

**OWNER'S CONSENT AND PLEDGMENT**

THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY Heritage Development Co  
 BY Robert S. Hornsby Pres  
 BY [Signature]  
 BY [Signature]  
 BY [Signature]

STATE OF VIRGINIA  
 I, J. Pauline C. Pauline 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 26th DAY OF December, 1986.  
 MY COMMISSION EXPIRES May 17, 1988

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF December, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.  
 TESTE: Helene Swartz CLERK  
 PLAT BOOK 45 PAGE 67

**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 2-3-87 J. N. Hall HIGHWAY ENGINEER  
 DATE 2/1/87 Ulla K. Long HEALTH OFFICER  
 DATE 2/1/87 all other 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 AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.  
 GIVEN UNDER MY HAND THIS 26th DAY OF January, 1987.  
 BY: Paul C. Small  
 PAUL C. SMALL, P.E., C.L.S.

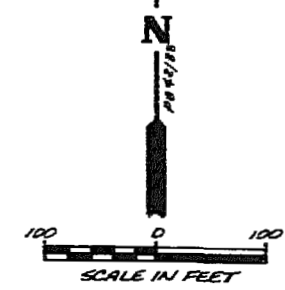
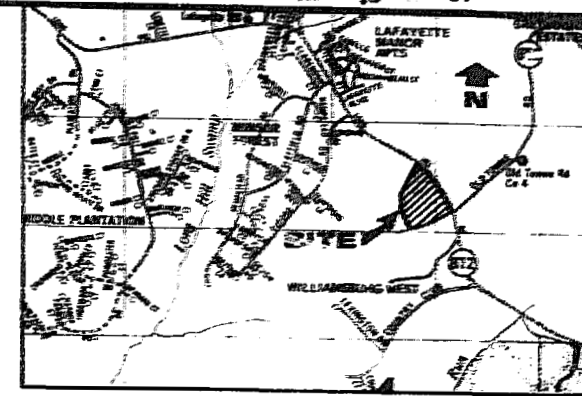
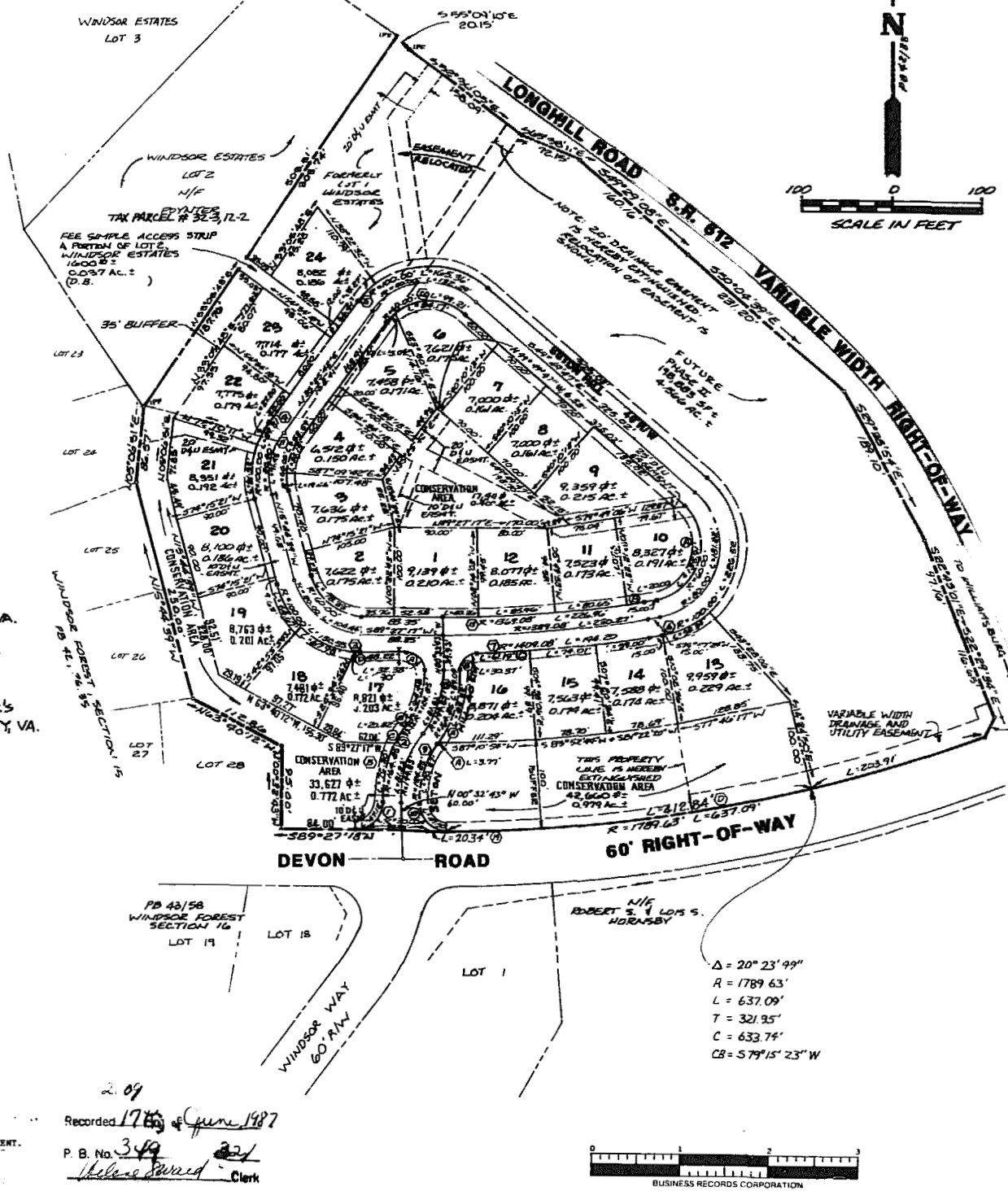
**TITLE TO THE LAND SHOWN HEREON IS VESTED IN:**  
 HERITAGE DEVELOPMENT CO. FROM ROBERT S. AND LOIS S. HORNSBY BY DEED DATED DECEMBER 22, 1986 AND RECORDED IN DEED BOOK 326, PAGE 284 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VA. AND ROBERT SAUNIER HORNSBY, JONATHAN B HORNSBY, AND BRUCE R. HORNSBY FROM ROBERT S. AND LOIS S. HORNSBY BY DEED DATED DECEMBER 22, 1986 AND RECORDED IN DEED BOOK 325, PAGE 97 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VA.

**AREA TABULATION - PHASE I**

AREA OF LOTS	192,341 SF	4.4155 AC
CONSERVATION AREA	93,698 SF	2.1516 AC
FEE SIMPLE ACCESS STRIP	1,600 SF	0.0367 AC
R/W AREA	65,544 SF	1.5047 AC
PHASE I	353,184 SF	8.1086 AC
PHASE II (FUTURE)	196,863 SF	4.5657 AC
TOTAL PARCEL	552,067 SF	12.6737 AC
NUMBER OF LOTS - PHASE I	24	
AVERAGE LOT SIZE	8,014 SF	0.1837 AC
SMALLEST LOT (14)	6,512 SF	0.1495 AC
LARGEST LOT (13)	9,959 SF	0.2286 AC
GROSS LOT YIELD	2.94 LOTS/AC	

CONSERVATION AREA SHOWN HEREON IS HEREBY DEDICATED TO THE WINDSOR FOREST ASSOCIATION. ANY OWNER OF LOT(S) SHOWN HEREON SHALL HAVE A RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE CONSERVATION AREA WHICH SHALL BE APPURTENANT TO AND SHALL PASS WITH THE TITLE TO EVERY LOT, SUBJECT TO THE FOLLOWING:  
 ALL CONSERVATION AREA SHOWN HEREON SHALL BE LEFT IN ITS NATURAL STATE IN PERPETUITY, WITH THE EXCEPTION OF ANY FENCE BUILT BY HERITAGE DEVELOPMENT CO. OR ITS ASSIGNS, FOR THE PURPOSE OF PROVIDING AGRICULTURAL BARRIERS.

**BUILDING RESTRICTIONS**  
 1. PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-2; CLUSTER DEVELOPMENT.  
 2. SETBACKS FOR INDIVIDUAL LOTS:  
 FRONT: 65' MINIMUM FROM CENTERLINE OF RIGHT-OF-WAY  
 SIDE: 5' MINIMUM  
 REAR: NONE



LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	02°41'20"	1369.08'	40.36'	30.48'	40.25'	S28°31'47"W
2	74°48'04"	60.00'	78.33'	43.67'	72.29'	N02°07'41"W
3	18°34'57"	60.00'	19.46'	9.82'	19.27'	N86°07'10"W
4	4°41'	60.00'	34.13'	17.54'	32.57'	N15°00'00"W
5	2°30'30"	60.00'	15.54'	7.55'	15.00'	N84°30'00"W
6	2°30'30"	60.00'	9.17'	30.59'	108.66'	S10°00'00"W
10A	128°47'11"	60.00'	135.95'	40.34'	60.64'	S02°00'00"W
10B	00°50'13"	1369.08'	30.00'	30.00'	20.00'	S02°00'00"W
11	03°22'30"	1369.08'	60.45'	40.34'	60.64'	S02°00'00"W
12	03°35'50"	1369.08'	81.96'	40.34'	60.64'	S02°00'00"W
13	33°29'30"	100.00'	100.00'	59.00'	59.00'	N02°00'00"W
14	02°21'57"	1409.08'	74.00'	37.00'	74.00'	N02°00'00"W
15	03°00'34"	1409.08'	154.85'	43.64'	64.57'	N02°00'00"W
16A	29°39'14"	154.85'	65.32'	43.64'	64.57'	N02°00'00"W
16B	86°59'57"	30.00'	30.37'	18.98'	17.33'	N84°00'00"W
16C	02°29'16"	1409.08'	30.60'	30.60'	20.95'	N02°00'00"W
17A	52°46'21"	20.00'	20.36'	20.95'	28.56'	S44°00'00"W
17B	23°35'28"	124.85'	34.48'	20.42'	32.77'	N02°00'00"W
17C	07°24'10"	164.85'	30.28'	20.42'	7.92'	S02°00'00"W
17D	04°31'31"	100.00'	7.90'	20.42'	20.42'	S02°00'00"W
18	38°57'07"	100.00'	47.98'	35.37'	66.42'	S02°00'00"W
19	31°9'27"	100.00'	54.47'	35.37'	53.95'	S11°00'00"W
21	35°14'48"	100.00'	41.32'	31.77'	60.55'	S02°00'00"W
22	15°55'33"	100.00'	27.80'	13.95'	17.71'	S02°00'00"W
24	16°11'47"	100.00'	28.27'	14.23'	28.17'	S42°00'00"W

**CORNER AREA CURVE DATA**

CURVE DATA	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	0°18'39"	164.85'	3.77'	1.89'	3.77'	N01°09'47"E
B	25°07'39"	164.85'	71.30'	36.74'	71.72'	S10°00'00"W
C	11°32'13"	100.00'	20.14'	15.00'	20.10'	S10°00'00"W
D	13°13'02"	1789.63'	412.84'	257.34'	411.83'	S02°00'00"W

**RIGHT-OF-WAY CURVE DATA**

CURVE DATA	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	90°00'00"	30.00'	47.12'	35.37'	42.43'	N84°00'00"W
2	32°21'49"	164.85'	93.12'	47.84'	51.88'	N15°00'00"W
3	74°48'04"	100.00'	130.55'	75.46'	121.48'	N02°00'00"W
4	51°10'20"	100.00'	89.31'	47.82'	86.37'	N02°00'00"W
5	94°44'31"	100.00'	165.36'	108.64'	147.15'	N02°00'00"W
6	129°34'11"	100.00'	226.32'	213.42'	181.10'	N02°00'00"W
7	03°53'47"	1409.08'	194.20'	97.25'	194.04'	S02°00'00"W
8	30°57'53"	164.85'	89.09'	45.66'	85.03'	S16°00'00"W
9	32°17'37"	124.85'	70.37'	36.15'	69.44'	S15°40'00"W
10	90°43'17"	30.00'	47.50'	30.35'	42.69'	S45°00'00"W
11	51°10'20"	60.00'	53.59'	28.73'	51.82'	N02°00'00"W
12	64°44'31"	60.00'	99.21'	65.18'	82.58'	N02°00'00"W
13	09°29'53"	1369.08'	225.95'	113.74'	225.70'	S02°00'00"W
14	00°39'05"	1789.63'	20.34'	20.17'	20.34'	S02°00'00"W

$\Delta = 20^\circ 23' 99"$   
 $R = 1789.63'$   
 $L = 637.09'$   
 $T = 321.95'$   
 $C = 633.74'$   
 $CB = 579' 15" 23" W$

Recorded 17th of June 1987  
 P. B. No. 349  
Helene Swartz Clerk



**AES**, a professional corporation  
 1781 Jamestown Road, Williamsburg, Va. 23185  
 804-253-0040  
 Engineering, Planning, Surveying

**PLAT OF SUBDIVISION**  
**SETON HILL AT WINDSOR FOREST**  
**PHASE I**  
 OWNER/DEVELOPER:  
**HERITAGE DEVELOPMENT COMPANY**  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed   Drawn    
 Scale 1"=100' Date    
 Project No. 6162  
 Drawing No. 1 of 1