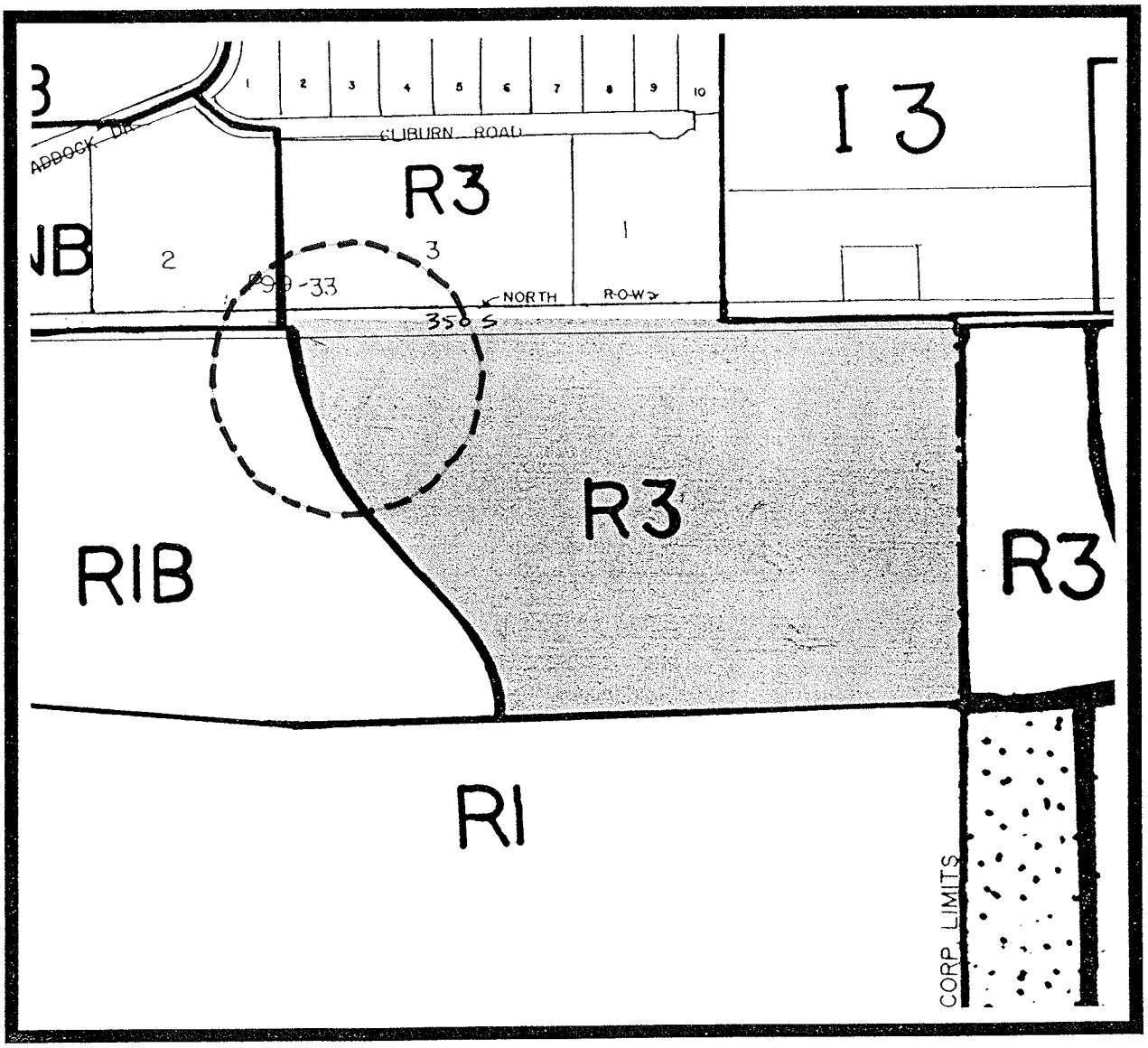
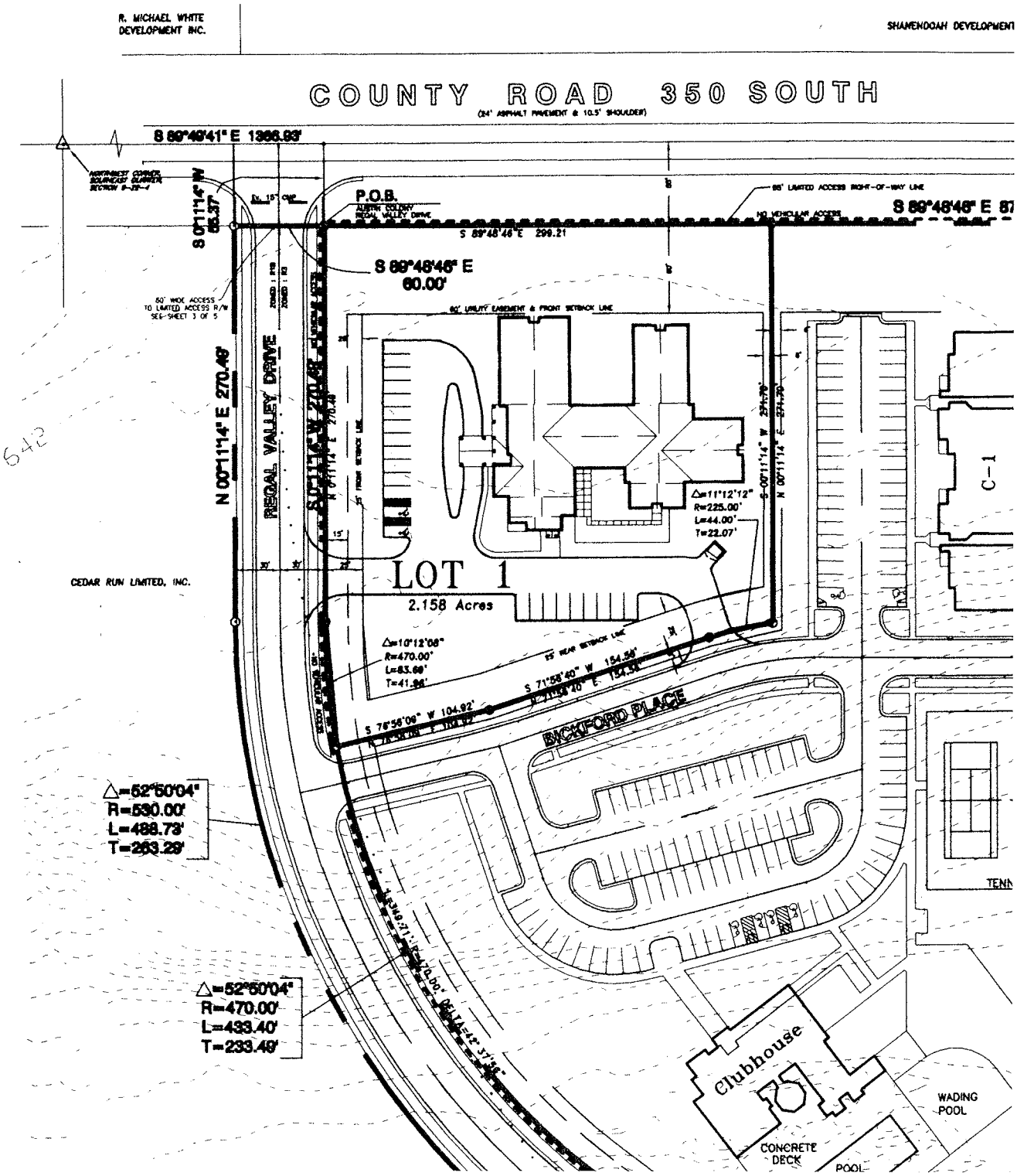
S-3061
Austin Colony at Valley Lakes Subdivision

(Major Preliminary)



1" = 500'

AUSTIN


R. MICHAEL WHITE DEVELOPMENT INC.
SHANENDOAH DEVELOPMENT
COUNTY ROAD 350 SOUTH
(24' ASPHALT PAVEMENT & 10.5' SHOULDER)
S 89°48'41" E 1366.93'
S 00°11'14" W 65.37'
P.O.B.
AUSTIN COLONY
REGAL VALLEY Drive
65' LIMITED ACCESS RIGHT-OF-WAY LINE
NO VEHICULAR ACCESS
S 89°48'46" E 87
S 89°48'46" E 299.21
S 89°48'46" E 60.00'
60' WIDE ACCESS TO LIMITED ACCESS R/W SEE-SHEET 3 OF 5
60' UTILITY EASEMENT & FRONT SETBACK LINE
N 00°11'14" E 270.49'
REGAL VALLEY DRIVE
S 00°11'14" W 270.49'
N 00°11'14" E 270.49'
S 00°11'14" W 274.70'
N 00°11'14" E 274.70'
Δ=11°12'12"
R=225.00'
L=44.00'
T=22.07'
C-1
642
CEDAR RUN LIMITED, INC.
LOT 1
2.158 Acres
Δ=10°12'08"
R=470.00'
L=83.68'
T=41.94'
25' REAR SETBACK LINE
S 71°58'40" W 154.54'
S 76°56'06" W 104.92'
BICKFORD PLACE
Δ=52°50'04"
R=530.00'
L=488.73'
T=263.29'
Δ=52°50'04"
R=470.00'
L=433.40'
T=233.49'
Clubhouse
WADING POOL
CONCRETE DECK
POOL