

ALL RESIDENTIAL LOTS FOR PARCELS 3 AND 4 WILL BE DEVELOPED IN ACCORDANCE TO THE SINGLE FAMILY RESIDENTIAL MEDIUM-HIGH (A, B, D, F, H) DEVELOPMENT STANDARD OPTION (PG. 13, PAD ENTITLED "VILLAGE AT THUNDERBIRD", DATE STAMPED RECEIVED APRIL 30, 2019).

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	4,000 SQ. FT.
MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM LOT COVERAGE	45%
MAXIMUM DENSITY	6 DU/AC
BUILDING SETBACKS	
FRONT	15' - 20' (D & F)
REAR	15' (A, B & F)
SIDE	0' - 10' (F & H - 5'/5')
SIDE STREET	10' (F)

LOT SIZE SUMMARY

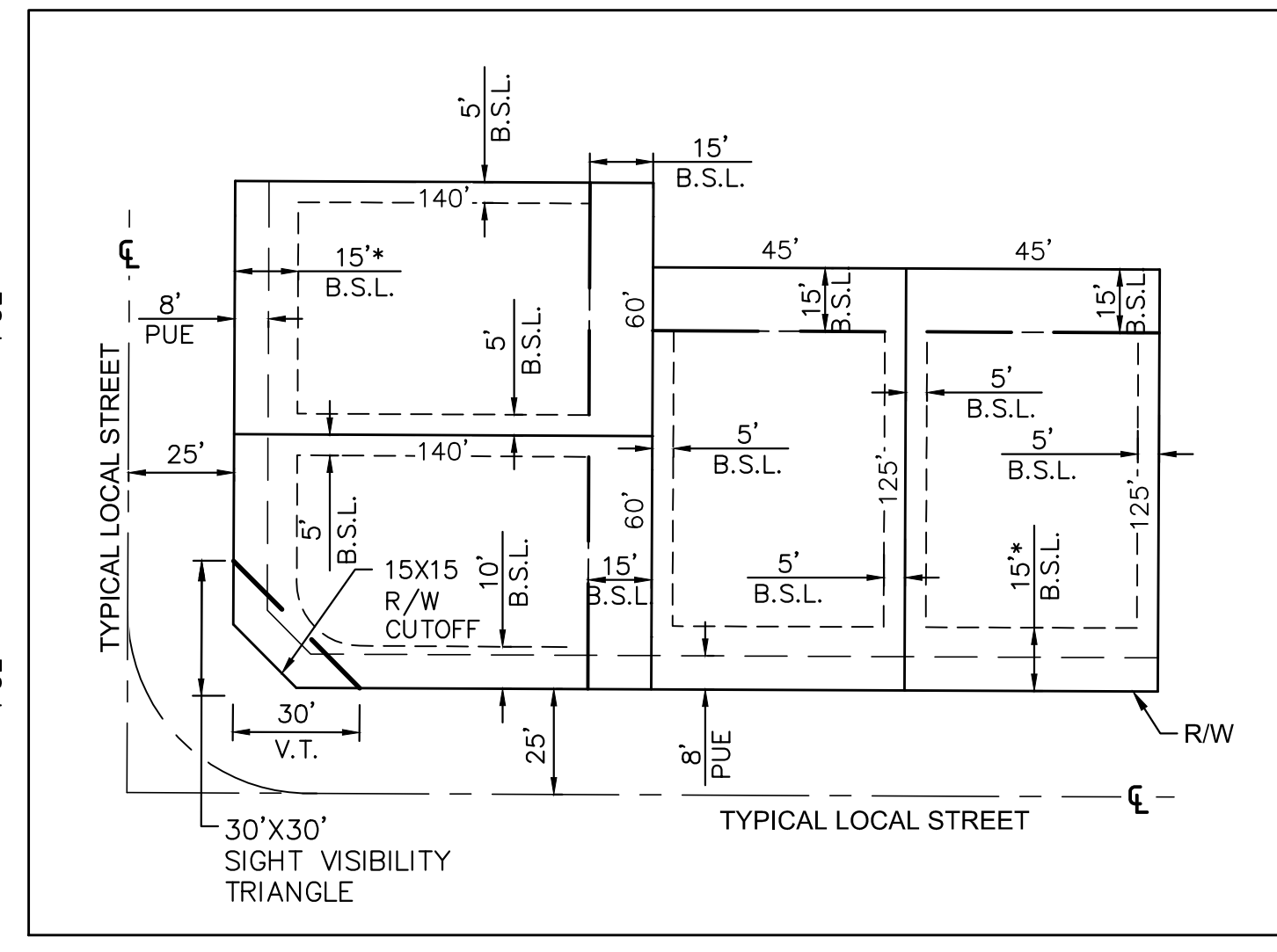
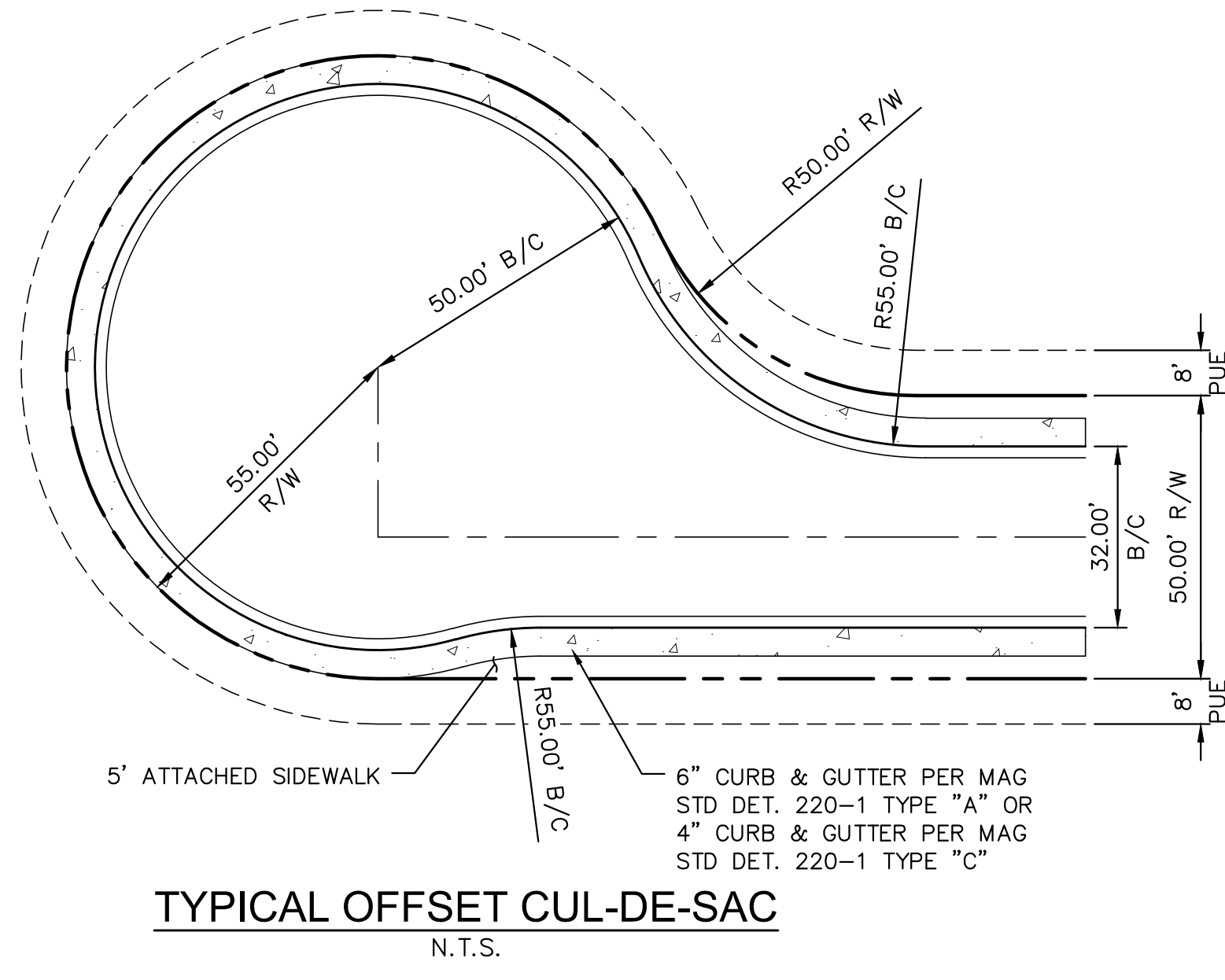
CATEGORY	LOT SIZE	LOT YIELD
MDR	60' X 140'	78 UNITS
MDR	45 X 125'	134 UNITS

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A	129,085	2.96	LANDSCAPING, PUE, RETENTION, WATER & SEWER EASEMENT
B	23,650	0.54	LANDSCAPING, PUE, ACCESS EASEMENT, WATER & SEWER EASEMENT
C	82,824	1.90	LANDSCAPING, PUE, RETENTION, WATER & SEWER EASEMENT
D	155,759	3.58	LANDSCAPING, PUE, RETENTION
E	40,574	0.93	LANDSCAPING, PUE
F	2,487	0.06	LANDSCAPING, PUE
G	6,170	0.14	LANDSCAPING, PUE
H	2,471	0.06	LANDSCAPING, PUE
I	5,117	0.12	LANDSCAPING, PUE
J	2,420	0.06	LANDSCAPING, PUE
K	18,698	0.43	LANDSCAPING, PUE
L	1,395	0.03	LANDSCAPING, PUE
M	6,555	0.15	LANDSCAPING, PUE
N	19,002	0.44	LANDSCAPING, PUE
O	2,843	0.07	LANDSCAPING, PUE
P	461,009	10.58	* PRIVATE STREET

SITE SUMMARY TABLE

GROSS AREA	58.90 ACRES	2,565,537 SQUARE FEET
AREA OF PUBLIC STREETS	2.10 ACRES	91,319 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	56.80 ACRES	2,474,318 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, AMENITIES, AND LANDSCAPE, STREETS)	22.04 ACRES	960,059 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	38.80%	
AREA OF LOTS	35.30 ACRES	1,537,570 SQUARE FEET
TOTAL NUMBER OF LOTS	212	
OVERALL GROSS DENSITY	3.60 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.22 ACRES	9,589 SQUARE FEET
MINIMUM LOT AREA	0.13 ACRES	5,613 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.17 ACRES	6,414 SQUARE FEET
MAXIMUM LOT AREA	0.35 ACRES	15,381 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	283	



* TRACT P SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GLENDALE AN EASEMENT FOR INGRESS AND EGRESS, FOR REFUSE COLLECTION, FOR WATER AND FOR SEWER, FOR EMERGENCY VEHICLES AND AND/OR SEVICE TYPE VEHICLES OVER AND ACROSS TRACT P AND THOSE AREAS DESIGNED AS EMERGENCY ACCESS ON THIS PLAT.

- A. SINGLE FAMILY HOMES DEVELOPED IN PARCEL 3 ALONG 55TH AVENUE SHALL HAVE A MINIMUM BUILDING SETBACK OF 25' FOR SINGLE STORY AND 40' FOR 2 STORY HOMES AS MEASURED FROM THE PROPERTY LINE ON THE WEST SIDE OF THE 15' LANDSCAPE TRACT. A 15' WIDE LANDSCAPE TRACT SHALL BE DEDICATED ALONG THE WEST SIDE OF 55TH AVENUE.
- B. SINGLE FAMILY HOMES DEVELOPED IN PARCEL 3 ADJACENT TO THE SOUTHERN PROPERTY LINE SHALL HAVE A MINIMUM BUILDING SETBACK OF 40' FOR SINGLE STORY AND 85' FOR TWO STORY HOMES. SINGLE FAMILY LOTS THAT BACK ONTO THIS COMMON BOUNDARY WILL INCLUDE THE INSTALLATION OF TWO 24" BOX TREES THAT WILL BE PLACED A MINIMUM OF 8' NORTH OF THE PROPERTY LINE. THE TREES SELECTED FOR THIS BUFFER SHALL BE SEMI-DECIDUOUS IN CHARACTER AND MAY INCLUDE: PARKINSONIA PRAECOX (SONORAN PRAECOX), PROSOPIS GLANDULOSA 'MAVERICK' (MAVERICK MESQUITE), ACACIA ANJUERA (MULGA), VITEX AGNUS CASTUS 'MONTROSE PURPLE' (MONTROSE PURPLE VITEX). RESIDENTIAL LOT LAYOUTS WILL BE DETERMINED BY THE FUTURE HOME BUILDER SUBJECT TO THE DEFINED SETBACKS SET FORTH BY THIS PAD.
- D. 15' FOR ALL FRONT PORCHES, SIDE ENTRY GARAGES, AND LIVING SPACES. 20' TO FACE OF GARAGE. NO MORE THAN TWO HOMES IN A ROW SHALL SHARE THE SAME FRONT YARD SETBACK. MINIMUM OFFSETS SHALL BE 3'.
- F. ENCROACHMENTS. ELEMENTS INCLUDING FIREPLACES AND BAY WINDOWS MAY ENCOACH INTO THE FRONT YARD AND REAR YARD A MAXIMUM OF 3 FEET. COVERED PATIOS MAY ENCOACH A MAXIMUM OF FIVE (5) FEET INTO STREET SIDE YARD, AND REAR YARDS. OPEN STEPS AND DECKS SHALL BE PERMITTED TO EXTEND A DISTANCE OF NOT MORE THAN FIVE (5) FEET IN THE CASE OF THE FRONT AND SIDE YARDS AND NO CLOSER THAN FIVE (5) FEET TO THE PROPERTY LINE IN THE CASE OF SIDE YARDS.
- H. MINIMUM 5' SETBACK ON ONE SIDE YARD AND MINIMUM 5' SETBACK ON THE OTHER SIDE. SELECTED 5' SIDE YARD SHALL BE CLEAR OF ENCROACHMENTS (G), INCLUDING GROUND MOUNTED AC UNIT. MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS IS 10'.

NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

**VILLAGES AT THUNDERBIRD
PRELIMINARY PLAT**

Cardno PHOENIX
Shaping the Future 19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

Arizona 811
Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STRIKE-IT (782-8348)
In Maricopa County: (602) 255-1100

DANIEL S. POTTINGER
Professional Engineer
No. 36384
Arizona, U.S.A.

LAYOUT	DRAFTED	CHECKED
DLP	LPJ	DJP

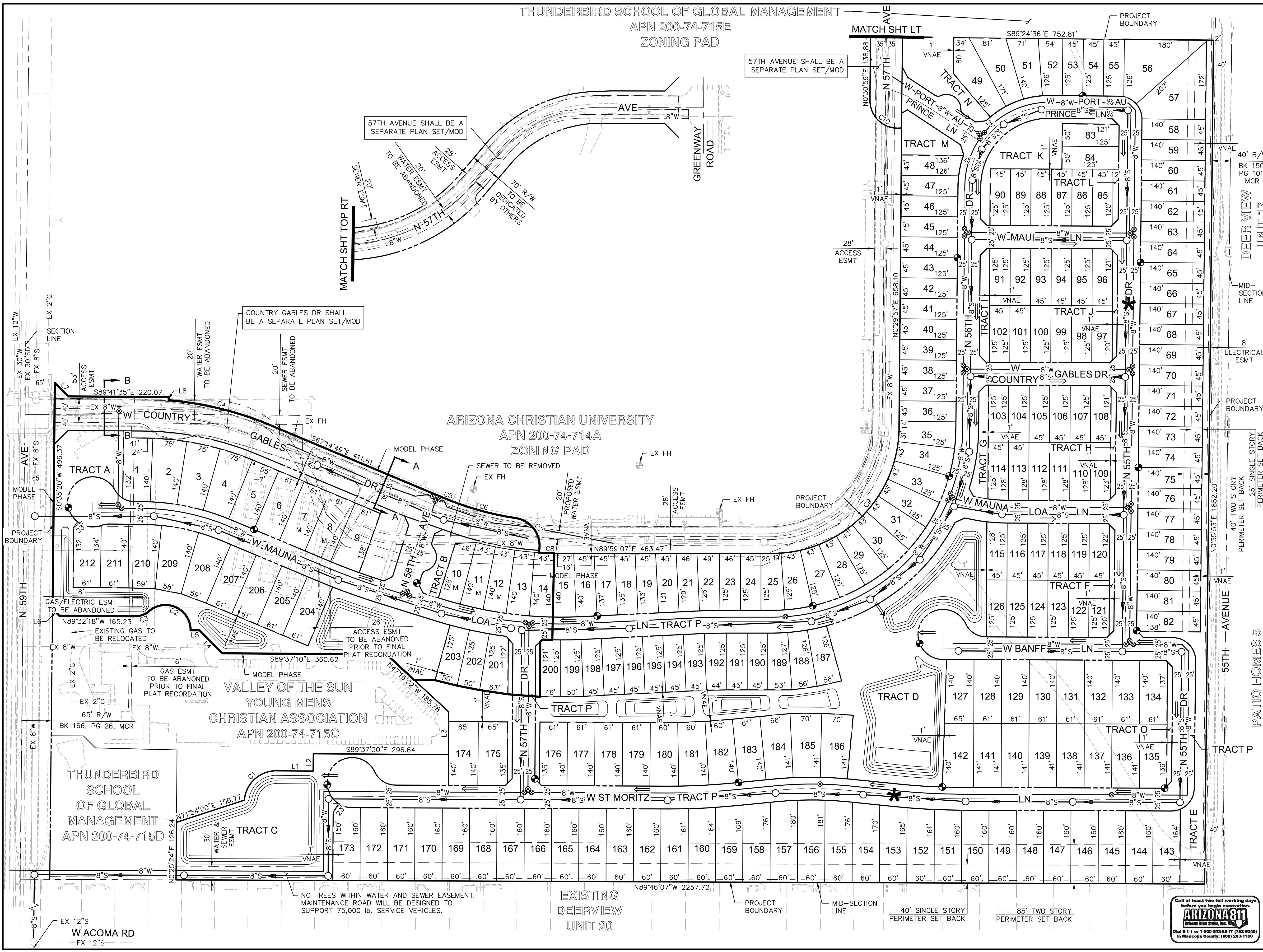
DRAWING SCALE(S)
N.T.S.

PLAN DATE
AUG/2020

PROJECT NUMBER
4201450000

SHEET NO.
2
OF 5 SHEETS

8/20/20 1:02:46 PM Legend James W: \4201450000\Civil\CO\TM\1450-TM-002.dwg



THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
 APN 200-74-715E
 ZONING PAD

ARIZONA CHRISTIAN UNIVERSITY
 APN 200-74-714A
 ZONING PAD

VALLEY OF THE SUN
 YOUNG MEN'S
 CHRISTIAN ASSOCIATION
 APN 200-74-715C

THUNDERBIRD
 SCHOOL
 OF GLOBAL
 MANAGEMENT
 APN 200-74-715D

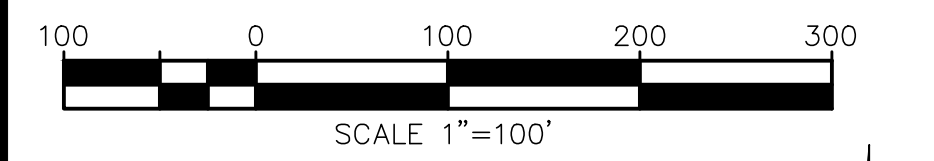
EXISTING
 DEERVIEW
 UNIT 20

57TH AVENUE SHALL BE A
 SEPARATE PLAN SET/MOD

COUNTRY GABLES DR SHALL
 BE A SEPARATE PLAN SET/MOD

57TH AVENUE SHALL BE A
 SEPARATE PLAN SET/MOD

NO TREES WITHIN WATER AND SEWER EASEMENT.
 MAINTENANCE ROAD WILL BE DESIGNED TO
 SUPPORT 75,000 LB. SERVICE VEHICLES.

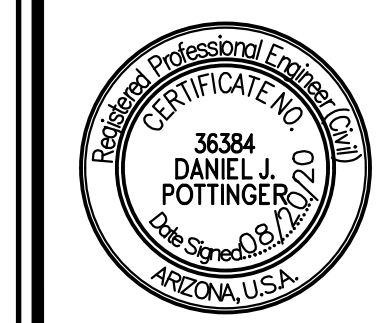


* TRAFFIC CONTROL LOCATION

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				

VILLAGES AT THUNDERBIRD
 PRELIMINARY PLAT

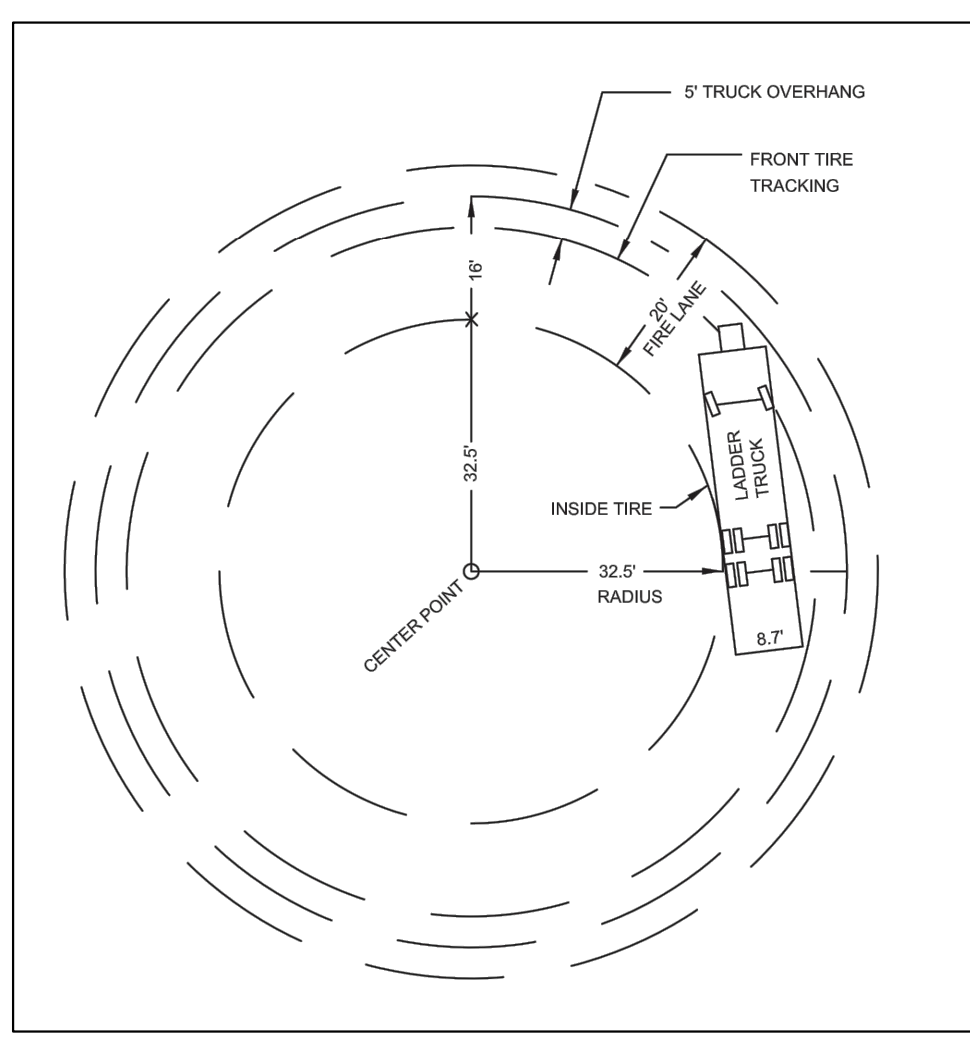
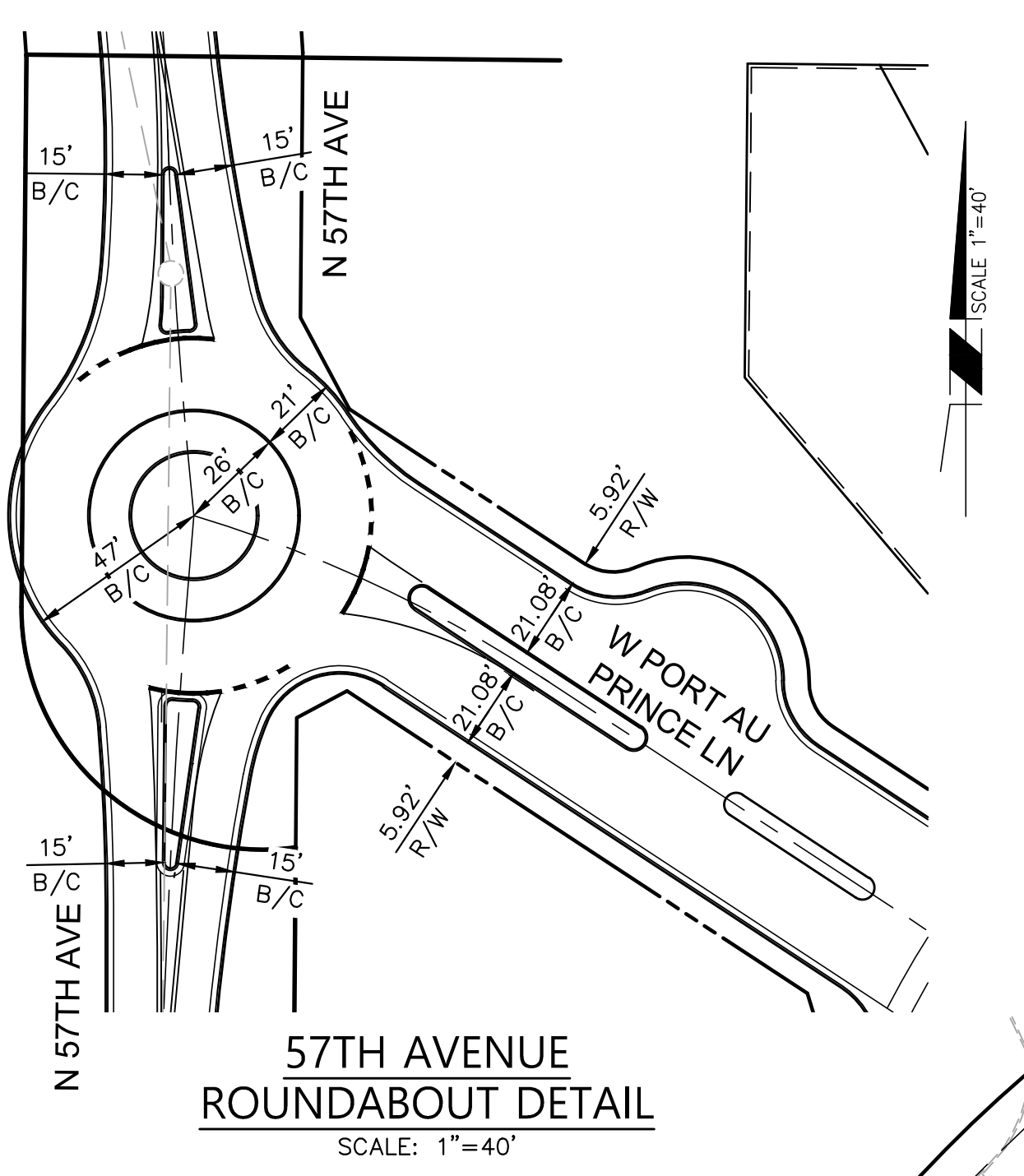
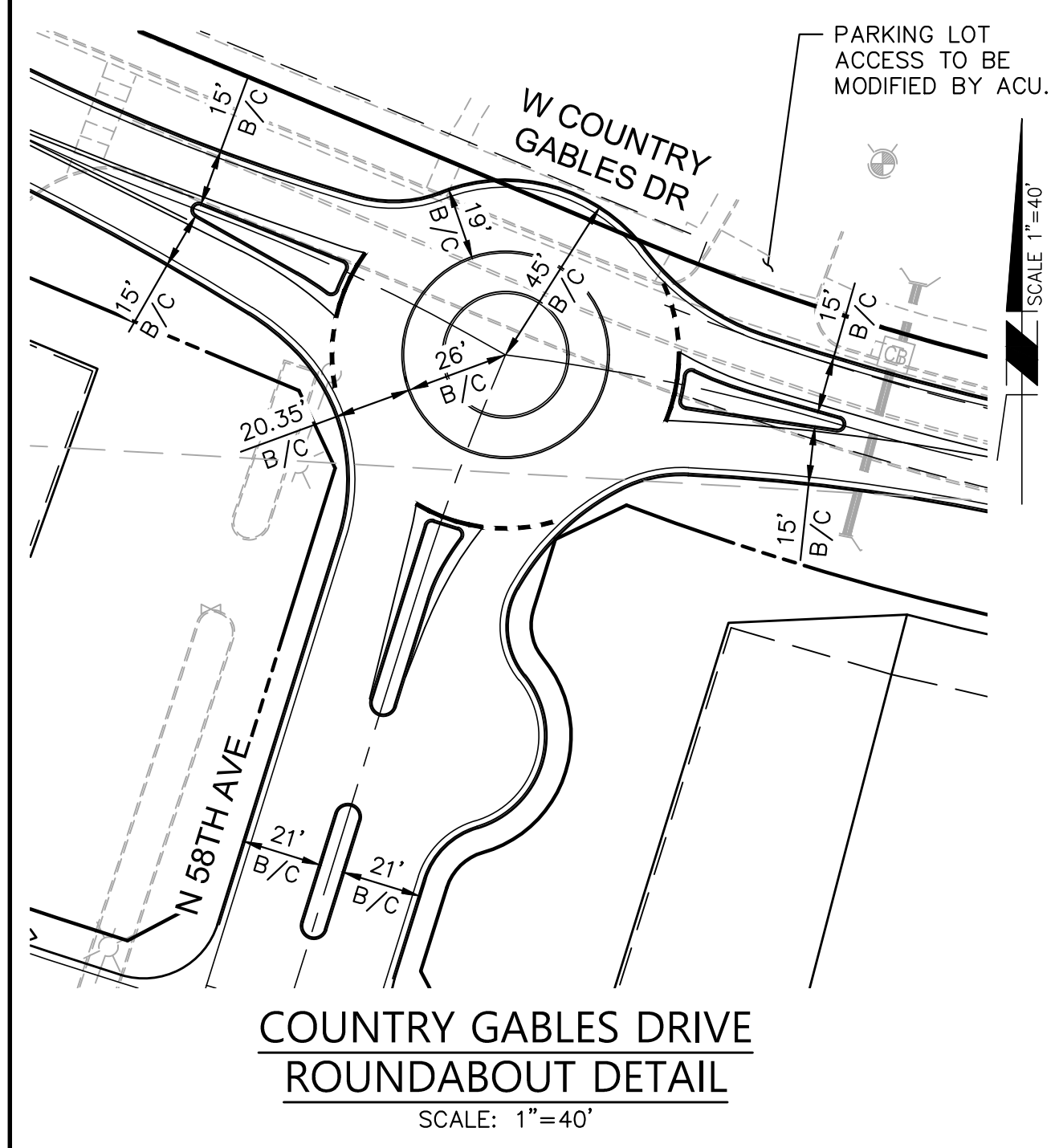
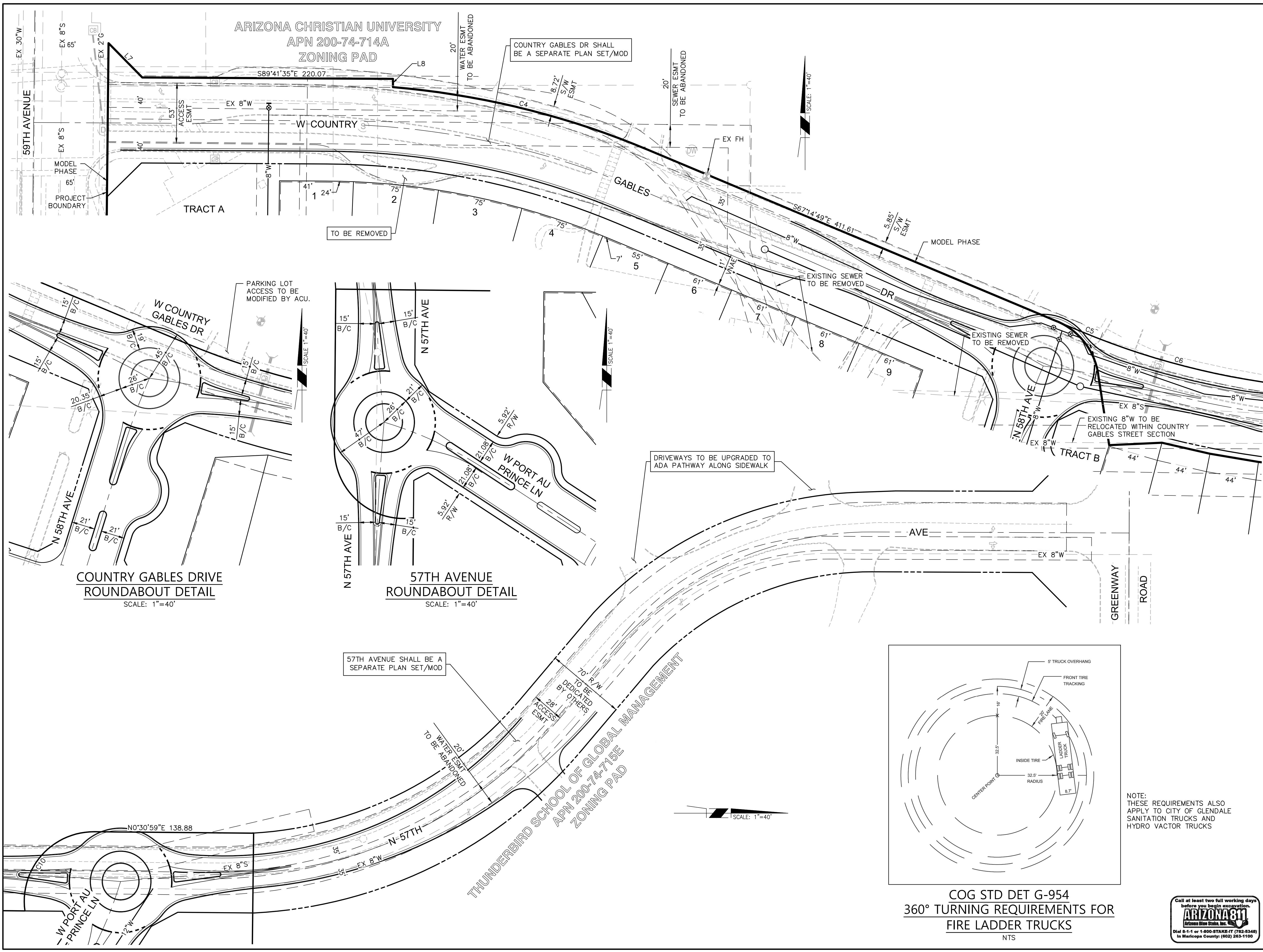
Cardno PHOENIX
 19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027
 TEL: (602) 977-8000 FAX: (602) 977-8099
 www.cardno.com
 Shaping the Future



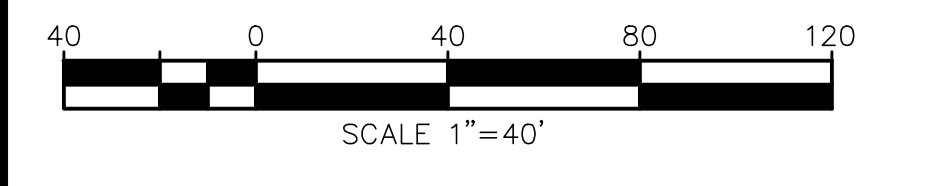
LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 100'		
PLAN DATE AUG/2020		
PROJECT NUMBER 4201450000		
SHEET NO. 3		OF 5 SHEETS

Call at least two full working days
 before you begin excavation.
ARIZONA811
 Arizona One Stop, Inc.
 Dial 8-1-1 or 1-800-874-8111 (732-8348)
 In Maricopa County: (602) 255-1100

W:\4201450000\Civil\CO\11M\1450-11M-003.dwg 8/20/20 1:40:22 PM Leond James



COG STD DET G-954
360° TURNING REQUIREMENTS FOR
FIRE LADDER TRUCKS
NTS



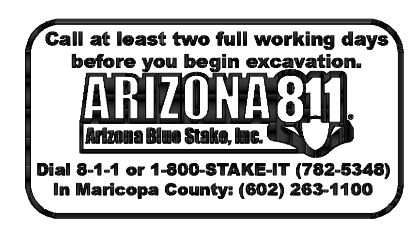
NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

VILLAGES AT THUNDERBIRD
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 40'		
PLAN DATE AUG/2020		
PROJECT NUMBER 4201450000		
SHEET NO. 4		OF 5 SHEETS



W:\4201450000\Civil\COG\TM\1450-TM-004.dwg Leiland James 8/20/20 1:05:54 PM

LEGAL DESCRIPTION

A PORTION OF LOT 4, MINOR LAND DIVISION-LOT LINE ADJUSTMENT THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT, RECORDED IN BOOK 1478, PAGE 9, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, A STONE IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF GLENDALE BRASS CAP FLUSH, BEARS SOUTH 00°35'20" WEST (BASIS OF BEARING), A DISTANCE OF 2625.40 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°45'17" EAST, A DISTANCE OF 1509.48 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'43" WEST, A DISTANCE OF 55.00 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 4;

THENCE ALONG THE WESTERLY LINE OF SAID LOT, SOUTH 44°5'9'07" EAST, A DISTANCE OF 42.58 FEET;

THENCE SOUTH 00°07'48" WEST, A DISTANCE OF 120.25 FEET;

THENCE SOUTH 02°01'27" EAST, A DISTANCE OF 33.65 FEET, TO THE BEGINNING OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 332.26 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 45°01'25", A DISTANCE OF 261.09 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 49°44'53" EAST, A DISTANCE OF 100.27 FEET, TO THE BEGINNING OF A CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 332.39 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 46°23'27", A DISTANCE OF 269.12 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AND THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°24'36" EAST, A DISTANCE OF 752.81 FEET, TO THE EAST LINE OF SAID LOT;

THENCE ALONG SAID EAST LINE, SOUTH 00°35'53" WEST, A DISTANCE OF 1852.20 FEET, TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID LOT, NORTH 89°46'07" WEST, A DISTANCE OF 2,287.72 FEET, TO THE SOUTHEAST CORNER OF LOT 3 OF SAID MINOR LAND DIVISION;

THENCE LEAVING SAID SOUTH LINE, ALONG THE EAST LINE OF SAID LOT 3, NORTH 00°25'31" EAST, A DISTANCE OF 126.25 FEET, TO AN ANGLE POINT ON THE SOUTHERLY LINE OF LOT 2 OF SAID MINOR LAND DIVISION;

THENCE LEAVING SAID EAST LINE, ALONG SAID SOUTHERLY LINE, NORTH 71°54'00" EAST, A DISTANCE OF 156.77 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 85°22'44" EAST, THROUGH A CENTRAL ANGLE OF 85°45'15", A DISTANCE OF 104.77 FEET, TO THE CURVE S END;

THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 80.82 FEET;

THENCE NORTH 00°22'30" EAST, A DISTANCE OF 37.97 FEET;

THENCE SOUTH 89°37'30" EAST, A DISTANCE OF 296.64 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, ALONG THE EAST LINE OF SAID LOT 2, NORTH 00°22'05" EAST, A DISTANCE OF 93.98 FEET;

THENCE LEAVING SAID EAST LINE, CONTINUING NORTH 00°22'05" EAST, A DISTANCE OF 463.88 FEET, TO THE SOUTHERLY LINE OF LOT 1 OF SAID MINOR LAND DIVISION AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°52'43", A DISTANCE OF 150.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

PARCEL NO. 2:

PROPOSED (SIC) LOT 3

A PORTION OF LOT 4, MINOR LAND DIVISION-LOT LINE ADJUSTMENT THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT, RECORDED IN BOOK 1478, PAGE 9, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, A STONE IN HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 3-INCH CITY OF GLENDALE BRASS CAP FLUSH, BEARS SOUTH 00°35'20" WEST (BASIS OF BEARING), A DISTANCE OF 2625.40 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°35'20" WEST, A DISTANCE OF 1534.84 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°24'40" EAST, A DISTANCE OF 65.00 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID MINOR LAND DIVISION AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 44°33'08" EAST, A DISTANCE OF 42.32 FEET;

THENCE SOUTH 89°41'35" EAST, A DISTANCE OF 220.07 FEET;

THENCE SOUTH 00°18'25" WEST, A DISTANCE OF 7.28 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 738.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 04°48'34" WEST, THROUGH A CENTRAL ANGLE OF 17°56'37", A DISTANCE OF 231.12 FEET, TO THE CURVES END;

THENCE SOUTH 67°14'49" EAST, A DISTANCE OF 411.61 FEET, TO THE BEGINNING OF A CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 668.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 1°21'09", A DISTANCE OF 15.77 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°22'05" WEST, A DISTANCE OF 463.88 FEET, TO AN ANGLE POINT ON THE EAST LINE OF LOT 2 OF SAID MINOR LAND DIVISION;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 47°16'02" WEST, A DISTANCE OF 78 FEET;

THENCE NORTH 89°37'10" WEST, A DISTANCE OF 360.62 FEET;

THENCE NORTH 44°37'10" WEST, A DISTANCE OF 70.71 FEET;

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

THENCE NORTH 89°32'18" WEST, A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE LEAVING SAID NORTHERLY LINE, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, CONCAVE WESTERLY,

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
1	8727 SF	61.24'	139.96'
2	9380 SF	60.74'	140.02'
3	9380 SF	60.74'	140.01'
4	9380 SF	60.74'	140.01'
5	8595 SF	61.05'	140.01'
6	8490 SF	60.64'	140.01'
7	8490 SF	60.64'	140.01'
8	8490 SF	60.64'	140.01'
9	8953 SF	61.29'	138.99'
10	5911 SF	45.00'	125.30'
11	5984 SF	45.00'	125.33'
12	5984 SF	45.00'	125.33'
13	5984 SF	45.00'	125.33'
14	5984 SF	45.00'	125.33'
15	6583 SF	47.05'	139.99'
16	6288 SF	45.42'	138.48'
17	6133 SF	45.01'	136.30'
18	6035 SF	45.01'	134.11'
19	5936 SF	45.01'	131.92'
20	5838 SF	45.00'	129.73'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
81	6300 SF	45.00'	140.00'
82	6359 SF	45.48'	140.00'
83	6182 SF	49.50'	125.03'
84	6226 SF	49.50'	125.02'
85	5619 SF	45.00'	125.00'
86	5625 SF	45.00'	125.00'
87	5625 SF	45.00'	125.00'
88	5625 SF	45.00'	125.00'
89	5625 SF	45.00'	125.00'
90	5625 SF	45.00'	125.00'
91	5625 SF	45.00'	125.00'
92	5625 SF	45.00'	125.00'
93	5625 SF	45.00'	125.00'
94	5625 SF	45.00'	125.00'
95	5625 SF	45.00'	125.00'
96	5618 SF	45.00'	125.00'
97	5611 SF	45.00'	125.00'
98	5625 SF	45.00'	125.00'
99	5625 SF	45.00'	125.00'
100	5625 SF	45.00'	125.00'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
161	9609 SF	60.00'	160.00'
162	9597 SF	60.00'	160.00'
163	9597 SF	60.00'	160.00'
164	9597 SF	60.00'	160.00'
165	9597 SF	60.00'	160.00'
166	9597 SF	60.00'	160.00'
167	9598 SF	60.00'	160.00'
168	9598 SF	60.00'	160.00'
169	9598 SF	60.00'	160.00'
170	9598 SF	60.00'	160.00'
171	9598 SF	60.00'	160.00'
172	9598 SF	60.00'	160.00'
173	9674 SF	60.00'	161.42'
174	9101 SF	65.00'	140.00'
175	9088 SF	65.00'	140.00'
176	8477 SF	60.64'	139.94'
177	8490 SF	60.64'	139.78'
178	8490 SF	60.64'	139.64'
179	8490 SF	60.64'	139.78'
180	8649 SF	60.64'	140.10'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
21	5785 SF	45.28'	127.53'
22	5906 SF	47.01'	125.58'
23	5711 SF	45.68'	125.07'
24	5626 SF	45.00'	125.02'
25	6033 SF	48.24'	125.11'
26	6544 SF	52.29'	125.02'
27	6543 SF	52.29'	125.00'
28	6542 SF	52.29'	124.99'
29	6542 SF	52.29'	124.98'
30	6541 SF	52.29'	125.11'
31	6541 SF	52.29'	125.10'
32	6540 SF	52.29'	124.95'
33	6540 SF	52.29'	124.95'
34	6539 SF	52.29'	124.94'
35	6454 SF	51.62'	124.96'
36	5622 SF	45.00'	124.93'
37	5622 SF	45.00'	124.93'
38	5622 SF	45.00'	124.93'
39	5622 SF	45.00'	124.93'
40	5622 SF	45.00'	124.93'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
101	5625 SF	45.00'	125.00'
102	5625 SF	45.00'	125.00'
103	5625 SF	45.00'	125.00'
104	5625 SF	45.00'	125.00'
105	5625 SF	45.00'	125.00'
106	5625 SF	45.00'	125.00'
107	5625 SF	45.00'	125.00'
108	5618 SF	45.00'	125.00'
109	5733 SF	45.00'	125.00'
110	5747 SF	45.00'	125.00'
111	5747 SF	45.00'	125.00'
112	5747 SF	45.00'	125.00'
113	5747 SF	45.00'	125.00'
114	5706 SF	45.00'	125.00'
115	5666 SF	45.00'	125.71'
116	5625 SF	45.00'	125.00'
117	5625 SF	45.00'	125.00'
118	5625 SF	45.00'	125.00'
119	5625 SF	45.00'	125.00'
120	5619 SF	45.00'	125.00'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
181	8879 SF	60.64'	140.37'
182	8764 SF	60.64'	140.31'
183	8490 SF	60.64'	140.00'
184	8862 SF	60.64'	140.08'
185	9071 SF	60.64'	140.21'
186	9056 SF	60.64'	140.00'
187	6204 SF	45.00'	125.00'
188	6229 SF	45.00'	125.46'
189	6081 SF	45.00'	125.24'
190	5625 SF	45.00'	125.00'
191	5627 SF	45.00'	125.00'
192	5847 SF	45.00'	125.20'
193	5698 SF	45.00'	125.05'
194	5625 SF	45.00'	125.00'
195	5625 SF	45.00'	125.00'
196	5625 SF	45.00'	125.00'
197	5625 SF	45.00'	125.00'
198	5644 SF	45.00'	125.15'
199	5912 SF	45.00'	125.00'
200	5663 SF	45.00'	125.28'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
41	5622 SF	45.00'	124.93'
42	5622 SF	45.00'	124.93'
43	5622 SF	45.00'	124.93'
44	5622 SF	45.00'	124.93'
45	5622 SF	45.00'	124.93'
46	5622 SF	45.00'	124.93'
47	5631 SF	45.00'	124.94'
48	5868 SF	45.00'	129.94'
49	9692 SF	45.00'	176.16'
50	8932 SF	45.00'	153.43'
51	7351 SF	45.00'	131.04'
52	6129 SF	45.00'	125.18'
53	5625 SF	45.00'	125.00'
54	5625 SF	45.00'	125.00'
55	5628 SF	45.00'	125.46'
56	14615 SF	47.11'	151.45'
57	15381 SF	47.11'	158.91'
58	6300 SF	45.00'	140.00'
59	6300 SF	45.00'	140.00'
60	6300 SF	45.00'	140.00'

LOT AREA TABLE			
LOT #	Area	Avg Width	Avg Length
121	5612 SF	45.00'	125.00'
122	5625 SF	45.00'	125.00'