INST#010019806

BK. 83 PG. 76

LOT CURVE TABLE

LOT #	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
82	04°16'00"	425.00	31.65	15.83	31.64	S32°17'05"W
83	90°00'00"	25.00	39.27	25.00	35.36	S75°09'05"W
85A	41°24'35"	50.00	36.14	18.90	35.36	N39°08'37"W
85B	59°24'51"	50.00	51.85	28.53	49.56	N48°08'45"W
86	63°34'32"	50.00	55.48	30.99	52.68	S70°21'33"W
87	30°00'00"	50.00	26.18	13.40	25.88	S23°34'17"W
88	66°38'51"	50.00	58.16	32.87	54.94	S24°45'09"E
89A	43°10'55"	50.00	37.68	19.79	36.80	S79°40'02"E
89B	41°24'35"	50.00	36.14	18.90	35.36	S80°33'12"E
91A	90°00'00"	25.00	39.27	25.00	35.36	S14°50'55"E
91B	02°44'50"	175.00	8.39	4.20	8.39	S31°31'31"W
92	89°01'30"	175.00	271.91	172.05	245.37	S77°24'41"W
94	26°07'49"	175.00	79.81	40.61	79.12	N71°08'29"W
95	27°30'29"	175.00	84.02	42.84	83.21	S75°29'16"W
96A	60°00'00"	50.00	52.36	28.87	50.00	N88°15'58"W
96B	66°11'20"	50.00	57.76	32.59	54.60	S88°38'22"W
97	64°16'23"	50.00	56.09	31.41	53.19	S23°24'31"W
98	60°11'24"	125.00	131.31	72.45	125.36	S88°10'16"E

RIGHT-OF-WAY CURVE TABLE

RW#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
1	16°04'57"	425.00	119.29	60.04	118.90	S38°11'34"W
2	262°49'09"	50.00	229.35	---	75.00	S30°09'05"W
3	91°46'20"	175.00	280.30	180.50	251.29	S76°02'16"W
4	60°11'24"	175.00	183.84	101.42	175.50	N88°10'16"W
5	240°00'00"	50.00	209.44	---	86.60	S01°44'02"W

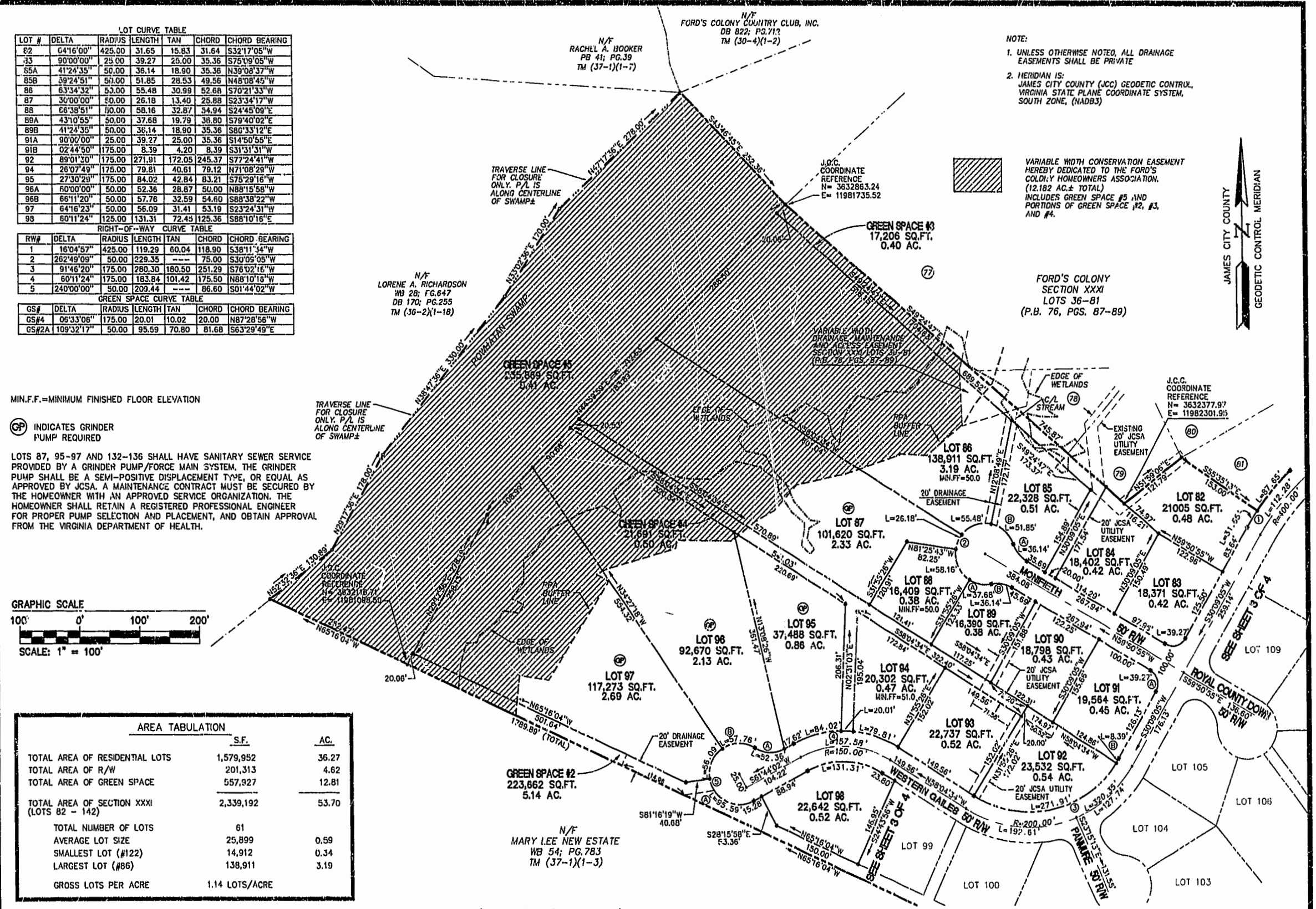
GREEN SPACE CURVE TABLE

GS#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
GS#4	06°33'06"	175.00	20.01	10.02	20.00	N87°28'56"W
GS#2A	109°32'17"	50.00	95.59	70.80	81.68	S63°29'49"E

MIN.F.F.=MINIMUM FINISHED FLOOR ELEVATION

(GF) INDICATES GRINDER PUMP REQUIRED

LOTS 87, 95-97 AND 132-136 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE, OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH AN APPROVED SERVICE ORGANIZATION. THE HOMEOWNER SHALL RETAIN A REGISTERED PROFESSIONAL ENGINEER FOR PROPER PUMP SELECTION AND PLACEMENT, AND OBTAIN APPROVAL FROM THE VIRGINIA DEPARTMENT OF HEALTH.



AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	1,579,952	36.27
TOTAL AREA OF R/W	201,313	4.62
TOTAL AREA OF GREEN SPACE	557,927	12.81
TOTAL AREA OF SECTION XXXI (LOTS 82 - 142)	2,339,192	53.70
TOTAL NUMBER OF LOTS	61	
AVERAGE LOT SIZE	25,899	0.59
SMALLEST LOT (#122)	14,912	0.34
LARGEST LOT (#86)	138,911	3.19
GROSS LOTS PER ACRE	1.14 LOTS/ACRE	

(THIS SHEET LOTS 82-98)

10.17.00-11:31 FC31CP02.DWG JFS

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

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT
SECTION XXXI
LOTS 82 - 142
FORD'S COLONY @ WILLIAMSBURG
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA 3/27/00 G.T. WILSON, JR. CERTIFICATE No. 1183 CERTIFIED LAND SURVEYOR

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 20 Oct. 2000 at 1:05 AM/PM. PB 83 PG 25-28 DOCUMENT # 010019806 BETSY B. WOOLRIDGE, CLERK By Deputy Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	10/17/00	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

Designed CAH/DPW	Drawn TCS/JFS
Scale 1"=100'	Date 3/27/2000
Project No. 5652-31C	
Drawing No. 2 OF 4	