

LOCATION MAP

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 HERITAGE DEVELOPMENT COMPANY

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

BY Paul C. Small

BY _____

STATE OF VIRGINIA

I, Walter R. Gutter, 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 7th DAY OF October, 1986.

MY COMMISSION EXPIRES August 1988

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 Nov, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Walter R. Gutter, CLERK

PLAT BOOK 43 PAGE 86

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS LOT 19 & 19-A SECTION 12, & LOT 28, SECTION 14, WINDSOR FOREST IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 10-24-86 HIGHWAY DEPARTMENT

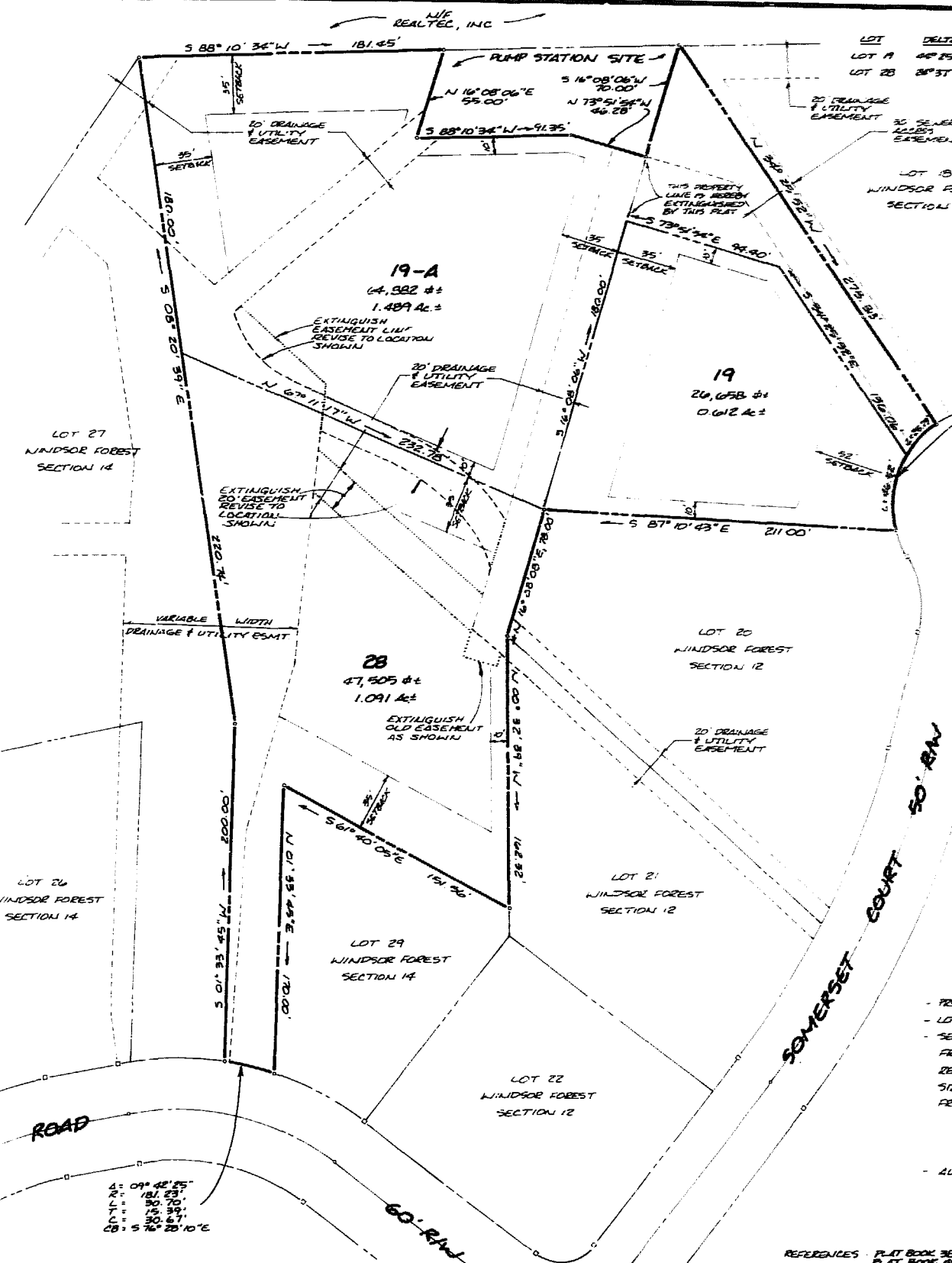
DATE 10-24-86 HEALTH OFFICER

DATE 10-24-86 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 7th DAY OF October, 1986

BY: Paul C. Small



LOT CURVE DATA

LOT	DELTA	SIDE	LENGTH	AREA	BEARING	BEARING
LOT 19	46°25'37"	60.00	46.52	24.50	45°37'	N 08°23'51"E
LOT 28	28°37'23"	60.00	25.74	13.10	25°58'	N 43°15'23"E

AREA TABULATION

TOTAL AREA RESUBDIVIDED	139,046 #±
NO. OF LOTS	3
AVERAGE LOT SIZE	46,348 #±
LARGEST LOT (SEC 14, LOT 28)	47,505 #±
SMALLEST LOT (SEC 12, LOT 19)	20,658 #±

- L: 67°03'06"
- R: 60°00'
- S: 72°31'
- T: 41°28'
- U: 68°01'
- V: N 28°21'35"E

- GENERAL NOTES**
- HERITAGE DEVELOPMENT COMPANY SHALL PROVIDE SEWER AND WATER CONNECTIONS FOR ALL LOTS.
 - THE DRIVEWAY INTO LOT 19-A, SECTION 12, SHALL BE MAINTAINED BY ITS OWNER.

BUILDING RESTRICTIONS

- PROPERTY IS ZONED RESIDENTIAL, LIMITED DISTRICT R2
- LOTS ARE SERVED BY PUBLIC WATER & SEWER
- SETBACK REQUIREMENTS
- FRONT 35' MINIMUM (EXCEPTION SEC 12, LOT 19)
- REAR 35' MINIMUM
- SIDE 10' MINIMUM
- FRONTAGE
- 60' AT SETBACK (FOR LOTS LESS THAN 20,000 #)
- 100' AT SETBACK (LOTS 20,000 # TO 43,560 #)
- 150' AT SETBACK (LOTS GREATER THAN 43,560 #)
- ALL UTILITIES TO BE PLACED UNDERGROUND

REFERENCES: PLAT BOOK 38, PAGE 80; PLAT BOOK 40, PAGE 81



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

PLAT OF RESUBDIVISION AND PROPERTY LINE EXTINGUISHMENT WINDSOR FOREST LOT 19 AND 19-A, SECTION 12 LOT 28, SECTION 14

OWNER / DEVELOPER: HERITAGE DEVELOPMENT COMPANY
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



11/5/86

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed JES	Drawn JES
Scale 1"=50'	Date 6/15/86
Project No. 6541	
Drawing No. PLAT	