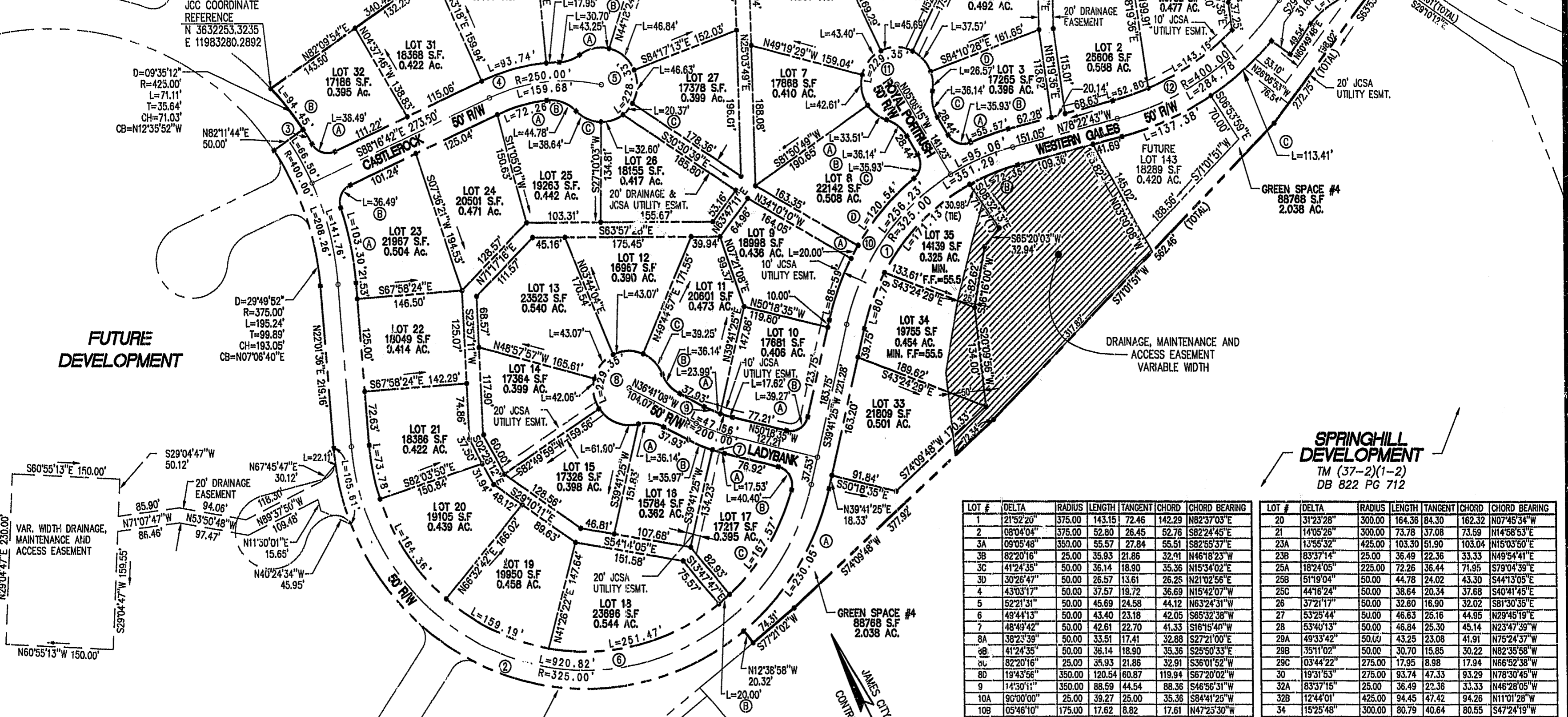


AREA TABULATION

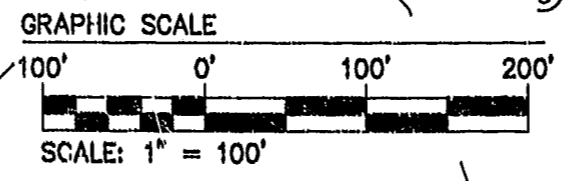
	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	681,707	15.65
TOTAL AREA OF R/W	198,840	4.56
TOTAL AREA OF OPEN SPACE (INCLUDES FUTURE LOT 143)	149,147	3.42
TOTAL AREA OF SECTION XXXI	1,029,694	23.64
TOTAL NUMBER OF LOTS	35	
AVERAGE LOT SIZE	19,477 S.F.	0.45 AC.
SMALLEST LOT (#35)	14,139 S.F.	0.32 AC.
LARGEST LOT (#2)	25,606 S.F.	0.59 AC.
GROSS LOTS PER ACRE	1.48 LOTS/ACRE	

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)



R/W #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RW1	61°55'52"	300.00	324.27	180.01	308.71	S70°39'21"W
RW2	162°20'11"	350.00	991.66	2252.59	691.70	S59°08'29"E
RW3	03°08'48"	425.00	23.34	11.67	23.34	N06°13'52"W
RW4	23°16'15"	275.00	111.69	56.63	110.93	N76°38'34"W
RW5	261°37'56"	50.00	228.33	---	75.68	N30°37'29"E
RW6	159°44'12"	300.00	836.38	1678.82	590.64	N57°50'30"W
RW7	13°37'27"	225.00	53.50	26.88	53.38	S43°29'51"E
RW8	262°49'10"	50.00	229.35	---	75.00	S63°18'52"W
RW9	13°37'27"	175.00	41.61	20.91	41.51	N43°29'51"W
RW10	37°30'35"	350.00	223.13	118.84	225.06	S58°26'43"W
RW11	262°49'10"	50.00	229.35	---	75.00	S84°51'45"W
RW12	29°56'24"	375.00	195.98	100.27	103.73	N86°39'05"E
RW13	54°13'15"	129.07	122.14	66.00	117.64	N29°02'32"E

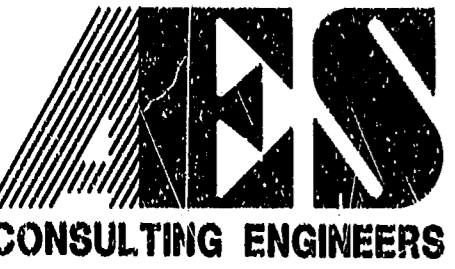
D=124°40'34"
 R=350.00'
 L=761.60'
 T=667.73'
 CH=619.99'
 CB=N40°18'41"W



LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	21°52'20"	375.00	143.15	72.46	142.29	N82°37'03"E
2	08°04'04"	375.00	52.80	26.45	52.76	S82°24'45"E
3A	09°05'48"	350.00	55.57	27.84	55.51	S82°55'37"E
3B	82°20'16"	25.00	35.93	21.86	32.91	N46°18'23"W
3C	41°24'35"	50.00	36.14	18.90	35.36	N15°34'02"E
3D	30°26'47"	50.00	26.57	13.61	26.25	N21°02'56"E
4	43°03'17"	50.00	37.57	19.72	36.69	N16°42'07"W
5	52°21'31"	50.00	45.69	24.58	44.12	N63°24'31"W
6	49°44'13"	50.00	43.40	23.18	42.05	S65°32'38"W
7	48°49'42"	50.00	42.61	22.70	41.33	S16°15'40"W
8A	38°23'39"	50.00	33.51	17.41	32.88	S27°21'00"W
8B	41°24'35"	50.00	36.14	18.90	35.36	S25°50'33"E
8C	82°20'16"	25.00	35.93	21.86	32.91	S36°01'52"W
8D	19°43'56"	350.00	120.54	60.87	119.94	S67°20'02"W
9	14°30'11"	350.00	88.59	44.54	88.36	S46°56'31"W
10A	9°00'00"	25.00	39.27	25.00	35.36	S84°41'25"W
10B	05°46'10"	175.00	17.62	8.82	17.61	N47°25'30"W
11A	07°51'17"	175.00	23.99	12.01	23.97	N40°36'46"W
11B	41°24'35"	50.00	36.14	18.90	35.36	N15°58'50"W
11C	44°58'30"	50.00	39.25	20.70	38.25	N17°45'48"W
12	49°21'27"	50.00	43.07	22.97	41.75	N64°55'47"W
13	49°21'27"	50.00	43.07	22.97	41.75	S65°42'46"W
14	48°12'03"	50.00	42.06	22.37	40.83	S16°56'01"W
15	70°54'42"	50.00	61.90	35.62	58.02	S42°37'51"E
16A	41°24'35"	50.00	36.14	18.90	35.36	S57°23'25"E
16B	09°09'33"	225.00	35.97	18.02	35.93	S41°15'54"E
17A	04°27'54"	225.00	17.53	8.77	17.51	S48°04'38"E
17B	92°35'59"	25.00	40.40	26.16	36.15	S04°00'36"E
17C	32°00'12"	300.00	167.57	86.03	165.40	S58°17'50"W
18	48°01'39"	300.00	251.47	133.65	244.17	N77°52'22"W
19	30°24'14"	300.00	159.19	81.52	157.33	N38°39'25"W

LOT #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
20	31°23'28"	300.00	164.36	84.30	162.32	N07°45'34"W
21	14°05'26"	300.00	73.78	37.08	73.59	N14°58'53"E
23A	13°55'32"	425.00	103.30	51.90	103.04	N15°03'50"E
23B	83°37'14"	25.00	36.49	22.36	33.33	N49°54'41"E
25A	18°24'05"	225.00	72.26	36.44	71.95	S79°04'39"E
25B	51°19'04"	50.00	44.78	24.02	43.30	S44°13'05"E
25C	44°16'24"	50.00	38.64	20.34	37.68	S40°41'45"E
26	37°21'17"	50.00	32.80	16.90	32.02	S81°30'55"E
27	53°25'44"	50.00	46.63	25.16	44.95	N29°45'19"E
28	53°40'13"	50.00	46.84	25.30	45.14	N23°47'39"W
29A	49°33'42"	50.00	43.25	23.08	41.91	N75°24'37"W
29B	35°11'02"	50.00	30.70	15.85	30.22	N82°35'58"W
29C	03°44'22"	275.00	17.95	8.98	17.94	N66°52'38"W
30	19°31'53"	275.00	93.74	47.33	93.29	N78°30'45"W
32A	83°37'15"	25.00	36.49	22.36	33.33	N46°28'05"W
32B	12°44'01"	425.00	94.45	47.42	94.26	N11°01'28"W
34	15°25'48"	300.00	80.79	40.64	80.55	S47°24'19"W
35	32°41'01"	300.00	171.13	87.96	168.82	S71°27'44"W
143 (FUT.)	18°31'16"	425.00	137.38	69.30	136.79	S87°38'21"E

G.S. #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
GS1	16°13'40"	129.07	36.56	18.40	36.43	N48°02'20"E
GS3A	03°16'28"	350.00	20.00	10.00	20.00	N65°49'50"E
GS3B	03°49'14"	300.00	20.00	10.01	20.00	N76°12'12"E
GS3C	23°20'36"	50.00	20.37	10.33	20.23	S68°08'29"W
GS4A	37°33'37"	350.00	230.05	119.36	225.93	N58°31'14"E
GS4B	13°49'02"	300.00	72.35	36.35	72.17	N85°17'14"W
GS4C	15°17'19"	425.00	113.41	57.04	113.07	N75°27'22"E
GS4D	42°04'46"	142.38	104.57	54.77	102.23	S87°15'44"W



5248 Olde Towne Road, Suite 1
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 Fax (757) 220-8994

PLAT OF SUBDIVISION SECTION XXXI LOTS 1-35 FORD'S COLONY @ WILLIAMSBURG

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed CAH/DPW	Drawn KEG
Scale 1"=100'	Date 8/2/99
Project No. 5652-31	
Drawing No. 2 OF 2	