

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.

*Robert S. Hornby
James P. Bowles
Jonathan B. Hornby*

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
TO HERITAGE DEVELOPMENT COMPANY FROM
ROBERT S. AND LOIS S. HORNBY 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 326, PAGE 284.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY / COUNTY OF James City

I, *Laura C. Broadbills*,
A Notary 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 hand,

Laura C. Broadbills
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
DATE
James P. Bowles
VIRGINIA DEPARTMENT OF
TRANSPORTATION

5/28/92
DATE
James P. Bowles
VIRGINIA DEPARTMENT OF
HEALTH

6/15/92
DATE
James P. Bowles
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 SURVEYORS AND
ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA,
REGARDING THE PLATTING OR SUBDIVISIONS WITHIN
THE COUNTY.

MAY 28, 1992
DATE
G. T. Wilson Jr., C.L.S.
G. T. WILSON JR., C.L.S.

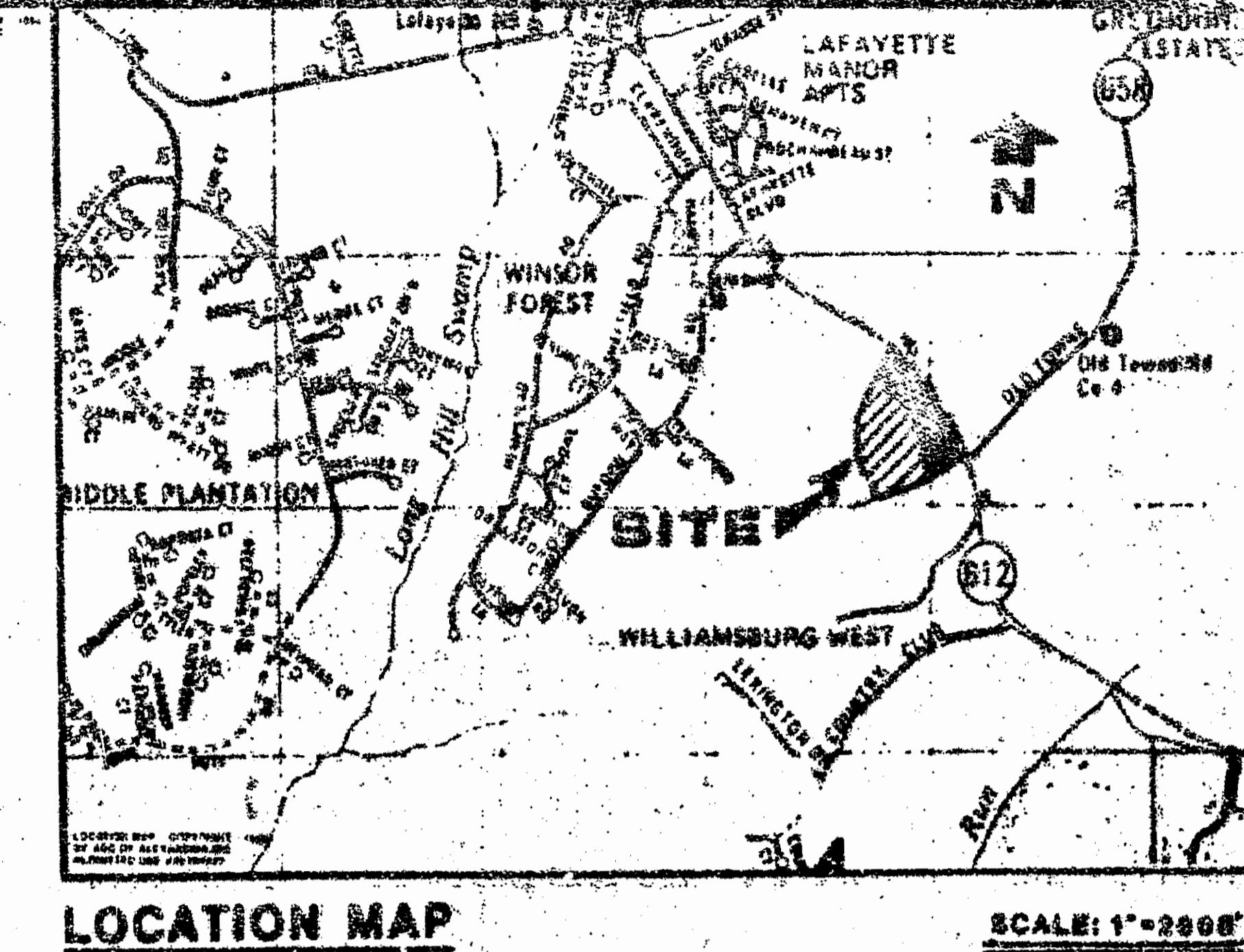
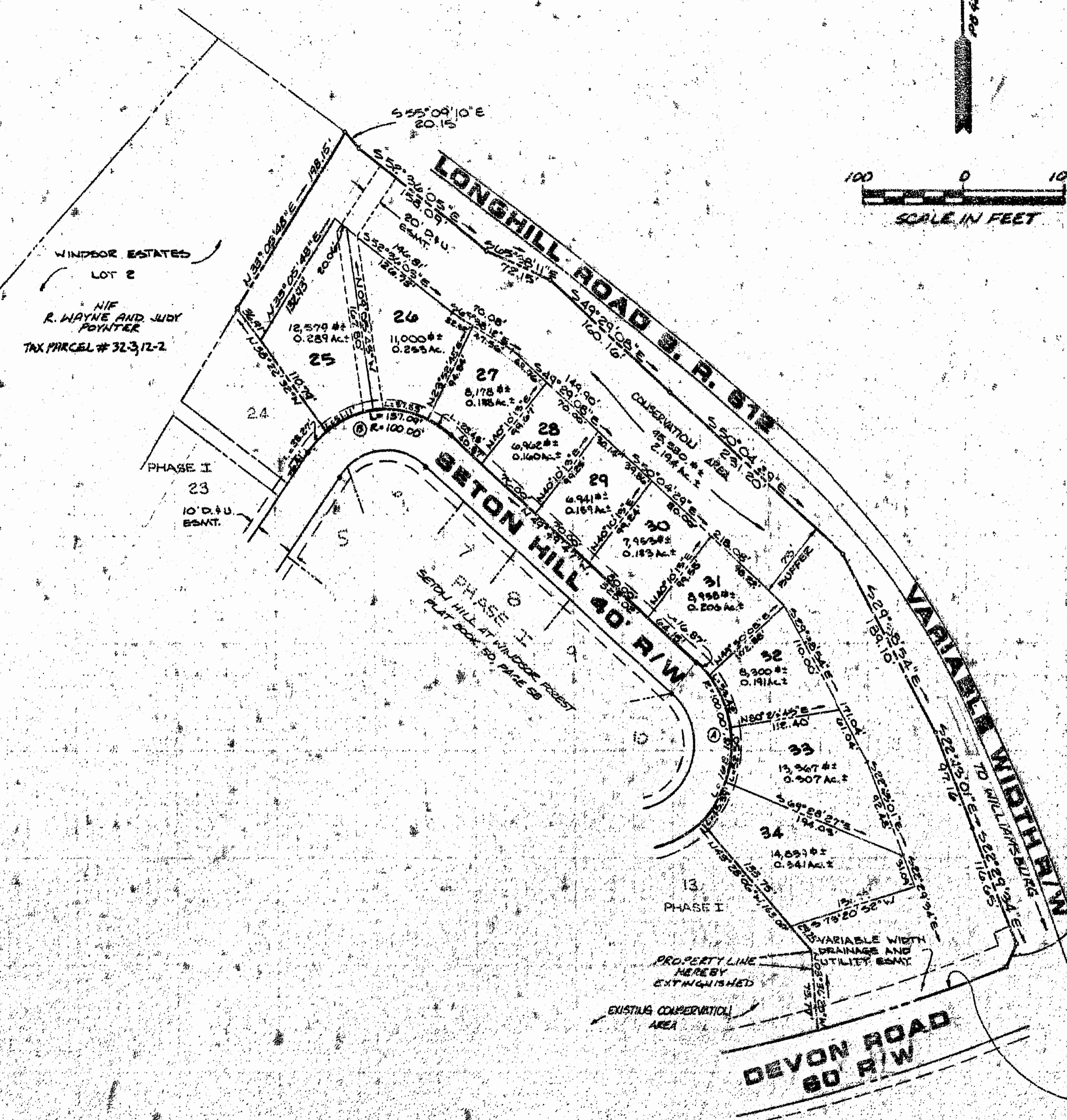
AREA TABULATION PHASE II

AREA OF LOTS	99,075 SF.	2.274 AC.
COMMON AREA	45,580 SF.	1.054 AC.
TOTAL PHASE II	144,655 SF.	3.328 AC.

HUNDRED OF LOTS	10	
AVERAGE LOT SIZE	4,906 SF.	0.227 AC.
SMALLEST LOT (29)	6,141 SF.	0.159 AC.
LARGEST LOT (24)	14,894 SF.	0.341 AC.
GRASSED LOT YIELD	2.24 LOTS/AC.	

GENERAL NOTES:

- PROPERTY IS ZONED LIMITED RESIDENTIAL DISTRICT R-2,
CLUSTER DEVELOPMENT.
- SEPARATES FOR INDIVIDUAL LOTS:
FRONT: 45' MIN. FROM CENTERLINE OF RIGHT-OF-WAY
SIDES: 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
BASMENT (MEASURED FROM THE PROPERTY LINE).



LOCATION MAP

SCALE: 1:2000

LOT NUMBER	DEBLA	PARCEL	LENGTH	WIDTH	SHED	COORDINATES
25	29°16'49"	100.00'	51.11'	26.12'	50.55'	N66°15'53"W H33°36'28"E
26	30°58'31"	100.00'	57.55'	29.60'	56.76'	N67°56'10"W H34°58'43"E
27	15°17'25"	100.00'	28.43'	16.32'	28.34'	N24°51'58"W H24°51'58"E
31	05°39'55"	100.00'	16.87'	8.45'	16.85'	N25°29'08"E H25°29'08"E
32	30°36'26"	100.00'	52.42'	27.27'	52.79'	N24°51'58"W H24°51'58"E
33	30°04'50"	100.00'	52.50'	26.97'	51.90'	N24°51'58"E H24°51'58"E
34	26°00'21"	100.00'	45.39'	23.09'	45.00'	N24°51'58"E H24°51'58"E

LOT NUMBER	DEBLA	PARCEL	LENGTH	WIDTH	SHED	COORDINATES
A	96°21'42"	100.00'	168.18'	111.77'	149.05'	N01°38'56"W H01°06'11"E
B	78°32'44"	100.00'	137.08'	91.77'	126.40'	

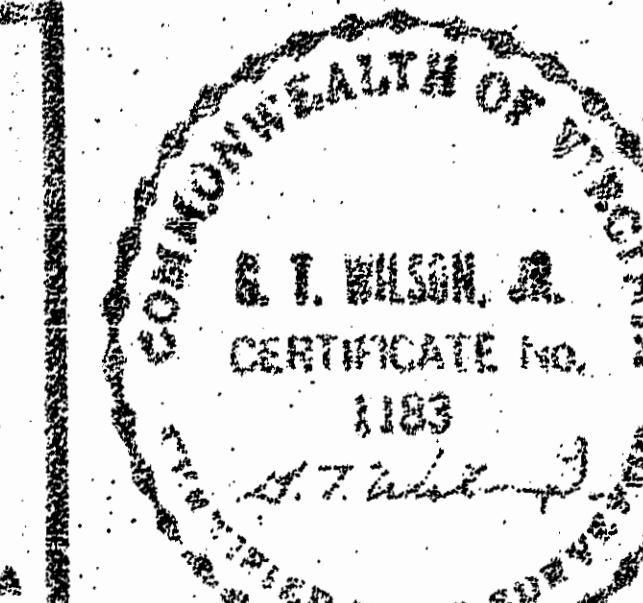
5/22/92
DATE
G. T. Wilson Jr., C.L.S.
G. T. WILSON JR., C.L.S.

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 AREAS SHOWN HEREON SHALL BE LEFT IN ITS
NATURAL STATE IN PERPETUITY, WITH THE EXCEPTION OF ANY
FENCE, SIGNAGE, OR LANDSCAPING PROVIDED BY
HERITAGE DEVELOPMENT COMPANY OR ITS ASSIGNEE, FOR THE
PURPOSE OF PROVIDING AURAL/VISUAL BARRIERS.

PLAT OF SUBDIVISION
SETON HILL AT WINDSOR FOREST
PHASE II
OWNER/DEVELOPER:
HERITAGE DEVELOPMENT COMPANY

JAMES CITY COUNTY, VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE
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2	5/28/92	
3	6/15/92	
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