

THE CITY OF NORMAN
PLANNED UNIT DEVELOPMENT
PUD – 0-1011-46
AMENDED PUD – 0-1718-43
DESIGN STATEMENT
FOR
TANGLEWOODS ADDITION

PREPARED BY:
Crafton Tuill
214 E Main
Oklahoma City OK 73104
405-787-6270/405-787-6276

OWNER:
Rock Creek Lan, LLC
102 W. Eufaula
Norman OK 73069
405-329-1111/405-366-8630(fax)
OWNER (Lot 8 Block 1):
Michael B. & Sharla Cannon
2900 Tangled Oak Trail
Norman OK 73026
903-277-2425

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Tanglewoods Addition is located within the SE 1/4 of Section 14, Township 9 N, Range 2 W, of the Indian Meridian, Cleveland County, Oklahoma. The subject property is generally located north of Rock Creek Road and 1/2 mile east of 36th Avenue NE.

Tanglewoods Addition is designed to be a rural, gated Single Family Residential subdivision consisting of 14 lots on a total of approximately 70 acres, yielding a density of 0.20 dwelling units per acre. The proposed development will utilize a Cluster type concept with the minimum lot size being 1 acre and 60% of the site will be reserved as Common Area and Open Space.

The primary concept of the development is to provide an upscale residential neighborhood that preserves the natural character of the site by reserving large open spaces. The development will offer secluded housing sites by preserving as many trees as possible and a unique housing design and architectural standard will be established by recorded covenants and restrictions.

SECTION 2.0 LEGAL DESCRIPTION

The West Half of the Southeast Quarter (W/2, SE/4) of Section Fourteen (14), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Less and Except the following described tract: The Southeast Quarter of the Southwest Quarter of the Southeast Quarter (SE/4, SW/4, SE/4), Cleveland County, Oklahoma.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property described in Section 2.0 is:
Rock Creek Land, L.L.C.
102 West Eufaula
Norman, Oklahoma 73069

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently vacant and zoned A-2 Rural Agricultural District. The current zoning for the surrounding properties are as follows:

North: A-2 Rural Agricultural District
East: A-2 Rural Agricultural District
South: A-2 Rural Agricultural District and RE-Residential Estate Dwelling District
West: A-2 Rural Agricultural District

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject site generally slopes from the north to the south, having an elevation of approximately 1165 ft. near the north boundary and 1112 ft near the south boundary. The property has predominately well drained loamy and sandy soils that formed in materials weathered from sandstone. The south two thirds of the site has dense tree cover with mature oak trees and also contains a freshwater pond, while the north one third of the site is a rolling meadow with native grasses.

SECTION 6.0 CONCEPT

The concept for this PUD is to develop a Rural Single Family Residential subdivision. It will be a private gated development that will utilize a Cluster concept with 60% of the total site being reserved as common area and open space. There will be a maximum of 14 secluded home sites on approximately 70 acres, yielding a density of 0.20 dwelling units per acre. The minimum lot size shall be 1.00 acre. Amenities such as a stone entryway, walking trails, fishing pond, and covered gathering area will be provided.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The site has frontage and takes access from Rock Creek Road located along the south boundary. Rock Creek Road is a two lane rural arterial street with 66 feet statutory right-of-way.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are not available. Each lot within the development will utilize a private on-site individual sewage treatment system.

7.3 WATER

Public water facilities for this property are not available. Each lot within the development will utilize a private water well.

7.4 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development. Easements will be provided.

7.5 NORMAN COMPREHENSIVE LAND USE PLAN 2025

The Land Use Plan, as shown on Exhibit A, illustrates that approximately 56.6 acres (80.9%) of the site is located within the Country Residential Area and 13.4 acres (19.1%) of the site is located within the Suburban Residential Area. The Country Residential Area provides for a density of 1 unit per 10 acres; however as a bonus for clustering and reserving open space, the Plan permits a density of 1 unit per 8 acres. The Suburban Residential Area allows a density of 1 unit per 2 acres with a potential bonus density of 1 unit per 1.5 acres if open space is reserved and municipal water is supplied. A municipal water source is not available but open space will be reserved; therefore a partial bonus permitting a density of 1 unit per 1.90 acres is proposed for the Suburban Residential Area.

This Planned Unit Development is consistent and in compliance with the area standards established within the Comprehensive Land Use Plan.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Norman's Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the City of Norman Municipal Code, as amended (Code), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the RE-Residential Estate Dwelling District shall govern this PUD, except as herein modified.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures shall consist of a minimum 50% brick, masonry, drivet, rock, stone, slate (or Faux slate) or stucco veneer. A maximum of 25% EIFS and a maximum of 25% painted lap wood siding shall be permitted. Exposed metal walls or exposed concrete block on main structures shall not be permitted.

Metal standing seam roofs may be permitted.

9.2 FENCING REGULATIONS

A fence shall be either maintained or constructed along the east, west, and north boundaries of this PUD. The fence type shall be consistent with the rural, open reserve type of development with consideration given to the natural movement patterns of wildlife. Barb wire fences shall be permitted. Maintenance of the fences shall be the responsibility of the adjacent property owner. All fences adjacent to open space lots shall be the responsibility of the Property Owners Association.

9.3 ACCESS AND STREET REGULATIONS

There shall be one access point from Rock Creek Road in this PUD.

Individual lots shall not be permitted to take access from arterial/section line roads and "Limits of No Access" shall be established along lots abutting an arterial/section line road.

This development will be gated with private streets and drives. The use of controlled access gates at the street entrance from Rock Creek Road is permitted.

Private streets as shown on the Preliminary Site Development Plan, Exhibit B shall have a minimum right-of-way width or private access easement of 50 feet. A minimum paving width of 20 feet is required for all private streets. A Property Owners Association through the use of Recorded Covenants and Restrictions shall govern rights and maintenance of the private streets.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or access easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern the rights and maintenance of the private drives. The private drives are distinguished from private streets on the attached Preliminary Site Development Plan, Exhibit B.

9.4 LOT WIDTH REGULATIONS

There shall be a minimum lot width of 120 feet at the building line for each lot that takes access from a private street as designated by the Preliminary Site Development Plan and such lot shall abut the street for a distance of not less than 50 feet. Any lot taking access from a private drive as designated by the Preliminary Site Development Plan shall have a minimum lot width of 120 feet and shall abut the private drive for a distance of not less than 30 feet.

9.5 LOT AREA REGULATIONS

Each private lot shall contain not less than one (1) acre of the lot area.

9.6 SET BACK REGULATIONS

All lots that take access from a private street as designated by the Preliminary Site Development Plan shall have a minimum front yard setback of 50 feet measure from the street right-of-way or access easement. All lots that take access from a private drive as designated by the Preliminary Site Development Plan shall have a minimum front yard setback of 50 feet measured from the front lot line.

Exception: Lot 8, Block 1 of Tanglewoods Addition, a Planned Unit Development, shall have a minimum front yard setback of 20 feet measured from the front lot line. (As shown on Exhibit E)

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, said appurtenances shall not extend into any utility easements, right-of-ways, or across a property line.

9.7 OPEN SPACE

In order to preserve the rural character of the site, improve water quality and to protect its environmentally sensitive nature, a minimum of 60% of the entire site area shall be designated as common area and open space. The open spaces to the extent possible shall be preserved as natural as possible with care taken to preserve native prairie grasses and quality trees. No development activities shall occur within the areas designated as open space; however walking trails, gazebos, picnic tables, benches, and other non-intrusive recreational amenities shall be permitted within these areas, subject to the approval of the Property Owners Association.

A Property Owners Association through the use of recorded Covenants and Restrictions shall govern the rights and maintenance responsibilities of the designated common areas and open spaces.

9.8 PLATTING REGULATIONS

Platting of this PUD shall be required prior to development.

10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: NORMAN LAND USE PLAN AREA DESIGNATIONS

EXHIBIT B: PRELIMINARY SITE DEVELOPMENT PLANS on a 24" x 36" document at a scale of 1-inch = 100 feet and 10 reduced to 8 1/2" x 11" and attached to the Design Statement, showing the base zoning district(s), general location of proposed land uses, acreage, building lines, location/vicinity map, residential densities, location of streets within the PUD and adjacent arterial streets with right-of-way, location and approximate size of open space, greenbelts, and recreational areas, areas where access to streets will be limited and the location of driveways, where appropriate.

EXHIBIT C: TOPOGRAPHY MAPS, on 8 1/2" x 11" to be included with the Design Statement.

EXHIBIT D: 11" X 17" COLOR RENDERINGS

EXHIBIT E: BUILD LINE

EXHIBIT F: FINAL SITE DEVELOPMENT PLAN

EXHIBIT A

COUNTRY
RESIDENTIAL
AREA
56.63 ACRES
80.9% OF 70 ACRES

PARCEL
70.00 ACRES TOTAL

SUBURBAN
RESIDENTIAL
AREA
13.37 ACRES
19.1% OF 70 ACRES

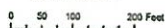


LEGEND

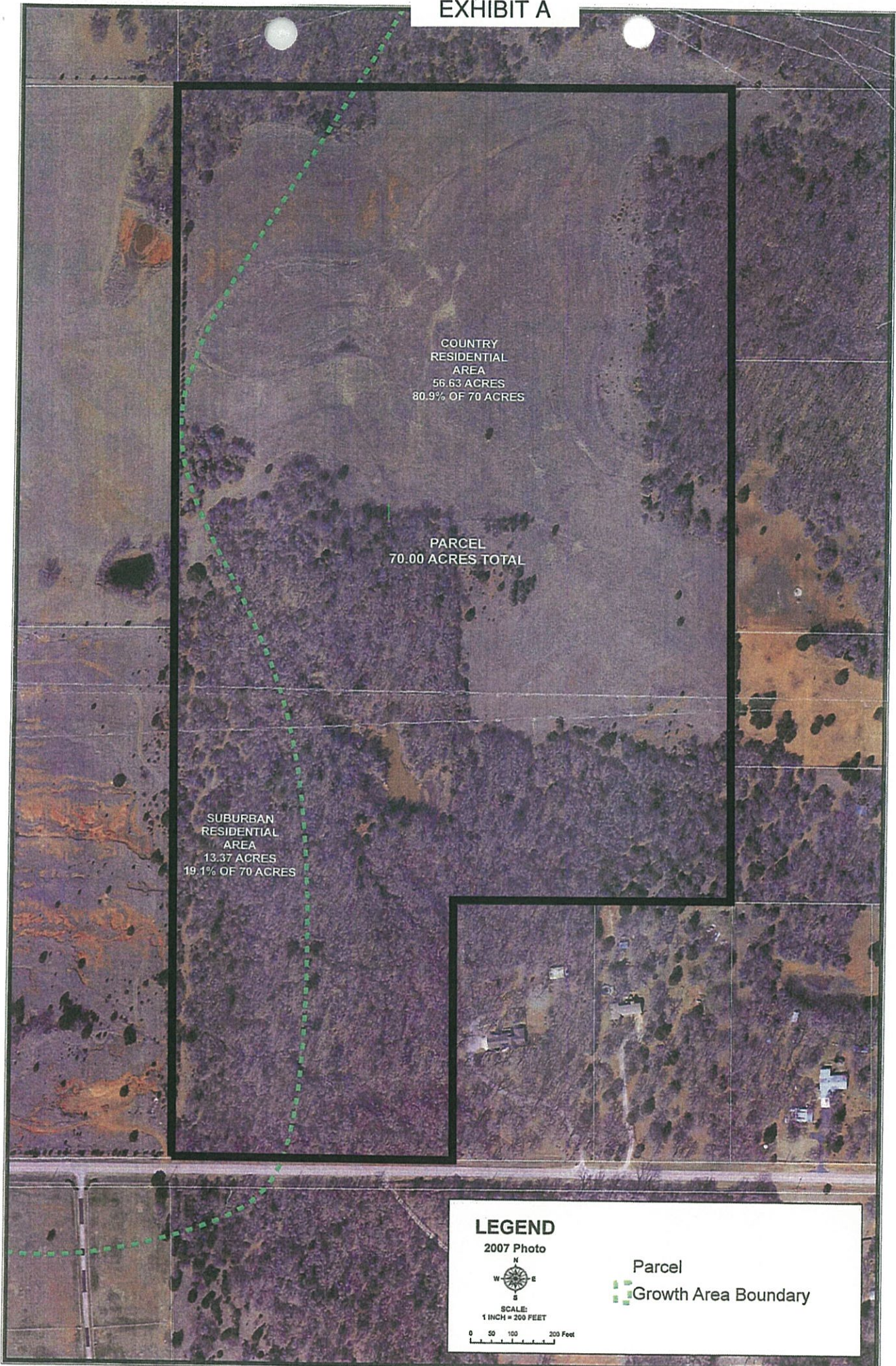
2007 Photo



SCALE:
1 INCH = 200 FEET

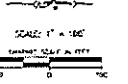
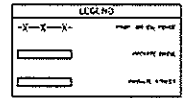
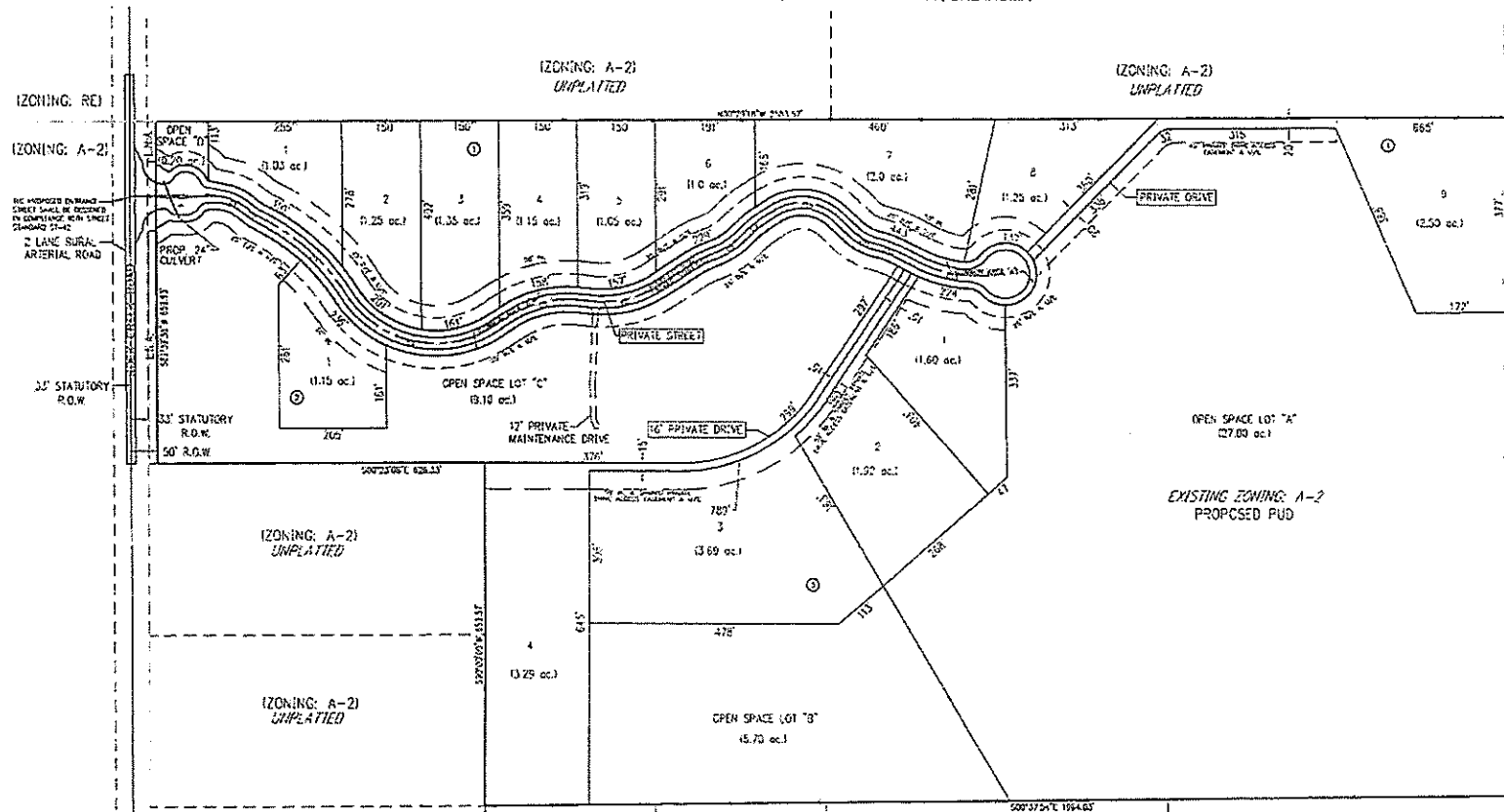
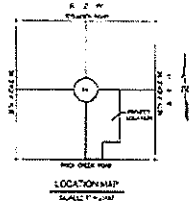


Parcel
Growth Area Boundary



PROJECT OWNER AND DEVELOPER
 BOOY CHEEK LAND, L.L.C.
 102 WEST COWLEY
 NORMAN, OKLAHOMA
 73069
 PH: 405.274.1111
 FX: 405.274.6030

PRELIMINARY SITE DEVELOPMENT PLAN
 OF
TANGLEWOODS ADDITION
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE SE/4 OF SEC. 14, T-9-N, R-2-W, L.M.,
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION
 The West half of the Southwest Quarter (W/2 SW/4) of Section Fourteen (14), Township Nine (9) North, Range Two (2) West of the Indian Meridian, and Except the following described tracts, the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SE/4 SW/4 SW/4) of Section 14, Township 9 North, Range 2 West, Cleveland County, Oklahoma
 Containing 70 Acres, more or less

LOT COUNT:
 SINGLE-FAMILY RESIDENTIAL 14 LOTS
 SINGLE-FAMILY TRAFFIC BENEFIT 70 ACRES @ 0.25 AC/AC

LEGEND
 BL BUILDING LIMIT LINE
 D/L DRAINAGE ELEVATION
 CL CENTERLINE
 LNA LIMIT OF NO ACCESS
 P/CR POINT OF BEGINNING
 R.O.W. RIGHT-OF-WAY
 U/E UTILITY EASEMENT

NORMAN COMPREHENSIVE PLAN 2005
 50.6 AC (86.0%) SHOWN AS COUNTRY RESIDENTIAL
 13.4 AC (19.1%) SHOWN AS URBAN RESIDENTIAL

OPEN SPACE:
 OPEN SPACE 'A' 27.00 ACRES 1
 OPEN SPACE 'B' 5.10 ACRES 1
 OPEN SPACE 'C' 9.10 ACRES 1
 OPEN SPACE 'D' 8.20 ACRES 1
 TOTAL OPEN SPACE (AREA) 49.40 ACRES 4

LOT NO.	ACRES	STATUS	OWNER	DEVELOPER	TARGET
01	1.03	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
02	1.25	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
03	1.35	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
04	1.15	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
05	1.05	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
06	1.10	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
07	1.20	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
08	1.25	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
09	12.50	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
10	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
11	11.92	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
12	13.25	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
13	15.70	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
14	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
15	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
16	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
17	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
18	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
19	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
20	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
21	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
22	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
23	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
24	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
25	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
26	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
27	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
28	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
29	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
30	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
31	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
32	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
33	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
34	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
35	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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40	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
41	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
42	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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44	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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46	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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48	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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50	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
51	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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58	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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64	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
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66	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
67	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
68	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
69	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011
70	13.69	RES	BOOY CHEEK LAND, L.L.C.	BOOY CHEEK LAND, L.L.C.	2011

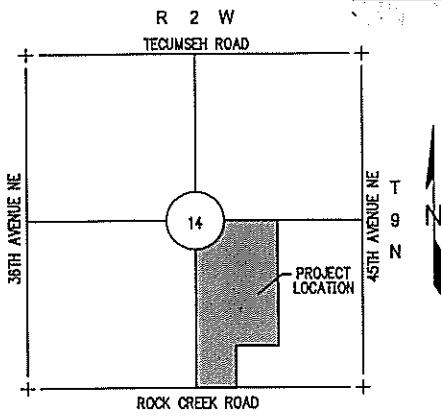
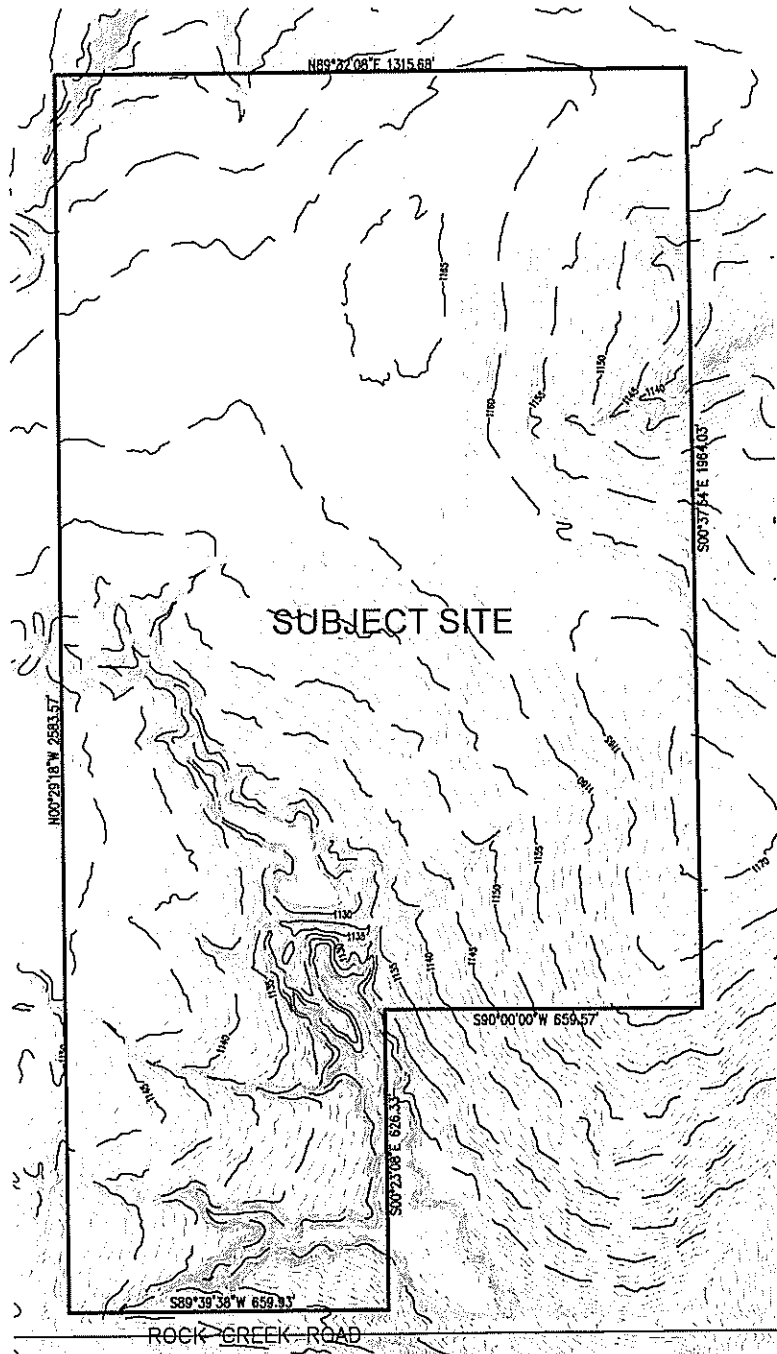
PRELIMINARY SITE DEVELOPMENT PLAN FOR
 TANGLEWOODS ADDITION, A PLANNED UNIT DEVELOPMENT

Crafton Tull
 ENGINEERS ARCHITECTS PLANNERS

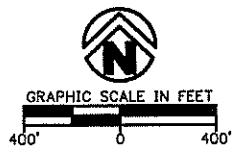
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 PROJECT NO.: 116004-00


EXHIBIT B

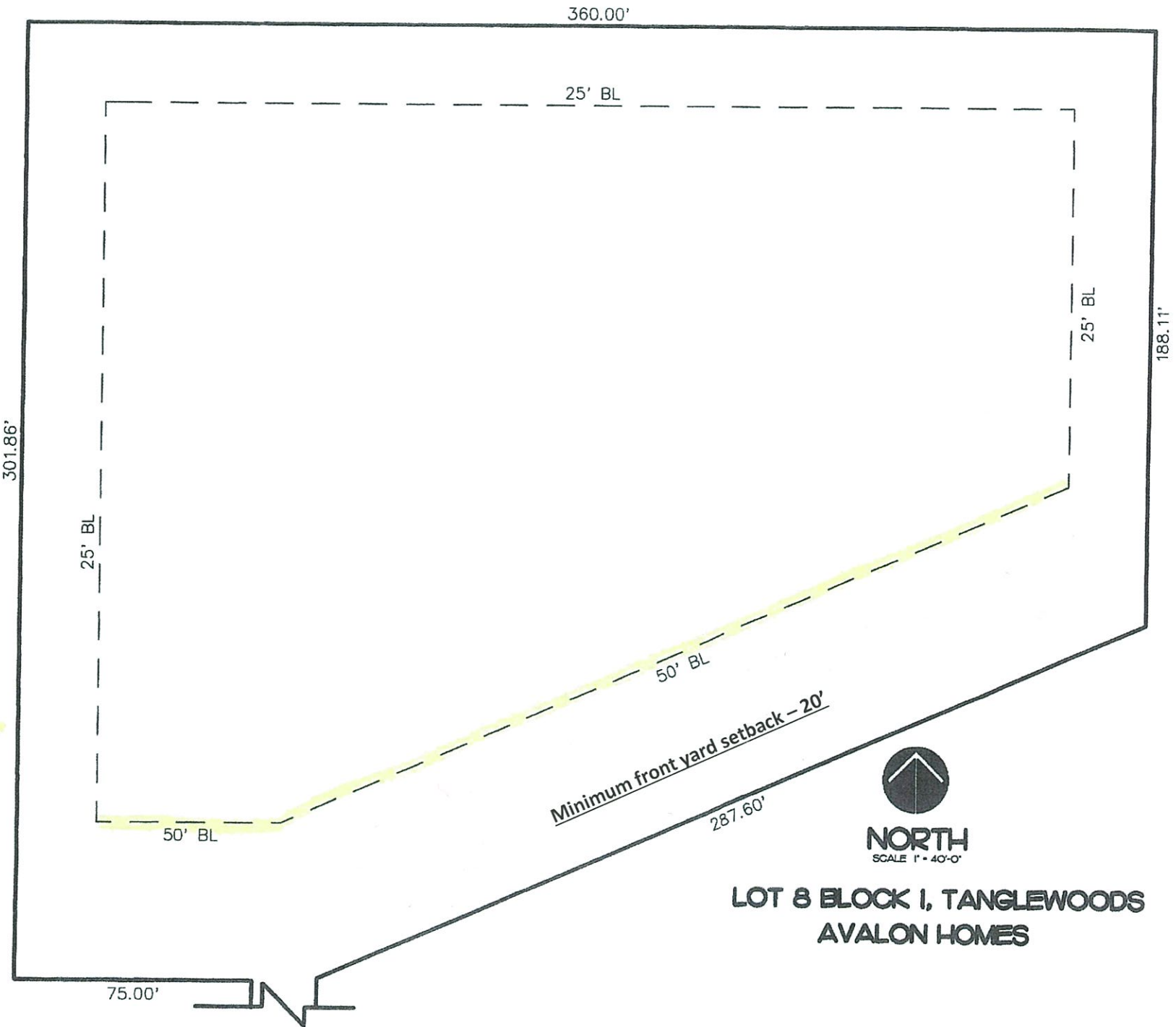
EXHIBIT "C" TOPOGRAPHIC MAP



LOCATION MAP
SCALE: 1" = 3000'



TOPOGRAPHIC MAP OF ROCK CREEK ESTATES		
214 E. Main Oklahoma City, Oklahoma 73104		
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com	SHEET NO.: 1 OF 1	
	DATE: 02/07/2011	
CERTIFICATE OF AUTHORIZATION: CA 973 (FEAS) EXPIRES 6/30/2012		PROJECT NO.: 116004-00



50' foot BL
 Closed +
 vacated



NORTH
 SCALE 1" = 40'-0"

**LOT 8 BLOCK 1, TANGLEWOODS
 AVALON HOMES**

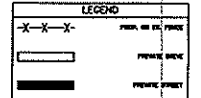
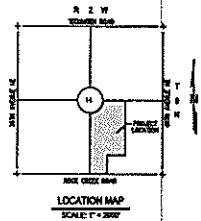
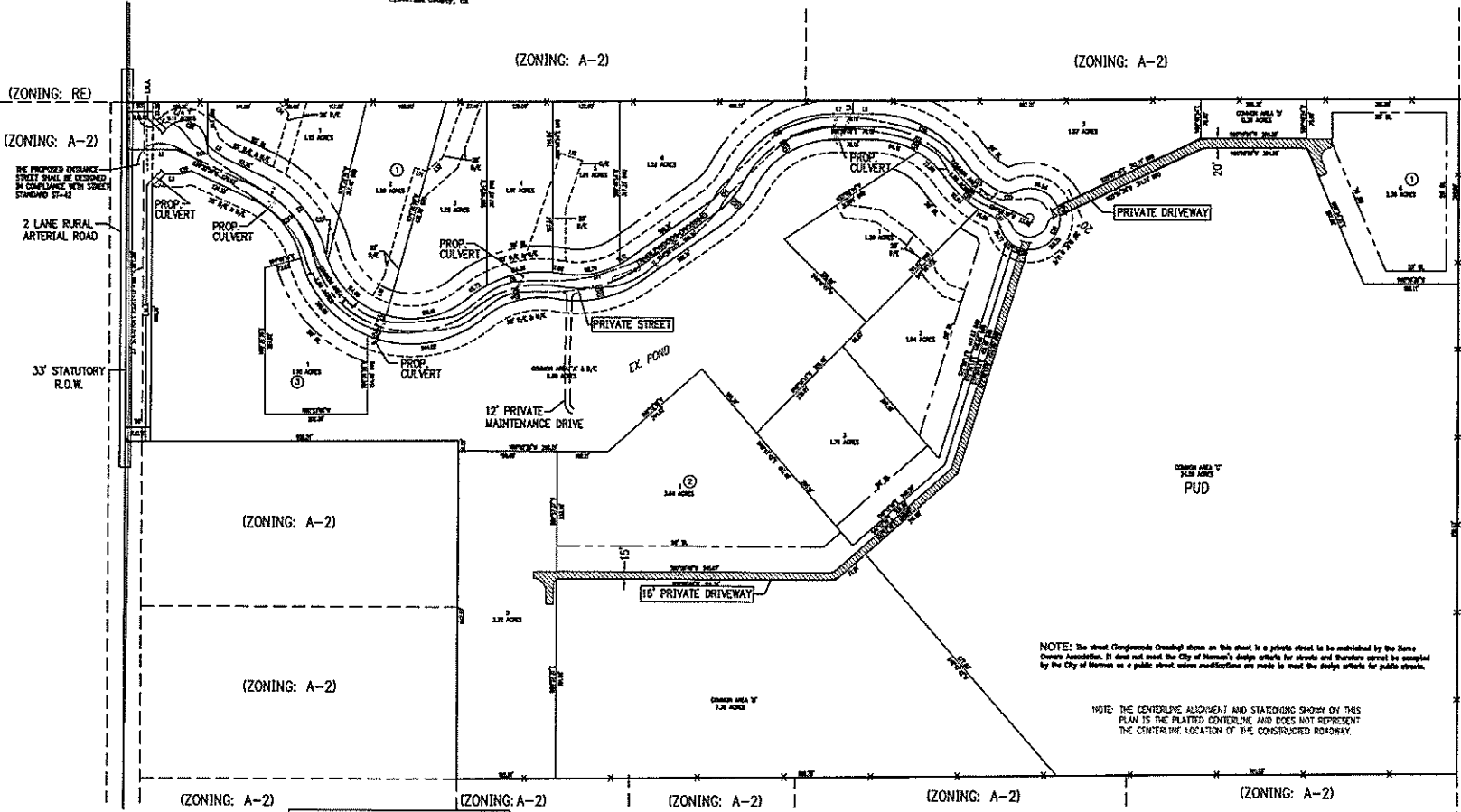
EXHIBIT E

PROJECT OWNER AND DEVELOPER:
 ROCK CREEK LAND, L.L.C.
 102 WEST EUPHORIA
 NORMAN, OKLAHOMA
 73069
 PH: 405.328.1111
 FX: 405.366.8630

44-18
 STATE OF OKLAHOMA
 COUNTY OF CLEVELAND
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 CLEVELAND COUNTY CLERK
 CLEVELAND COUNTY, OK

Sheet # 3 of 3
 844397.00 13 184-00
 FILED 07-17-2013
 03:17:22 PM
 Cleveland County, OK

FINAL SITE DEVELOPMENT PLAN
 OF
TANGLEWOODS ADDITION
A PLANNED UNIT DEVELOPMENT
 A PART OF THE SE/4 OF SEC. 14, T-9-N, R-2-W, I.M.,
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



(ZONING: A-2)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.00	S 89° 57' 00" E
L2	35.00	S 89° 57' 00" E
L3	32.00	S 89° 57' 00" E
L4	29.00	S 89° 57' 00" E
L5	26.00	S 89° 57' 00" E
L6	23.00	S 89° 57' 00" E
L7	20.00	S 89° 57' 00" E
L8	17.00	S 89° 57' 00" E
L9	14.00	S 89° 57' 00" E
L10	11.00	S 89° 57' 00" E
L11	8.00	S 89° 57' 00" E
L12	5.00	S 89° 57' 00" E
L13	2.00	S 89° 57' 00" E
L14	0.00	S 89° 57' 00" E

NOTE: The street (Right-of-Way) shown on this sheet is a private street to be maintained by the Home Owners Association. It does not meet the City of Norman's design criteria for streets and therefore cannot be accepted by the City of Norman as a public street unless modifications are made to meet the design criteria for public streets.

NOTE: THE CENTERLINE ALIGNMENT AND STATIONING SHOWN ON THIS PLAN IS THE PLATTED CENTERLINE AND DOES NOT REPRESENT THE CENTERLINE LOCATION OF THE CONSTRUCTED ROADWAY.

LEGAL DESCRIPTION
 A tract of land lying in the Southwest Quarter (S.E./4) of Section Fourteen (14), Township Nine North (T-9-N), Range Two West (R-2-W), Indian Meridian (I.M.) Cleveland County, Oklahoma. Being more particularly described as follows:

LOT COUNT:
 SINGLE-FAMILY RESIDENTIAL 14 LOTS
 89.83 ACRES ±
 OVERALL DENSITY 0.29 du/ac

LEGEND:
 B.L. BUILDING LIMIT LINE
 P/D/E PRIVATE DRAINAGE EASEMENT
 EX. EXISTING
 L.N.A. LIMITS OF NO ACCESS
 P.O.B. POINT-OF-BEGINNING
 R.O.W. RIGHT-OF-WAY
 U/E UTILITY EASEMENT
 P/S & P/A/E PRIVATE STREET AND PUBLIC UTILITY EASEMENT

NORMAN COMPREHENSIVE PLAN 2025
 55.6 AC (80.8%) SHOWN AS COUNTRY RESIDENTIAL
 13.4 AC (19.1%) SHOWN AS URBAN RESIDENTIAL

OPEN SPACE:

COMMON AREA 'A'	9.60 ACRES ±
COMMON AREA 'B'	7.36 ACRES ±
COMMON AREA 'C'	24.58 ACRES ±
COMMON AREA 'D'	0.36 ACRES ±
COMMON AREA 'E'	2.89 ACRES ±
COMMON AREA 'F'	0.11 ACRES ±
TOTAL OPEN SPACE (ESTD)	44.13 ACRES ±

CURVE TABLE

STATION	LENGTH	BEGINNING	END	CHORD BEARING	CHORD LENGTH
01	175.21	88.00	105.79	S 89° 57' 00" E	175.21
02	180.00	105.79	123.79	S 89° 57' 00" E	180.00
03	184.79	123.79	141.79	S 89° 57' 00" E	184.79
04	189.58	141.79	159.79	S 89° 57' 00" E	189.58
05	194.37	159.79	177.79	S 89° 57' 00" E	194.37
06	199.16	177.79	195.79	S 89° 57' 00" E	199.16
07	203.95	195.79	213.79	S 89° 57' 00" E	203.95
08	208.74	213.79	231.79	S 89° 57' 00" E	208.74
09	213.53	231.79	249.79	S 89° 57' 00" E	213.53
10	218.32	249.79	267.79	S 89° 57' 00" E	218.32
11	223.11	267.79	285.79	S 89° 57' 00" E	223.11
12	227.90	285.79	303.79	S 89° 57' 00" E	227.90
13	232.69	303.79	321.79	S 89° 57' 00" E	232.69
14	237.48	321.79	339.79	S 89° 57' 00" E	237.48
15	242.27	339.79	357.79	S 89° 57' 00" E	242.27
16	247.06	357.79	375.79	S 89° 57' 00" E	247.06
17	251.85	375.79	393.79	S 89° 57' 00" E	251.85
18	256.64	393.79	411.79	S 89° 57' 00" E	256.64
19	261.43	411.79	429.79	S 89° 57' 00" E	261.43
20	266.22	429.79	447.79	S 89° 57' 00" E	266.22

CURVE TABLE

STATION	LENGTH	BEGINNING	END	CHORD BEARING	CHORD LENGTH
21	271.01	447.79	465.79	S 89° 57' 00" E	271.01
22	275.80	465.79	483.79	S 89° 57' 00" E	275.80
23	280.59	483.79	501.79	S 89° 57' 00" E	280.59
24	285.38	501.79	519.79	S 89° 57' 00" E	285.38
25	290.17	519.79	537.79	S 89° 57' 00" E	290.17
26	294.96	537.79	555.79	S 89° 57' 00" E	294.96
27	299.75	555.79	573.79	S 89° 57' 00" E	299.75
28	304.54	573.79	591.79	S 89° 57' 00" E	304.54
29	309.33	591.79	609.79	S 89° 57' 00" E	309.33
30	314.12	609.79	627.79	S 89° 57' 00" E	314.12
31	318.91	627.79	645.79	S 89° 57' 00" E	318.91
32	323.70	645.79	663.79	S 89° 57' 00" E	323.70
33	328.49	663.79	681.79	S 89° 57' 00" E	328.49
34	333.28	681.79	699.79	S 89° 57' 00" E	333.28
35	338.07	699.79	717.79	S 89° 57' 00" E	338.07
36	342.86	717.79	735.79	S 89° 57' 00" E	342.86
37	347.65	735.79	753.79	S 89° 57' 00" E	347.65
38	352.44	753.79	771.79	S 89° 57' 00" E	352.44
39	357.23	771.79	789.79	S 89° 57' 00" E	357.23
40	362.02	789.79	807.79	S 89° 57' 00" E	362.02
41	366.81	807.79	825.79	S 89° 57' 00" E	366.81
42	371.60	825.79	843.79	S 89° 57' 00" E	371.60
43	376.39	843.79	861.79	S 89° 57' 00" E	376.39
44	381.18	861.79	879.79	S 89° 57' 00" E	381.18
45	385.97	879.79	897.79	S 89° 57' 00" E	385.97
46	390.76	897.79	915.79	S 89° 57' 00" E	390.76
47	395.55	915.79	933.79	S 89° 57' 00" E	395.55
48	400.34	933.79	951.79	S 89° 57' 00" E	400.34
49	405.13	951.79	969.79	S 89° 57' 00" E	405.13
50	409.92	969.79	987.79	S 89° 57' 00" E	409.92
51	414.71	987.79	1005.79	S 89° 57' 00" E	414.71
52	419.50	1005.79	1023.79	S 89° 57' 00" E	419.50
53	424.29	1023.79	1041.79	S 89° 57' 00" E	424.29
54	429.08	1041.79	1059.79	S 89° 57' 00" E	429.08
55	433.87	1059.79	1077.79	S 89° 57' 00" E	433.87
56	438.66	1077.79	1095.79	S 89° 57' 00" E	438.66
57	443.45	1095.79	1113.79	S 89° 57' 00" E	443.45
58	448.24	1113.79	1131.79	S 89° 57' 00" E	448.24
59	453.03	1131.79	1149.79	S 89° 57' 00" E	453.03
60	457.82	1149.79	1167.79	S 89° 57' 00" E	457.82
61	462.61	1167.79	1185.79	S 89° 57' 00" E	462.61
62	467.40	1185.79	1203.79	S 89° 57' 00" E	467.40
63	472.19	1203.79	1221.79	S 89° 57' 00" E	472.19
64	476.98	1221.79	1239.79	S 89° 57' 00" E	476.98
65	481.77	1239.79	1257.79	S 89° 57' 00" E	481.77
66	486.56	1257.79	1275.79	S 89° 57' 00" E	486.56
67	491.35	1275.79	1293.79	S 89° 57' 00" E	491.35
68	496.14	1293.79	1311.79	S 89° 57' 00" E	496.14
69	500.93	1311.79	1329.79	S 89° 57' 00" E	500.93
70	505.72	1329.79	1347.79	S 89° 57' 00" E	505.72
71	510.51	1347.79	1365.79	S 89° 57' 00" E	510.51
72	515.30	1365.79	1383.79	S 89° 57' 00" E	515.30
73	520.09	1383.79	1401.79	S 89° 57' 00" E	520.09
74	524.88	1401.79	1419.79	S 89° 57' 00" E	524.88
75	529.67	1419.79	1437.79	S 89° 57' 00" E	529.67
76	534.46	1437.79	1455.79	S 89° 57' 00" E	534.46
77	539.25	1455.79	1473.79	S 89° 57' 00" E	539.25
78	544.04	1473.79	1491.79	S 89° 57' 00" E	544.04
79	548.83	1491.79	1509.79	S 89° 57' 00" E	548.83
80	553.62	1509.79	1527.79	S 89° 57' 00" E	553.62
81	558.41	1527.79	1545.79	S 89° 57' 00" E	558.41
82	563.20	1545.79	1563.79	S 89° 57' 00" E	563.20
83	567.99	1563.79	1581.79	S 89° 57' 00" E	567.99
84	572.78	1581.79	1599.79	S 89° 57' 00" E	572.78
85	577.57	1599.79	1617.79	S 89° 57' 00" E	577.57
86	582.36	1617.79	1635.79	S 89° 57' 00" E	582.36
87	587.15	1635.79	1653.79	S 89° 57' 00" E	587.15
88	591.94	1653.79	1671.79	S 89° 57' 00" E	591.94
89	596.73	1671.79	1689.79	S 89° 57' 00" E	596.73
90	601.52	1689.79	1707.79	S 89° 57' 00" E	601.52
91	606.31	1707.79	1725.79	S 89° 57' 00" E	606.31
92	611.10	1725.79	1743.79	S 89° 57' 00" E	611.10
93	615.89	1743.79	1761.79	S 89° 57' 00" E	615.89
94	620.68	1761.79	1779.79	S 89° 57' 00" E	620.68
95	625.47	1779.79	1797.79	S 89° 57' 00" E	625.47
96	630.26	1797.79	1815.79	S 89° 57' 00" E	630.26
97	635.05	1815.79	1833.79	S 89° 57' 00" E	635.05
98	639.84	1833.79	1851.79	S 89° 57' 00" E	639.84
99	644.63	1851.79	1869.79	S 89° 57' 00" E	644.63
100	649.42	1869.79	1887.79	S 89° 57' 00" E	649.42
101	654.21	1887.79	1905.79	S 89° 57' 00" E	654.21
102	659.00	1905.79	1923.79	S 89° 57' 00" E	659.00
103	663.79	1923.79	1941.79	S 89° 57' 00" E	663.79
104	668.58	1941.79	1959.79	S 89° 57' 00" E	668.58
105	673.37	1959.79	1977.79	S 89° 57' 00" E	673.37
106	678.16	1977.79	1995.79	S 89° 57' 00" E	678.16
107	682.95	1995.79	2013.79	S 89° 57' 00" E	682.95
108	687.74	2013.79	2031.79	S 89° 57' 00" E	687.74
109	692.53	2031.79	2049.79	S 89° 57' 00" E	692.53
110	697.32	2049.79	2067.79	S 89° 57' 00" E	697.32
111	702.11	2067.79	2085.79	S 89° 57' 00" E	702.11
112	706.90	2085.79	2103.79	S 89° 57' 00" E	706.90
113	711.69	2103.79	2121.79	S 89° 57' 00" E	711.69
114	716.48	2121.79	2139.79	S 89° 57' 00" E	716.48
115	721.27	2139.79	2157.79	S 89° 57' 00" E	721.27
116	726.06	2157.79	2175.79	S 89° 57' 00" E	726.06
117	730.85	2175.79	2193.79	S 89° 57' 00" E	730.85
118	735.64	2193.79	2211.79	S 89° 57' 00" E	735.64
119	740.43	2211.79	2229.79	S 89° 57' 00" E	740.43
120	745.22	2229.79	2247.79	S 89° 57' 00" E	745.22
121	750.01	2247.79	2265.79	S 89° 57' 00" E	750.01
122	754.80	2265.79	2283.79	S 89° 57' 00" E	754.80
123	759.59	2283.79	2301.79	S 89° 57' 00" E	759.59
124	764.38	2301.79	2319.79	S 89° 57' 00" E	764.38
125	769.17	2319.79	2337.79	S 89° 57' 00" E	769.17
126	773.96	2337.79	2355.79	S 89° 57' 00" E	773.96
127	778.75	2355.79	2373.79	S 89° 57' 00" E	778.75
128	783.54	2373.79	2391.79	S 89° 57' 00" E	783.54
129	788.33	2391.79	2409.79	S 89° 57' 00" E	788.33
130	793.12	2409.79	2427.		