OHP

100' POWER LINE EASEMENT

5/8"
N 741,269.1
2,573,199.9

15' PRIVATE DRAINAGE EASEMENT

S 07°17'27"

77.31' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00'

85.06'

25' PRIVATE SIGN & LANDSCAPE EASEMENT

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

N 82°42'40" E — 109.90' | 109.90' | 109.90' | 109.91' | 109.91' | 109.91' | 109.91' | 109.92' | 109.92' | 109.92'

10' UTILITY EASEMENT

BUILDING SETBACK SEE NOTE #12

51.74' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00' | 75.00'

N 07°17'20" W

1226.74' (TOTAL)

EASEMENT (89 S.F.±)

C27

370.78'(TOTAL)

55.00'

55.00'

S 07°17'20" E 150.66'

PROPOSED LEATHERMAN ROAD (60' PUBLIC R/W)

S 07°17'20" E 270.01'

S 07°17'20" E 270.00'

60'

EASEMENT (3 S.F.±)

S 07°17'20" E 75.28'

C28

190

25'

49.84'

49.99'

10'

N 82°19'58" E

S 07°17'41" E 124.95'

191

75.00'

75.00'

S 82°42'20" W

BUILDING SETBACK SEE NOTE #12

S 82°42'16" W 231.00'

S 07°17'41" E 124.47'

192

50.88'

51.01'

C26

C29

S 07°17'41" E 123.98'

193

C25

C30

10' UTILITY EASEMENT

25'

S 08°27'08" E 123.48'

25' PRIVATE SIGN & LANDSCAPE EASEMENT

194

C24

C31

S 09°13'22" E 123.01'

195

C23

C32

10'

S 09°59'03" E 122.55'

EASEMENT

196

C22

C33

20' PUBLIC DRAINAGE EASEMENT

10'

20'

S 10°44'45" E 122.11'

33'

CENTERLINE PAVED ROAD

197

C21

C34

25'

S 11°30'27" E 121.68'

198

C20

C35

SIGN EASEMENT (337 S.F.±)

S 11°30'27" E 121.29'

72.11'

S 09°24'10" E

C37

C36

C19

PROPOSED BENCHMADE ROAD (50' PUBLIC R/W)

50'

R=5336.67'
L=521.22'

C46

S 07°17'20" E 85.00'

S 07°17'20" E 85.00'

C47

189

172

50.00'

50.00'

N 82°42'40" E — 75.00'

S 07°17'20" E 110.00'

12.5'

110.00'

25'

S 07°17'20" E

188

173

25' PUBLIC DRAINAGE EASEMENT

S 82°42'20" W — 75.00'

75.00'

N 82°42'30" E

S 07°17'20" E 109.99'

S 07°17'20" E 110.01'

25'

25'

12.5'

12.5'

51.00'

48.51'

187

174

BUILDING SETBACK SEE NOTE #12

N 82°42'40" E — 75.00'

C45

C48

S 09°45'27" E 110.00'

N 07°17'20" W 110.08'

15' PRIVATE DRAINAGE EASEMENT

186

175

10' UTILITY EASEMENT

C44

C49

S 08°32'21" E 109.70'

N 08°30'29" W 110.35'

N 82°10'50" E — 77.35'

185

176

C43

C50

10'

S 07°43'56" E 110.80'

N 09°19'25" W 109.33'

7.5'

15'

N 80°22'41" E — 76.57'

184

177

C42

C52

15' PRIVATE DRAINAGE EASEMENT

S 06°59'57" E 110.84'

N 10°07'48" W 109.35'

N 80°22'41" E — 76.55'

183

178

C41

C53

25' PUBLIC DRAINAGE EASEMENT

10'

N 79°05'12" E — 76.55'

N 06°13'25" W 111.58'

N 10°56'27" W 108.67'

182

179

12.5'

25'

N 79°05'12" E — 75.00'

25' PUBLIC DRAINAGE EASEMENT

12.5'

25'

C40

C54

10' UTILITY EASEMENT

50'

S 82°42'30" W 228.50'

50'

PROPOSED SPYDERCO ROAD (50' PUBLIC R/W)

R=5611.18'
L=274.48'

L=135.22'
R=5000.00'

C67

S 07°17'20" E 85.00'

S 07°17'20" E 85.00'

C68

10'

25'

154

155

50.00'

50.00'

25' PUBLIC DRAINAGE EASEMENT

N 82°42'40" E — 75.00'

12.5'

25'

S 07°17'20" E 110.00'

N 07°17'21" W 110.00'

PROPOSED KERSHAW ROAD (50' PUBLIC R/W)

S 82°42'40" W 117.49'

N 82°42'40" E 55.90'

N 19°16'36" E

C69

50.0

N 82°42'40" E — 85.00'

78

75.00'

N 82°42'30" E

7.5'

15'

171

75.00'

25' PUBLIC DRAINAGE EASEMENT

12.5'

25'

N 82°42'40" E — 75.00'

15' PRIVATE DRAINAGE EASEMENT

S 07°17'20" E 109.99'

48.51'

BUILDING SETBACK SEE NOTE #12

170

C66

S 07°17'20" E 109.92'

N 82°42'40" E — 75.00'

25' PUBLIC DRAINAGE EASEMENT

S 08°31'23" E 110.07'

L4

25'

12.5'

168

C64

N 81°10'07" E — 68.98'

S 09°20'29" E 109.90'

L3

167

C63

C62

7.5'

15'

N 80°18'52" E — 65.77'

S 10°09'36" E 109.57'

L2

15' PRIVATE DRAINAGE EASEMENT

166

C61

30' PUBLIC DRAINAGE EASEMENT

N 78°49'36" E — 62.56'

S 10°58'42" E 110.47'

L1

165

C60

10' UTILITY EASEMENT

15'

30'

N 78°26'48" E — 76.63'

15'

30'

30' PUBLIC DRAINAGE EASEMENT

S 03°25'22" E 111.95'

C59

C58

164

C57

N 78°26'48" E — 73.22'

7.5'

15'

N 12°36'01" W 50.00'

C17

C18

L=82.17'
R=4214.07'

C16

C15

25' P DRA EASE

97.38'

84.40'

S 09°24'10" E

S 09°24'10" E 376.78'

C56

R=100.00'
L=160.99'

C55

S 09°24'10" E 82.07'

35.24'

N 81°10'09" E — 85.08'

C38

C39

S 07°12'19" E 110.98'

S 10°56'27" E 108.99'

12.5'

25'

181

180

C51

50'

S 09°24'10" E 164.57'

PROPOSED KERSHAW ROAD (50' PUBLIC R/W)

50'

146.31'

713.03'

N 04°43'47" E 71.79' (TIE)

S 76°38'47" W 984.92' (TIE)

5/8"
N 741,119.0
E 2,572,290.1

COMMON AREA
2,277 S.F.±
(0.05 AC.±)
(INCLUSIVE OF ALL EASEMENTS)

F&S HOLDINGS, INC.
122-00-05-193
D.B. 3149, PG. 339

ST. JOHN'S
FUTURE DEV
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SEE SHEET 2 FOR OPEN SPACE CALCULATION