



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT
 FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Special Permit #17022C

FINAL ACTION?
No

DEVELOPER/OWNER
Dominion South, LLC

PLANNING COMMISSION HEARING DATE
October 16, 2024

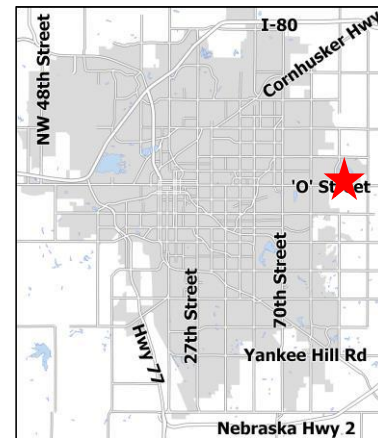
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
N 105th Street & Wayborough Lane

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request to amend the Dominion at Stevens Creek CUP to remove the previously approved 440 multi-family units in the southern area of the CUP and replace them with 130 attached townhomes and 18 single-family attached dwellings. Waivers to increase block length; reduce the minimum lot area; reduce the minimum lot depth; reduce the minimum lot width; and reduce minimum front yard and rear yard setbacks are also requested to provide a development that incorporates a neo-traditional design concept through the use of alleys and allowing for “missing middle housing”. No other changes to the existing approved special permit are being requested. The development is located east of Waterford Estates with access from O Street at N. 105th street and is zoned R-3 Residential.



JUSTIFICATION FOR RECOMMENDATION

The request is appropriate as the area is identified for urban density residential in the Comprehensive Plan. The proposed density and housing types provides a less intensive housing transition to the existing single-family attached units to the north. Additionally, the request for , the reduction in block length, lot area, lot depth, setbacks, and width, which are correlative, provides the ability to provide “Missing-Middle” housing, provides additional housing choice, and will not have a detrimental impact upon the immediate or surrounding neighborhood.

APPLICATION CONTACT

Mike Eckert (402) 434-8494 or meckert@civildg.com

STAFF CONTACT

Steve Dush, (402) 441-5662 or sdush@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The existing land use and density of development are in conformance with the Comprehensive Plan, the established land use pattern, and the proposed waivers continue to forward the existing plan by allowing a design, urban form, and residential product type that provides more choice and diversity in the new housing stock within the community.

WAIVERS

1. Zoning Ordinance, Table 27.72.020(a) lot area from 6,000 square feet to 1,700 square feet on Lots 59-80 Block 4 and Blocks 26, 27, & 28. (Recommend Approval)
2. Zoning Ordinance, Table 27.72.020(a) lot width from 50 feet to 21 feet on Lots 59-80 Block 4 and Blocks 26, 27, & 28. (Recommend Approval)

3. Zoning Ordinance, Table 27.72.020(a) front yard setback from 20 feet to 15 feet on Lots 59-80 Block 4 and Blocks 26, 27, & 28. (Recommend Approval except for lots not in compliance with intersection design standards)
4. Zoning Ordinance, Table 27.72.020(a) rear yard setback from 30 feet or 20% of lot depth to 15 feet on Lots 59-80 Block 4 and Blocks 26, 27, & 28. (Recommend Approval)
5. Subdivision Ordinance 26.23.130(a) block length to exceed 1,320 feet due to the established block pattern. (Recommend Approval)
6. Subdivision Ordinance 26.23.140 (a) reduce lot depth from 90 feet to 82 feet on lots 59-80 within Block 4 and all lots on Blocks 26, 27, & 28. (Recommend Approval)

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is shown as future residential - Urban Density on the 2050 Future Land Use Plan.

Fundamentals of Growth in Lancaster County

The City of Lincoln’s present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

New growth areas will have an average gross residential density of 4.0 du/acre.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More “rooftops” near existing commercial areas help to support continued commercial investment.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other

commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing - great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Figure E1.a: Strategies for Design, Sustainability and Complete Neighborhoods in Developing Areas

1. Encourage a mix of compatible land uses to develop more complete neighborhoods:
 - a. Similar uses on the same block face: residential faces residential.
 - b. Similar housing densities developed near each other: single-family and “missing middle” residential (3-12 units) scattered throughout with higher density residential (more than 12 units) near the neighborhood edge or clustered near commercial centers.
 - c. Non-residential uses, including parking lots, should be screened from residential areas.
 - d. Locate Commercial Centers so as residents can safely access essential goods and services (i.e. not located across arterial streets) and no more than a 15-minute walk from all residences.
2. Require sidewalks on both sides of all streets.
3. Encourage locations within neighborhoods to grow local food.
4. Plan for residences to be located within 1 mile to an existing or planned multi-use trail.
5. Plan for residences to be located within 1/2 mile to an existing or planned neighborhood park.
6. Integrate transit stops into developing neighborhoods and within a 1/2 mile distance from residences.
7. Encourage employment areas to be within a 15-minute walking distance to residences.
8. Plan for elementary or middle schools to be within a 15-minute walking distance to residences.
9. Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
10. Develop shorter block lengths to provide multiple connections across residential and commercial areas.
11. Provide pedestrian connections when maximum block lengths are exceeded.
12. Encourage shared City and School facilities (aka SPARKS).
13. Provide adequate curb space to allow for on-street parking.
14. Encourage alley access and shared driveways to reduce interruptions to pedestrians, to preserve on street parking capacity, and to reduce automobile conflict points.
15. Support preservation or restoration of natural areas, and limit stream or drainageway crossings.

Policies Section

P3: Developing Neighborhoods - Accommodate and encourage growth that aligns with PlanForward’s growth scenario and provides a mix of housing options with convenient access to parks, schools, shopping, jobs, and other community resources.

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community’s infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve

- PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
 8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
 9. Promote mixed-income neighborhoods.
 10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
 11. Support addition of higher density development in existing multi-family development.
 14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
 16. Encourage a variety of housing types including townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and small lot single-family units.

P17: Predictability - Strive for predictability for neighborhoods and developers.

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards, to support economic development, complete neighborhoods, and other PlanForward initiatives.
2. Support timely and efficient implementation of the growth tiers framework through the Capitol Improvement Program and other coordinated infrastructure enhancements.

CLIMATE ACTION PLAN SPECIFICATIONS:

- p. 11 Key Initiative - Transition to Low-Carbon Energy.
- Continue incentive-based (residential, commercial, or industrial) programs promoting the installation of renewable energy systems. Incentives may include offering rebates on purchasing equipment, attractive net metering pricing, tax incentives, height allowances, setback, and area-based incentives, expedited permitting, and others.
- p. 14 Key Initiative - Build a Decarbonized and Efficient Transportation System.
- Continue to encourage mixed-use development in the Comprehensive Plan.
 - Consider Transit Oriented Development policies in the update of the Comp Plan 2050.

ANALYSIS

1. This is a request for an amendment to SP17022 Dominion at Stevens Creek Community Unit Plan (CUP) to remove the 440 unit multi-family residential development and replace it with 130 attached townhomes and 18 single-family attached dwellings and associated waivers to dimensional standards including lot area, lot width, lot depth, front and rear yard setbacks, and block length are inter-related due to the neo-traditional design and missing middle housing proposed. This request advances multiple elements of the comprehensive plan and provides a less intensive transition to the existing built environment. The waivers requested will not have a negative impact upon the existing and planned uses in the area. There are no additional modifications to the CUP or waivers sought.
2. The future land use map identifies the CUP for urban density residential and the proposed amendment does not increase the density or phasing in any manner.
3. The application is in keeping with the Comprehensive Plan and advances the policies of the Pipeline Planning Area (PPA) located parallel to the southern property line as there is a significant number of units being removed from the previous approval within the PPA.
4. The project will also reduce the number of vehicle trips as there is a 298 residential unit reduction from the existing approved plan.
5. The property is located within the Tier I Priority A growth tier and development is actively occurring in the immediate vicinity.

CONDITIONS OF APPROVAL: see attached

EXISTING LAND USE & ZONING: Single Family Attached, Developing and Vacant, R-3

SURROUNDING LAND USE & ZONING

North: Single Family Detached & Vacant - AG
South: Single Family Detached, Ag production - AG
East: Single Family Detached Vacant - R-4 (East Dominion Estates)
West: Single Family Detached - R-3 (Waterford Estates)

APPLICATION HISTORY

- 1 The original **SP17022** approved by the City Council in February 2018 authorized a CUP for single family detached and townhome residential uses for up to 433 total dwelling units with associated waivers. The development was planned in a total of five phases. Phase 1 included 74 single family units in the northwest part of the CUP adjacent to Sky Ranch Acres to the north and Waterford Estates to the west. Phase 2 included 78 single family units located on the west side of the CUP next to Waterford Estates. Phase 3A included 78 single family units in the northeast part of the CUP while Phase 3B and Phase 4 included the southwest and southeast parts of the CUP, respectively, with 38 single family homes in Phase 3B and 83 single family homes and 82 townhome units in Phase 4.
- 2 **SP17022A** - A previous CUP amendment was approved by the City Council in January 2022 and removed 77 single family and townhome lots and added 462 multi-family units. This amendment resulted in a total permissible 835 residential units consisting of 297 single family detached units, 76 single family attached units, and 462 apartment units.
- 3 **AA24024** approved a request to adjust lot widths and increase the density by 2 single family lots and within the permissible density.
- 4 **SP17022B** - A previous CUP amendment was approved by the City Council in July 2024 to request waivers to: 1) reduce the average minimum lot width from 40 feet to 35 feet; and 2) reduce the lot area per family unit from 5,000 SF to 4,200 SF.
- 5 There have been 11 final plats completed as of the time of this application within the CUP.

APPROXIMATE LAND AREA: 152.26 acres overall

LEGAL DESCRIPTION: See Attached

Prepared by Steve Dush, AICP
(402) 441- 5662 or sdush@lincoln.ne.gov

Date: October 2, 2024

Applicant/Contact: Civil Design Group, Inc.
Mike Eckert, AICP
8535 Executive Woods Drive
Lincoln, NE 68512
402-434-8494 or meckert@civildg.com

Owner: Dominion South, LLC
429 Industrial Drive
Grand Island, NE 68803

https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/SP/17000/SP17022C_Dominion at Stevens Creek CUP.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #17022C

Per Section 27.63.320 this approval permits a Community Plan with up to 541 dwelling units consisting of single family, single family attached, and townhome units, all previously approved waivers and the following additional waivers: reduce minimum lot area from 6,000 square feet to 1,700 square feet; reduce lot width from 50 feet to 21 feet; reduce front yard setbacks from 20 feet to 15 feet except for corner lots not in compliance with intersection design standards; reduce rear yard setbacks from 30 feet or 20% of lot depth to 15 feet; increase block length from 1,320 feet to dimensions per site plan; reduce lot depth from 90 feet to 82 feet.

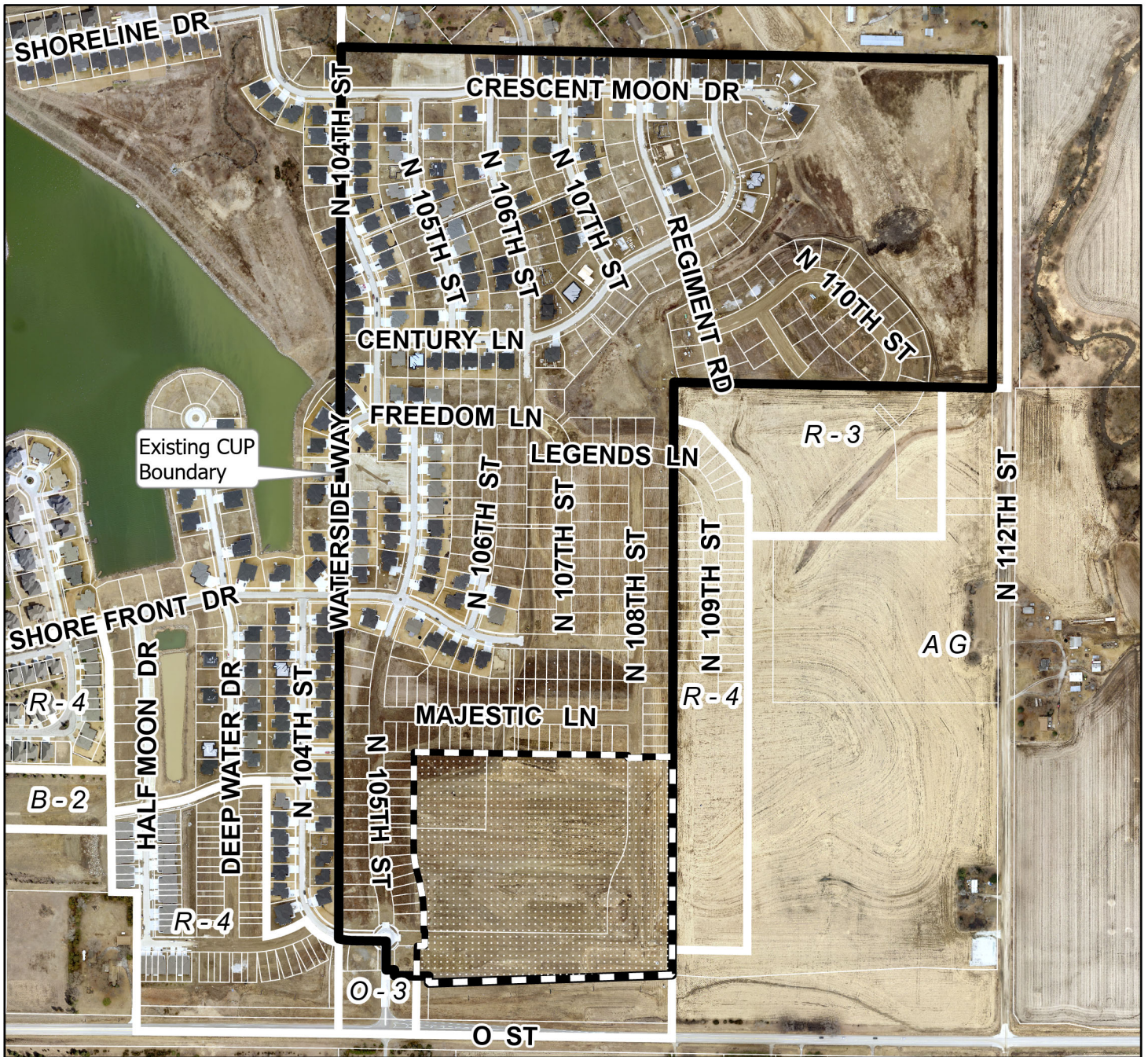
Site Specific Conditions:

1. Before a final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 2 copies with all required revisions and documents as listed below:
 - 1.1 Revise the grading plan, if needed, after submitting for LTU review and approval a plan depicting the difference in impermeable area from the previous design and proposed design with smaller lots to ensure the design change will not impact the overall drainage calculations per City of Lincoln requirements.
 - 1.2 Add to the General Notes, "Signs need not be shown on this site plan, but need to be in compliance with chapter 27.69 of the Lincoln Zoning Ordinance, and must be approved by Building & Safety Department prior to installation".
 - 1.3 Revise site plan to illustrate compliance with T-Intersection design standards per City of Lincoln standards; reconcile only those areas within the plan that have changed through the use of "clouding" to note the change; and other technical comments per City of Lincoln standards.
 - 1.4 Revise site plan to depict the Lincoln Design Standards for intersection sight triangles for uncontrolled intersections.
 - 1.5 Add note to plan indicating all garages attached to the residential units shall have a front yard setback of 20 feet when the garage faces that street.
 - 1.6 Revise plans to depict compliance with City of Lincoln standards per LTU-Traffic comments dated 9/27/2024.

Standard Conditions:

2. The following conditions are applicable to all requests:
 - 2.1 Before occupying the dwelling units / buildings or starting the operation all development and construction shall substantially comply with the approved plans.
 - 2.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 2.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 2.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

- 2.5 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.
- 2.6 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.



Special Permit #: SP17022C
Dominion at Stevens Creek CUP
N 105th St & O St

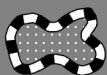


2020 aerial

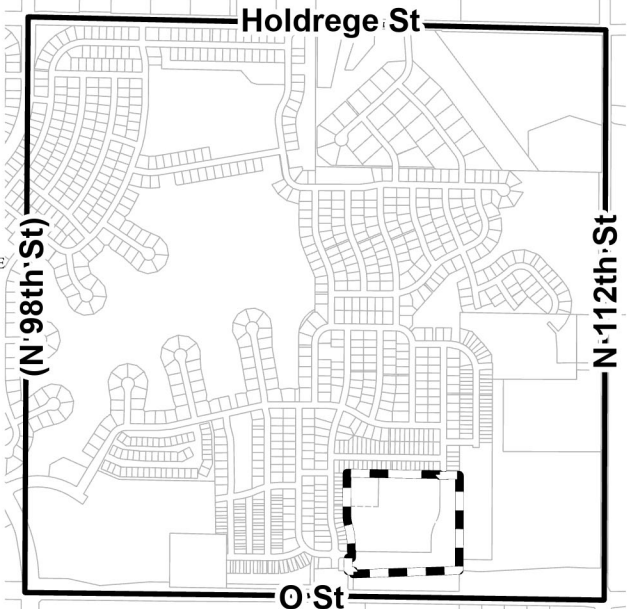
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile:
 Sec.24 T10N R07E



	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction





Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

October 2, 2024

Mr. David Cary, Director of Planning
City of Lincoln/Lancaster County
555 S. 10th St, Room 213
Lincoln, NE 68508

RE: Application for Amendment to the Dominion at Stevens Creek CUP, CDG project #2024-0104.

Dear Mr. Cary:

On behalf of Dominion South, LLC we submit the above mentioned application for an amendment to Dominion at Stevens Creek CUP. This amendment is seeking to remove 440 multi-family units in the southern area of this CUP and replace them with 130 attached townhomes in groupings of three to five units along with 18 single-family attached dwellings. The associated grading plans, hydrology calculations and street profiles will be uploaded.

In order to accommodate the design of these units with alley access we are requesting the following waivers:

- To LMC 27.72.020(a) R-3, 'other allowed uses' for the townhomes located on Lots 59-80 Block 4 and Blocks 26, 27, & 28, and to allow accessory uses on Lots 34 & 35 Block 26, Lot 39, Block 27 and Lot 38, Block 28, to reduce the yard setbacks and minimum lot area as follows: Minimum Lot Area from 6,000 SF to 1,700 SF, the Average Lot Width from 50' to 21', the Front Yard setback from 20' to 15' and the Rear Yard setback to 15'.
- To LMC 26.23.140(a) to reduce the minimum lot depth of a residential from 110' to 82' on Lots 59-80 Block 4 and all lots on Blocks 26, 27, & 28.

In conjunction with this submittal we have included the following:

City of Lincoln CUP Amendment Fee: \$1,109.00
Amendment Community Unit Plan Application
Plans uploaded via Project Dox

I hope that this letter and associated plans provide you with the enough information to review this application. Please call me at (402) 434-8494 if you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Eckert".

Mike Eckert, AICP

Encl

Cc: Dominion South, LLC

/Volumes/Public/F/Projects/2024/20240104/Landplanning/Doc/2024-0104 Full CUP Amendment 10-02-24.docx

DOMINION AT STEVENS CREEK
AMENDED SPECIAL PERMIT

A legal description of a tract of land composed of Dominion at Stevens Creek Addition a portion of Lots 9 & 10, Block 3, Lots 1-3, Block 4, Lots 1-12, Block 5, Lots 1-11, Block 6, Lots 1-2, Block 7, Lots 1-5, Block 8, Lot 2, Block 9 and Outlots 'E' & 'F'; Dominion at Stevens Creek 2nd Addition Lots 1-17, Block 1, Lots 1-6, Block 2, Lot 1, Block 3, Lots 1-14, Block 4, Lots 1-2, Block 5, Lot 1, Block 6, Lots 1-5, Block 7 and Outlots 'B', 'C', 'D' and 'E'; Dominion at Stevens Creek 3rd/ Addition Lots 1-10, Block 1, Lots 1-15, Block 2, Lots 1-10, Block 3, Lots 1-5, Block 4, Lots 1-7, Block 5, Lot 1, Block 6 and Outlots 'A', 'B' and 'C'; Dominion at Stevens Creek 4th/ Addition Lot 1; Dominion at Stevens Creek 5th/ Addition Lots 1-6, Block 1, Lots 1-10, Block 2, Lots 1-10, Block 3, Lots 1-10, Block 4, Lots 1-16, Block 5, Lots 1-8, Block 6, Lot 1, Block 7 and Outlot 'D'; Dominion at Stevens Creek 6th/ Addition Lots 1-3, Block 1, Lots 1-14, Block 2, Lots 1-3, Block 3, Lots 1-8, Block 4 and Outlots 'A', 'B' and 'C'; Dominion at Stevens Creek 7th/ Addition Lots 1-4, Block 1, Lots 1-6, Block 2, Lots 1-8, Block 3, Lots 1-18, Block 4, Lots 1-18, Block 5, Lots 1-10, Block 6, Lots 7-16, Block 7, Lots 1-10, Block 8, Lots 1-6, Block 9, Outlots 'A', 'B', 'E', 'F', 'G' and 'H'; Dominion at Stevens Creek 8th/ Addition Lot 1-6, Block 1, Lot 1, Block 2, Lots 1-14, Block 3, Lots 1-2, Block 4; Dominion at Stevens Creek 9th/ Addition Lots 1-10; Dominion at Stevens Creek 10th/ Addition Lots 1-11, Block 1, and Outlots 'A', 'B' and 'C'; and the adjacent west half of N. 112th Street, all located in Section 24, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southwest Corner of the Southeast Quarter of said Section 24; Thence North, on the West Line of the Southeast Quarter on an assumed bearing of N 00°10'16" E for a distance of 392.08' to a point on the Centerline of Wayborough Lane, said point being the Point of Beginning;

Thence N 00°10'16" E, on the West Line of the Southeast Quarter of Section 24, for a distance of 2243.43' to the Southwest Corner of the South Half of the Northeast Quarter of Section 24; Thence N 00°09'38" E, on the West Line of the South Half of the Northeast Quarter of Section 24, for a distance of 1321.04' to the Northwest Corner of the South Half of the Northeast Quarter of Section 24, said point also being the Northeast Corner of Outlot 'B' Dominion at Stevens Creek 2nd Addition; Thence S 88°51'12" E, on the North Line of the South Half of the Northeast Quarter of Section 24, and on the North Line of Dominion at Stevens Creek 2nd, 3rd and 5th Additions, for a distance of 2676.41' to the Northeast Corner of the South Half of the Northeast Quarter of Section 24; Thence S 00°09'35" W, on the East Line of the South Half of the Northeast Quarter of Section 24, for a distance of 1314.02' to the Southeast Corner of the North Half of the Northeast Quarter of Section 24; Thence N 88°59'43" W, on the South Line of the South Half of the Northeast Quarter of Section 24, and on the South Line of Dominion at Stevens Creek 5th and 6th Additions, for a distance of 1338.08' to the Northeast Corner of the West Half of the Southeast Quarter of Section 24, said point also being a Corner of Dominion at Stevens Creek 7th Addition; Thence S 00°10'18" W, on the East Line of the West Half of the Southeast Quarter of Section 24, and the East

Line of Dominion at Stevens Creek 10th Addition, for a distance of 2377.77' to the Southeast Corner of Outlot 'A' Dominion at Stevens Creek 10th Addition;
Thence on the South and West Lines of Outlot D Dominion at Stevens Creek 10th Addition the following 4 courses:
S 87°55'09" W, for a distance of 976.90'
Thence N 00°51'40" E for a distance of 30.36';
Thence N 89°08'20" W for a distance of 137.90';
Thence N 00°10'16" E for a distance of 23.34';
Thence S 88°14'59" W for a distance of 33.06' to a point on the Centerline of N. 105th Street; Thence N 00°10'16" E, on the Centerline of N. 105th/ Street, for a distance of 128.18' to the intersection of N. 105th Street and Wayborough Lane;
Thence on the Centerline of Wayborough Lane the following 2 courses:
N 89°08'20" W for a distance of 138.86';
Thence with a curve turning to the right, with an arc length of 53.24', with a radius of 200.00', with a chord bearing of N 81°30'00" W, with a chord distance of 53.08', to the Point of Beginning, and having a calculated area of 154.07 Acres more or less.

Subject to any and all easements and restrictions of record.