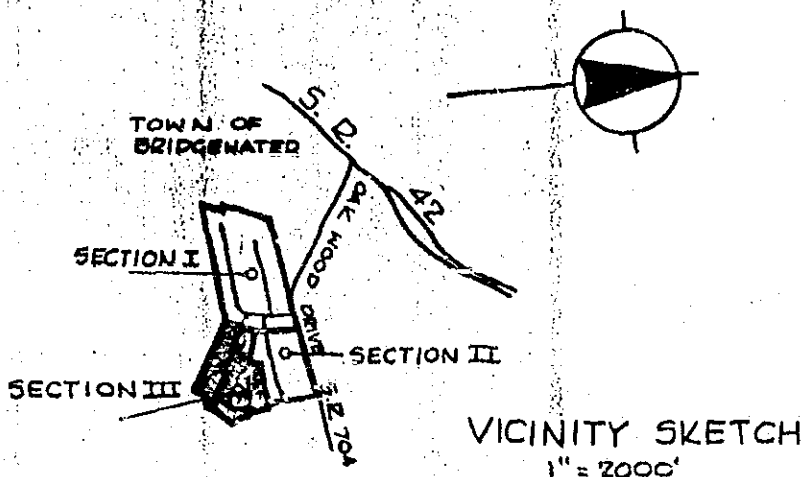




WINDSOR ESTATES SECTION III

TOWN OF BRIDGEWATER, VA

OWNER & DEVELOPER
SCARLET MAPLE FARMS, INC.

ZONED R-1, R-3

TOTAL AREA = 14.33 ACRES

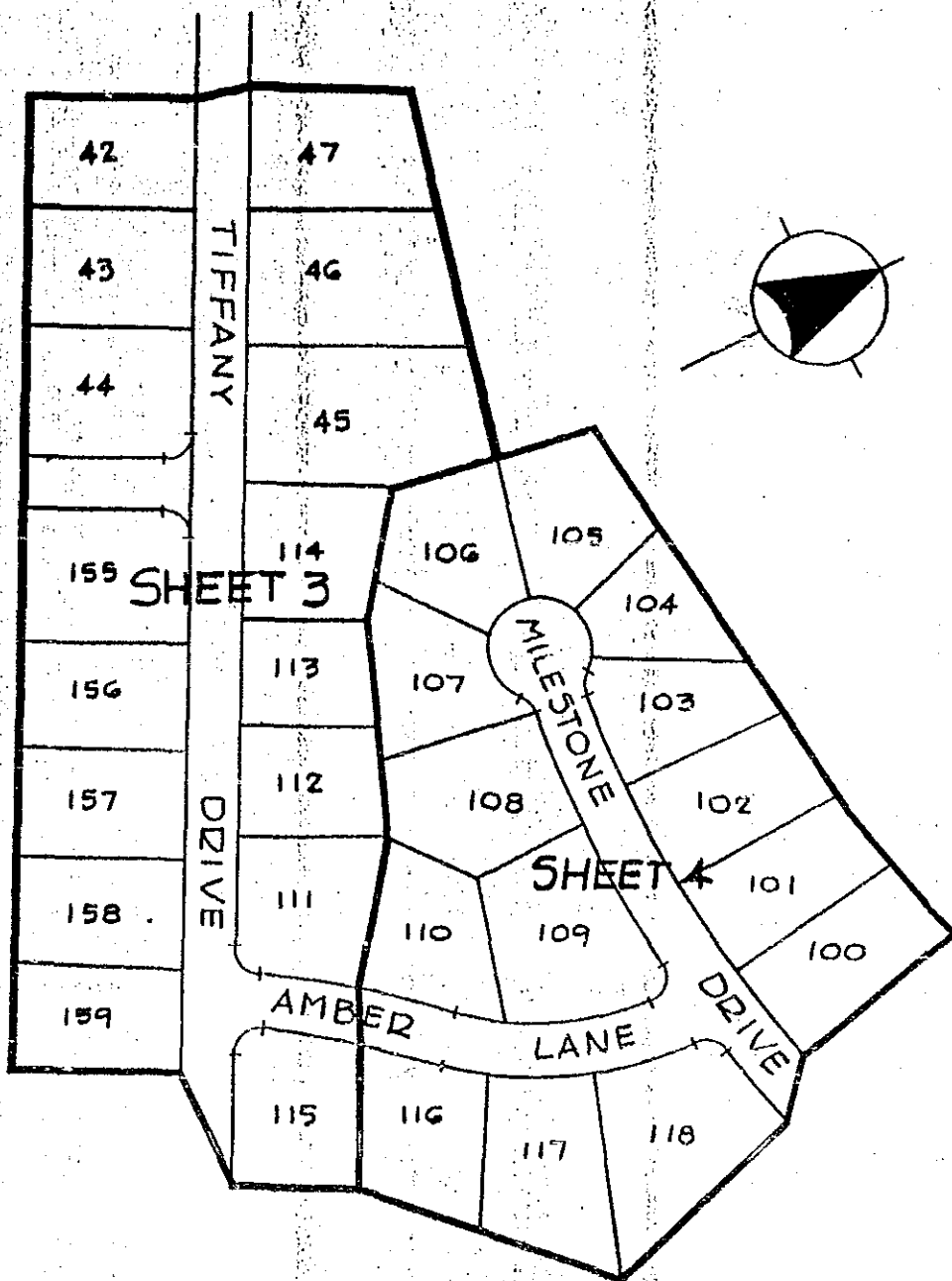
DATE: MARCH 14, 1988

PROJECT 87-1222

REVISED APRIL 13, 1988

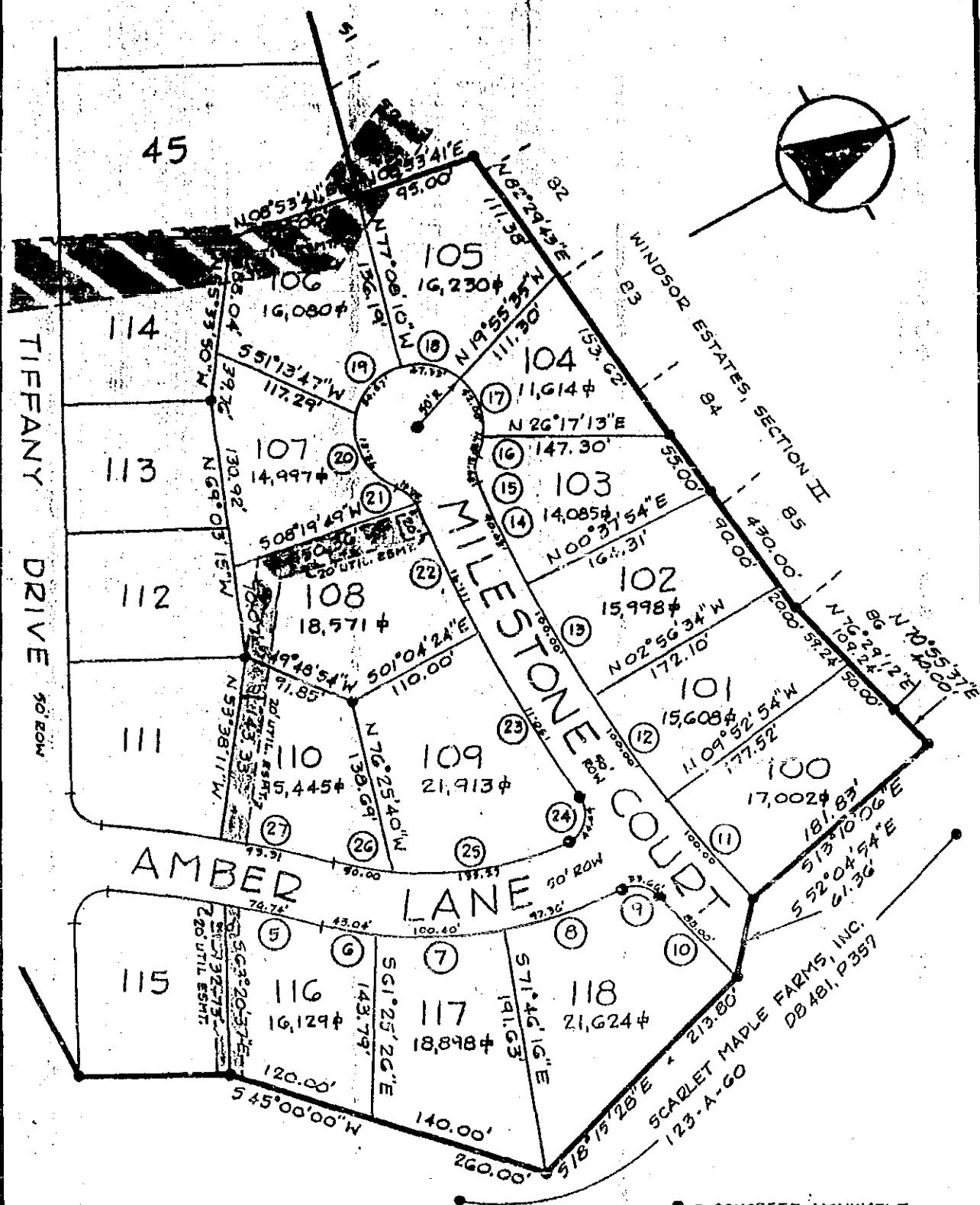
NOTES

1. A ten foot utility easement is retained along the front, rear, and sides of each lot.
2. Additional easements are as shown on plat.



INDEX SHEET WINDSOR ESTATES SECTION III

TOWN OF BRIDGEWATER, VA
DATE: 3-14-88
NOT TO SCALE
PROJECT 87-1222



● = CONCRETE MONUMENT

ALL PROPERTY CORNERS NOT OTHERWISE DESIGNATED ARE IRON PINS SET OR FOUND.

FINAL MONUMENTS MUST BE SET UPON COMPLETION OF CONSTRUCTION BY THE SURVEYOR; OTHERWISE NO CERTIFICATION CAN BE MADE AS TO THE ACCURACY OF THESE MONUMENTS.

WINDSOR ESTATES
SECTION III

TOWN OF BRIDGEWATER, VA

DATE: 3-14-88

SCALE: 1" = 100'

PROJECT: 87-1222

REVISED APRIL 19, 1988

NOTES

1. A ten foot utility easement is retained along the front, rear, and sides of each lot.
2. Additional easements are as shown on plat.

15°35'48"E WINDSOR ESTATES
50.94' SECTION 1 I



NOTES

1. A ten foot utility easement is retained along the front, rear, and sides of each lot.
2. Additional easements are as shown on plat.

PROJECT 87-1222

Windsor Estates, Section II

OWNER'S CONSENT AND DEDICATION

The platting or dedication of the following described land:

BEGINNING at an iron pin found in the line of Ralph E. Crist, a corner with Windsor Estates, Section I, Lot 41; thence with the line of Lot 41

N 26-39-23 E 158.01 feet

to an iron pin found in the southern line of Tiffany Drive; thence crossing Tiffany Drive

N 15-35-48 E 50.94 feet

to an iron pin found in the northern line of Tiffany Drive, a corner with Lot 48; thence with the line of Lot 48

N 26-39-24 E 150.00 feet

to an iron pin found, a corner with Windsor Estates, Section II, Lot 50; thence with the line of Lot 50 in part and continuing with Lot 51 and 52

S 77-09-10 E 351.48 feet

to an iron pin found; thence

N 08-53-41 E 95.00 feet

to an iron pin found; thence continuing with Lot 52, 82, 83, 84, and 85

N 82-29-43 E 430.00 feet

to an iron pin found, a corner with Lot 86; thence with the line of Lot 86

N 76-29-12 E 109.24 feet

to an iron pin found; thence making new lines through the lands of Scarlet Maple Farms, Inc.

N 70-55-37 E 40.00 feet

to an iron pin set; thence

S 13-10-06 E 181.83 feet

to an iron pin set; thence

S 52-04-54 E 61.36 feet

to an iron pin set; thence

S 18-15-28 E 213.80 feet

to an iron pin set; thence

S 45-00-00 W 260.00 feet

to an iron pin set; thence

S 26-39-23 W 115.00 feet

to an iron pin set; thence

N 89-46-59 W 112.30 feet

to an iron pin set; thence

S 26-39-23 W 158.02 feet

Windsor Estates, Section II

to an iron pin set in the line of Ralph E. Crist; thence with Crist

N 63-20-37 W 915.00 feet

to the beginning and containing 14.33 acres and designated as Section III, Windsor Estates located in the Town of Bridgewater, Virginia, is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees if any.

Witness the following signatures:

Scarlet Maple Farms, Inc.

By: Chester M. Heatwold (SEAL)
Chester M. Heatwold, President

NOTARY CERTIFICATE:

The foregoing certificate was acknowledged before me this 14 day of APRIL, 1988, by Chester M. Heatwold, President of Scarlet Maple Farms, Inc., a Virginia Corporation, on behalf of the corporation.

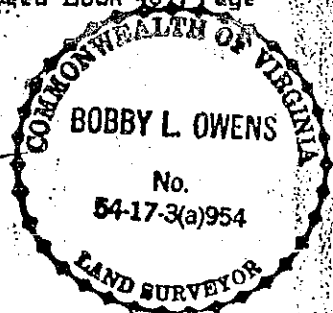
My commission expires: 1-20-92 [Signature]
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that the said 14.33 acres of land hereby subdivided was conveyed to Scarlet Maple Farms, Inc. by deed recorded in Deed Book 481, Page 357 in the Clerk's Office of Rockingham County.

Given under my hand this 13th day of April, 1988.

[Signature]
State Certified Land Surveyor



CERTIFICATE OF APPROVAL

This subdivision known as Windsor Estates, Section III is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record this 13th day of April, 1988.

4-13-88
date Bob F. Holton
Agent for Town of Bridgewater

NOTES

1. A ten foot utility easement is retained along the front, rear, and sides of each lot.
2. Additional easements are as shown on plat.

Windsor Estates, Section II

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	90-00-00	25.00	39.27	35.36	S 18-20-37 E
2	90-00-00	25.00	39.27	35.36	N 71-39-23 E
3	94-53-54	25.00	41.42	36.84	N 15-52-41 W
4	05-48-33	875.00	88.72	88.68	N 34-29-33 E
5	05-01-29	875.00	76.74	76.71	N 39-54-34 E
6	07-56-23	325.00	45.04	45.00	N 38-27-07 E
7	17-41-59	325.00	100.40	100.00	N 25-37-57 E
8	17-09-53	325.00	97.36	97.00	N 08-12-00 E
9	77-08-08	25.00	33.66	31.17	N 38-11-08 E
10	04-19-44	1125.00	85.00	84.98	N 74-35-20 E
11	05-19-47	1075.00	100.00	99.96	S 76-56-32 W
12	05-19-47	1075.00	100.00	99.96	S 82-16-19 W
13	05-19-47	1075.00	100.00	99.96	S 87-36-07 W
14	04-47-54	1075.00	90.03	90.00	N 87-20-03 W
15	49-41-50	25.00	21.60	21.01	N 60-05-10 W
16	16-26-44	50.00	14.35	14.30	N 43-27-36 W
17	59-35-15	50.00	52.00	49.69	N 81-28-37 W
18	54-14-26	50.00	47.33	45.59	S 41-36-33 W
19	62-38-34	50.00	54.67	51.98	S 16-49-58 E
20	83-25-48	50.00	72.81	66.54	S 89-52-08 E
21	46-46-52	25.00	20.41	19.85	N 71-48-25 E
22	05-41-58	1125.00	111.91	111.86	S 87-39-06 E
23	07-38-42	1125.00	150.11	150.00	N 85-40-32 E
24	101-58-02	25.00	44.49	38.85	S 47-09-47 E
25	28-11-03	275.00	135.27	133.91	S 17-54-45 W
26	10-25-03	275.00	50.00	49.93	S 37-12-48 W
27	05-46-46	925.00	93.31	93.27	S 39-31-56 W
28	05-34-29	925.00	90.00	89.96	S 33-51-18 W
29	85-35-19	25.00	37.35	33.97	S 73-51-43 W

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County
The foregoing instrument was this day presented in the office aforesaid, and is
together with the certificate of acknowledgment annexed, admitted to record this

14 day of April 1988 at 3:10 M. I certify that

Indexes were paid when applicable:

Sec. 58-54 - State _____ County _____ City _____

Sec. 58-54.1 - State _____ County _____ City _____ Transfer _____

Recording 13.00 TESTE

L. WAYNE HARPER
CLERK

Filed Book No. 896 Page 337

RECORDED
CIRCUIT CLERK'S OFFICE
ROCKINGHAM CO., VA.
L. WAYNE HARPER, CLERK

88 APR 14 PM 3:10

003385