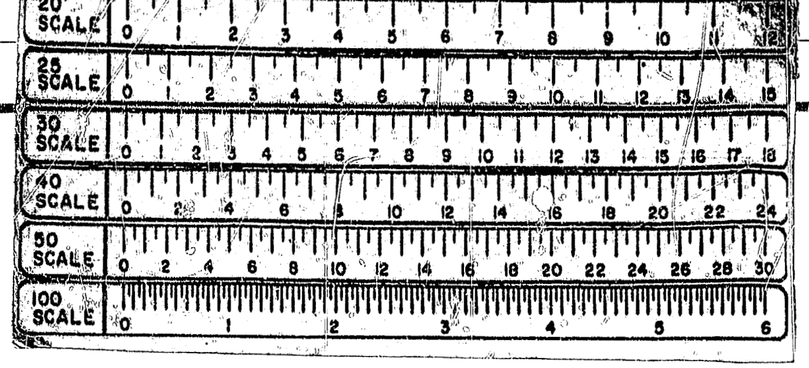

CHAMPIONSHIP 18 HOLE GOLF COURSE
PB 52, PG 53–54
PB 64, PG 27
DB 792, PG 932

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
L=491.53' R1
R=750.00' L=306.84'
R4 L=250.87'
N 16°48'19" W 244.26'
S16°48'19"E 244.26'
128.00'
L=121.77'
116.26'
S 73°11'41" W 50.00'

S 70°28'00" E 50.00'
R=750.00' L=168.83'
N 19°32'00"E 41.14'
WATERTON 50' PRIVATE R/W SEE SHEET 4 OF 7

LOT 29
29661 S.F.
0.681 ACRES

LOT 30
29805 S.F.
0.684 ACRES

LOT 35
23305 S.F.
0.535 ACRES

S 83°42'00" E 202.03'
S27°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'
L=50.78'
L=41.35'
L=147.68'
L=129.10'
L=39.53'
L=42.23'
L=105.13'
L=105.81'
L=177.54' R2
L=261.43'
R=375.00'
LONGBOAT 50' PRIVATE R/W
L=71.73'
L=32.29'
L=54.44'
R3 L=228.90'
L=48.19'
L=59.57'
L=15.93'
N 30°22'00" E 180.14'±
N 16°54'00" E 174.18
137.13' (TOTAL)
292.26'± (TOTAL)
20'

15

VARIABLE WIDTH PRIVATE DRAINAGE & JCSA UTILITY EASEMENT

GREENWAY # 1 SEE SHEET 2 OF 7

20' JCSA UTILITY ESMT.

FORD'S COLONY SECTION XVII, PART A LOTS 13–15 SEE SHEET 2 OF 7

EXISTING LAKE NORMAL POOL = 48.0

PRIVATE 20' DRAINAGE EASEMENT

LOT 34
26286 S.F.
0.603± ACRES

20' JCSA UTILITY ESMT

GREENWAY # 2 SEE SHEET 4 OF 7

FORDS COLONY SECTION XVII, PART C LOTS 36–46 SEE SHEET 4 OF 7

36

37

SEVEN OAKS 50' PRIVATE R/W SEE SHEET 4 OF 7

20' JCSA UTILITY ESMT.

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO BE LOCATED 20' LANDWARD OF NORMAL POOL LINE

LOT 31
23577 S.F.
0.541± ACRES

N 79°43'35" W 216.15'±

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'±

93.82' S 46°50'18" E

S 00°08'38"W 19.56'

PROPERTY LINE IS ALONG NORMAL POOL OF LAKE

20' JCSA UTILITY EASEMENT

53.36'
S 30°38'06" W 97.50'
150.86'
116.90'
S 34°28'28" E
121.02'
S 01°26'13" E

PROPERTY LINE IS ALONG NORMAL POOL OF LAKE

JCC COORDINATE REFERENCE
N 3638996.3970
E 11977246.5845

39

38

TRAVERSE LINE FOR TIE ONLY

EXISTING LAKE NORMAL POOL = 48.0

20' JCSA UTILITY ESMT.

FORD'S COLONY

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.±

NOTE:
1. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE

04.09.97–08:22 FC170p03
MMR

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

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

COMMONWEALTH OF VIRGINIA
4/8/97
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

DOCUMENT # 970005443
Teste: Helen S. Wilson Clerk
By Claudia H. Burkholder Dep. Clerk
PLAT RECORDED IN P.B. NO. 66 PAGE 37-43

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
CAH	KEG
Scale	Date
1"=50'	4/8/97
Project No.	
5652–17	
Drawing No.	
3 OF 7	