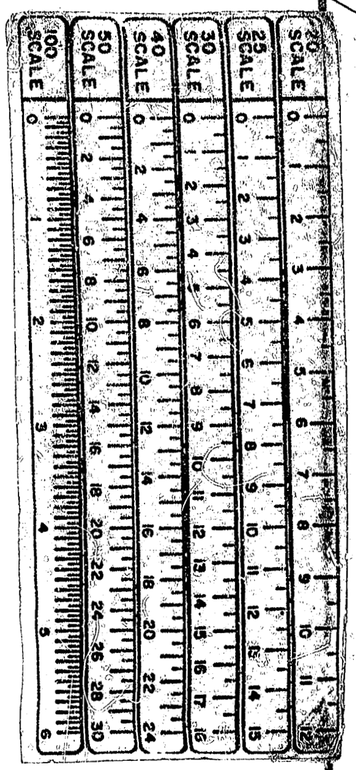

CHAMPIONSHIP 18 HOLE GOLF COURSE
PB 52, PG 53–54
PB 64, PG 27
DB 792, PG 932

JCC COORDINATE REFERENCE
N 3638754.5787
E 11977821.3392

FUTURE DEVELOPMENT

FUTURE GREENWAY #6

WATERTON 50' PRIVATE R/W
PB 64, PG 29
DB 792, PG 933

WATERTON 50' PRIVATE R/W
R=750.00' L=306.84'
L=491.53' R1
R=750.00' L=168.83'
S 70°28'00" E 50.00'
WATERTON 50' PRIVATE R/W SEE SHEET 4 OF 7

N 16°48'19" W 244.26'
N 16°48'19" W 244.26'
S16°48'19"E 244.26'
128.00'
116.26'
S 73°11'41" W 50.00'

R4 L=250.87'
L=121.77'
Ⓐ L=129.10'
Ⓑ L=39.53'
Ⓒ L=147.68'
R=375.00' L=281.43'
OAKWOOD 50' PRIVATE R/W
L=177.54' R2
L=105.81'
Ⓐ L=42.23'
Ⓑ L=105.13'
Ⓒ N 19°32'00"E 41.14'

LOT 29
29661 S.F.
0.681 ACRES

LOT 30
29803 S.F.
0.684 ACRES

LOT 35
23305 S.F.
0.535 ACRES

S 83°42'00" E 202.03'
S 27°18'00" W 98.24'
S11°10'58"E 89.11'
S43°59'38"W 67.57'
54.18±
S 16°59'00" W 125.83'± (TOTAL)
71.65'

20' JCSA UTILITY ESMT.
VARIABLE WIDTH PRIVATE DRAINAGE & JCSA UTILITY EASEMENT
GREENWAY # 1 SEE SHEET 2 OF 7
FORD'S COLONY SECTION XVII, PART A LOTS 13–15 SEE SHEET 2 OF 7
EXISTING LAKE NORMAL POOL = 48.0

Ⓓ L=41.35'
Ⓔ L=50.76'
L=54.44'
R3 L=228.90'
L=48.19'
L=59.57'

LOT 34
26286 S.F.
0.603± ACRES

20' JCSA UTILITY ESMT
174.18
N 16°54'00" E
L=71.73' Ⓒ
Ⓑ L=32.29'
Ⓐ L=15.93'
N 30°22'00" E 180.14'±
155.13'±
S 79°26'00" E
137.13' (TOTAL)
292.26'± (TOTAL)
20'

GREENWAY # 2 SEE SHEET 4 OF 7
FORDS COLONY SECTION XVII, PART C LOTS 36–46 SEE SHEET 4 OF 7
SEVEN OAKS 50' PRIVATE R/W SEE SHEET 4 OF 7
36
37

PRIVATE 20' DRAINAGE EASEMENT
N 79°43'35" W 216.15'±

LOT 31
23577 S.F.
0.541± ACRES

20' JCSA UTILITY ESMT.
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO BE LOCATED 20' LANDWARD OF NORMAL POOL LINE

197.94'±
S 50°35'00" E

LOT 32
25437 S.F.
0.584± ACRES

VARIABLE WIDTH DRAINAGE EASEMENT TO COINCIDE WITH JCSA UTILITY ESMT. AND NORMAL POOL LINE

LOT 33
22992 S.F.
0.528± ACRES

N 79°23'00" E 189.26'±
93.62'
S 46°50'18" E
S 00°08'38"W 19.56'
116.90'
S 34°28'28" E

PROPERTY LINE IS ALONG NORMAL POOL OF LAKE
20' JCSA UTILITY EASEMENT
53.36'
S 30°38'06" W 97.50'
150.86'
121.02'
S 01°26'13" E
TRAVERSE LINE FOR TIE ONLY

PROPERTY LINE IS ALONG NORMAL POOL OF LAKE
JCC COORDINATE REFERENCE
N 3638996.3970
E 11977246.5845
38
39
20' JCSA UTILITY ESMT.
EXISTING LAKE NORMAL POOL = 48.0

FORD'S COLONY
RECORD MERIDIAN PB 61, PG 18
GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

RIGHT–OF–WAY CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	36°20'19"	775.00	491.53	254.35	483.33	N 01°21'51" E
R2	25°25'50"	400.00	177.54	90.26	176.09	S 72°50'47" E
R3	262°18'16"	50.00	228.90	-----	75.30	S 34°01'07" W
R4	19°49'35"	725.00	250.87	126.70	249.62	N 06°53'32" W

LOT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
29	09°37'24"	725.00	121.77'	61.03	121.63	N 11°59'37" W
30A	10°12'11"	725.00	129.10	64.72	128.93	N 02°04'50" W
30B	90°35'25"	25.00	39.53	25.26	35.54	N 48°18'58" E
30C	24°10'33"	350.00	147.68	74.96	146.59	S 74°18'03" E
30D	47°23'02"	50.00	41.35	21.94	40.18	S 38°31'16" E
30E	58°11'15"	50.00	50.78	27.82	48.62	S 43°55'22" E
31	62°22'42"	50.00	54.44	30.27	51.79	N 75°47'39" E
32	55°13'18"	50.00	48.19	26.15	46.35	N 16°59'39" E
33	68°16'03"	50.00	59.57	33.90	56.11	N 44°45'01" W
34A	18°14'58"	50.00	15.93	8.03	15.86	N 88°00'32" W
34B	37°00'08"	50.00	32.29	16.73	31.73	N 78°37'56" W
34C	10°16'28"	400.00	71.73	35.96	71.63	N 65°16'06" W
35A	15°09'22"	400.00	105.81	53.22	105.50	N 77°59'01" W
35B	96°47'12"	25.00	42.23	28.15	37.39	N 37°10'06" W
35C	08°18'30"	725.00	105.13	52.66	105.04	N 15°22'45" E

AREA TABULATION
FORD'S COLONY AT WILLIAMSBURG
SECTION XVII
LOTS 30 – 35

AREA OF RESIDENTIAL LOTS	181,061 S.F.	4.156 Ac.±
AREA OF RIGHT OF WAY	54,690 S.F.	1.256 Ac.±
TOTAL AREA SUBDIVIDED	235,751 S.F.	5.412 Ac.±
NUMBER OF LOTS	7	
AVERAGE LOT SIZE	25,866 S.F.	0.594 Ac.±
SMALLEST LOT (LOT 33)	22,992 S.F.	0.528 Ac.±
LARGEST LOT (LOT 30)	29,803 S.F.	0.684 Ac.±
LOTS PER ACRE	1.29	

NOTE:
1. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
2. JAMES CITY COUNTY (JCC) GEODECTIC COORDINATE REFERENCES ARE FOR GIS USE ONLY. METES AND BOUNDS ARE BASED ON FORD'S COLONY RECORD MERIDIAN.

PLAT RECORDED IN P.B. NO. 66 PAGE 6-12

12.03.96–13.16 FC173035
KEG

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

PLAT OF SUBDIVISION
FORD'S COLONY AT WILLIAMSBURG
SECTION XVII, PART B
LOTS 29 – 35
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
11-22-96
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

11:26 AM recorded 26 day of February 1997
DOCUMENT # 970003023
Helen S. Ward Clerk
By Claudia H. Hubbard Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH	Drawn KEG
Scale 1"=50'	Date 11/22/96
Project No. 5652–17	
Drawing No. 3 OF 7	