

LOT 65

LOT 66

LOT 67

TRACT "C"

N00°16'02"E 320.66'

TRACT "A"

STORMWATER POND

N00°16'02"E 145.83'

63.28'

N51°09'47"W  
29.54'

$\Delta=18.54'05"$   
 $R=213.50'$   $L=70.43'$   
CHD= 70.11'

$\Delta=3°01'18"$   
 $R=194.50'$   $L=10.26'$   
CHD= 10.26'

159.72'

S89°43'07"E  
289.52'

BUILDING LINE

3.06 ACRES

TRACT "A"  
STORMWATER POND

S89°43'08"W  
225.79'

N72°59'19"W  
66.71'

66.71'

S89°43'08"W  
141.10'

DRAINAGE  
EASEMENT

20' WIDE DRAINAGE  
EASEMENT

S00°21'28"W  
6.55'

S89°43'32"E  
187.31'

30' JOINT ACCESS, DRAINAGE  
AND PUBLIC UTILITY EASEMENT

N00°16'28"E  
56.68'

S00°16'28"W  
266.84'  
WEST LINE OF LOTS 2 AND 3

LOT 2

LOT 3

25' WIDE JOINT  
ACCESS AND PUBLIC  
UTILITY EASEMENT

S89°43'32"E  
260.00'

PARKING AND LANDSCAPE EASEMENT  
DRAINAGE EASEMENT

S89°43'08"W  
296.15'

SOUTH LINE OF CONSTELLATION COMMONS  
PLAT BOOK 102 - PAGE 77

S00°16'50"W  
39.47'

NORTH WICKHAM ROAD  
(150' PUBLIC RIGHT-OF-WAY)

WEST RIGHT OF WAY LINE  
OF NORTH WICKHAM ROAD

15' WIDE ELECTRIC EASEMENT O.R.B. 3371 - PAGE 3410  
S89°43'08"W 503.95'  
O.R.B. 3038 - PAGE 3771