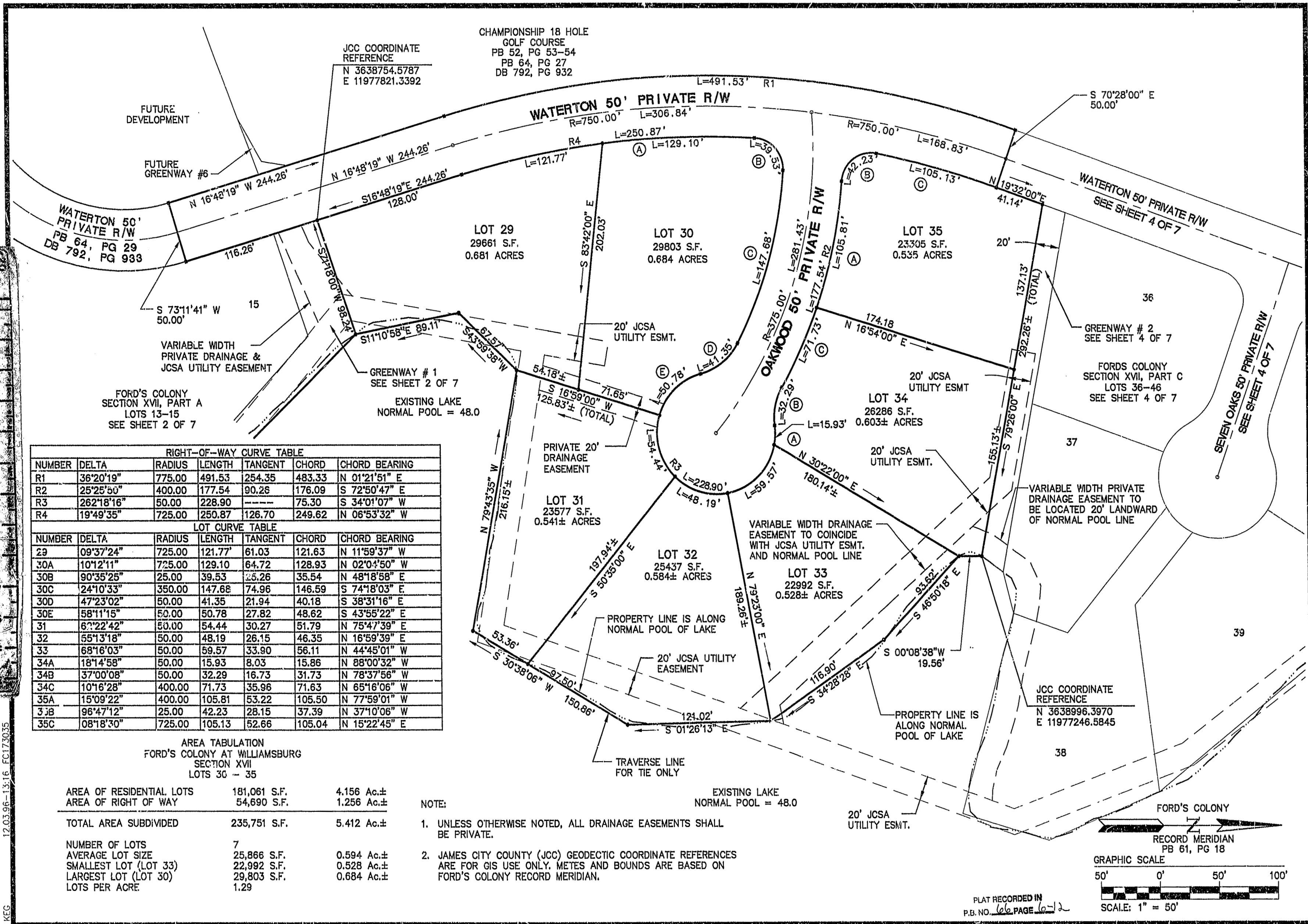


12.03.96-13.16 FC173035
KEG



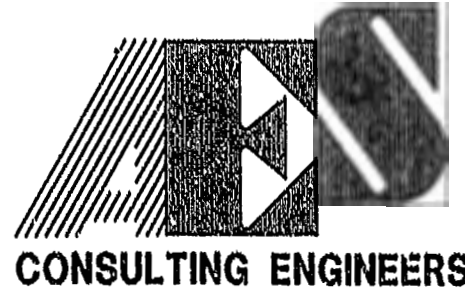
RIGHT-OF-WAY CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
R1	36°20'19"	775.00	491.53	254.35	483.33	N 01°21'51" E
R2	25°25'50"	400.00	177.54	90.26	176.09	S 72°50'47" E
R3	262°18'16"	50.00	228.90	---	75.30	S 34°01'07" W
R4	19°49'35"	725.00	250.87	126.70	249.62	N 06°53'32" W

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	35.26	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	67°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:
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
 - JAMES CITY COUNTY (JCC) GEODECTIC COORDINATE REFERENCES ARE FOR GIS USE ONLY. METES AND BOUNDS ARE BASED ON FORD'S COLONY RECORD MERIDIAN.



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



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	