



METES AND BOUNDS FOR VARIABLE WIDTH DRAINAGE MAINTENANCE AND ACCESS AND JCSA UTILITY EASEMENT (SEE SHEET 3 FOR POINT OF BEGINNING)

BEARING	DISTANCE
N12°58'07"W	155.00'
N27°33'08"E	81.49'
N12°14'01"E	120.00'
N18°52'13"E	304.37'
N07°23'08"W	169.66'
N25°11'34"E	173.29'
N19°03'41"E	48.00'
N70°58'19"W	20.00'
S19°03'41"W	46.93'
S25°11'34"W	138.42'
S60°37'52"W	134.49'
S39°29'35"W	20.27'
S19°41'35"W	260.68'
S31°38'35"W	21.14'
S49°57'52"W	256.92'
N56°32'14"W	124.28'
RADIUS	LENGTH
R=50.00'	L=29.40'
BEARING	DISTANCE
S60°46'59"E	119.59'
S59°54'57"E	332.43'
S12°58'07"E	155.00'
N77°11'53"E	20.00'

LOT #	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
128A	11°15'12"	350.00	68.74	34.48	68.63	S16°39'41"E
128B	82°20'17"	25.00	35.93	21.86	32.91	S18°52'52"W
129	16°58'53"	500.00	148.19	74.64	147.65	S88°32'27"W
131	04°19'42"	265.00	20.02	10.01	20.01	S74°52'02"W
132	20°12'08"	265.00	93.44	47.21	92.95	S62°36'07"W
133	20°06'46"	265.00	93.02	47.00	92.55	S42°26'40"W
134A	07°03'27"	265.00	32.84	16.34	32.82	S29°51'34"W
134B	34°58'15"	50.00	30.52	15.75	30.05	S42°48'57"W
134C	50°37'35"	50.00	44.18	23.65	42.76	S34°59'17"W
135	87°40'17"	50.00	76.51	48.01	69.20	S34°09'39"E
136A	40°01'34"	50.00	34.93	18.21	34.22	N01°12'42"W
136B	51°52'18"	50.00	45.27	24.32	43.74	N04°42'40"E
136C	40°51'05"	215.00	163.29	80.07	150.07	N61°04'21"E
137	05°31'59"	215.00	20.76	10.39	20.75	N74°15'54"E
139	08°56'49"	650.00	65.65	43.03	65.80	N72°33'29"E
140	08°02'05"	650.00	77.13	38.63	77.06	N64°04'02"E
141A	82°20'13"	25.00	35.93	21.86	32.91	S78°48'54"E
141B	14°42'26"	350.00	89.84	45.17	89.62	S44°57'58"E
142	21°28'05"	350.00	131.14	66.35	130.38	S63°03'14"E

RW#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
13	51°42'03"	265.00	239.12	128.39	231.09	S51°10'52"W
14	26°31'33"	50.00	228.23	---	75.74	S70°27'42"W
15	46°23'04"	215.00	174.05	92.11	169.34	N53°50'21"E
16	16°58'54"	550.00	163.01	82.11	162.41	N68°32'27"E

GS#	DELTA	RADIUS	LENGTH	TAN	CHORD	CHORD BEARING
GS1A	83°12'07"	50.00	72.61	44.39	66.39	N60°24'09"E
GS1B	28°51'42"	350.00	176.31	90.07	174.45	S88°13'07"E

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, (NA83)
 3. FOR AREA TABLE SEE SHEET 2 OF 4.

MIN.F.F.=MINIMUM FINISHED FLOOR ELEVATION
 (GP) 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.

(THIS SHEET LOTS 128 - 142)



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



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

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