

CARD'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SETON HILL AT WINDSOR FOREST, PHASE I IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

| | | | |
|---------|------------------------|---------|---------------------------|
| DATE | NAME | DATE | NAME |
| 4/19/89 | Jonathan S. Hornsby | 4/16/89 | Robert S. Hornsby, Pres. |
| 4/19/89 | Paige P. Hornsby | 4/17/89 | William J. Hornsby, Pres. |
| 4/16/89 | Bruce R. Hornsby | | |
| 4/6/89 | Key L. Hornsby | | |
| 4/6/89 | Ann S. Hornsby | | |
| 4/6/89 | Robert S. Hornsby, Jr. | | |

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND THESE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF APRIL 1989, MY COMMISSION EXPIRES 12/31/92.

CERTIFICATE OF SEARCH OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS VESTED IN:
 LOTS 1, 4, 5, 8, 11, 17, 18, 22, 24
 HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION BY DEED DATED DECEMBER 27, 1986, FROM ROBERT S. AND LOIS S. HORNSBY AND RECORDED IN DEED BOOK 326 AT PAGE 284.
 LOTS 2, 5, 10, 11, 12, 21
 BRUCE R. AND KATHY L. HORNSBY BY DEED OF CORRECTION DATED DECEMBER 11, 1987, FROM HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION AND RECORDED IN DEED BOOK 381 AT PAGE 745 AND
 LOTS 2, 5, 23 - HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION BY QUITCLAIM MADE IN THE DEED OF CORRECTION DATED DECEMBER 11, 1987, FROM BRUCE R. AND KATHY L. HORNSBY AND RECORDED IN DEED BOOK 381 AT PAGES 746 AND 747.
 LOTS 3, 12, 20, 22
 HORNSBY CONSTRUCTION CO., A VIRGINIA CORPORATION BY DEED DATED JULY 27, 1987, FROM HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION AND RECORDED IN DEED BOOK 366 AT PAGE 490.
 LOTS 9 AND 14
 LOTS 9 - BRUCE R. AND KATHY L. HORNSBY BY DEED OF EXCHANGE DATED OCTOBER 7, 1987, FROM HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION AND RECORDED IN DEED BOOK 381 AT PAGE 770 AND
 LOT 14 - HERITAGE DEVELOPMENT CO., A VIRGINIA CORPORATION BY DEED OF EXCHANGE DATED OCTOBER 7, 1987, FROM BRUCE R. AND KATHY L. HORNSBY AND RECORDED IN DEED BOOK 381 AT PAGES 770 AND 771.
 LOT 13
 JONATHAN S. AND PAIGE P. HORNSBY BY DEED OF GIFT DATED OCTOBER 1, 1987, FROM BRUCE R. HORNSBY, ROBERT SAUMIER HORNSBY, AND JONATHAN S. HORNSBY AND RECORDED IN DEED BOOK 369 AT PAGE 241.
 LOT 16
 ROBERT SAUMIER HORNSBY AND ANN S. HORNSBY BY DEED OF GIFT DATED OCTOBER 1, 1987, FROM BRUCE R. HORNSBY, ROBERT SAUMIER HORNSBY, AND JONATHAN S. HORNSBY IN DEED BOOK 369 AT PAGE 248.

ALL DEEDS REFERENCED ABOVE ARE RECORDED AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AND LOCATED IN WILLIAMSBURG, VIRGINIA.

PREPARED OR SUPERVISOR'S CERTIFICATE

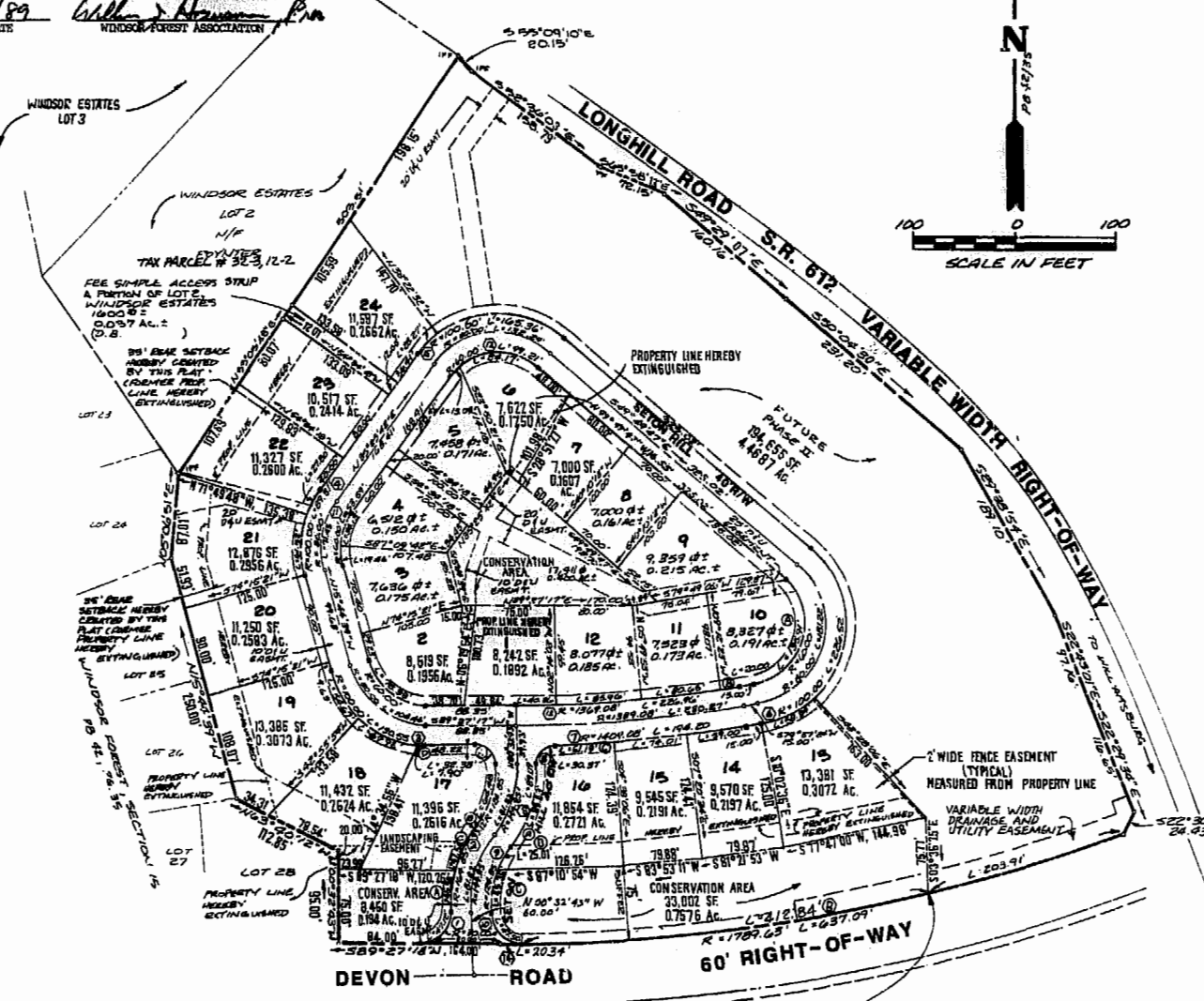
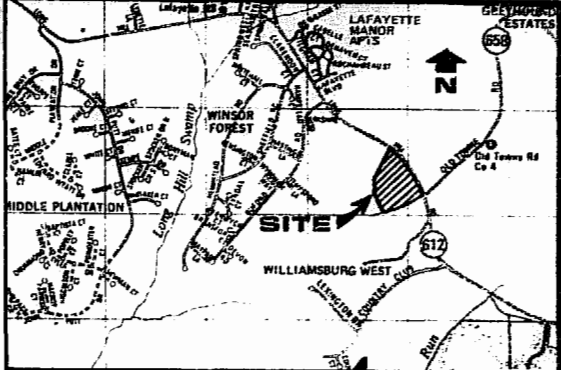
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SURVEYORS AND GEODETISTS OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
 MARCH 23, 1989
 G. T. WILSON, JR. C.L.E.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 4-10-89
 4-10-89
 4/16/89

CONSERVATION AREA SHOWN HEREIN IS HEREBY DEDICATED TO THE WINDSOR FOREST ASSOCIATION. ANY ORDER OF LOT 15) SHOWN HEREIN SHALL HAVE A RIGHT AND EASEMENT OF ENCROACHMENT IN AND TO THE CONSERVATION AREA WHICH SHALL BE APPROPRIATE TO AND SHALL PERS WITH THE TITLE TO EVERY LOT, SUBJECT TO THE FOLLOWING:
 ALL CONSERVATION AREA SHOWN HEREIN SHALL BE LEFT IN ITS ORIGINAL STATE IN FOREVERY, WITH THE EXCEPTION OF ANY FENCES, ERECTIONS, STRUCTURE, OR LANDSCAPING PROVIDED BY HERITAGE DEVELOPMENT CO. OR THE ARTISTS, FOR THE PURPOSES OF PROVIDING NEAR/VISUAL BARRIERS.

COPYRIGHT 1984 BY ADC OF ALEXANDRIA, INC. PERMITTED USE NO. 20289027



LOCATION MAP SCALE: 1"=200'

AREA TABULATION - PHASE I

| | | |
|--------------------------|-------------------|-------------------|
| AREA OF LOTS | 231,403 SF | 5.3123 AC |
| CONSERVATION AREA | 58,053 SF | 1.3513 AC |
| FEE SIMPLE ACCESS STRIP | 1,600 SF | 0.0367 AC |
| RIGHT-OF-WAY AREA | 65,544 SF | 1.5047 AC |
| PHASE I | 357,410 SF | 8.2650 AC |
| PHASE II (FUTURE) | 194,655 SF | 4.4687 AC |
| TOTAL PARCEL | 552,065 SF | 12.7337 AC |

NUMBER OF LOTS - PHASE I

| | | |
|------------------|--------------|-----------|
| AVERAGE LOT SIZE | 9,642 SF | 0.2213 AC |
| SMALLEST LOT (4) | 6,312 SF | 0.1442 AC |
| LARGEST LOT (19) | 13,385 SF | 0.3073 AC |
| MINOR LOT 1/4 AC | 2.93 LOTS/AC | |

BUILDING RESTRICTIONS

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-2, CLUSTER DEVELOPMENT.
- SETBACKS FOR INDIVIDUAL LOTS:
 FRONT: 45' MEASURED FROM CENTERLINE OF RIGHT-OF-WAY
 SIDE: 5' EITHER SIDE
 REAR: 5' EITHER SIDE (EXCEPTIONS SHOWN)

ALL PROPERTY LINES SHALL HAVE A 2' WIDE FENCE EASEMENT (MEASURED FROM PROPERTY LINE).

LOT CURVE DATA

| NO. | BEARS | POINTS | LENGTH | ANGLE | CHORD | CHORD BEARING |
|-----|------------|----------|---------|---------|---------|---------------|
| 1 | 01°41'12" | 1369.08' | 40.35' | 20.18' | 40.35' | S89°16'17"W |
| 2 | 74°48'04" | 60.00' | 78.33' | 45.87' | 72.89' | S85°28'41"W |
| 3 | 18°34'57" | 60.00' | 39.46' | 9.82' | 39.37' | S89°27'13"W |
| 4 | 28°29'48" | 60.00' | 34.23' | 17.54' | 33.67' | S85°00'00"W |
| 5 | 14°21'41" | 60.00' | 35.04' | 7.56' | 35.00' | S82°36'32"W |
| 6 | 80°22'50" | 60.00' | 84.37' | 50.69' | 77.44' | S89°28'42"W |
| 10A | 129°47'11" | 60.00' | 135.91' | 128.05' | 108.66' | S15°01'42"W |
| 10B | 28°29'48" | 1369.08' | 20.00' | 10.00' | 20.00' | S89°27'13"W |
| 11 | 09°22'10" | 1369.08' | 80.65' | 40.34' | 80.64' | S82°28'52"W |
| 12 | 09°28'50" | 1369.08' | 85.96' | 42.99' | 85.94' | S82°28'02"W |
| 13 | 17°29'30" | 100.00' | 58.34' | 30.81' | 57.51' | S83°54'39"W |
| 14 | 09°22'57" | 1409.08' | 59.00' | 29.51' | 59.00' | S81°09'20"W |
| 15 | 09°00'34" | 1409.08' | 74.01' | 37.01' | 74.00' | S82°14'40"W |
| 16A | 28°29'52" | 164.85' | 89.09' | 45.65' | 88.01' | S83°20'09"W |
| 16B | 87°00'00" | 20.00' | 30.37' | 18.88' | 27.53' | S84°21'15"W |
| 16C | 09°28'16" | 1409.08' | 61.18' | 30.60' | 61.18' | S86°16'31"W |
| 16D | 11°28'44" | 134.85' | 25.01' | 12.50' | 24.97' | S85°04'46"W |
| 17A | 09°28'29" | 20.00' | 12.38' | 20.91' | 28.96' | S44°02'22"W |
| 17B | 29°23'27" | 124.85' | 64.48' | 32.38' | 63.75' | S17°01'21"W |
| 17C | 18°31'19" | 164.85' | 47.54' | 23.93' | 47.37' | S82°33'22"W |
| 17D | 04°21'50" | 100.00' | 7.90' | 3.95' | 7.90' | S89°14'48"W |
| 18 | 18°27'07" | 100.00' | 67.98' | 33.77' | 66.68' | S86°02'40"W |
| 19 | 11°29'28" | 100.00' | 54.67' | 28.04' | 53.99' | S11°24'24"W |
| 21 | 19°14'48" | 100.00' | 61.52' | 31.77' | 60.55' | S21°27'45"W |
| 22 | 18°28'13" | 100.00' | 77.80' | 37.71' | 77.71' | S21°07'55"W |
| 24 | 16°11'47" | 100.00' | 28.27' | 14.23' | 28.17' | S43°11'35"W |

CONSERVATION AREA CURVE DATA

| NO. | BEARS | POINTS | LENGTH | ANGLE | CHORD | CHORD BEARING |
|-----|-----------|----------|---------|---------|---------|---------------|
| A | 19°20'31" | 164.85' | 45.58' | 22.94' | 45.43' | S87°22'13"W |
| B | 15°23'02" | 1769.63' | 412.84' | 207.34' | 411.93' | S82°01'41"W |
| C | 20°18'54" | 134.85' | 45.36' | 22.93' | 45.11' | S89°25'50"W |

RIGHT-OF-WAY CURVE DATA

| NO. | BEARS | POINTS | LENGTH | ANGLE | CHORD | CHORD BEARING |
|-----|------------|----------|---------|---------|---------|---------------|
| 1 | 09°00'10" | 30.00' | 47.12' | 30.00' | 42.43' | S44°27'17"W |
| 2 | 32°21'49" | 164.85' | 93.13' | 47.94' | 93.88' | S15°28'12"W |
| 3 | 74°48'04" | 200.00' | 120.55' | 76.46' | 121.48' | S2°28'41"W |
| 4 | 59°21'50" | 100.00' | 89.11' | 47.88' | 86.37' | S09°50'32"W |
| 5 | 94°44'31" | 100.00' | 165.16' | 108.64' | 147.15' | S82°47'57"W |
| 6 | 129°47'11" | 100.00' | 226.52' | 211.41' | 181.50' | S15°01'42"W |
| 7 | 07°23'14" | 1409.08' | 194.20' | 97.25' | 194.04' | S15°28'12"W |
| 8 | 10°27'13" | 154.85' | 99.09' | 45.66' | 98.01' | S16°20'03"W |
| 9 | 10°17'37" | 124.85' | 70.37' | 36.15' | 69.44' | S15°40'17"W |
| 10 | 90°43'17" | 30.00' | 47.50' | 30.38' | 42.63' | S43°50'09"W |
| 11 | 09°21'09" | 60.00' | 83.29' | 28.73' | 81.52' | S09°50'32"W |
| 12 | 94°44'31" | 60.00' | 99.21' | 65.18' | 88.29' | S82°47'57"W |
| 13 | 09°29'53" | 1369.08' | 113.74' | 226.70' | 113.74' | S21°07'55"W |
| 14 | 09°29'05" | 1769.63' | 20.14' | 10.17' | 20.14' | S89°07'24"W |

TOTAL
 Δ = 20° 23' 99"
 R = 1789.63'
 L = 637.09'
 T = 321.95'
 C = 633.78'
 CB = 579°15' 23" W

123479
 1244
 Capital 1989
 D.B. No. 48
 1989
 Nelson Edward



AES, a professional corporation
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23185
 804-253-0040
 Engineering, Planning, Surveying

PLAT OF RESUBDIVISION
SETON HILL @ WINDSOR FOREST
PHASE I
 DEVELOPER: HERITAGE DEVELOPMENT COMPANY
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



| No. | DATE | REVISION / COMMENT / NOTE | BY |
|-----|------|---------------------------|----|
| | | | |
| | | | |
| | | | |

Designed **GAM** Drawn **RMS**
 Scale 1"=100' Date 3/23/89
 Project No. **6162**
 Drawing No. **1 of 1**

