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.

BY Robert S. Hornsby DATE December 8, 1988

BY President, Heritage Development Co.

BY _____

STATE OF VIRGINIA

I, Gaylon H. Martin, 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 8 DAY OF November, 1988.

MY COMMISSION EXPIRES 5-22-92 BY: Gaylon H. Martin

CLERK'S CERTIFICATE
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF March, 1989. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helen S. Ward, CLERK.

PLAT BOOK. 50, PAGE: 54

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS WINDSOR FOREST, SECTION 18. IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 10-21-88 S. N. Hall HIGHWAY ENGINEER

DATE 10-20-88 Allen L. Knapp HEALTH OFFICER

DATE 3/23/89 AGENT OF GOVERNING BODY

SURVEYOR'S STATEMENT

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 7TH DAY OF NOV., 1988.

BY: G. T. Wilson

SOURCE OF TITLE

TITLE TO THE LAND SUBDIVIDED IS VESTED IN: HERITAGE DEVELOPMENT CO. FROM ROBERT S. HORNSBY BY DEED BOOK 412, PAGE 217, RECORDED OCTOBER 19, 1988, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

AREA TABULATION

AREA OF LOTS	187,845 S.F.	4.3123 AC.	58.67%
COMMON AREA	81,037 S.F.	1.8604 AC.	25.31%
R/W AREA	51,273 S.F.	1.1771 AC.	16.02%
TOTAL PARCEL	320,155 S.F.	7.3498 AC.	100%

NUMBER OF LOTS	12	
AVERAGE LOT SIZE	15,654 S.F.	0.3594 AC.
SMALLEST LOT #6	10,310 S.F.	0.2367 AC.
LARGEST LOT #4	24,368 S.F.	0.5594 AC.
GROSS LOT YIELD	1.63 LOTS/AC.	

LOT CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	09°04'05"	468.05'	74.08'	37.12'	74.00'	S17°04'31"W
2A	07°05'34"	468.05'	57.94'	29.01'	57.90'	S25°09'21"W
2B	02°18'10"	248.90'	10.00'	5.00'	10.00'	S29°51'13"W
3A	12°53'49"	248.90'	56.03'	28.13'	55.91'	S37°27'07"W
3B	44°03'34"	60.00'	46.14'	24.28'	45.01'	S21°52'19"W
4	96°37'18"	60.00'	101.18'	67.37'	89.61'	S48°28'06"E
5	130°33'25"	60.00'	115.78'	86.58'	98.63'	N27°56'12"E
6A	14°17'19"	69.00'	17.06'	8.59'	17.00'	N35°28'50"W
6B	72°19'38"	25.00'	31.56'	18.27'	29.50'	N07°27'41"W
6C	81°25'09"	25.00'	35.53'	21.51'	32.61'	N69°24'42"E
6D	20°57'45"	206.12'	75.41'	38.13'	74.99'	S80°21'36"E
7	21°54'17"	206.12'	78.82'	39.90'	78.34'	N78°12'13"E
8A	79°50'09"	25.00'	34.83'	20.92'	32.08'	S72°50'02"E
8B	71°03'35"	60.00'	74.41'	42.84'	69.74'	S68°26'45"E
9	95°16'33"	60.00'	99.77'	65.80'	88.67'	N28°23'11"E
10	93°30'00"	60.00'	97.91'	63.78'	87.40'	N66°00'06"W
12A	40°01'42"	156.12'	109.07'	56.87'	106.87'	S87°15'45"W
12B	91°16'07"	25.00'	39.82'	25.55'	35.74'	N27°05'21"W
12C	06°00'14"	518.05'	54.29'	27.17'	54.26'	N15°32'36"E
12D	02°43'14"	235.51'	11.18'	5.59'	11.18'	N11°10'52"E

R/W CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	16°09'39"	468.05'	132.02'	66.45'	131.58'	S20°37'18"W
2	15°11'59"	248.90'	66.03'	33.21'	65.84'	S36°18'03"W
3	267°31'36"	60.00'	280.15'	—	86.66'	S89°51'42"E
4	42°52'22"	206.12'	154.23'	80.93'	150.66'	N88°41'05"E
5	259°50'09"	60.00'	272.10'	—	92.04'	N17°09'58"E
6	16°17'37"	235.51'	66.97'	33.71'	66.74'	N04°23'40"E

COMMON AREA #

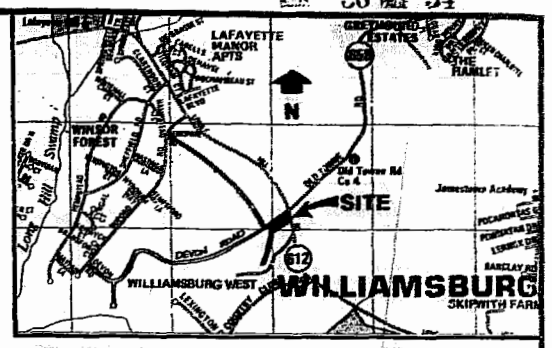
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1B	100°44'50"	25.00'	43.96'	30.19'	38.51'	S49°22'08"E
1C	11°32'12"	185.51'	37.35'	18.74'	37.29'	S06°46'23"W

COMMON AREA #

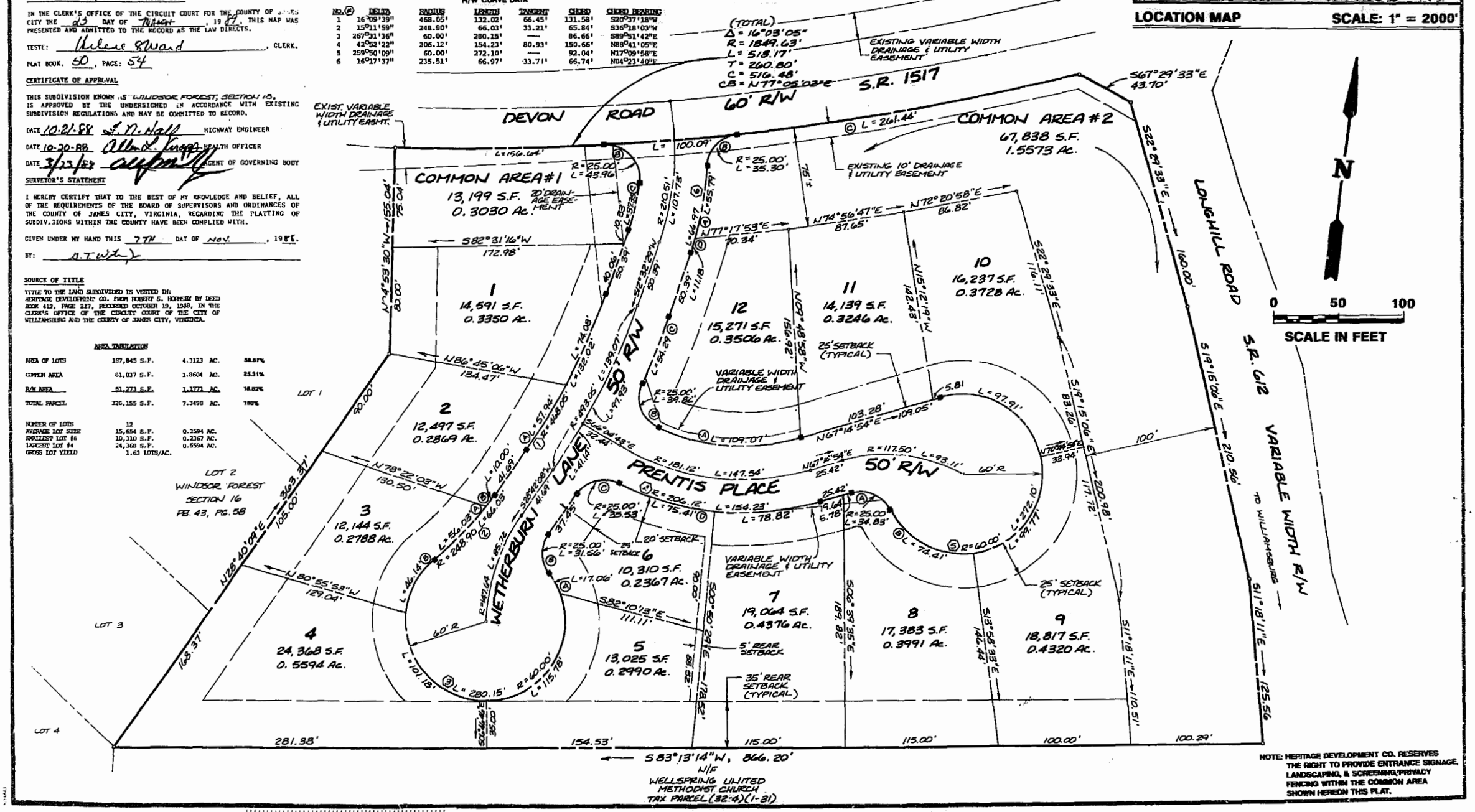
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
2A	13°34'23"	235.51'	55.79'	28.03'	55.66'	N03°02'03"E
2B	80°54'33"	25.00'	35.30'	21.32'	32.44'	N36°42'09"E
2C	08°05'55"	1,849.63'	261.44'	130.94'	261.23'	N73°06'28"E

BUILDING RESTRICTIONS

1. PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-2; CLUSTER DEVELOPMENT.
2. SETBACKS FOR INDIVIDUAL LOTS:
   FRONT: SHOWN HEREON
   SIDE: 5' MINIMUM
   REAR: SHOWN WHERE APPLICABLE



LOCATION MAP SCALE: 1" = 2000'



NOTE: HERITAGE DEVELOPMENT CO. RESERVES THE RIGHT TO PROVIDE ENTRANCE SIGNAGE, LANDSCAPING, & SCREENING/PRIVACY FENCING WITHIN THE COMMON AREA SHOWN HEREON THIS PLAT.

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

SUBDIVISION OF
WINDSOR FOREST
SECTION 18
OWNER/DEVELOPER: HERITAGE DEVELOPMENT CO.
JAMES CITY COUN., POWHATAN DISTRICT VIRGINIA

COMMONWEALTH OF VIRGINIA
G. T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

Recorded 23rd day of March, 1989 at 2:34 p.m. in D.B. No. 429 page 428.
Helen S. Ward Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn RMS
Scale 1"=50'	Date OCT., 1988
Project No. 6163	
Drawing No. PLAT	