

APPROXIMATE LOCATION OF EXISTING 20' DRAINAGE AND JCSA EASEMENT PB 56, PG 101

JCC COORDINATE REFERENCE
N 3637705.3967
E 11978160.0545

CHAMPIONSHIP 18 HOLE GOLF COURSE FAIRWAY #4 PB 52, PG 53-54

APPROXIMATE LOCATION OF EXISTING 20' DRAINAGE & JCSA UTILITY EASEMENT

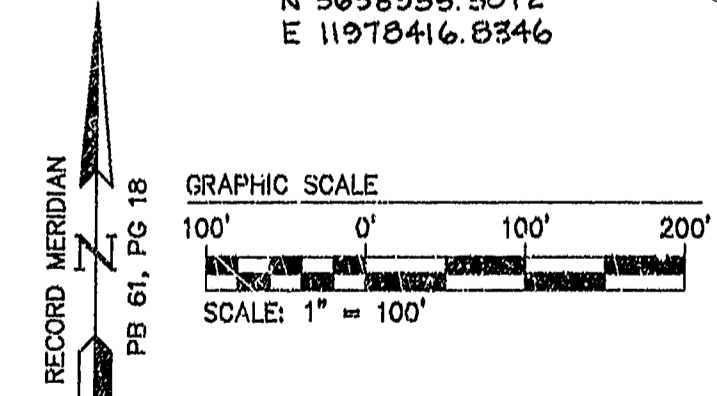
LOT CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1A	12°56'45"	486.13	105.32	52.89	105.10	N40°06'42"E
1B	83°39'41"	25.00	37.38	23.17	33.99	N76°28'10"E
1C	09°25'57"	250.00	41.16	20.63	41.11	S65°24'59"E
2	23°51'24"	250.00	104.09	52.81	103.34	S82°03'39"E
3	13°29'25"	250.00	58.86	29.57	58.73	N79°15'56"E
4	10°30'01"	250.00	45.82	22.97	45.75	N67°16'14"E
5A	24°16'09"	250.00	105.89	53.75	105.10	N49°53'08"E
5B	92°20'18"	25.00	40.29	26.04	36.07	N83°55'13"E
7	07°34'31"	843.86	111.57	55.87	111.49	S53°41'54"E
8	08°23'47"	843.86	123.70	61.96	123.59	S61°41'08"E
9	05°51'53"	843.86	86.38	43.23	86.34	S68°49'03"E
10	37°35'59"	180.00	118.12	61.23	116.01	N89°27'01"E
11	12°23'32"	180.00	38.93	19.54	38.86	N64°27'15"E
12	07°58'24"	180.00	25.05	12.54	25.03	N54°16'17"E

RIGHT-OF-WAY CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	84°20'39"	25.00	36.80	22.65	33.57	S07°44'19"E
R2	21°50'21"	793.83	302.59	153.16	300.77	S60°49'49"E
R3	125°03'19"	130.00	283.74	250.02	230.68	N45°43'21"E
R4	125°03'19"	180.00	392.87	346.18	319.40	S45°43'21"W
R5	21°50'21"	843.86	321.65	162.80	319.71	N60°49'49"W
R6	84°52'00"	250.00	370.30	228.55	337.37	N76°52'00"E

AREA TABULATION
FORD'S COLONY AT WILLIAMSBURG
SECTION XVII
LOTS 1 - 12

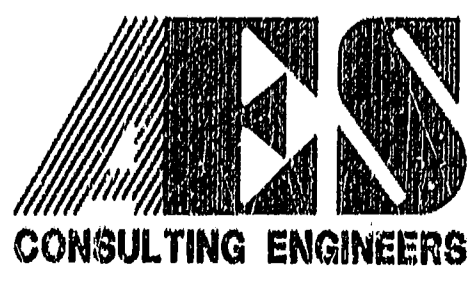
AREA OF RESIDENTIAL LOTS	278,064 S.F.	6.38 AC.±
AREA OF RIGHT OF WAY	47,811 S.F.	1.10 AC.±
TOTAL AREA SUBDIVIDED	325,875 S.F.	7.48 AC.±
NUMBER OF LOTS	12	
AVERAGE LOT SIZE	23,172 S.F.	0.53 AC.±
SMALLEST LOT (LOT 9)	17,786 S.F.	0.41 AC.±
LARGEST LOT (LOT 1)	29,154 S.F.	0.67 AC.±
LOTS PER GROSS ACRE	1.6	

JCC COORDINATE REFERENCE
N 3638935.3072
E 11978416.8346



PLAT RECORDED IN Record 1844 day of June 1996
P.P. NO. 64 PAGE 29 D.B. No. 192 ORDER 933

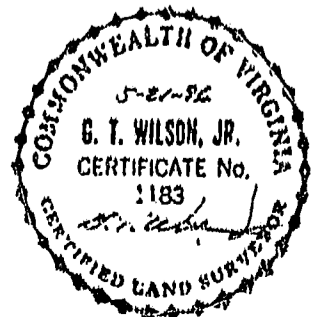
06.06.96-13.37 EC170P01



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PLAT OF SUBDIVISION
FORD'S COLONY AT WILLIAMSBURG
SECTION XVII
LOTS 1 - 12

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn KEO
Scale 1"=100'	Date 5/21/96
Project No. 5652-17B	
Drawing No. 2 OF 2	