

NOTES:

- V.D.O.T. IS NOT RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT STRUCTURES AND SHALL BE SAVED HARMLESS FROM FAILURE.
- PROPERTY IS ZONED R-4 WITH PROFFERS.
- SETBACKS ON FRONT, SIDE, AND REAR PROPERTY LINES ARE EQUAL TO ZERO.
- PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
- 15' EASEMENT FOR UTILITIES AND SIDEWALKS ARE RESERVED ALONG ALL RIGHT-OF-WAYS.
- REFERENCE LAND BAY S-3 SITE PLANS:
PHASE I: S-81-93
PHASE II: S-6-94
- ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
- STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

AREA BREAKDOWN:

TOTAL AREA OF LOTS	60.09 AC.
TOTAL AREA OF RIGHT-OF-WAY	13.60 AC.
TOTAL AREA OF OPEN SPACE (INCLD. 614 GREENBELT)	8.01 AC.
TOTAL AREA OF GREENSPACE	1.12 AC.
TOTAL AREA OF OPEN SPACE (RECREATION)	5.73 AC.
TOTAL AREA OF PARCEL	110.93 AC.
TOTAL AREA OF NATURAL OPEN SPACE	22.38 AC.

NUMBER OF LOTS 124

LEGEND

NATURAL OPEN SPACE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.74	29.48	35.89	S43°08'19"W	91°04'45"
C2	25.00	39.74	29.48	35.89	S45°46'17"E	91°04'45"
C3	144.68	36.39	18.21	36.77	S28°31'48"W	06°02'58"
C4	394.66	50.67	25.37	50.64	S29°14'38"W	07°21'23"
C5	654.82	147.85	74.14	147.34	S85°20'48"W	12°58'22"
C6	614.62	672.03	374.04	639.05	N85°47'29"W	62°38'50"
C7	564.62	617.36	343.62	587.05	N85°47'29"W	62°38'50"
C8	306.71	228.71	119.97	223.45	S73°49'50"E	42°43'31"
C9	256.71	358.56	213.81	326.58	S65°44'27"E	79°34'58"
C10	458.58	106.50	53.49	106.26	N35°51'22"E	13°21'57"
C11	416.58	97.17	48.81	96.95	N35°51'22"E	13°21'57"
C12	25.00	35.89	21.65	32.73	N11°43'13"W	81°47'11"
C13	25.00	31.39	18.15	29.37	S32°20'53"W	71°57'00"
C14	25.00	50.27	39.41	42.22	S64°08'32"E	115°12'56"
C15	250.00	367.31	225.82	335.19	N26°13'57"E	84°10'52"
C16	200.00	258.69	151.01	241.03	N21°11'46"E	74°06'28"
C17	30.00	22.34	11.72	21.83	N63°57'23"E	42°40'05"
C18	25.00	28.62	16.11	27.08	S00°08'20"W	65°35'48"
C19	25.00	21.87	11.75	21.27	S36°30'57"E	50°20'47"
C20	25.00	26.20	14.45	25.02	N17°22'50"E	60°02'58"
C21	1750.99	484.67	243.84	463.03	N23°47'18"W	15°31'35"
C22	30.00	22.34	11.72	21.83	N70°02'55"W	42°40'05"
C23	30.00	22.34	11.72	21.83	S27°22'51"E	42°40'05"
C24	30.00	3.64	1.87	3.64	N85°57'04"E	08°57'09"
C25	30.00	32.17	17.83	30.65	S51°45'01"W	61°26'56"
C26	30.00	23.69	12.50	23.08	N60°29'20"E	45°14'47"
C27	30.00	22.34	11.72	21.83	S61°11'09"E	42°40'05"
C28	30.00	22.34	11.72	21.83	S70°08'46"W	42°40'05"
C29	25.00	39.27	29.00	35.36	N17°53'08"E	90°00'00"
C30	280.00	105.56	53.41	104.93	N37°54'53"W	21°35'59"
C31	25.00	43.70	29.88	38.35	N41°33'54"W	100°09'31"
C32	25.00	41.50	27.34	36.90	N34°55'07"E	95°06'44"
C33	530.00	18.62	9.31	18.62	N13°38'39"W	02°00'48"
C34	285.00	128.30	65.26	127.22	N75°48'54"E	25°47'35"
C35	25.00	39.27	25.00	35.36	N72°06'54"E	90°00'00"
C36	375.00	168.81	85.86	167.39	N75°46'54"E	25°47'35"
C37	325.00	146.31	74.41	145.07	N75°46'54"E	25°47'35"
C38	25.00	39.27	25.00	35.36	S17°53'06"W	90°00'00"
C39	475.00	224.13	114.19	222.05	N13°35'51"W	27°02'05"
C40	25.00	37.42	23.21	34.02	N84°17'40"E	85°45'07"
C41	1690.13	136.00	68.03	135.96	S35°14'33"W	04°36'37"
C42	280.00	350.48	202.38	328.04	N81°21'24"W	71°43'03"
C43	25.00	39.27	25.00	35.36	S17°47'04"W	90°00'00"
C44	800.00	216.00	109.18	214.83	S52°28'18"W	20°37'34"
C45	25.00	41.34	27.16	36.79	S65°12'32"E	94°44'06"
C46	25.00	39.27	25.00	35.36	S72°12'56"E	90°00'00"
C47	790.00	51.24	25.63	51.23	S47°21'22"E	03°42'58"
C48	25.00	37.89	23.66	34.37	N05°47'48"W	86°50'05"
C49	25.00	35.65	21.62	32.71	S26°12'14"W	81°42'33"
C50	278.44	99.18	50.12	98.66	N35°48'11"E	20°24'33"
C51	328.44	116.99	59.12	116.37	N35°48'11"E	20°24'33"
C52	25.00	36.02	21.94	32.98	N55°55'19"W	82°32'33"
C53	306.71	113.88	57.60	113.23	N56°38'18"E	21°16'26"
C54	346.71	256.95	134.70	251.11	S80°28'03"E	42°27'49"
C55	25.00	37.42	23.21	34.02	N09°57'13"W	85°45'07"
C56	25.00	41.50	27.34	36.90	N48°58'08"W	95°06'44"
C57	415.00	186.82	95.02	185.25	N75°46'54"E	25°47'35"
C58	38.00	175.98	41.23	55.88	S07°28'48"W	265°20'09"
C59	525.00	326.47	168.71	321.24	N09°18'01"W	35°37'45"
C60	1800.58	498.41	250.81	496.82	N23°47'18"W	15°31'35"
C61	418.13	390.28	210.68	376.27	N24°55'18"E	53°28'50"
C62	650.00	242.39	122.62	240.99	S52°06'05"W	21°21'58"
C63	733.71	194.76	97.95	194.18	S34°49'11"E	15°12'31"
C64	693.71	184.14	92.81	183.60	S34°49'11"E	15°12'31"
C65	360.00	187.11	95.72	185.01	N27°32'03"W	29°46'47"
C66	53.00	267.56	37.63	61.37	N82°46'59"E	289°14'38"
C67	468.13	444.43	240.58	427.92	N25°22'44"W	54°23'43"
C68	240.00	644.91	1037.93	467.66	S75°09'42"E	153°57'38"
C69	290.00	275.51	149.14	265.26	S25°23'51"E	54°25'56"
C70	38.00	175.98	41.23	55.88	S47°27'39"E	265°20'09"
C71	30.00	22.34	11.72	21.83	S21°12'19"W	42°40'05"
C72	25.00	35.89	21.65	32.73	S70°03'58"W	81°47'12"
C73	775.00	330.68	167.89	328.18	S40°04'54"W	24°26'50"
C74	825.00	352.01	178.73	349.35	S40°04'54"W	24°26'50"
C75	175.00	107.96	55.76	106.26	S25°18'10"W	35°20'54"
C76	320.00	120.64	61.04	119.92	N37°54'53"W	21°35'59"
C77	38.00	175.98	41.23	55.88	S41°17'07"W	265°20'09"
C78	530.00	372.58	194.36	364.96	N17°43'35"E	40°16'42"
C79	38.00	175.98	41.23	55.88	S49°30'04"E	285°13'35"
C80	570.00	526.82	283.91	508.27	N11°49'37"E	52°57'19"
C81	330.00	413.06	236.52	386.62	N81°21'24"W	71°43'03"
C82	740.00	129.87	65.10	129.70	S50°31'32"E	10°03'18"
C83	265.00	498.86	363.79	428.39	N01°37'26"W	107°51'30"
C84	1730.13	200.47	100.35	200.35	S34°18'05"W	08°38'19"
C85	38.00	181.33	61.89	64.77	N88°53'20"E	245°05'47"
C86	315.00	592.98	432.43	509.22	N01°37'26"W	107°51'30"
C87	1030.19	723.38	377.32	708.61	S11°36'06"E	40°13'55"
C88	400.00	215.94	110.67	213.33	N26°57'30"W	30°55'53"
C89	340.00	54.14	27.13	54.09	S87°04'55"E	09°07'27"
C90	300.00	47.77	23.94	47.72	S87°04'55"E	09°07'27"
C91	30.00	21.16	11.04	20.73	S18°05'43"W	40°25'08"
C92	1080.19	758.49	395.64	743.00	S11°36'06"E	40°13'55"
C93	38.00	164.75	62.86	65.91	S34°46'24"E	248°24'05"
C94	290.00	420.81	257.03	384.70	N69°24'32"E	83°06'06"
C95	175.00	245.91	148.18	226.17	S21°58'26"E	80°30'39"
C96	300.00	175.44	90.31	172.95	N17°28'58"E	33°30'24"
C97	100.00	88.78	30.80	88.87	S17°07'06"W	34°14'12"
C98	800.00	100.70	50.42	100.64	N03°30'22"E	07°12'45"
C99	175.00	83.68	42.36	82.88	S06°29'10"E	27°23'49"
C100	175.00	331.23	212.85	283.95	S74°24'28"E	108°28'43"
C101	200.00	86.80	43.99	85.92	N28°13'31"W	24°48'31"
C102	375.00	376.55	206.86	300.81	N14°56'38"E	57°31'47"
C103	50.00	37.57	19.72	36.69	N65°12'06"E	43°02'50"
C104	25.00	40.01	23.78	35.28	S40°54'28"W	91°41'51"
C105	2130.00	1378.00	707.09	1381.99	S17°30'10"E	31°12'46"
C106	2430.00	574.12	288.30	574.43	S37°44'43"W	13°00'07"
C107	85.00	132.87	81.38	124.46	N21°38'04"E	94°09'01"
C108	85.00	170.86	133.80	144.75	S37°44'43"W	13°00'07"
C109	1113.00	846.67	375.27	846.67	S37°44'43"W	13°00'07"
C110	2487.00	418.99	208.74	415.40	N03°37'20"W	17°25'23"
C111	2487.00	682.98	341.57	678.34	N24°02'33"W	15°48'01"
C112	2480.00	2389.27	1401.81	2282.92	S08°12'32"E	50°25'53"
C113	180.00	265.43	138.40	263.09	N22°24'42"W	40°01'28"
C114	713.71	189.45	85.28	188.80	S34°49'11"E	18°12'31"
C115	305.00	361.77	220.45	337.33	N81°21'24"W	71°43'03"
C116	1710.13	198.15	99.19	198.04	S34°18'05"W	06°38'19"
C117	785.00	134.25	67.30	134.08	S20°31'32"E	10°03'18"
C118	290.00	545.92	388.11	488.81	N01°37'26"W	107°51'30"
C119	400.00	341.45	173.31	336.71	S40°04'54"W	24°26'50"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C120	435.56	101.84	51.15	101.61	N35°51'22"E	13°21'57"
C121	265.00	712.09	1148.05	516.38	S76°09'42"E	153°57'38"
C122	143.13	42.85	228.89	408.81	N45°30'19"W	54°38'53"
C123	625.00	326.74	166.86	322.07	S47°51'13"W	28°51'44"
C124	369.88	47.40	23.62	47.43	S23°14'38"W	07°21'23"
C125	303.44	108.09	54.82	107.42	N35°48'11"E	20°24'33"
C126	950.00	552.47	302.07	529.84	N14°07'33"E	57°33'12"
C127	281.71	391.27	234.63	360.57	N85°44'57"E	79°34'58"
C128	300.00	113.70	57.23	112.43	N37°54'53"W	21°35'59"
C129	585.62	644.69	388.83	613.06	N85°47'29"W	62°38'50"
C130	350.00	157.56	80.14	156.23	N76°46'54"E	25°47'35"
C131	326.00	50.98	25.53	50.01	S87°04'55"E	09°07'27"
C132	500.00	310.82	160.07	305.94	N09°18'01"W	35°37'45"
C133	1055.19	740.94	386.48	725.61	S11°36'06"E	40°13'55"
C134	1775.53	491.49	247.33	489.92	N23°47'18"W	15°31'35"
C135	225.00	401.58	279.15	350.36	N35°16'23"E	107°15'42"

LINE	DIRECTION	DISTANCE
L1	N82°55'31"W	40.35
L2	S89°06'21"E	44.58
L3	S66°40'39"E	80.00
L4	N69°39'55"W	78.14
L5	N69°39'55"W	65.04
L6	N09°56'53"W	85.14
L7	N53°21'01"W	