SEE SHEET 4 OF 4

10' X 15' MAINTENANCE AND ACCESS EASEMENT HEREBY DEDICATED TO FORD'S COLONY HOMEOWNER'S ASSOCIATION

N=3642586.2803
E=11983714.7615

REALTEC INC.
INST. #990001247
INST. #990021241

LONGHILL ROAD S.R. 612
VARIABLE WIDTH (MIN. 50')

S52°29'32"E 451.42'
S29°28'09"E 223.29'
S51°52'23"E 52.16'
N22°24'11"W 61.60'
N48°01'43"W 146.38'

NOTE:
SEE SHEET 4 FOR ALL CURVE DATA

RECORD HEERMAN P.B. 75, PGS. 7-10

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

NOTE:
1. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
2. MERIDIAN IS: JAMES CITY COUNTY (JCC) GEODETIC CONTROL, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83)

71 — 10200 S.F. 0.234 Ac. MIN FF=85.5
70 — 10200 S.F. 0.234 Ac.
69 — 11906 S.F. 0.273 Ac.
68 — 10200 S.F. 0.234 Ac.
67 — 10200 S.F. 0.234 Ac.

N75°56'17"W 228.05' (TOTAL)
40' REAR SETBACK LINE (TYPICAL)
WETLANDS LIMITS
ROYAL ADELAIDE
VARIABLE WIDTH PRIVATE R/W
L=41.84' R=100'
N51°57'46"W 184.23' (TOTAL)
S51°57'46"E 207.58'
L=35.57'
N75°56'17"W 50.31'
N77°06'49"W 85.02'
25' FRONT SETBACK LINE

REALTEC INC.
DB 291;PG.633
DB 325;PG.848
TM(31-4)(2-2a)

REALTEC INC.
INST. #990001247
INST. #990021241

BALLYCASTLE
S75°56'17"E 480.00'
S75°56'17"E 430.00'
406.33'

61 — 11866 S.F. 0.272 Ac.
62 — 10200 S.F. 0.234 Ac.
63 — 10200 S.F. 0.234 Ac.
64 — 10200 S.F. 0.234 Ac.
65 — 10200 S.F. 0.234 Ac.
66 — 14524 S.F. 0.333 Ac.

VARIABLE WIDTH DRAINAGE EASEMENT
10' SIDE SETBACK LINE (TYPICAL)
30' REAR SETBACK LINE (TYPICAL)
20' DRAINAGE EASEMENT

OPEN AREA 1-B
35667 S.F.
0.819 Ac.

FORD'S COLONY DRIVE (100' R/W)
S47°19'58"E 192.92'
S47°19'58"E 285.90'

53 — 13200 S.F. 0.303 Ac.
54 — 11266 S.F. 0.259 Ac.
55 — 10200 S.F. 0.234 Ac.
56 — 10200 S.F. 0.234 Ac.
57 — 10200 S.F. 0.234 Ac.
58 — 10200 S.F. 0.234 Ac.
59 — 10200 S.F. 0.234 Ac.
60 — 11866 S.F. 0.272 Ac.

5' SIDE SETBACK LINE (TYPICAL)
15' FRONT SETBACK LINE (TYPICAL)

52 — 10200 S.F. 0.234 Ac.
51
50
49

OPEN AREA 1-A
8311 S.F.
0.191 Ac.

N75°56'17"W 120.00'
S75°56'17"E 120.00'
S46°35'06"W 56.50'
38" OAK

REALTEC INC.
DB 291;PG.633
DB 325;PG.848
TM(31-4)(2-2a)

PLAT RECORDED IN P.B. NO. 78 PAGE 73-76

THIS SHEET ADDRESSES LOTS 52-71

RED BERKSHIRE 50' PRIVATE R/W

PORTLAND
S75°56'17"E 730.00' (TOTAL)
S75°56'17"E 693.50' (TOTAL)
S75°56'17"E 643.50' (TOTAL)
VARIABLE WIDTH PRIVATE R/W

SEE SHEET 2 OF 4

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
SECTION XXXII
LOTS 27 - 71
FORD'S COLONY AT WILLIAMSBURG
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
8/21/00
G.T. WILSON, JR.
CERTIFICATE No. 1183
CERTIFIED LAND SURVEYOR

Williamsburg/James City County
Recorded 11:59 AM 19 day of Sept. 2000
DOCUMENT # 000017914
Beverly A. Hamberger Clerk
By Claudia Robertson Dep. Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
CBR	RDS/JFS
Scale	Date
1"=50'	8/21/00
Project No.	
5652-32B	
Drawing No.	
3 OF 4	