

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE 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
 BY Robert S. Hornsby, Jr.
Heritage Development Co.

STATE OF VIRGINIA

I, Wm. L. Miller, Jr., a Notary Public do CERTIFY that the persons whose names are signed to the preceding writing have acknowledged the same before me in my City and State aforesaid.

GIVEN UNDER MY HAND THIS 22 DAY OF Aug, 1986

MY COMMISSION EXPIRES January 23, 1987

STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 22 DAY OF Aug, 1986 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wm. L. Miller, Jr., CLERK

PLAT BOOK 48, PAGE 54

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 7/30/86 W. L. Miller, Jr. HIGHWAY ENGINEER

DATE 7/30/86 Wm. L. Miller, Jr. HEALTH OFFICER

DATE 7/30/86 Wm. L. Miller, Jr. AGENT OF GOVERNING BODY

ENGINEER & 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

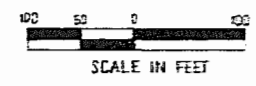
GIVEN UNDER MY HAND THIS 27 DAY OF AUG, 1986

BY Wm. L. Miller, Jr.

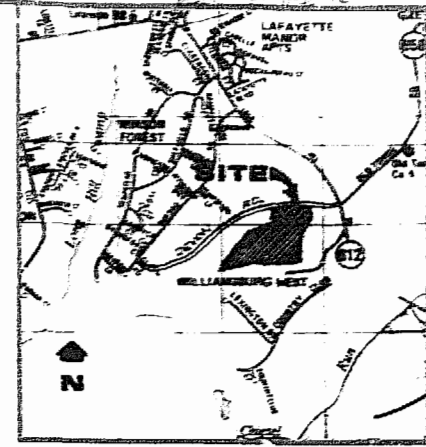
AREA OF LOTS = 562,009 SF 12.902 AC
 AREA OF R/W = 69,888 SF 1.604 AC
 TOTAL AREA SUBDIVIDED = 631,697 SF 14.506 AC
 SMALLEST LOT - #19 18,554 SF = 0.426 AC +/-
 LARGEST LOT - #5 52,386 SF = 1.2026 AC +/-
 AVERAGE LOT SIZE 28,100 SF = 0.645 AC +/-
 LOTS/ GROSS ACRE 1.38 LOTS/GROSS ACRE
 NUMBER OF LOTS 20

BERKSHIRE ROAD 60'R/W

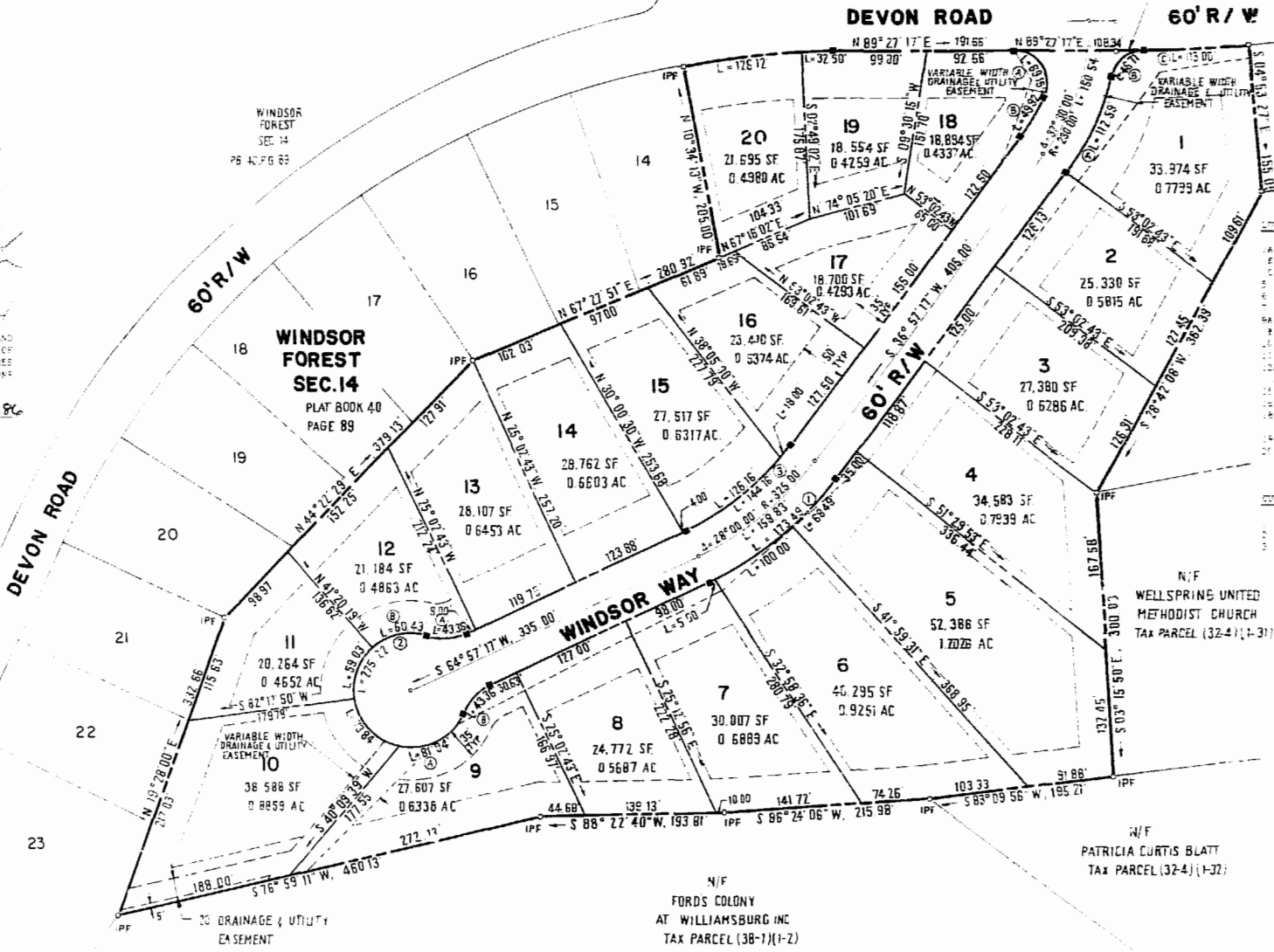
WINDSOR FOREST SECTION 15 LOT 27



0° 00' 50.47"
 1° 34' 53"
 1° 27' 28"
 1° 13' 54"
 12° 59' 01.58"E



LOCATION MAP SCALE 1"=2000'



N/F ROBERTS & LOUIS HORNSBY TAX PARCEL (32-3)(1-1)

CURVE	BETA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	24° 48' 43"	240.00'	112.56'	171.42'	112.56'	274° 12' 54"
2	78° 24' 01"	35.00'	46.70'	37.12'	46.70'	350° 21' 36"
3	09° 30' 01"	126.43'	113.91'	174.12'	113.91'	342° 31' 36"
4	10° 03' 12"	355.00'	66.45'	344.38'	66.45'	344° 38' 00"
5	16° 08' 23"	355.00'	100.00'	341.23'	100.00'	354° 04' 48"
6	16° 08' 23"	355.00'	31.00'	323.00'	31.00'	354° 04' 48"
7	78° 24' 01"	90.00'	113.91'	46.70'	113.91'	342° 31' 36"
8	42° 04' 28"	90.00'	63.56'	71.68'	63.56'	344° 12' 00"
9	77° 20' 54"	90.00'	71.68'	63.56'	71.68'	342° 31' 36"
10	36° 21' 17"	90.00'	54.00'	84.00'	54.00'	352° 42' 00"
11	22° 04' 11"	90.00'	32.43'	87.57'	32.43'	377° 00' 00"
12	22° 04' 11"	245.00'	104.11'	240.00'	104.11'	352° 42' 00"
13	22° 04' 11"	122.50'	18.00'	122.50'	18.00'	342° 31' 36"
14	113° 11' 18"	25.00'	44.25'	23.54'	44.25'	332° 58' 00"
15	113° 11' 18"	25.00'	23.54'	44.25'	23.54'	332° 58' 00"
16	113° 11' 18"	25.00'	23.54'	44.25'	23.54'	332° 58' 00"
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N/F WELLSRING UNITED METHODIST CHURCH TAX PARCEL (32-4)(1-31)

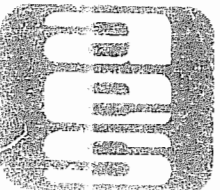
N/F PATRICIA CURTIS BLATT TAX PARCEL (32-4)(1-32)

N/F FORDS COLONY AT WILLIAMSBURG INC TAX PARCEL (38-1)(1-2)

PROPERTY IS ZONED LIMITED RESIDENTIAL, DISTRICT R-1 LOTS ARE SERVED BY PUBLIC WATER AND SEWER MINIMUM LOT SIZE ALLOWABLE = 11,000 SF, 0.255 AC.

YARD REGULATIONS:
 FRONT: 35' MINIMUM, EXCEPTIONS: PERMANENT PLAT
 SIDES: 10' MINIMUM FOR EACH SIDE YARD
 REAR: 35' MINIMUM

SPECIAL PROVISIONS FOR CORNER LOTS:
 -FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
 -NO STRUCTURES SHALL BE LOCATED CLOSER THAN 10' TO THE SIDE STREET.
 -EACH CORNER LOT SHALL HAVE A WORK-ON-WITTY AT THE INTERIOR CORNER OF THE LOT.



AES Engineering & Surveying
 1761 James Street Road, Williamsburg, Va 23185
 804-253-0040
 Surveying

SUBDIVISION OF WINDSOR FOREST SECTION 16
 OWNER/DEVELOPER:
HERITAGE DEVELOPMENT COMPANY
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



DATE	REVISION	COMMENT	NOTE

Drawn by: JMS
 Checked by: BS
 Scale: 1"=100'
 Date: 3/11/1985
 5786
PLAT