

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WILLS AND INTENTS OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY Robert S. Sander DATE December 8, 1988
President, Heritage Development Co.

STATE OF VIRGINIA

I, Stephen S. 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 Stephen S. 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 13 DAY OF March 1989, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene Sward 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 Alvin S. Knapp HEALTH OFFICER

DATE 3/23/89 Robert S. Sander 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: S. T. Wilson

SOURCE OF TITLE

TITLE TO THE LAND SUBDIVIDED IS VESTED IN HERITAGE DEVELOPMENT CO. FROM HERBERT G. HERRICK BY DEED BOOK 412, PAGE 217, RECORDED OCTOBER 19, 1968, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA.

AREA	DESCRIPTION	AREA (S.F.)	AREA (AC.)	PERCENT
AREA OF LOTS		187,845 S.F.	4.3223 AC.	58.8%
COMMON AREA		81,037 S.F.	1.8604 AC.	25.1%
RAW AREA		51,273 S.F.	1.1771 AC.	16.0%
TOTAL PARCEL		320,155 S.F.	7.3498 AC.	100%

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

LOT CURVE DATA

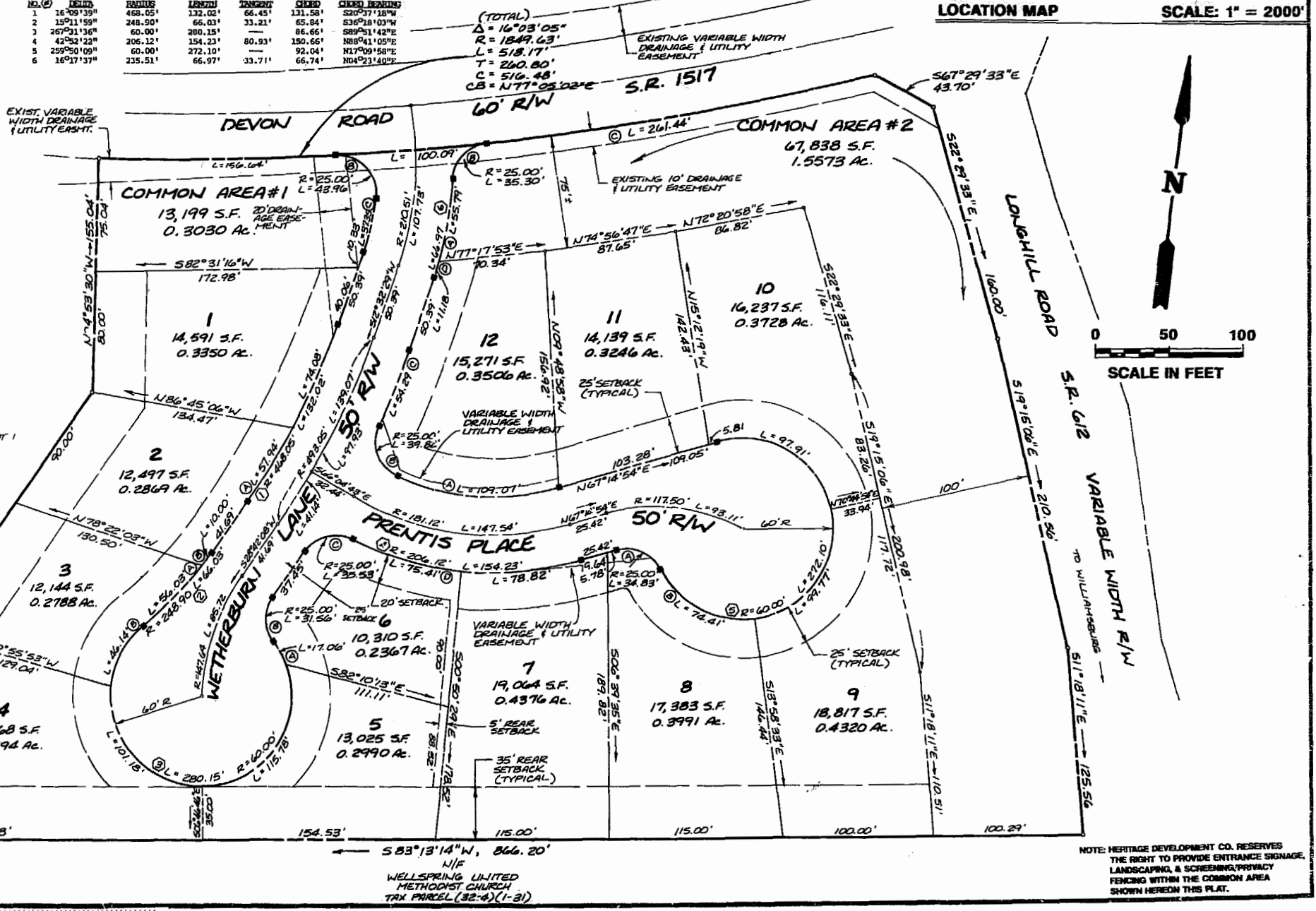
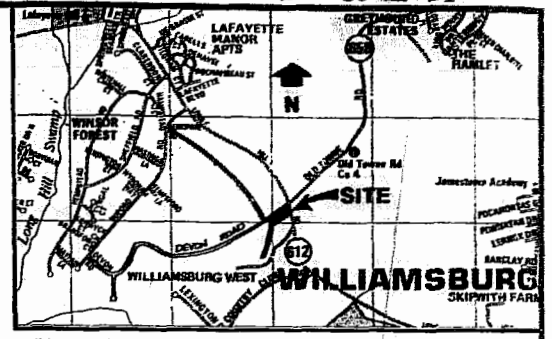
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	09°04'05"	468.05'	74.08'	37.12'	74.00'	S17°04'31"W
2A	07°05'34"	468.05'	57.94'	29.01'	57.90'	S25°09'21"W
2B	02°58'13"	468.05'	10.00'	5.00'	10.00'	S29°51'13"W
3A	32°53'45"	248.90'	36.03'	28.13'	55.91'	S17°21'07"W
3B	44°03'34"	60.00'	46.14'	24.28'	45.01'	S21°52'19"W
4	96°27'18"	60.00'	101.18'	67.37'	89.61'	S48°28'06"E
5	110°33'25"	60.00'	115.78'	86.58'	98.63'	N27°56'32"E
6A	16°27'13"	60.00'	17.06'	8.59'	17.00'	N35°28'50"W
6B	72°19'38"	25.00'	31.56'	18.27'	29.50'	N07°21'43"W
6C	81°25'09"	25.00'	35.33'	21.51'	32.61'	N69°24'42"E
6D	20°57'45"	206.32'	75.43'	38.13'	74.99'	S80°21'36"E
7	21°54'37"	236.32'	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°23'13"E
10	93°10'00"	60.00'	97.93'	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'	25.85'	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

COMMON AREA #1

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	26°21'36"	60.00'	280.15'	18.27'	86.66'	S89°51'42"E
4	42°52'22"	206.32'	154.23'	80.93'	150.66'	N88°41'05"E
5	259°50'09"	60.00'	272.10'	66.74'	92.04'	N17°09'58"E
6	16°27'13"	235.51'	66.97'	33.71'	66.74'	N04°23'40"E

COMMON AREA #2

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
2A	13°24'23"	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'	N7°06'28"E



LOT 1
14,591 S.F.
0.3350 AC.

LOT 2
WINDSOR FOREST SECTION 16
FBI 43, PG. 58
12,497 S.F.
0.2869 AC.

LOT 3
24,368 S.F.
0.5594 AC.

LOT 4
12,144 S.F.
0.2788 AC.

LOT 5
13,025 S.F.
0.2990 AC.

LOT 6
10,310 S.F.
0.2367 AC.

LOT 7
19,064 S.F.
0.4376 AC.

LOT 8
17,383 S.F.
0.3991 AC.

LOT 9
18,817 S.F.
0.4320 AC.

LOT 10
16,237 S.F.
0.3728 AC.

LOT 11
14,139 S.F.
0.3246 AC.

LOT 12
15,271 S.F.
0.3506 AC.

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



NO.	DATE	REVISION / COMMENT / NOTE	BY

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

