

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SETON HILL AT WINDSOR FOREST, PHASE II, IS WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEE'S.

BY Laura C. Broadus
 BY James R. Broadus
 BY Robert S. Hornsby

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO HERITAGE DEVELOPMENT COMPANY FROM ROBERT S. AND LOIS S. HORNSBY BY DEED DATED DECEMBER 22, 1986, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 328, PAGES 284.

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY / COUNTY OF James City
 I, Laura C. Broadus
 A ROTARY PUBLIC IN AND FOR THE CITY / COUNTY AND STATE 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 NAME
Laura C. Broadus
 SIGNATURE
 THIS 28th DAY OF May, 1992
 MY COMMISSION EXPIRES February 1, 1993

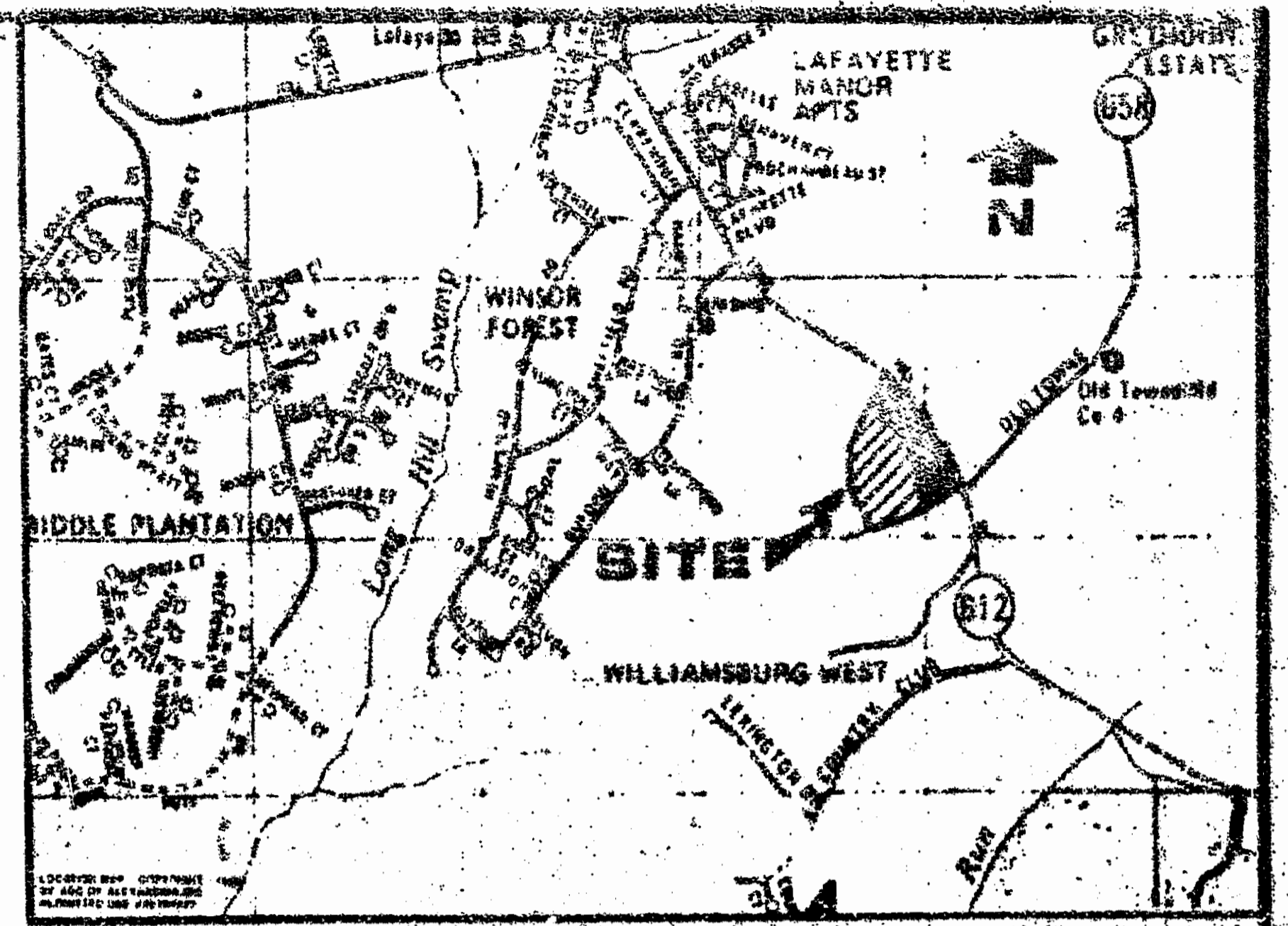
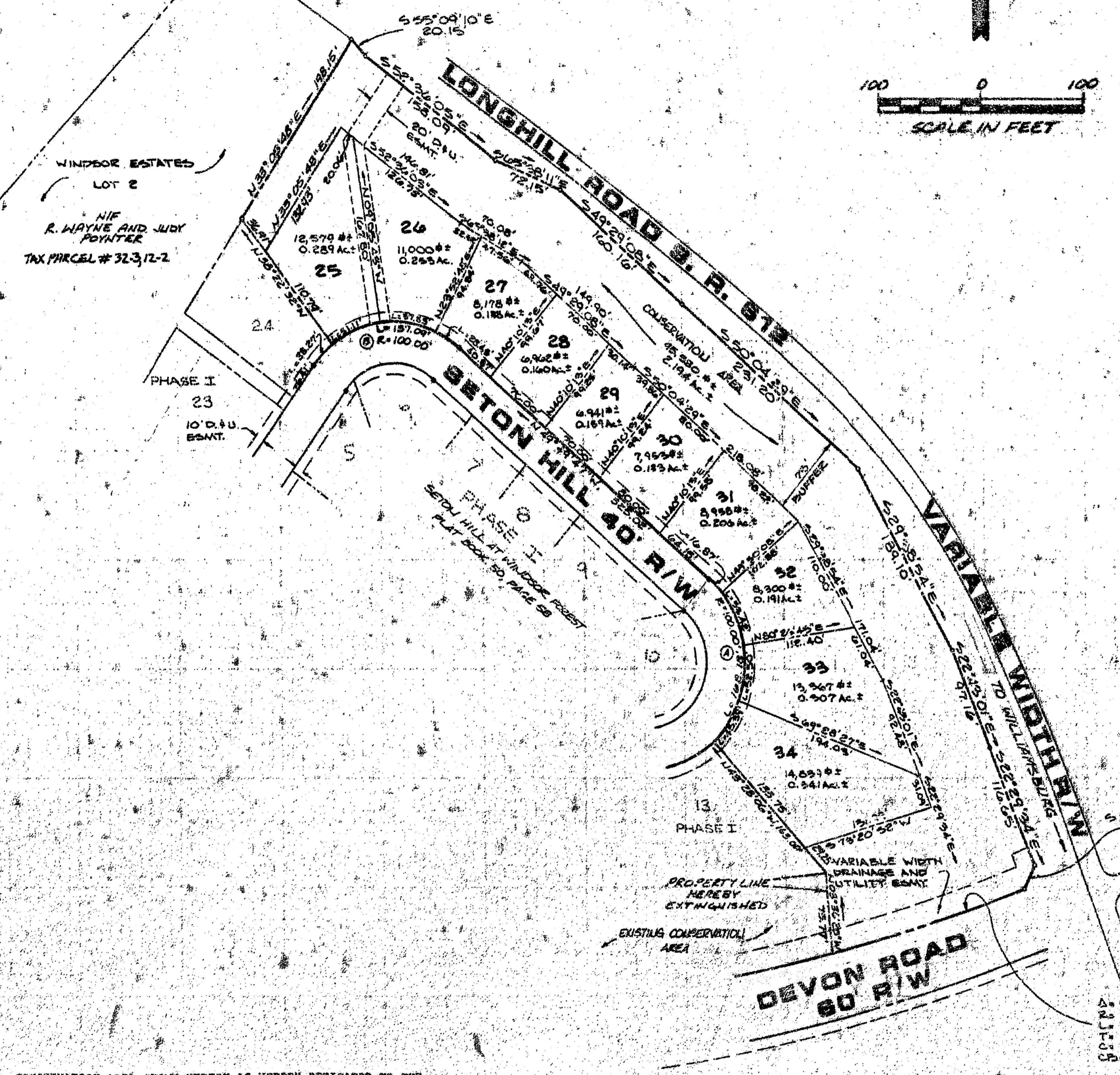
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
5/28/92 James R. Broadus
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
5/28/92 James R. Broadus
 DATE VIRGINIA DEPARTMENT OF REAL ESTATE
6/15/92
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

ENGINEER OR SURVEYOR'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 SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
MAY 28 1992 G. T. Wilson, Jr.
 DATE G. T. WILSON, JR., C.L.S.

AREA TABULATION PHASE II

AREA OF LOTS	99,075 S.F.	2.274 AC.
COMMON AREA	45,580 S.F.	1.044 AC.
TOTAL PHASE II	144,655 S.F.	3.318 AC.
NUMBER OF LOTS	10	
AVERAGE LOT SIZE	9,907 S.F.	0.227 AC.
SMALLEST LOT (29)	6,941 S.F.	0.159 AC.
LARGEST LOT (34)	14,899 S.F.	0.341 AC.
GRASS LOT YIELD	2.24 LOTS/AC.	

- GENERAL NOTES:**
- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-2, CLUSTER DEVELOPMENT.
 - SEPARATE FOR INDIVIDUAL LOTS:
 FRONT: 45' MIN. FROM CENTERLINE OF RIGHT-OF-WAY.
 SIDE: 5' MIN.
 REAR: NONE
 - ALL LOTS SHOWN ARE SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEMS.
 - ALL PROPERTY LINES SHALL HAVE A TWO FOOT WIDE FENCE BARRIER (IMMEDIATELY FROM THE PROPERTY LINE).



LOT CORNER DATA

NO.	BEARING	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
25	29°16'49"	100.00'	51.11'	26.12'	50.55'	S66°15'53"W
26	32°52'31"	100.00'	57.55'	29.60'	56.76'	S32°36'28"W
27	16°37'28"	100.00'	28.43'	15.33'	28.34'	S77°56'39"W
31	09°39'55"	100.00'	16.87'	8.48'	16.85'	N44°59'43"W
32	30°36'36"	100.00'	53.42'	27.27'	52.79'	N24°51'58"W
33	30°04'50"	100.00'	52.50'	26.87'	51.90'	N05°29'08"W
34	26°00'21"	100.00'	45.39'	23.09'	45.00'	N33°31'44"W

RIGHT-OF-WAY CURVE DATA

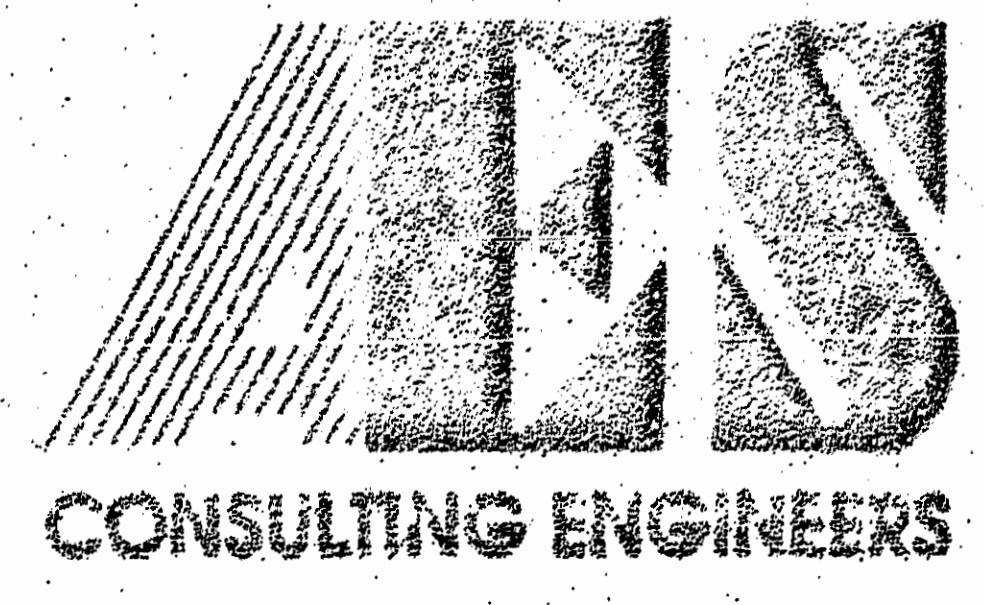
NO.	BEARING	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	96°21'42"	100.00'	168.12'	111.77'	149.05'	N01°38'56"W
B	78°32'44"	100.00'	137.09'	81.77'	126.60'	N69°06'11"W

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



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed LMB	Drawn LMB
Scale 1"=200'	Date MAY, 1992
Project No. 3182	
Drawing No. 1 of 1	



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