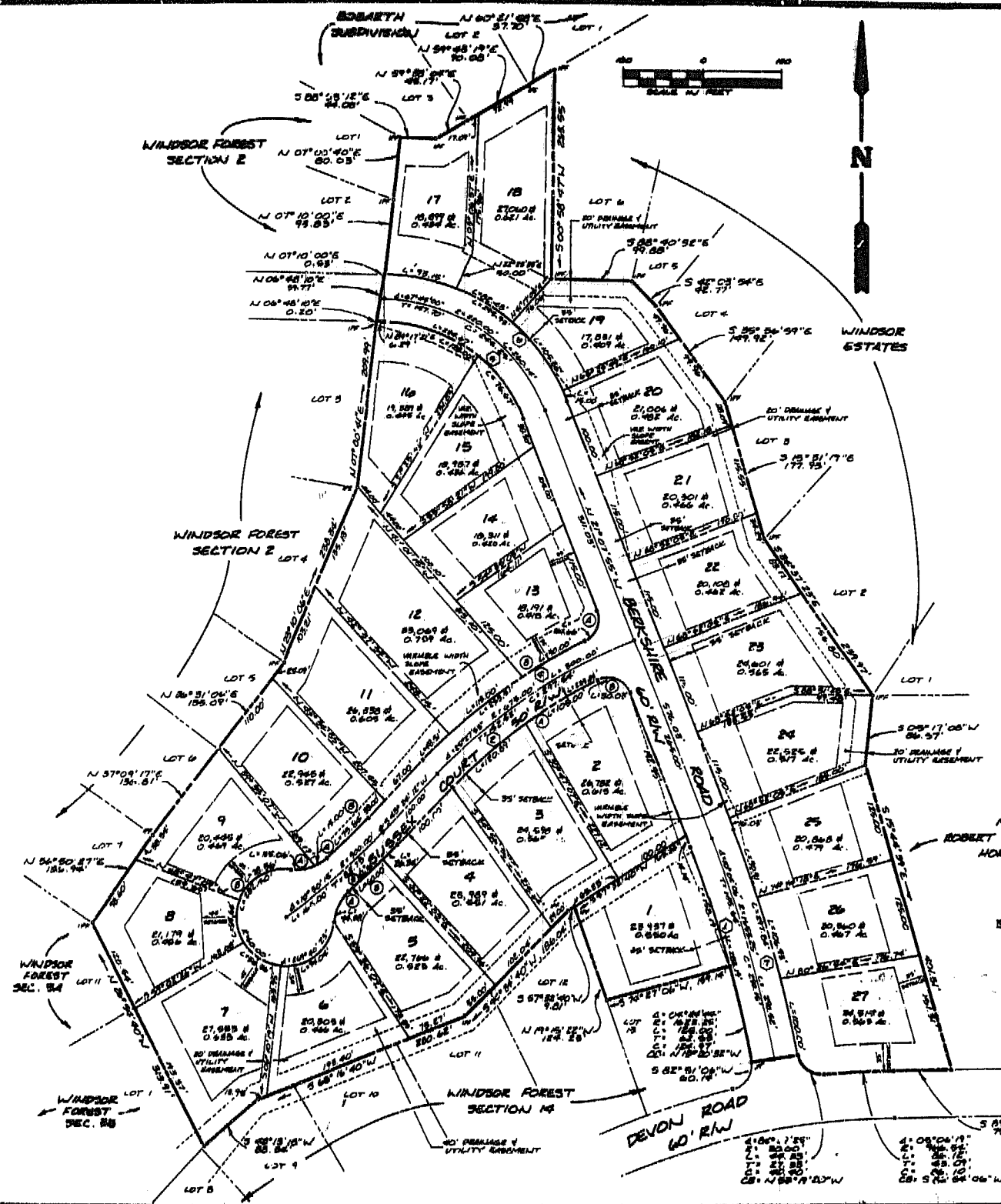
TITLE TO THE LAND UNDER REVIEW IS VESTED IN
Heritage Development Co., Inc.

STATE OF VIRGINIA, I, Paul C. Small, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS READ AND EXAMINED BY ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF February, 1986, MY COMMISSION EXPIRES MAY 27 1987.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 17 DAY OF February, 1986, THIS MAP WAS PRESENTED AND APPROVED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Walter S. Ward CLERK
 PLAT BOOK 42, PAGE 35

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS
WINDSOR FOREST SECTION 1B
 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND HAS BE COMMITTED TO RECORD.
 DATE 2-25-86 S. O. Hall HEALTH OFFICER
 DATE 2-27-86 Alfred S. Hupp HEALTH OFFICER
 DATE 3/18/86 Paul C. Small ASST. OF SUPERVISING SURV.

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 PLYING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
 GIVEN UNDER MY HAND THIS 26 DAY OF February, 1986
 BY: Paul C. Small
 PAUL C. SMALL, P.E., C.L.S.



BUILDING RESTRICTIONS
 PROPERTY IS ZONED RESIDENTIAL, LIMITED DISTRICT R-1
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER
SETBACK REQUIREMENTS
 FRONT: 35' MINIMUM (30' MINIMUM BY DEVELOPER ON ALL LOTS EXCEPT LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27)
 REAR: 35' MINIMUM, A TOTAL OF 23'
 SIDES: 10' MINIMUM, A TOTAL OF 23'
 NOTES: 15' SIDE SETBACKS FROM SPECIAL PROVISION FOR CORNER LOTS: OF THE TWO SIDES OF A CORNER LOT, THE FRONT SHALL BE DEEMED TO BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. THE SIDE YARD SETBACK ON THE SIDE FACING THE SIDE STREET SHALL BE A MINIMUM OF 25' (25' MINIMUM BY DEVELOPER).
 FRONTAGE: 80' AT SETBACK FOR LOTS OF LESS THAN 30,000 SF; 100' AT SETBACK FOR LOTS OF 30,000 SF TO 43,500 SF; 150' AT SETBACK FOR LOTS OF MORE THAN 43,500 SF
 MINIMUM LOT AREA: 12,000 SF FOR SUBDIVISIONS WITH PUBLIC WATER
 ALL UTILITIES TO BE PLACED UNDERGROUND

SECTION 1B

AREA TABULATION	
AREA SUBDIVIDED	710,426 SF: 16,309 AC
AREA OF FOREST R/W	103,368 SF: 2,375 AC
AREA OF LOTS 1-27	406,838 SF: 9,311 AC
NUMBER OF LOTS	
LARGEST LOT (LOT 12)	33,069 SF: 0.759 AC
SMALLEST LOT (LOT 19)	17,831 SF: 0.409 AC
AVERAGE LOT SIZE	22,476 SF: 0.516 AC
LOT YIELD/CROSS ACRES	1.66 LOTS/CROSS ACRES

LOT CORNER DATA

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CORNER BEARING
1	0° 53' 02"	1893.23'	458.19'	79.16'	158.25'	N10° 50' 24"E
2A	0° 15' 20"	650.00'	105.00'	57.81'	104.89'	N38° 04' 13"E
2B	9° 52' 18"	30.00'	50.00'	25.00'	46.53'	S66° 56' 31"W
3	1° 02' 31"	650.00'	120.89'	60.87'	155.71'	N64° 09' 53"E
4	0° 27' 53"	825.00'	26.34'	15.17'	76.34'	N64° 15' 06"W
5A	43° 27' 50"	90.00'	64.38'	23.18'	43.38'	N27° 23' 29"W
5B	03° 21' 01"	825.00'	60.00'	30.01'	101.99'	N44° 55' 34"E
6	9° 48' 03"	60.00'	94.00'	59.79'	64.71'	N15° 16' 14"E
7	53° 52' 06"	80.00'	35.26'	19.83'	53.42'	S37° 23' 59"W
8A	21° 01' 15"	60.00'	54.64'	29.58'	52.77'	S66° 53' 21"W
8B	51° 18' 53"	70.00'	35.00'	18.03'	56.57'	S78° 16' 11"W
9A	74° 08' 52"	40.00'	76.34'	45.90'	72.51'	S58° 57' 44"W
10A	04° 40' 07"	875.00'	77.84'	36.94'	73.81'	N45° 09' 15"W
10B	14° 07' 56"	80.00'	19.00'	7.34'	16.84'	S55° 26' 01"W
11	0° 18' 15"	700.00'	48.81'	24.27'	44.30'	S45° 23' 19"W
12	0° 36' 44"	700.00'	115.00'	57.82'	114.87'	S55° 04' 10"W
12A	8° 17' 00"	50.00'	44.68'	27.83'	46.53'	N21° 50' 59"W
12B	0° 12' 00"	700.00'	90.00'	45.00'	99.44'	S60° 58' 12"W
13	10° 09' 08"	190.00'	96.87'	49.41'	95.43'	S35° 43' 39"W
14	20° 35' 12"	190.00'	128.00'	66.52'	123.29'	S29° 38' 39"W
17	81° 02' 32"	250.00'	93.15'	47.12'	92.61'	N70° 14' 51"W
18	10° 35' 31"	350.00'	81.43'	41.59'	82.06'	N58° 10' 45"W
19	34° 08' 44"	250.00'	103.26'	53.47'	104.18'	N38° 28' 33"W
20	00° 01' 14"	250.00'	15.00'	7.50'	15.00'	N01° 51' 05"E
23	41° 05' 41"	1883.25'	90.91'	45.47'	95.80'	N15° 51' 04"W
24	01° 38' 23"	1883.25'	104.93'	52.48'	106.91'	N18° 15' 03"W
27	03° 24' 14"	1883.25'	100.00'	50.00'	99.99'	N12° 41' 44"W

R/W CORNER DATA

MARK	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CORNER BEARING
1	0° 53' 02"	1893.23'	458.19'	79.16'	158.25'	N10° 50' 24"E
2	10° 36' 44"	650.00'	225.89'	114.87'	224.75'	S25° 21' 32"W
3	05° 25' 18"	825.00'	86.43'	43.20'	84.11'	S64° 54' 38"W
4	20° 25' 01"	100.00'	33.51'	16.75'	33.51'	N25° 45' 12"E
5	67° 28' 00"	90.00'	234.67'	127.53'	211.81'	N25° 06' 23"W
6	67° 28' 00"	150.00'	395.92'	189.00'	378.94'	S35° 02' 38"E
7	10° 08' 18"	1883.25'	297.84'	149.31'	257.44'	S16° 03' 18"E

AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23186
 804-253-0040
 Engineering, Planning, Surveying

PLAT OF SUBDIVISION
WINDSOR FOREST
 SECTION 1B
 OWNER / DEVELOPER:
 HERITAGE DEVELOPMENT COMPANY
 CHESAPEAKE DISTRICT JAMES CITY COUNTY VIRGINIA



DATE	REVISION / COMMENT / NOTE	BY
1/17/86	REVISED SETBACK FOR OWNER/DEVELOPER	JM

Designed JMS
 Drawn VMS
 Scale 1"=200'
 Date: 02/27/86
 Project No. 8727
 Drawing No. 1 of 1