

PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: May 19th 2025

Time: 1830 (6:30pm)

Facilitator: Hunter Thrasher (Chairman)
Matt Bagby (Vice Chairman)
Joyce Johnson

Johnny Cardin
Tim Carter
Steve McC

Agenda Items

Minutes from last month planning commission:

City Council Information:

Public Hearing Variance:N. Broadview Cutler

Nursery: Pavement requirements, cross access
to south, 2 driveways

Old Business

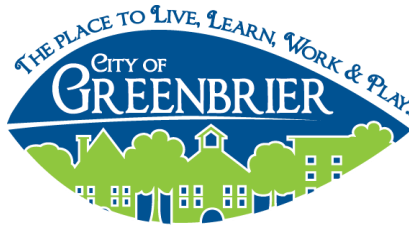
1. Tractor Supply :
drainage
2. Cutler Nursery N. Broadview
3. The porches at Mathew's
Park

New Business

1. Preliminary Oak Woods
Subdivision(Tyler St.)

Public Comment

Additional information



Greenbrier Planning Commission 4-21-2025

Johnny Cardin	Present
Joyce Johnson	Present
Steve McCune	Present
Hunter Thrasher, Chairman	Present
Tim Carter,	Present
Matt Bagby, Vice Chairman	Present

Roll call indicated a quorum was present.

Joyce Johnson made a motion to approve the March minutes as amended. Steve McCune seconded, all voted in favor.

COUNCIL ACTIONS CONCERNING PLANNING COMMISSION BUSINESS

Dustin reported the City Council voted to take action regarding the fence at 122 S. Broadview.

Joyce Johnson made a motion to address the special use permit for outdoor display sales for Tractor Supply. Tim Carter seconded, all voted in favor.

Public Hearing - Special Use Permit / Tractor Supply

The property is zoned C-2. The special use permit is for outside display sales. There will be a garden center located in a fenced area outside.

Tim Tyler of 54 Cedar St. spoke regarding a minor subdivision / annexation of the 40 acres.

There was no one present to speak against the special use permit. Public hearing closed.

Joyce Johnson made a motion to approve the special use permit for Tractor Supply. Matt Bagby seconded, all voted in favor.

NEW BUSINESS

1) Tractor Supply Preliminary site plan

There was regarding cross access - north to south, parking spaces up to code, there are 110 spaces and will need to add 15 more. This will require a minor subdivision of land to split two lots. Drainage and minor subdivision plans will be required.

After discussion, Matt Bagby made a motion to table the preliminary site plan approval for Tractor Supply. Steve McCune seconded, all voted in favor.

Public Hearing-Rezoning: Whit's End Subdivision

The representative for the development at Whit's End Subdivision is requesting a rezone from R-1 to a PUD (Planned Union Development). The proposed subdivision will be 149 lots of single family homes. The minimum square footage heated / cooled will be 1700 sq. ft. The PUD allows the city to be specific with what happens on the property, only R1 type housing can go in. There has been discussion regarding plans to widen Church St., and add speed bumps when Church St. ties in. The addition of a dry retention pond will keep the development from adding to the drainage concerns. There would be 3 entrances and exits for the subdivision.

Tim Tyler of 54 Cedar St. spoke that it would be better to not lower the standards of an R-1 zone by changing the zone from an R-1 to a PUD. Mr. Tyler suggested the need to change the ordinance book if lowered.

The following were present to speak against the rezone from R-1 to PUD:

Donnie Elliott of 15 Burnett Circle

Mr. Elliott's concern was that the PUD will reduce standards, they should be kept as high as possible.

Dwight Pattison of 3707 Ridge Rd. North Little Rock

Mr. Pattison spoke of the increased housing. He would like to know what is the advantage of rezoning from R-1 to PUD.

Allen Shelman of 16 Church St.

Mr. Shelman is against Church St. and Glendale connecting to the new development, speed bumps and the setbacks for PUD.

BJ Fox of 12 Church St.

Ms. Fox has concerns regarding the increased traffic on Church St. with the stop light, Matthews Park traffic, events, Church St. and Glendale a dead end street. She does not want a speedway or highway in front of her home.

Brian Marengo of 21 Church St.

Mr. Marengo spoke with concerns about the increased traffic, the difficulty of getting out of driveways, decrease in value of homes, the increased drainage issues on Church St.

Wayne Pavatt of 3 Glendale Circle

Mr. Pavatt was okay for subdivision and new homes, stating they need to build on other land not property joined to Church St.

Andrew Watson of 264 Sawmill Rd

Mr. Watson spoke against the rezone. His mother lives at 2 Glendale Circle. He does not want a thorofare, the rezone will run property values down and the 15 ft. rear setback.

Michael West of 6 Glendale Circle

Mr. West spoke against the rezone, with concerns the rezone would cause a decrease in property values. He said Greenbrier is a beautiful town, he wants it to stay that way. He asks the PC to not allow this to happen and to say no to the decrease in the setbacks.

The representative for the developer spoke in response to the public concerns:

Only 20% change in setbacks

Dry retention pond —development will not add to drainage concerns

Green areas maintained.

PUBLIC HEARING CLOSED

After discussion, the Planning Commission recommended 3 options to rezone:

- 1. Recommend approval to City Council**
- 2. Deny the rezone request —Appeal**
- 3. No recommendation to City Council**

Tim Carter made a motion to deny the rezone request from R-1 to PUD for Whit's End Subdivision. Johnny Cardin seconded with request for a roll call vote.

Johnny Cardin —deny

Joyce Johnson— deny

Matt Bagby—deny

Steve McCune—deny

Tim Carter—deny

The Planning Commission denied the request to rezone.

2) *Public Hearing Variance —HBH Subdivision*

Tim Tyler of 54 Cedar St.

Mr. Tyler spoke regarding Lot 2 of the minor subdivision plat. This lot is less than 10 acres, the developer is requesting a variance for no curb and gutter and a waiver for the sidewalks.

No one present to speak for or against.

Public Hearing Closed.

Joyce Johnson made a motion to approve the variance for the curb & gutter, and waiver for the sidewalk at HBH Subdivision. Steve McCune seconded, all voted in favor.

3) *HBH Minor Subdivision—Shane Hobbs*

The request was a minor subdivision plat approval for HBH subdivision.

After review, Steve McCune made a motion to approve the minor subdivision plat for HBH / Shane Hobbs. Joyce Johnson seconded, all voted in favor.

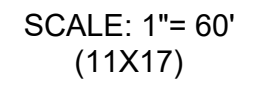
4) *Sundowner Ordinance—Discussion*

There was much discussion on the Sundowner Ordinance. After discussion, Hunter Thrasher recommended a re-visit at next month's Planning Commission meeting.

**Tim Carter made a motion to adjourn, Joyce Johnson seconded.
Meeting adjourned.**

Hunter Thrasher, Chairman

Shawn Johnston, Secretary



SITE AREA

PARKING COUNT SUMMARY

TSC	21,930 SF	115 SP
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REQUIRED BY CITY

ZONING CLASSIFICATION

REQUIRED SETBACKS

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE, PAVEMENT LINES AND UTILITY REQUIREMENTS MUST BE VERIFIED.

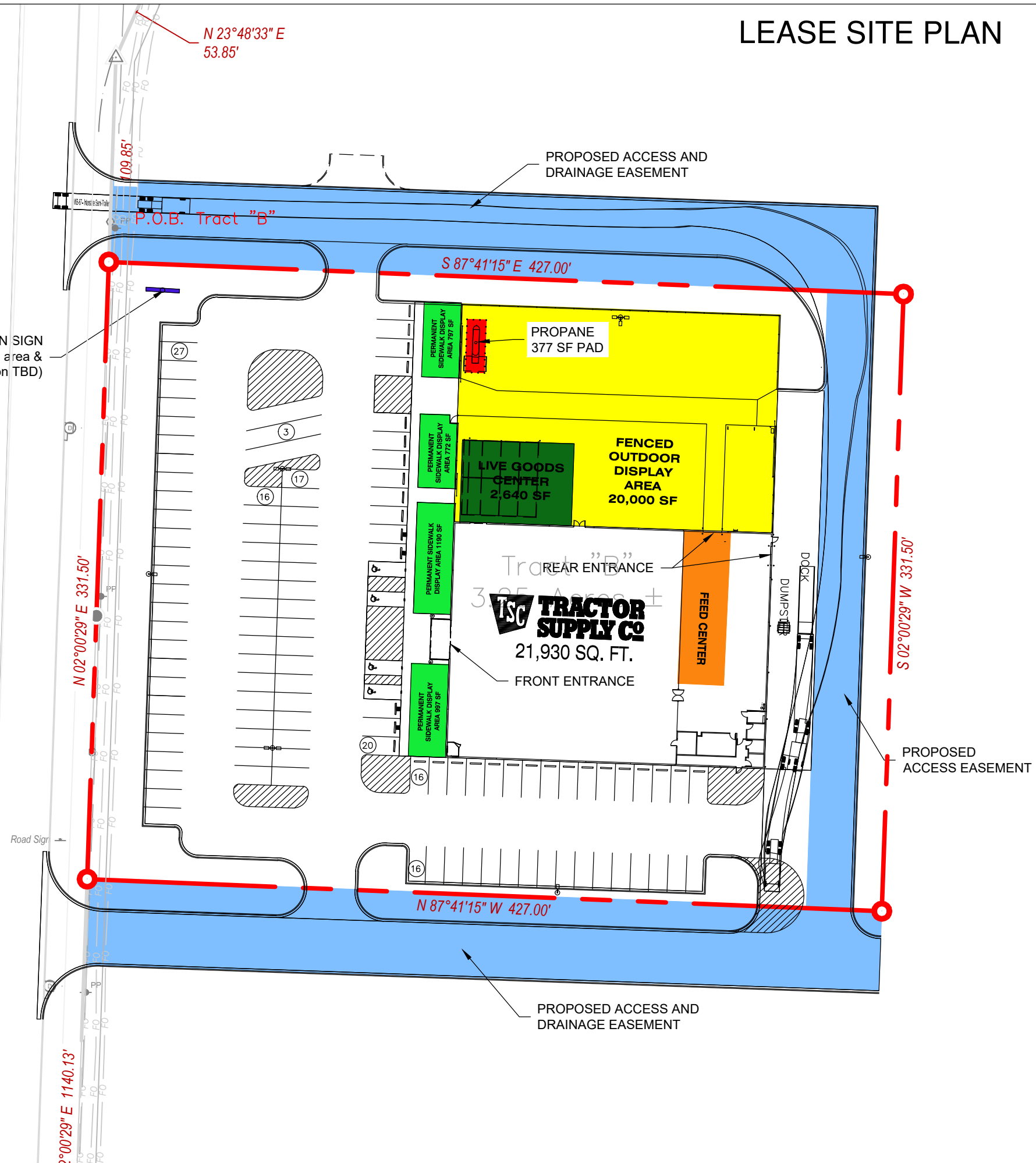
- | DATE | NARRATIVE | DRAWN BY |
|----------|--|----------|
| 04/21/25 | LEASE SITE PLAN | LMG |
| 04/21/25 | REVISED SITE PER
NEW PARKING
COUNT | LMG |

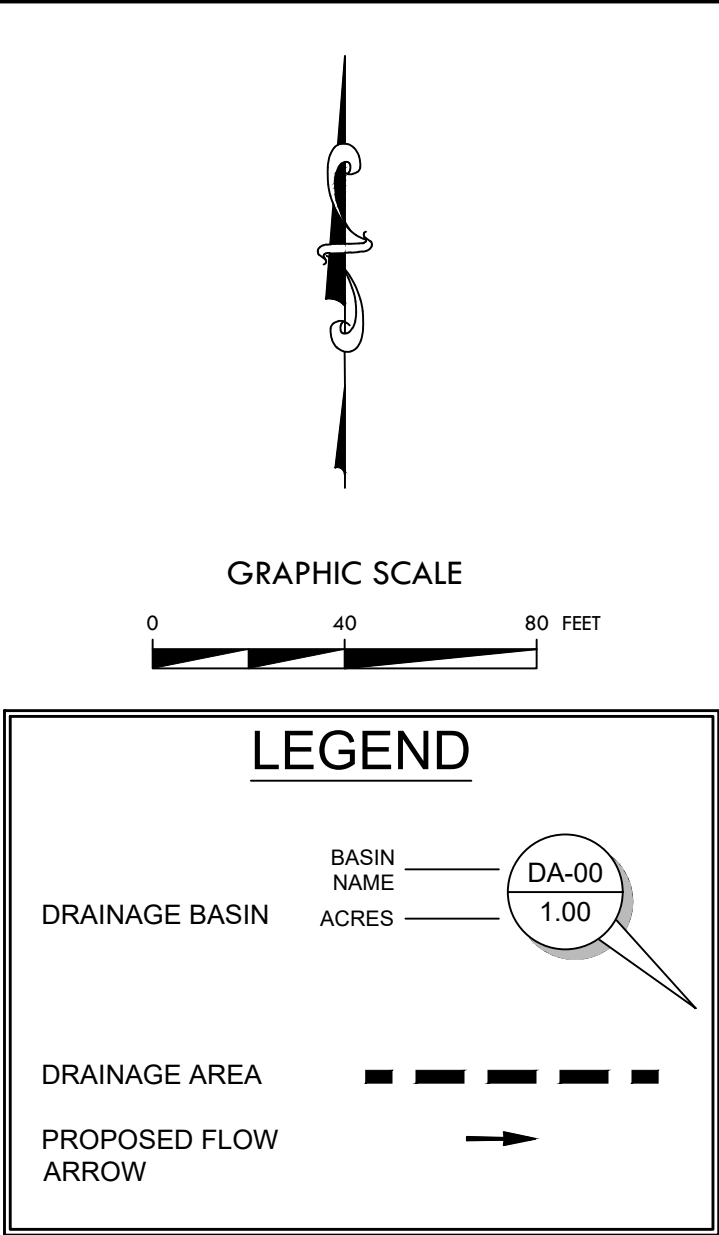
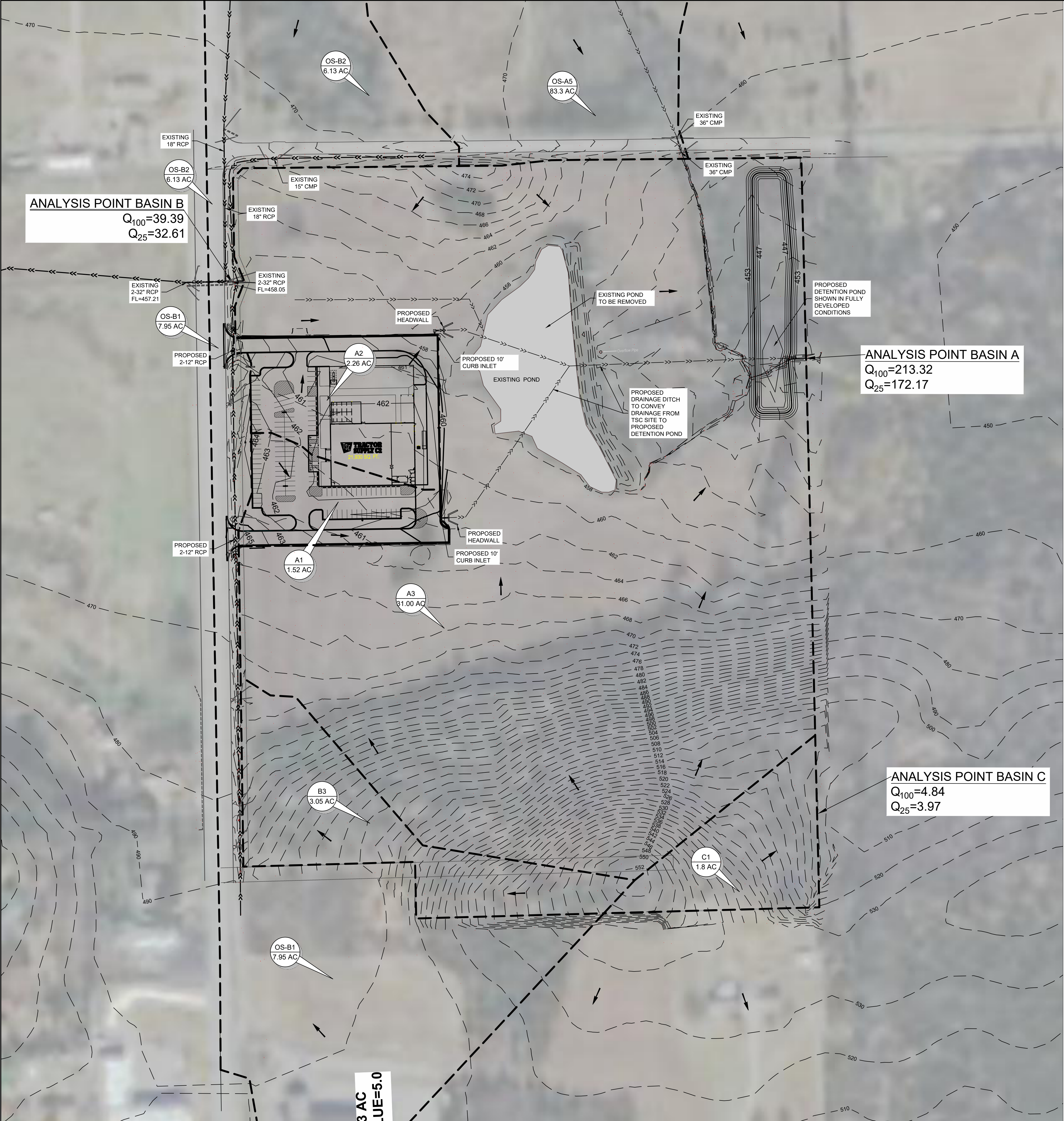
TSC
GREENBRIER, AR

101

- **PROPERTY / TSC FEE PARCEL**

- 59± Wide Curb and Gutter
- U.S. Highway #65 (AHTD Job #8649)
N 01°42'37" E 1337.56'





PROPOSED DRAINAGE AREA MAP							
DRAINAGE AREA NAME	AREA (ACRES)	C-VALUE	Tc (MIN)	I-25	I-100	Q25 (CFS)	Q100 (CFS)
BASIN A							
A1	1.52	0.9	15	5.52	6.72	7.55	9.19
A2	2.26	0.9	15	5.52	6.72	11.23	13.67
A3	31	0.4	30	4.04	4.88	50.10	60.51
OS-A5	83.3	0.4	45	3.1	3.9	103.29	129.95
TOTAL	118.08					172.17	213.32
BASIN B							
OS-B1	7.59	0.5	30	4.04	4.88	15.33	18.52
OS-B2	6.13	0.5	30	4.04	4.88	12.38	14.96
B3	3.03	0.4	30	4.04	4.88	4.90	5.91
TOTAL	13.72					32.61	39.39
BASIN C							
C1	1.8	0.4	15	5.52	6.72	3.97	4.84

NOTE: STORM INTENSITY DERIVED FROM NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: AR

PREPARED BY:
SEA

PREPARED FOR:
TEXAS NH MANAGEMENT, LLC

2208 FOWLER AVENUE,
JONESBORO, AR 72401

PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
MATT GAUNT
TYPE OR PRINT NAME
20224
PE #
4/22/25
DATE

PROJECT NOTES:

BENCHMARKS:
TBM #1 -
Curb Inlet North Ring
Northing: 336410.96
Easting: 119671.22
Elevation: 462.13
TBM #2 -
Curb Inlet North Ring
Northing: 335861.98
Easting: 119752.01
Elevation: 466.22

ISSUANCES / REVISIONS
NO. DATE BY DESCRIPTION
xx/xx/2025 XXX PERMIT SUBMITAL

TRACTOR SUPPLY COMPANY
TSC GREENBRIER, AR

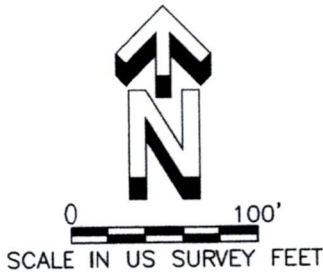
DRAINAGE REPORT
TSC GREENBRIER

PROJECT NUMBER: 03-214-024
BID DATE: XX/XX/2025
DRAFTED BY: W.J.W.
DESIGNED BY: W.J.W.
CHECKED BY: MAG
SCALE: = 100'
SHEET No. EX-1
OF 1 SHEETS

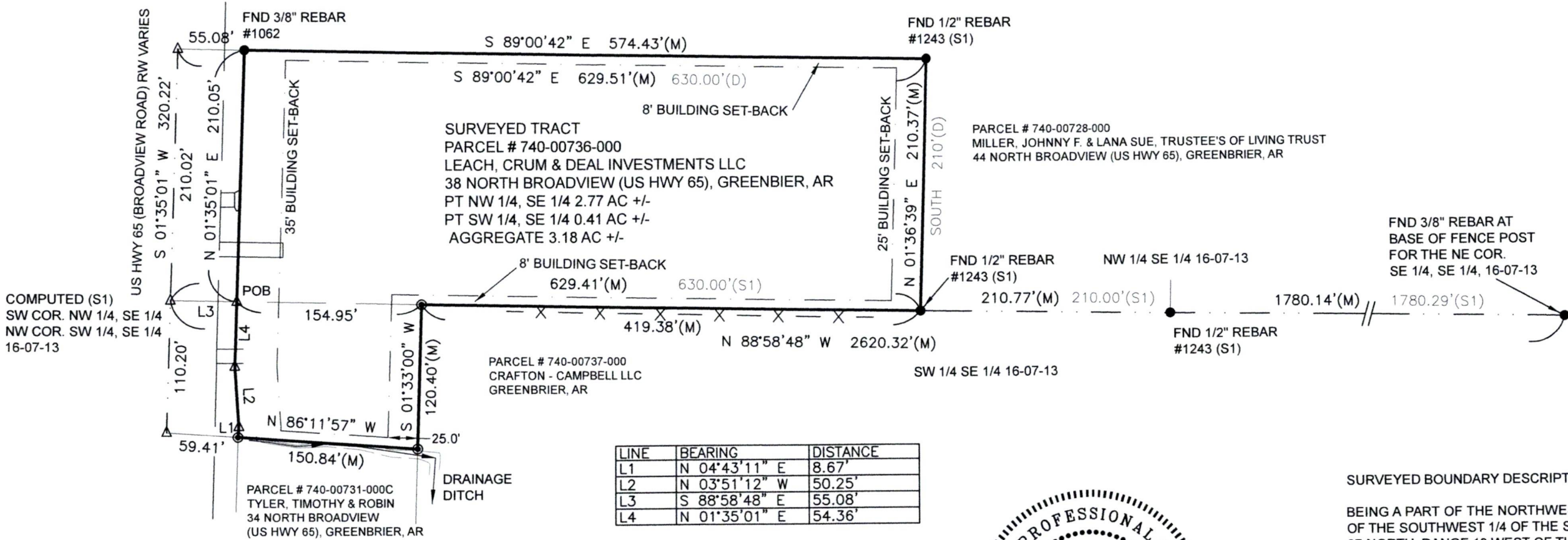
NOT FOR CONSTRUCTION

03-214-024- TSC GREENBRIER, AR

PARCEL # 740-00728-000
MILLER, JOHNNY F. & LANA SUE, TRUSTEE'S OF LIVING TRUST
44 NORTH BROADVIEW (US HWY 65), GREENBRIER, AR



BEARINGS ARE BASED ON THE ARKANSAS
COORDINATE SYSTEM, 1983, NORTH ZONE.
(M) MEASURED BEARING AND DISTANCE
(D) DEED BEARING AND DISTANCE
(S1) STATE SURVEY 201810248558



LINE	BEARING	DISTANCE
L1	N 04°43'11" E	8.67'
L2	N 03°51'12" W	50.25'
L3	S 88°58'48" E	55.08'
L4	N 01°35'01" E	54.36'

LEGEND

- SET 5/8" REBAR WITH CAP (PS#1782)
- SET 5/8" REBAR WITH CAP (PS#1782)
- △ COMPUTED POINT
- FLOW LINE (ARROW POINTS DOWN STREAM)
- SURVEYED BOUNDARY LINE
- X - EXISTING WOVEN & BARBED WIRE FENCE

GENERAL SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

3. THE PROPERTY SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRMette MAP (#05045C0157 FAULKNER COUNTY ARKANSAS) PROVIDED BY FEMA AND DATED 12-19-2006.



I, BRIAN H. TURNER, ARKANSAS LICENSED PROFESSIONAL SURVEYOR (PS#1782) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE SURVEY WAS COMPLETED USING RECORD DEED INFORMATION AS WELL AS PREVIOUS SURVEYS, MONUMENTS, AND PHYSICAL EVIDENCE LOCATED IN THE FIELD. ENCROACHMENTS, IF ANY ARE NOTED ON THE SURVEY.

SURVEYED BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 13 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF GREENBRIER, FAULKNER COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH 88°58'48" EAST A DISTANCE OF 55.08 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 65, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY NORTH 01°35'01" EAST A DISTANCE OF 210.05 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89°00'42" EAST A DISTANCE OF 574.43 FEET; THENCE SOUTH 01°36'39" WEST A DISTANCE OF 210.37 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE NORTH 88°58'48" WEST A DISTANCE OF 419.38 FEET; THENCE SOUTH 01°33'00" WEST A DISTANCE OF 120.40 FEET; THENCE NORTH 86°11'57" WEST A DISTANCE OF 150.84 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES; THENCE NORTH 04°43'11" EAST A DISTANCE OF 8.67 FEET; THENCE NORTH 03°51'12" WEST A DISTANCE OF 50.25 FEET; THENCE NORTH 01°35'01" EAST A DISTANCE OF 54.36 FEET TO THE POINT OF BEGINNING.
CONTAINING (AGGREGATE) 3.18 AC +/-
PT NW 1/4, SE 1/4 2.77 AC +/-
PT SW 1/4, SE 1/4 0.41 AC +/-

BOUNDARY SURVEY

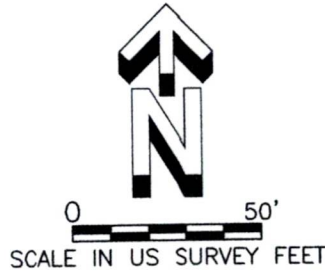
FBO: CUTLER LANDSCAPE SERVICES
BEING A PART OF THE SW 1/4, SE 1/4 & A PART OF THE NW 1/4,
SE 1/4, SECTION 16, TOWNSHIP 07 NORTH, RANGE 13 WEST OF
THE 5TH PRINCIPAL MERIDIAN, FAULKNER COUNTY, ARKANSAS
500-07N-13W-0-16-200-23-1782

TURNER LAND SURVEYING
325 ROGERS STREET
CLINTON AR 72031
501-499-3812

PROJECT #: 2025-0027
DATE OF SURVEY: 04/12/2025
DATE OF ISSUE: 04/16/2025
DRAWN BY: BHT
CHECKED BY: BHT

SITE PLAN

FBO: CUTLER LANDSCAPE SERVICES
BEING A PART OF THE SW 1/4, SE 1/4 & A PART OF THE NW 1/4, SE 1/4, SECTION 16, TOWNSHIP 07 NORTH, RANGE
13 WEST OF THE 5TH PRINCIPAL MERIDIAN, FAULKNER COUNTY, ARKANSAS
500-07N-13W-0-16-200-23-1782



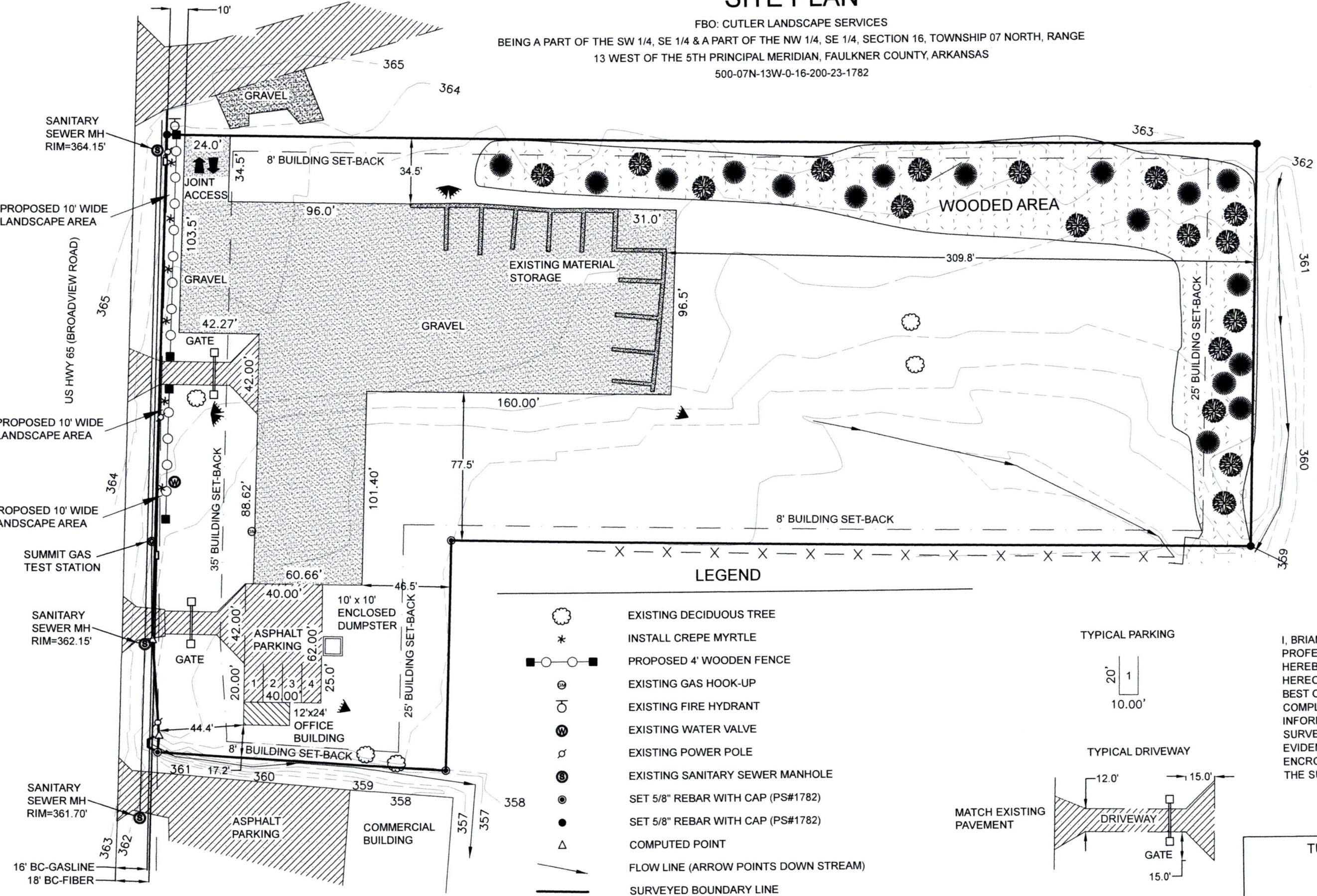
BEARINGS ARE BASED ON THE
ARKANSAS COORDINATE SYSTEM,
1983, NORTH ZONE.



I, BRIAN H. TURNER, ARKANSAS LICENSED
PROFESSIONAL SURVEYOR (PS#1782)
HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON IS TRUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE. THE SURVEY WAS
COMPLETED USING RECORD DEED
INFORMATION AS WELL AS PREVIOUS
SURVEYS, MONUMENTS, AND PHYSICAL
EVIDENCE LOCATED IN THE FIELD.
ENCROACHMENTS, IF ANY ARE NOTED ON
THE SURVEY.

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325 ROGERS STREET
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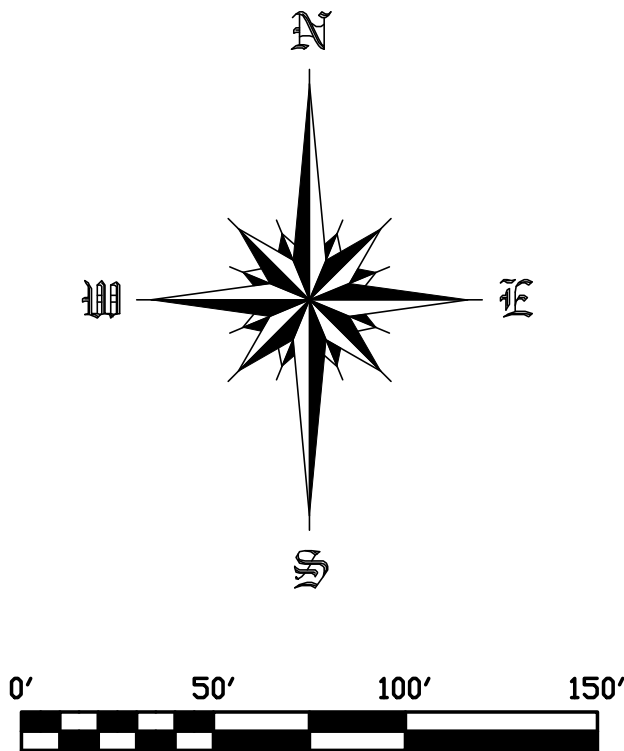
THE PROPERTY SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE
ACCORDING TO FIRMette MAP (#05045C0157 FAULKNER COUNTY ARKANSAS)
PROVIDED BY FEMA AND DATED 12-19-2006.

THE PORCHES AT MATTHEWS PARK

P.U.D. SUBDIVISION

Preliminary Plat

Lying in the E1/2 NE1/4 of Section 21, T-7-N, R-13-W
Faulkner County, Arkansas



Legal Description (Lots 1-6) The Porches at Matthews Park P.U.D. Subdivision Being a part of the E1/2 NE1/4 of Section 21, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the NE Corner of the SE1/4 NE1/4 of said Section 21, T-7-N, R-13-W, at a found railroad spike on the centerline of Glenn Lane being the point of beginning; thence along said centerline and the East line of said SE1/4 NE1/4 S01°40'21"W 100.00 feet; thence leaving said East line N88°08'08"W 250.40 feet to a found axle; thence N00°16'15"W 101.56 feet to a found 1/2" rebar (APLS#1243); thence N01°06'42"E 234.02 feet to a found 1/2" rebar on the South right of way of Highway 225; thence along said South right of way the following courses: S48°29'30"E 92.91 feet; thence S50°32'53"E 89.24 feet; thence S54°36'45"E 35.17 feet; thence S62°07'25"E 61.86 feet; thence S64°57'25"E 32.14 feet to a point on the East line of said E1/2 NE1/4 and the centerline of Glenn Lane; thence leaving said South right of way along the East line of said E1/2 NE1/4 and said centerline S01°40'21"W 62.57 feet to the point of beginning; containing 1.39 acres more or less.

Subject to all roadways, easements and reservations that are of record or physically in place.

Certificate of Owner:
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Date of Execution: _____

Owner/Developer:
Karla Cook
P.O. Box 691
Conway, AR 72033

Source of Title: Doc#

Certificate of Preliminary Surveying Accuracy:
I, Tim P. Tyler, hereby certify that this plot correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

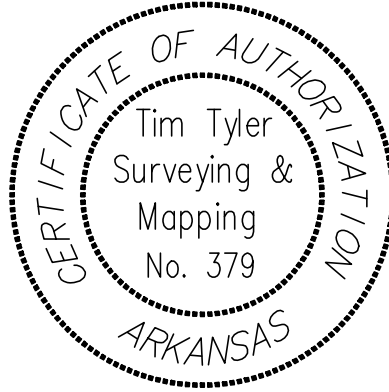
Date of execution: _____

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

Certificate of Preliminary Engineering Accuracy:
I, David L. White, hereby certify that this plat correctly represents a plat made by me and that engineering requirements of the Greenbrier Land Subdivision and Development Code have been complied with.

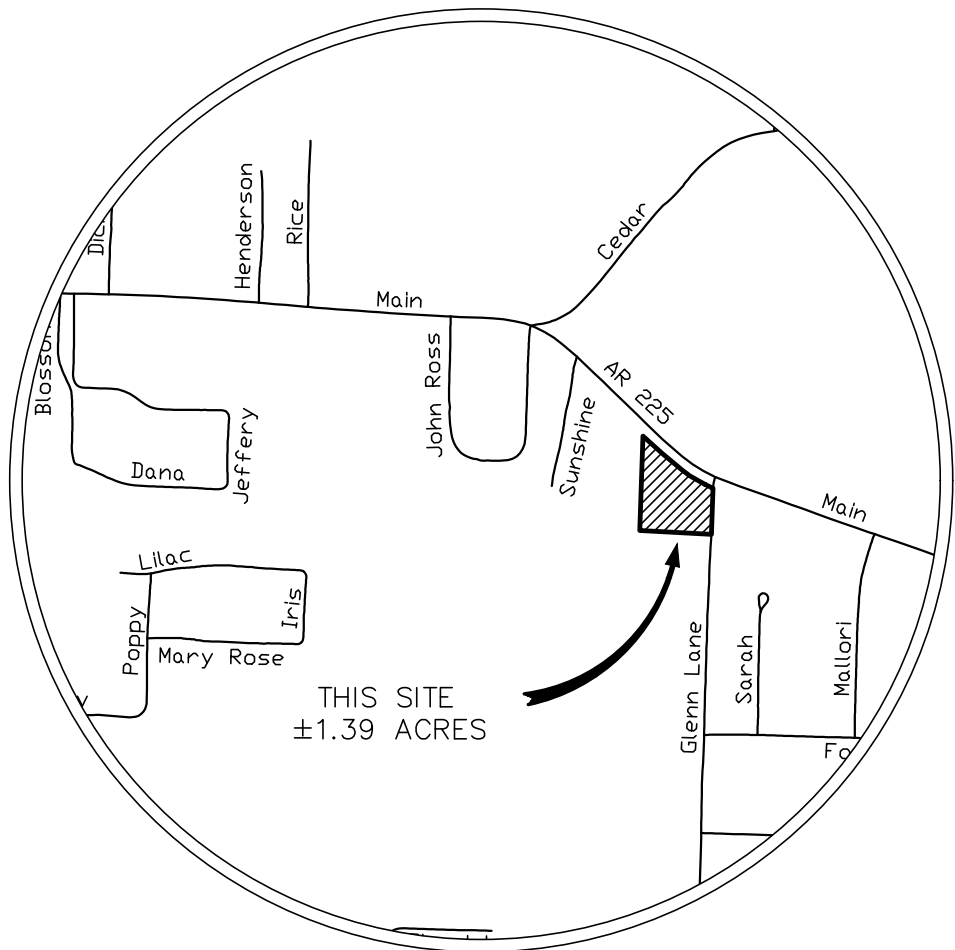
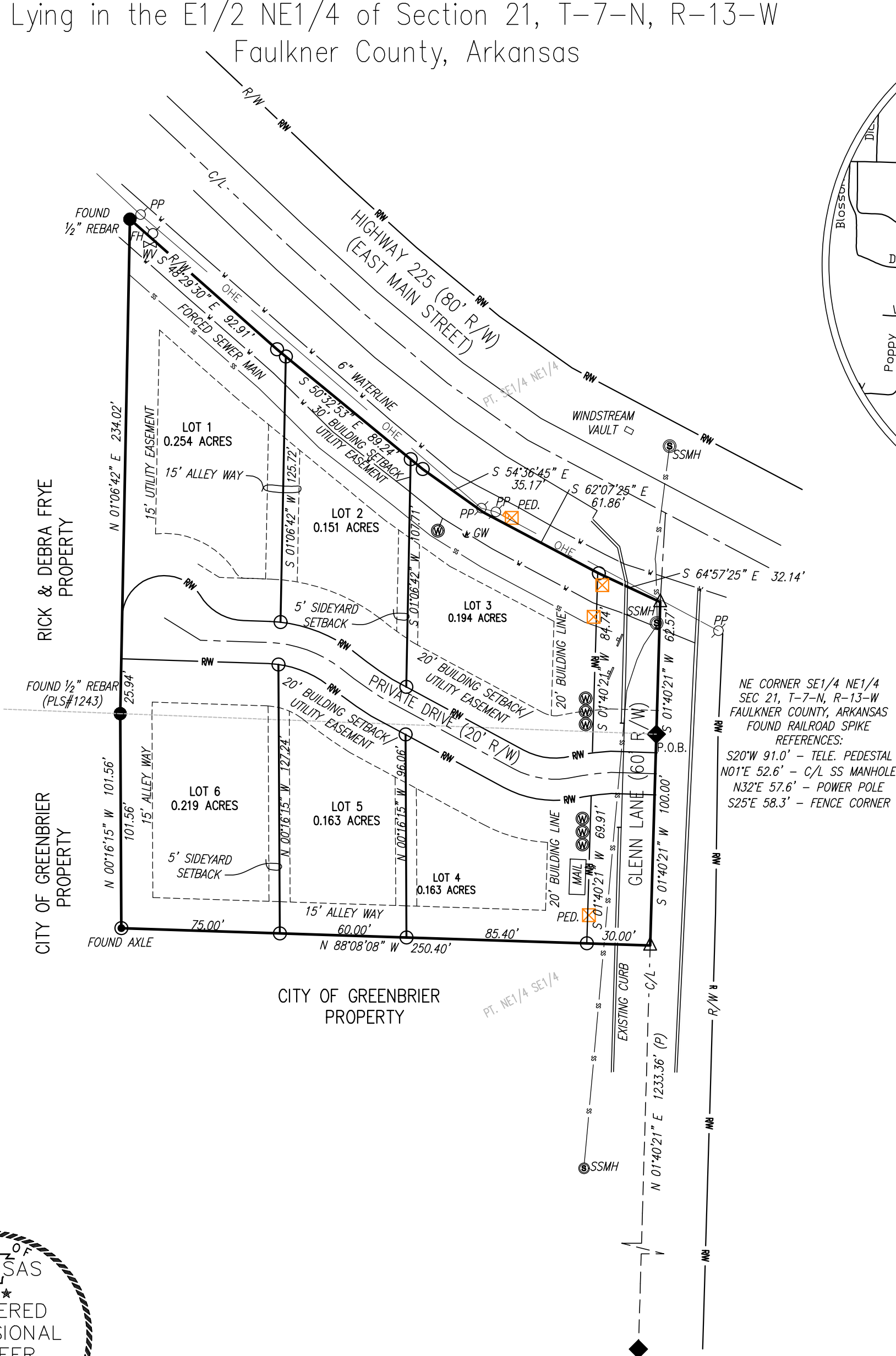
Date of execution: _____

David L. White, Registered Professional Engineer #10892



BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

SE CORNER SE1/4 NE1/4 SEC 21, T-7-N, R-13-W FAULKNER COUNTY, ARKANSAS FOUND RAILROAD SPIKE
REFERENCES:
WEST 3.6' - C/L GLENN LANE
EAST 24.9' - BRICK COLUMN
N85°W 28.2' - TELE. PEDESTAL



VICINITY MAP
NOT TO SCALE

LEGEND	
●	FOUND IRON PIN
○	SET IRON PIN
◆	FOUND RAILROAD SPIKE
△	CALCULATED POINT
PP	POWER POLE
GW	GUIDE WIRE
PED. □	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WV	WATER VALVE
SSMH	SEWER MANHOLE
⊢	MARKER/SIGN
(P)	PLATTED DISTANCE

---	EASEMENT
---	CENTERLINE
---	RIGHT OF WAY
SS	SANITATION SEWER
W	WATERLINE
OHE	OVERHEAD ELECTRIC

Certificate of Preliminary Plat Approval
Pursuant to the Greenbrier Land Subdivision and Development Code, and all of the conditions of approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said Rules and Regulations.

Signature: _____
Date of Execution _____ Greenbrier Planning Commission

- Notes:
- The Zoning of this property is P.U.D.
 - Iron pins are set at all lot corners.
 - All easements shall be for general utilities and or drainage. All easements are as shown.
 - Building lines are 20' unless noted otherwise.
 - Each Lot is subject to all roadways, easement and building line setbacks as shown on this plat.
 - This property is not in the 100 year Flood plain according to Map #05045C0157H panel 157 of 480, Dated 12-19-2006.
 - This property is serviced by Greenbrier Water & Sewer, and Entergy Electric.

T Tyler Group
surveying, mapping, engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.ttylgroup.net / email: info@ttylgroup.net

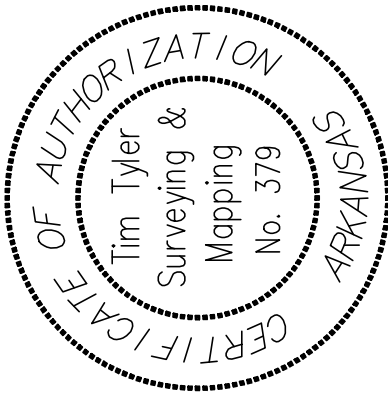
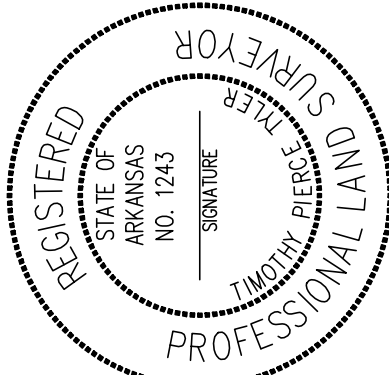
DATE:	10-14-19
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO:	117-0804/KINCAID SUBDIVISION
DRAWN BY:	TCP/RF
REVIEWED BY:	MGH
STATE CODE:	500-07N-13W-0-21-100-23-1243
SHEET NO.	1 OF 1

DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:
The Porches at Matthews Park
P.U.D. Subdivision
Preliminary Plat
BEING A PART OF THE E1/2 NE1/4 SECTION 21, T-7-N, R-13-W, FAULKNER COUNTY, ARKANSAS

- Energy Electric.
- Lots 1, 2, 21, 37-46 (Access to Tyler Street is denied, only access is by way of Oak Woods Loop.

Legal Description: Oak Woods Subdivision, Phase 1 (Lots 1-46) Being a part of the SW1/4 NW1/4 and a part of the NW1/4 SW1/4 of Section 27, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as: Commencing at the SW corner of said SW1/4 NW1/4, said point being the Point of Beginning; thence along the West line of said SW1/4 NW1/4 N01°53'03"E 850.73 feet to the SW corner of Lot 96, East Park Subdivision, Phase 3; thence leaving said West line, along the South line of said East Park Subdivision, Phase 3, S35°49'24"E 179.97 feet, then S45°05'06"E 505.77 feet, then S2°00'00"E 141.82 feet, then East, Subdivision, Phase 3, on the Northwestern right of way of Tyler Street; thence leaving said South line, along said right of way, along a curve to the left with an arc length of 25.71 feet, a radius of 280.00 feet, a chord bearing of S04°20'47"W, and a chord length of 25.70 feet; thence S01°42'59"W 493.38 feet; thence along a curve to the right with an arc length of 342.56 feet, a radius of 220.00 feet, a chord bearing of S46°19'26"W, and a chord length of 308.99 feet; thence N89°04'21"W 322.64 feet; thence along a curve to the left with an arc length of 112.00 feet, a radius of 280.00 feet, a chord bearing of S78°46'01"W, and a chord length of 111.26 feet to the West line of said NW1/4 SW1/4; thence leaving said right of way, along said West line, N00°29'48"E 346.28 feet to the Point of Beginning, containing 14.20 acres, more or less.



CURVE	RADIUS	ARC LENGTH	CURVE CHART	CHORD LENGTH	CHORD BEARING
C1	280.00'	25.71'	S 0°29'48" E	25.70'	S 0°29'48" W
C2	220.00'	342.56'	S 0°29'48" E	308.99'	S 46°19'26" W
C3	280.00'	112.00'	S 0°29'48" E	111.26'	S 78°46'01" W
C4	280.00'	112.00'	S 0°29'48" E	111.26'	S 78°46'01" W
C5	51.00'	52.51'	S 0°29'48" E	50.38'	S 84°05'06" E
C6	55.00'	85.64'	S 0°29'48" E	77.25'	S 46°19'26" W
C7	28.00'	43.35'	S 0°29'48" E	39.15'	N 45°52'06" E
C8	28.00'	44.27'	S 0°29'48" E	39.80'	S 45°46'52" E
C9	28.00'	44.27'	S 0°29'48" E	39.80'	S 45°46'52" E
C10	28.00'	44.27'	S 0°29'48" E	39.80'	S 45°46'52" E
C11	28.00'	60.32'	S 0°29'48" E	49.33'	N 61°13'44" E
C12	28.00'	27.74'	S 0°29'48" E	26.62'	S 26°40'05" E
C13	28.00'	43.96'	S 0°29'48" E	39.60'	S 43°77'07" E
C14	28.00'	43.96'	S 0°29'48" E	39.60'	N 44°53'29" E
C15	28.00'	43.96'	S 0°29'48" E	39.60'	S 44°53'29" E
C16	28.00'	43.96'	S 0°29'48" E	39.60'	S 44°53'29" E
C17	30.00'	46.71'	S 0°29'48" E	42.13'	S 46°19'26" W
C18	220.00'	65.25'	S 0°29'48" E	65.01'	N 82°26'04" E
C19	220.00'	125.13'	S 0°29'48" E	124.03'	N 73°33'55" E
C20	220.00'	125.13'	S 0°29'48" E	124.03'	N 73°33'55" E
C21	220.00'	25.84'	S 0°29'48" E	25.80'	N 69°04'50" E
C22	80.00'	23.73'	S 0°29'48" E	23.64'	N 82°26'04" E
C23	80.00'	45.72'	S 0°29'48" E	45.10'	N 57°33'55" E
C24	80.00'	45.72'	S 0°29'48" E	45.10'	N 57°33'55" E
C25	80.00'	45.72'	S 0°29'48" E	45.10'	N 57°33'55" E
C26	78.00'	34.87'	S 0°29'48" E	34.58'	N 110°02'07" W
C27	78.00'	42.42'	S 0°29'48" E	41.90'	N 39°26'26" W
C28	78.00'	47.71'	S 0°29'48" E	46.97'	N 19°02'02" E
C29	78.00'	52.48'	S 0°29'48" E	51.90'	N 59°49'55" E
C30	78.00'	52.48'	S 0°29'48" E	51.90'	N 59°49'55" E
C31	78.00'	14.48'	S 0°29'48" E	14.44'	N 82°13'45" W

PROJECT TITLE:

OAK WOODS SUBDIVISION PHASE 1

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