



STAFF COMMENTS:

NOTE: This property is subject to the provisions of The Park Residential Community Unit Plan (DP-66). The parcel in which this plat is located indicates that uses are limited to townhouse development. An administrative adjustment will therefore be necessary to allow the single-family development proposed by this plat.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Approval of this plat is contingent upon the applicant obtaining an administrative adjustment to the CUP to allow single-family development.

G. While Yellowstone is a collector street, it is recommended that the Subdivision Committee recommend that the City Council waive the sidewalk requirements of Section 3(C)(1) of the Sidewalk Ordinance. This is recommended since no other segments of sidewalk exist on the collector street.

H. On the final plat, 25-foot front yard building setbacks and 15-foot side yard building setbacks shall be indicated on the corner lots. A 25-foot setback shall be indicated from Yellowstone on Lot 30.

I. On the final plat, the utility easement along the north line of Lots 1 through 4, Block 1, and the utility easement running diagonally across the lots in the northeast section of the plat shall be dimensioned from lot corners.

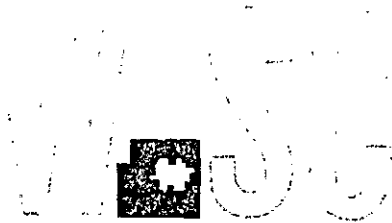
J. In order to avoid confusion, it is recommended that the use of Fairway be eliminated from the short section of street shown on this plat.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

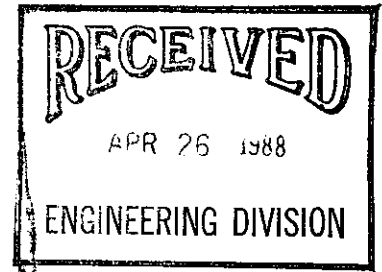
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
(316) 268-4561

April 22, 1988



Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 88-30 - WOODLAND AT THE PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat is contingent upon the applicant obtaining an administrative adjustment to the CUP to allow single-family development.
- G. While Yellowstone is a collector street, it is recommended that the Subdivision Committee recommend that the City Council waive the sidewalk requirements of Section 3(C)(1) of the Sidewalk Ordinance. This is recommended since no other segments of sidewalk exist on the collector street.

- H. On the final plat, 25-foot front yard building setbacks and 15-foot side yard building setbacks shall be indicated on the corner lots. A 25-foot setback shall be indicated from Yellowstone on Lot 30.
- I. On the final plat, the utility easement along the north line of Lots 1 through 4, Block 1, and the utility easement running diagonally across the lots in the northeast section of the plat shall be dimensioned from lot corners.
- J. In order to avoid confusion, it is recommended that the use of Fairway be eliminated from the short section of street shown on this plat.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The final plat tracing shall indicate the platting of minimum building pad elevations that are required by the drainage plan. The minimum building pads shall be referenced in the plat's text and indicated on the face of the plat.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:jcm  
Enclosure

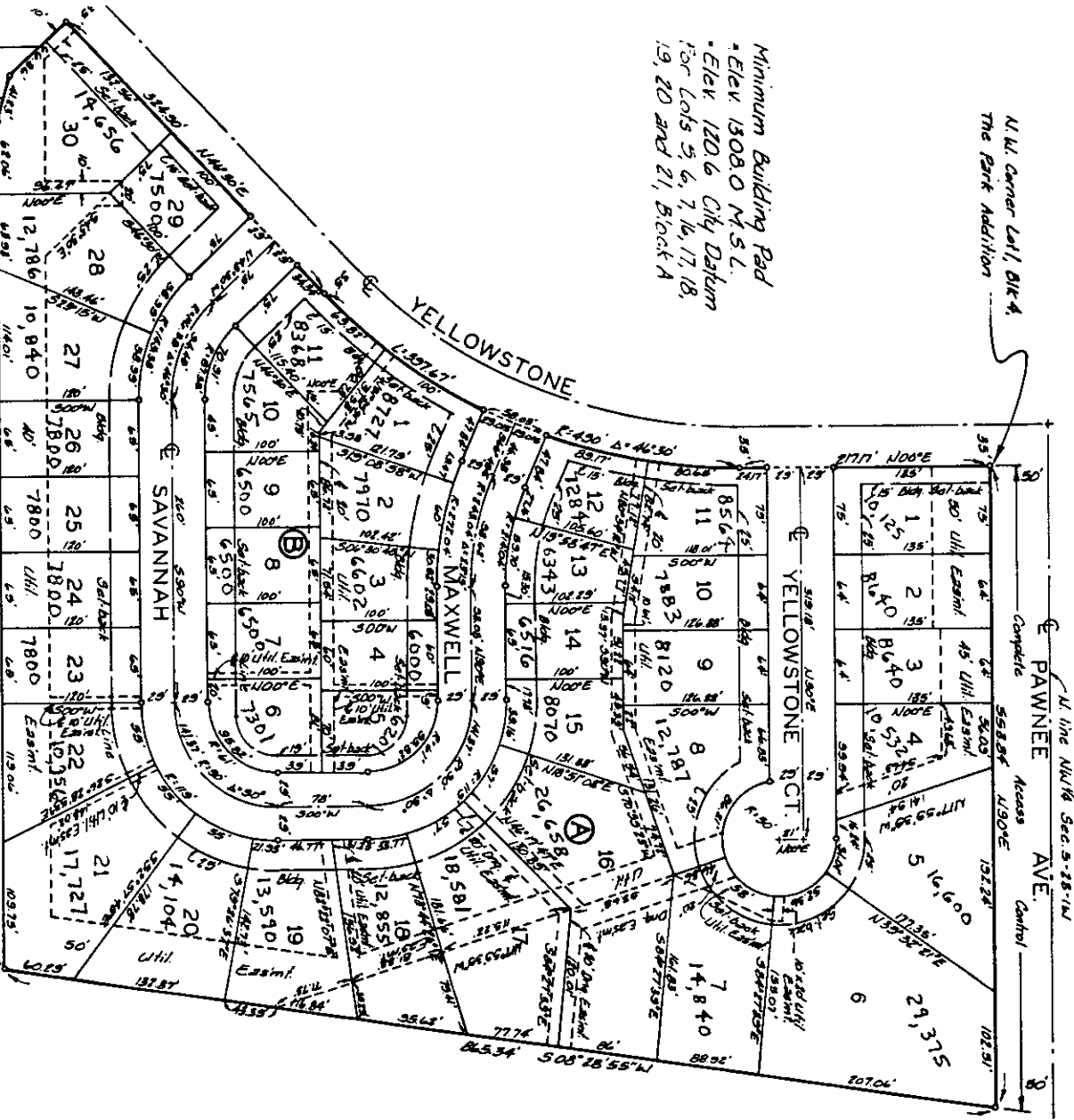
cc: John S. Lewis, 5101 Classen Blvd., Ste. 160, Oklahoma City, OK 73118

# WOODLAND AT THE PARK

WICHITA, KANSAS

U. W. Corner Lot, Blk 4.  
The Park Addition

Minimum Building Pad  
- Elev 1308.0 N.S.L.  
- Elev 120.6 City Datum  
for Lots 5, 6, 7, 16, 17, 18,  
19, 20 and 21, Block A



BENCH MARK  
25' E. of S.  
Sec. 5, Twp. 22  
Elevation = 1.  
ON SITE BEA  
edge drive @ S  
Elevation = 13.  
"i" Call top of,  
stone @ NW  
Elevation = 12.

COMPUTER PRINT-OUT  
FILED IN PLAT FILE  
BY S. F. T. PROVIDED  
BY BAUGHMAN

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*****
BO01 BOUNDARY
*****
2 N 20082.603 E 20087.045 S 0+00
N 46-30'00.0"E 324.900
PC1 N 20306.249 E 20322.719 S 3+24.900
R = 490.000 L = 397.673 DEL = - 46-30'00.0"
T = 210.521 LC = 386.849 N 23-15'00.0"E
PT1 N 20661.682 E 20475.425 S 7+22.573
NORTH 217.170
4 N 20878.852 E 20475.425 S 9+39.743
EAST 553.836
5 N 20878.852 E 21029.261 S 14+93.579
S 08-28'55.0"W 865.342
9 N 20022.975 E 20901.625 S 23+58.922
WEST 728.860
10 N 20022.975 E 20172.765 S 30+87.782
N 74-20'19.9"W 41.227
11 N 20034.104 E 20133.068 S 31+29.009
N 43-30'00.0"W 66.860
2 N 20082.603 E 20087.045 S 31+95.869
LENGTH= 3195.869 AREA= 518000.232 SF 11.892 ACRES

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*****
E001 MEAS
*****
53 N 20256.945 E 20936.517 S 0+00
N 17-59'38.6"W 71.729
158 N 20325.165 E 20914.359 S 0+71.729
N 82-22'06.5"E 33.286
147 N 20329.586 E 20947.350 S 1+05.015
GAP S 82-22'06.5"W 33.286
158 N 20325.165 E 20914.359 S 1+38.301
N 17-59'38.6"W 81.884
159 N 20403.044 E 20889.063 S 2+20.184
N 73-44'25.9"E 75.406
148 N 20424.157 E 20961.453 S 2+95.590
GAP S 73-44'25.9"W 75.406
159 N 20403.044 E 20889.063 S 3+70.996
N 17-59'38.6"W 115.224
149 N 20512.632 E 20853.468 S 4+86.220
N 17-59'38.6"W 93.682
138 N 20601.732 E 20824.529 S 5+79.901
LENGTH= 579.901

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*****
L001 Lot 1 BLK1-LOT BLK A
*****
131 N 20878.852 E 20550.425 S 0+00
SOUTH 135.000
51 N 20743.852 E 20550.425 S 1+35.000
WEST 75.000
43 N 20743.852 E 20475.425 S 2+10.000
NORTH 135.000
4 N 20878.852 E 20475.425 S 3+45.000
EAST 75.000
131 N 20878.852 E 20550.425 S 4+20.000
LENGTH= 420.000 AREA= 10125.000 SF .232 ACRES

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\*\*\*\*\*  
 L002 Lot 2 BLK1-L0T BLK A  
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 131 N 20878.852 E 20550.425 S 0+00  
 EAST 64.000  
 132 N 20878.852 E 20614.425 S 0+64.000  
 SOUTH 135.000  
 129 N 20743.852 E 20614.425 S 1+99.000  
 WEST 64.000  
 51 N 20743.852 E 20550.425 S 2+63.000  
 NORTH 135.000  
 131 N 20878.852 E 20550.425 S 3+98.000  
 LENGTH= 398.000 AREA= 8640.000 SF .198 ACRES  
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\*\*\*\*\*  
 L003 Lot 3 BLK1-L0T BLK A  
 \*\*\*\*\*  
 133 N 20878.852 E 20678.425 S 0+00  
 SOUTH 135.000  
 130 N 20743.852 E 20678.425 S 1+35.000  
 WEST 64.000  
 129 N 20743.852 E 20614.425 S 1+99.000  
 NORTH 135.000  
 132 N 20878.852 E 20614.425 S 3+34.000  
 EAST 64.000  
 133 N 20878.852 E 20678.425 S 3+98.000  
 LENGTH= 398.000 AREA= 8640.000 SF .198 ACRES  
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\*\*\*\*\*  
 L004 Lot 4 BLK1-L0T BLK A  
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 52 N 20878.852 E 20734.518 S 0+00  
 S 17-59' 38.6"E 141.943  
 153 N 20743.852 E 20778.367 S 1+41.943  
 WEST 99.942  
 130 N 20743.852 E 20678.425 S 2+41.884  
 NORTH 135.000  
 133 N 20878.852 E 20678.425 S 3+76.884  
 EAST 56.093  
 52 N 20878.852 E 20734.518 S 4+32.977  
 LENGTH= 432.977 AREA= 10532.349 SF .242 ACRES  
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 L005 Lot 5 BLK1-L0T BLK A  
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 127 N 20878.852 E 20926.758 S 0+00  
 S 35-32' 21.4"W 177.352  
 PC57 N 20734.538 E 20823.670 S 1+77.352  
 R = 50.000 L = 31.014 DEL = - 35-32' 21.4"  
 T = 16.024 LC = 30.519 N 72-13' 49.3"W  
 PT57 N 20743.852 E 20794.607 S 2+08.366  
 WEST 16.240  
 153 N 20743.852 E 20778.367 S 2+24.606  
 N 17-59' 38.6"W 141.943  
 52 N 20878.852 E 20734.518 S 3+66.548  
 EAST 192.240  
 127 N 20878.852 E 20926.758 S 5+58.788  
 LENGTH= 558.788 AREA= 16600.809 SF .381 ACRES  
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 L006 Lot 6 BLK1-L0T BLK A  
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 128 N 20674.057 E 20998.720 S 0+00  
 N 84-27' 38.6"W 155.071  
 PC56 N 20689.026 E 20844.374 S 1+55.071  
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T = 28.868 LC = 50.000 N 24-27'38.6"W

PT56 N 35-32'21.4"E 177.352 N 20734.538 E 20823.670 S 2+07.431

127 EAST 102.503 N 20878.852 E 20926.758 S 3+84.782

5 N 20878.852 E 21029.261 S 4+87.286

S 08-28'55.0"W 207.060 N 20674.057 E 20998.720 S 6+94.345

128

LENGTH= 694.345 AREA= 29375.520 SF .674 ACRES

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L007 **LOT 7** BLK1-LOT **BLK A**

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151 N 20586.110 E 20985.605 S 0+00

N 84-27'38.6"W 161.832

138 N 20601.732 E 20824.529 S 1+61.832

N 17-59'38.6"W 46.858

PC55 N 20646.298 E 20810.053 S 2+08.690

R = 50.000 L = 58.003 DEL = - 66-28'00.0"

T = 32.761 LC = 54.805 N 38-46'21.4"E

PT55 N 20689.026 E 20844.374 S 2+66.693

S 84-27'38.6"E 155.071

128 N 20674.057 E 20998.720 S 4+21.764

S 08-28'55.0"W 88.919

151 N 20586.110 E 20985.605 S 5+10.684

LENGTH= 510.684 AREA= 14840.814 SF .341 ACRES

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L008 **LOT 8** BLK1-LOT **BLK A**

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137 N 20558.975 E 20678.425 S 0+00

NORTH 126.878

135 N 20685.852 E 20678.425 S 1+26.878

EAST 66.826

PC58 N 20685.852 E 20745.251 S 1+93.704

R = 50.000 L = 86.208 DEL = - 98-47'13.7"

T = 58.323 LC = 75.920 S 58-36'01.7"E

PT58 N 20646.298 E 20810.053 S 2+79.912

S 17-59'38.6"E 46.858

138 N 20601.732 E 20824.529 S 3+26.770

S 70-59'23.1"W 131.262

106 N 20558.975 E 20700.425 S 4+58.032

WEST 22.000

137 N 20558.975 E 20678.425 S 4+80.032

LENGTH= 480.032 AREA= 12787.496 SF .294 ACRES

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L009 **LOT 9** BLK1-LOT **BLK A**

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136 N 20558.975 E 20614.425 S 0+00

NORTH 126.878

134 N 20685.852 E 20614.425 S 1+26.878

EAST 64.000

135 N 20685.852 E 20678.425 S 1+90.878

SOUTH 126.878

137 N 20558.975 E 20678.425 S 3+17.755

WEST 64.000

136 N 20558.975 E 20614.425 S 3+81.755

LENGTH= 381.755 AREA= 8120.168 SF .186 ACRES

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L010 **LOT 10** BLK1-LOT **BLK A**

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142 N 20567.842 E 20550.425 S 0+00

NORTH 118.010

EAST 64.000  
 134 N 20685.852 E 20614.425 S 1+82.010  
 SOUTH 126.878  
 136 N 20558.975 E 20614.425 S 3+08.888  
 WEST 10.609  
 104 N 20558.975 E 20603.816 S 3+19.497  
 N 80-34' 11.7"W 54.122  
 142 N 20567.842 E 20550.425 S 3+73.619  
 LENGTH= 373.619 AREA= 7883.444 SF .181 ACRES

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L011 **LOT 11** BLK1-LOT **BLKA**

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 142 N 20567.842 E 20550.425 S 0+00  
 N 80-34' 11.7"W 82.740  
 FC42 N 20581.399 E 20468.804 S 0+82.740  
 R = 490.000 L = 80.647 DEL = - 09-25' 48.3"  
 T = 40.415 LC = 80.556 N 04-42' 54.2"E  
 PT42 N 20661.682 E 20475.425 S 1+63.387  
 NORTH 24.170  
 44 N 20685.852 E 20475.425 S 1+87.557  
 EAST 75.000  
 108 N 20685.852 E 20550.425 S 2+62.557  
 SOUTH 118.010  
 142 N 20567.842 E 20550.425 S 3+80.567  
 LENGTH= 380.567 AREA= 8563.994 SF .197 ACRES

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L012 **LOT 12** BLK1-LOT **BLK A**

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 141 N 20568.763 E 20544.885 S 0+00  
 S 15-58' 46.9"W 105.597  
 PT45 N 20467.246 E 20515.814 S 1+05.597  
 R = 214.043 L = 27.160 DEL = + 07-16' 13.1"  
 T = 13.598 LC = 27.142 N 70-23' 06.5"W  
 PC45 N 20476.357 E 20490.247 S 1+32.757  
 N 66-45' 00.0"W 47.841  
 PC43 N 20495.242 E 20446.291 S 1+80.599  
 R = 490.000 L = 89.172 DEL = - 10-25' 37.0"  
 T = 44.710 LC = 89.049 N 14-38' 36.8"E  
 PT43 N 20581.399 E 20468.804 S 2+69.771  
 S 80-34' 11.7"E 77.123  
 141 N 20568.763 E 20544.885 S 3+46.894  
 LENGTH= 346.894 AREA= 7284.072 SF .167 ACRES

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L013 **LOT 13** BLK1-LOT **BLK A**

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 144 N 20561.263 E 20590.039 S 0+00  
 SOUTH 102.288  
 143 N 20458.975 E 20590.039 S 1+02.288  
 WEST 15.300  
 PT46 N 20458.975 E 20574.739 S 1+17.588  
 R = 214.043 L = 59.696 DEL = + 15-58' 46.9"  
 T = 30.043 LC = 59.503 N 82-00' 36.5"W  
 PC46 N 20467.246 E 20515.814 S 1+77.284  
 N 15-58' 46.9"E 105.597  
 141 N 20568.763 E 20544.885 S 2+82.882  
 S 80-34' 11.7"E 45.773  
 144 N 20561.263 E 20590.039 S 3+28.655  
 LENGTH= 328.655 AREA= 6342.945 SF .146 ACRES

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L014 **LOT 14** BLK1-LOT **BLK A**

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SOUTH 100.000  
 145 WEST 65.000 N 20458.975 E 20655.039 S 1+00.000  
 143 NORTH 102.288 N 20458.975 E 20590.039 S 1+65.000  
 144 S 80-34' 11.7"E 13.965 N 20561.263 E 20590.039 S 2+67.288  
 104 EAST 51.223 N 20558.975 E 20603.816 S 2+81.253  
 146 N 20558.975 E 20655.039 S 3+32.477  
 LENGTH= 332.477 AREA= 6515.761 SF .150 ACRES

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L015 **LOT 15** BLK1-L0T **BLK A**

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150 N 20577.392 E 20753.880 S 0+00  
 S 18-51' 07.6"W 131.875  
 PC50 N 20452.591 E 20711.268 S 1+31.875  
 R = 119.000 L = 39.155 DEL = - 18-51' 07.6"  
 T = 19.756 LC = 38.978 N 80-34' 26.2"W  
 PT50 N 20458.975 E 20672.816 S 1+71.030  
 WEST 17.777  
 145 N 20458.975 E 20655.039 S 1+88.806  
 NORTH 100.000  
 146 N 20558.975 E 20655.039 S 2+88.806  
 EAST 45.386  
 106 N 20558.975 E 20700.425 S 3+34.192  
 N 70-59' 23.1"E 56.539  
 150 N 20577.392 E 20753.880 S 3+90.731  
 LENGTH= 390.731 AREA= 8070.264 SF .185 ACRES

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L016 **LOT 16** BLK1-L0T **BLK A**

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152 N 20501.048 E 20972.920 S 0+00  
 N 84-27' 38.6"W 120.012  
 149 N 20512.632 E 20853.468 S 1+20.012  
 S 46-17' 46.8"W 130.892  
 PC49 N 20422.195 E 20758.844 S 2+50.903  
 R = 119.000 L = 57.000 DEL = - 27-26' 39.1"  
 T = 29.058 LC = 56.457 N 57-25' 32.8"W  
 PT49 N 20452.591 E 20711.268 S 3+07.903  
 N 18-51' 07.6"E 131.875  
 150 N 20577.392 E 20753.880 S 4+39.778  
 N 70-59' 23.1"E 74.724  
 138 N 20601.732 E 20824.529 S 5+14.502  
 S 84-27' 38.6"E 161.832  
 151 N 20586.110 E 20985.605 S 6+76.334  
 S 08-28' 55.0"W 86.003  
 152 N 20501.048 E 20972.920 S 7+62.337  
 LENGTH= 762.337 AREA= 26658.622 SF .612 ACRES

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L017 **LOT 17** BLK1-L0T **BLK A**

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148 N 20424.157 E 20961.453 S 0+00  
 S 73-44' 25.9"W 181.662  
 PC48 N 20373.293 E 20787.056 S 1+81.662  
 R = 119.000 L = 57.000 DEL = - 27-26' 39.1"  
 T = 29.058 LC = 56.457 N 29-58' 53.7"W  
 PT48 N 20422.195 E 20758.844 S 2+38.662  
 N 46-17' 46.8"E 130.892  
 149 N 20512.632 E 20853.468 S 3+69.554  
 S 84-27' 38.6"E 120.012  
 152 N 20501.048 E 20972.920 S 4+89.566

148 N 20424.157 E 20961.453 S 5+67.307  
LENGTH= 567.307 AREA= 18581.111 SF .427 ACRES

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L018 LOT 18 BLK1-L0T BLK A

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147 N 20329.586 E 20947.350 S 0+00  
S 82-22'06.5"W 156.924  
98 N 20308.746 E 20791.816 S 1+56.924  
NORTH 31.229  
PC47 N 20339.975 E 20791.816 S 1+88.152  
R = 119.000 L = 33.770 DEL = - 16-15'34.1"  
T = 16.999 LC = 33.657 N 08-07'47.1"W  
PT47 N 20373.293 E 20787.056 S 2+21.922  
N 73-44'25.9"E 181.662  
148 N 20424.157 E 20961.453 S 4+03.585  
S 08-28'55.0"W 95.617  
147 N 20329.586 E 20947.350 S 4+99.201  
LENGTH= 499.201 AREA= 12855.782 SF .295 ACRES

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L019 LOT 19 BLK1-L0T BLK A

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100 N 20214.026 E 20930.116 S 0+00  
N 79-26'37.4"W 142.730  
PC41 N 20240.174 E 20789.802 S 1+42.730  
R = 119.000 L = 21.925 DEL = - 10-33'22.6"  
T = 10.993 LC = 21.894 N 05-16'41.3"E  
PT41 N 20261.975 E 20791.816 S 1+64.655  
NORTH 46.771  
98 N 20308.746 E 20791.816 S 2+11.426  
N 82-22'06.5"E 156.924  
147 N 20329.586 E 20947.350 S 3+68.350  
S 08-28'55.0"W 116.838  
100 N 20214.026 E 20930.116 S 4+85.188  
LENGTH= 485.188 AREA= 13589.900 SF .312 ACRES

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L020 LOT 20 BLK1-L0T BLK A

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101 N 20082.609 E 20910.518 S 0+00  
N 52-57'44.9"W 178.783  
PC40 N 20190.297 E 20767.807 S 1+78.783  
R = 119.000 L = 55.000 DEL = - 26-28'52.5"  
T = 28.000 LC = 54.512 N 23-47'48.8"E  
PT40 N 20240.174 E 20789.802 S 2+33.783  
S 79-26'37.4"E 142.730  
100 N 20214.026 E 20930.116 S 3+76.513  
S 08-28'55.0"W 132.870  
101 N 20082.609 E 20910.518 S 5+09.382  
LENGTH= 509.382 AREA= 14104.106 SF .324 ACRES

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L021 LOT 21 BLK1-L0T BLK A

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102 N 20022.975 E 20791.879 S 0+00  
N 26-28'52.5"W 148.015  
PC39 N 20155.460 E 20725.879 S 1+48.015  
R = 119.000 L = 55.000 DEL = - 26-28'52.5"  
T = 28.000 LC = 54.512 N 50-16'41.3"E  
PT39 N 20190.297 E 20767.807 S 2+03.015  
S 52-57'44.9"E 178.783  
101 N 20082.609 E 20910.518 S 3+81.798  
S 08-28'55.0"W 60.294  
9 N 20022.975 E 20901.625 S 4+42.091

102 N 20022.975 E 20791.879 S 5+51.837  
LENGTH= 551.837 AREA= 17727.300 SF .407 ACRES

\*\*\*\*\*

L022 **LOT 22** BLK1-L0T **BLK A**

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71 N 20022.975 E 20672.816 S 0+00  
NORTH 120.000

PC38 N 20142.975 E 20672.816 S 1+20.000  
R = 119.000 L = 55.000 DEL = - 26-28'52.5"

T = 28.000 LC = 54.512 N 76-45'33.8"E

PT38 N 20155.460 E 20725.879 S 1+75.000  
S 26-28'52.5"E 148.015

102 N 20022.975 E 20791.879 S 3+23.015  
WEST 119.063

71 N 20022.975 E 20672.816 S 4+42.078  
LENGTH= 442.078 AREA= 10955.568 SF .252 ACRES

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L023 **LOT 23** BLK1-L0T **BLK A**

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70 N 20022.975 E 20607.816 S 0+00  
NORTH 120.000

62 N 20142.975 E 20607.816 S 1+20.000  
EAST 65.000

PC38 N 20142.975 E 20672.816 S 1+85.000  
SOUTH 120.000

71 N 20022.975 E 20672.816 S 3+05.000  
WEST 65.000

70 N 20022.975 E 20607.816 S 3+70.000  
LENGTH= 370.000 AREA= 7800.000 SF .179 ACRES

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L024 **LOT 24** BLK1-L0T **BLK A**

\*\*\*\*\*

69 N 20022.975 E 20542.816 S 0+00  
NORTH 120.000

61 N 20142.975 E 20542.816 S 1+20.000  
EAST 65.000

62 N 20142.975 E 20607.816 S 1+85.000  
SOUTH 120.000

70 N 20022.975 E 20607.816 S 3+05.000  
WEST 65.000

69 N 20022.975 E 20542.816 S 3+70.000  
LENGTH= 370.000 AREA= 7800.000 SF .179 ACRES

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L025 **LOT 25** BLK1-L0T **BLK A**

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68 N 20022.975 E 20477.816 S 0+00  
NORTH 120.000

60 N 20142.975 E 20477.816 S 1+20.000  
EAST 65.000

61 N 20142.975 E 20542.816 S 1+85.000  
SOUTH 120.000

69 N 20022.975 E 20542.816 S 3+05.000  
WEST 65.000

68 N 20022.975 E 20477.816 S 3+70.000  
LENGTH= 370.000 AREA= 7800.000 SF .179 ACRES

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L026 **LOT 26** BLK1-L0T **BLK A**

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67 N 20022.975 E 20412.816 S 0+00  
NORTH 120.000

EAST 65.000  
 60 SOUTH 120.000 N 20142.975 E 20477.816 S 1+85.000  
 68 WEST 65.000 N 20022.975 E 20477.816 S 3+05.000  
 67 N 20022.975 E 20412.816 S 3+70.000  
 LENGTH= 370.000 AREA= 7800.000 SF .179 ACRES

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 L027 **LOT 27** BLK1-L0T **BLK A**  
 \*\*\*\*\*

79 N 23-15'00.0"E 143.456 N 20022.975 E 20298.801 S 0+00  
 PC30 R = 145.378 L = 58.993 DEL = - 23-15'00.0"  
 T = 29.908 LC = 58.589 S 78-22'30.0"E  
 PT30 SOUTH 120.000 N 20142.975 E 20412.816 S 2+02.449  
 67 WEST 114.015 N 20022.975 E 20412.816 S 3+22.449  
 79 N 20022.975 E 20298.801 S 4+36.464  
 LENGTH= 436.464 AREA= 10840.468 SF .249 ACRES

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 L028 **LOT 28** BLK1-L0T **BLK A**  
 \*\*\*\*\*

66 NORTH 96.471 N 20022.975 E 20234.825 S 0+00  
 65 N 46-30'00.0"E 100.000 N 20119.446 E 20234.825 S 0+96.471  
 PC29 R = 145.378 L = 58.993 DEL = - 23-15'00.0"  
 T = 29.908 LC = 58.589 S 55-07'30.0"E  
 PT29 S 23-15'00.0"W 143.456 N 20154.781 E 20355.429 S 2+55.464  
 79 WEST 63.976 N 20022.975 E 20298.801 S 3+98.920  
 66 N 20022.975 E 20234.825 S 4+62.895  
 LENGTH= 462.895 AREA= 12786.207 SF .294 ACRES

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 L029 **LOT 29** BLK1-L0T **BLK A**  
 \*\*\*\*\*

58 N 46-30'00.0"E 100.000 N 20173.849 E 20183.198 S 0+00  
 57 S 43-30'00.0"E 75.000 N 20242.684 E 20255.736 S 1+00.000  
 59 S 46-30'00.0"W 100.000 N 20188.281 E 20307.362 S 1+75.000  
 65 N 43-30'00.0"W 75.000 N 20119.446 E 20234.825 S 2+75.000  
 58 N 20173.849 E 20183.198 S 3+50.000  
 LENGTH= 350.000 AREA= 7500.000 SF .172 ACRES

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 L030 **LOT 30** BLK1-L0T **BLK A**  
 \*\*\*\*\*

66 WEST 62.060 N 20022.975 E 20234.825 S 0+00  
 10 N 74-20'19.9"W 41.227 N 20022.975 E 20172.765 S 0+62.060  
 11 N 43-30'00.0"W 66.860 N 20034.104 E 20133.068 S 1+03.287  
 2 N 20082.603 E 20087.045 S 1+70.147  
 N 46-30'00.0"E 132.557

S 43-30'00.0"E 75.000  
 65 SOUTH 96.471 N 20119.446 E 20234.825 S 3+77.704  
 66 N 20022.975 E 20234.825 S 4+74.175  
 LENGTH= 474.175 AREA= 14655.899 SF .336 ACRES

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 L201 LOT 1 BLK2-L0T BLK B  
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92 WEST 3.977 N 20300.975 E 20445.549 S 0+00  
 80 N 51-39'50.6"W 91.532 N 20300.975 E 20441.572 S 0+03.977  
 PC33 N 20357.750 E 20369.775 S 0+95.509  
 R = 490.000 L = 100.000 DEL = - 11-41'34.7"  
 T = 50.174 LC = 99.826 N 32-29'22.0"E  
 PT33 N 20441.952 E 20423.396 S 1+95.509  
 S 66-45'00.0"E 47.841  
 PC34 N 20423.067 E 20467.352 S 2+43.350  
 R = 272.043 L = 19.470 DEL = - 04-06'02.3"  
 T = 9.739 LC = 19.466 S 68-48'01.2"E  
 PT34 N 20416.028 E 20485.501 S 2+62.820  
 S 19-08'57.7"W 121.792  
 92 N 20300.975 E 20445.549 S 3+84.612  
 LENGTH= 384.612 AREA= 8727.122 SF .200 ACRES

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 L202 LOT 2 BLK1-L0T BLK B  
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92 N 19-08'57.7"E 121.792 N 20300.975 E 20445.549 S 0+00  
 PC36 N 20416.028 E 20485.501 S 1+21.792  
 R = 272.043 L = 60.000 DEL = - 12-38'12.5"  
 T = 30.122 LC = 59.878 S 77-10'08.5"E  
 PT36 N 20402.730 E 20543.884 S 1+81.792  
 S 06-30'45.2"W 102.416  
 97 WEST 86.719 N 20300.975 E 20532.268 S 2+84.209  
 92 N 20300.975 E 20445.549 S 3+70.927  
 LENGTH= 370.927 AREA= 7970.267 SF .183 ACRES

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 L203 LOT 3 BLK1-L0T BLK B  
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97 N 06-30'45.2"E 102.416 N 20300.975 E 20532.268 S 0+00  
 PC37 N 20402.730 E 20543.884 S 1+02.416  
 R = 272.043 L = 30.922 DEL = - 06-30'45.2"  
 T = 15.478 LC = 30.905 S 86-44'37.4"E  
 PT37 N 20400.975 E 20574.739 S 1+33.338  
 EAST 29.077  
 94 SOUTH 100.000 N 20400.975 E 20603.816 S 1+62.415  
 96 WEST 71.548 N 20300.975 E 20603.816 S 2+62.415  
 97 N 20300.975 E 20532.268 S 3+33.963  
 LENGTH= 333.963 AREA= 6602.235 SF .152 ACRES

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 L204 LOT 4 BLK1-L0T BLK B  
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96 NORTH 100.000 N 20300.975 E 20603.816 S 0+00  
 94 EAST 60.000 N 20400.975 E 20603.816 S 1+00.000

SOUTH 100.000  
 95 N 20300.975 E 20663.816 S 2+60.000  
 WEST 60.000  
 96 N 20300.975 E 20603.816 S 3+20.000  
 LENGTH= 320.000 AREA= 6000.000 SF .138 ACRES

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L205 **LOT 5** BLK1-LOT **BLK B**

\*\*\*\*\*  
 95 N 20300.975 E 20663.816 S 0+00  
 NORTH 100.000  
 93 N 20400.975 E 20663.816 S 1+00.000  
 EAST 9.000  
 PT26 N 20400.975 E 20672.816 S 1+09.000  
 R = 61.000 L = 95.819 DEL = + 90-00'00.0"  
 T = 61.000 LC = 86.267 S 45-00'00.0"E  
 PC26 N 20339.975 E 20733.816 S 2+04.819  
 SOUTH 39.000  
 90 N 20300.975 E 20733.816 S 2+43.819  
 WEST 70.000  
 95 N 20300.975 E 20663.816 S 3+13.819  
 LENGTH= 313.819 AREA= 6201.467 SF .142 ACRES

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L206 **LOT 6** BLK1-LOT **BLK B**

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 90 N 20300.975 E 20733.816 S 0+00  
 SOUTH 39.000  
 PT21 N 20261.975 E 20733.816 S 0+39.000  
 R = 61.000 L = 95.819 DEL = + 90-00'00.0"  
 T = 61.000 LC = 86.267 S 45-00'00.0"W  
 PC21 N 20200.975 E 20672.816 S 1+34.819  
 WEST 20.000  
 82 N 20200.975 E 20652.816 S 1+54.819  
 NORTH 100.000  
 89 N 20300.975 E 20652.816 S 2+54.819  
 EAST 81.000  
 90 N 20300.975 E 20733.816 S 3+35.819  
 LENGTH= 335.819 AREA= 7301.467 SF .168 ACRES

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L207 **LOT 7** BLK1-LOT **BLK B**

\*\*\*\*\*  
 89 N 20300.975 E 20652.816 S 0+00  
 SOUTH 100.000  
 82 N 20200.975 E 20652.816 S 1+00.000  
 WEST 65.000  
 83 N 20200.975 E 20587.816 S 1+65.000  
 NORTH 100.000  
 88 N 20300.975 E 20587.816 S 2+65.000  
 EAST 65.000  
 89 N 20300.975 E 20652.816 S 3+30.000  
 LENGTH= 330.000 AREA= 6500.000 SF .149 ACRES

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L208 **LOT 8** BLK1-LOT **BLK B**

\*\*\*\*\*  
 88 N 20300.975 E 20587.816 S 0+00  
 SOUTH 100.000  
 83 N 20200.975 E 20587.816 S 1+00.000  
 WEST 65.000  
 84 N 20200.975 E 20522.816 S 1+65.000  
 NORTH 100.000  
 87 N 20300.975 E 20522.816 S 2+65.000  
 EAST 65.000

LENGTH= 330.000 AREA= 6500.000 SF .149 ACRES

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L209 LOT 9 BLK1-LOT BLK B

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|    |       |         |   |           |   |           |   |          |
|----|-------|---------|---|-----------|---|-----------|---|----------|
| 87 |       |         | N | 20300.975 | E | 20522.816 | S | 0+00     |
|    | SOUTH | 100.000 |   |           |   |           |   |          |
| 84 |       |         | N | 20200.975 | E | 20522.816 | S | 1+00.000 |
|    | WEST  | 65.000  |   |           |   |           |   |          |
| 85 |       |         | N | 20200.975 | E | 20457.816 | S | 1+65.000 |
|    | NORTH | 100.000 |   |           |   |           |   |          |
| 86 |       |         | N | 20300.975 | E | 20457.816 | S | 2+65.000 |
|    | EAST  | 65.000  |   |           |   |           |   |          |
| 87 |       |         | N | 20300.975 | E | 20522.816 | S | 3+30.000 |

LENGTH= 330.000 AREA= 6500.000 SF .149 ACRES

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L210 LOT 10 BLK1-LOT BLK B

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|      |                |             |   |                     |   |           |   |          |
|------|----------------|-------------|---|---------------------|---|-----------|---|----------|
| 86   |                |             | N | 20300.975           | E | 20457.816 | S | 0+00     |
|      | SOUTH          | 100.000     |   |                     |   |           |   |          |
| 85   |                |             | N | 20200.975           | E | 20457.816 | S | 1+00.000 |
|      | WEST           | 45.000      |   |                     |   |           |   |          |
| PT18 |                |             | N | 20200.975           | E | 20412.816 | S | 1+45.000 |
|      | R = 87.378     | L = 70.914  |   | DEL = + 46-30'00.0" |   |           |   |          |
|      | T = 37.541     | LC = 68.984 |   | N 66-45'00.0"W      |   |           |   |          |
| PC18 |                |             | N | 20228.206           | E | 20349.434 | S | 2+15.914 |
|      | N 46-30'00.0"E | 115.399     |   |                     |   |           |   |          |
| 81   |                |             | N | 20307.641           | E | 20433.142 | S | 3+31.313 |
|      | S 51-39'50.6"E | 10.748      |   |                     |   |           |   |          |
| 80   |                |             | N | 20300.975           | E | 20441.572 | S | 3+42.061 |
|      | EAST           | 16.244      |   |                     |   |           |   |          |
| 86   |                |             | N | 20300.975           | E | 20457.816 | S | 3+58.305 |

LENGTH= 358.305 AREA= 7565.752 SF .174 ACRES

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L211 LOT 11 BLK1-LOT BLK B

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|      |                |             |   |                     |   |           |   |          |
|------|----------------|-------------|---|---------------------|---|-----------|---|----------|
| 81   |                |             | N | 20307.641           | E | 20433.142 | S | 0+00     |
|      | S 46-30'00.0"W | 115.399     |   |                     |   |           |   |          |
| PC18 |                |             | N | 20228.206           | E | 20349.434 | S | 1+15.399 |
|      | N 43-30'00.0"W | 75.000      |   |                     |   |           |   |          |
| 72   |                |             | N | 20282.609           | E | 20297.808 | S | 1+90.399 |
|      | N 46-30'00.0"E | 34.343      |   |                     |   |           |   |          |
| PC32 |                |             | N | 20306.249           | E | 20322.719 | S | 2+24.742 |
|      | R = 490.000    | L = 69.820  |   | DEL = - 08-09'50.6" |   |           |   |          |
|      | T = 34.969     | LC = 69.761 |   | N 42-25'04.7"E      |   |           |   |          |
| PT32 |                |             | N | 20357.750           | E | 20369.775 | S | 2+94.562 |
|      | S 51-39'50.6"E | 80.785      |   |                     |   |           |   |          |
| 81   |                |             | N | 20307.641           | E | 20433.142 | S | 3+75.347 |

LENGTH= 375.347 AREA= 8368.152 SF .192 ACRES

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P001 PROPLINE

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|      |                |              |   |                     |   |           |   |          |
|------|----------------|--------------|---|---------------------|---|-----------|---|----------|
| 57   |                |              | N | 20242.684           | E | 20255.736 | S | 0+00     |
|      | S 43-30'00.0"E | 75.000       |   |                     |   |           |   |          |
| PC17 |                |              | N | 20188.281           | E | 20307.362 | S | 0+75.000 |
|      | R = 145.378    | L = 117.986  |   | DEL = - 46-30'00.0" |   |           |   |          |
|      | T = 62.459     | LC = 114.774 |   | S 66-45'00.0"E      |   |           |   |          |
| PT17 |                |              | N | 20142.975           | E | 20412.816 | S | 1+92.986 |
|      | EAST           | 260.000      |   |                     |   |           |   |          |
| PC20 |                |              | N | 20142.975           | E | 20672.816 | S | 4+52.986 |
|      | R = 1119.000   | L = 186.925  |   | DEL = - 90-00'00.0" |   |           |   |          |
|      | T = 119.000    | LC = 168.291 |   | N 45-00'00.0"E      |   |           |   |          |

|      |                |          |      |           |                |               |   |           |
|------|----------------|----------|------|-----------|----------------|---------------|---|-----------|
| PC25 | NORTH          | 78.000   | N    | 20339.975 | E              | 20791.816     | S | 7+17.910  |
|      | R =            | 119.000  | L =  | 186.925   | DEL =          | - 90-00'00.0" |   |           |
|      | T =            | 119.000  | LC = | 168.291   | N 45-00'00.0"W |               |   |           |
| PT25 |                |          | N    | 20458.975 | E              | 20672.816     | S | 9+04.835  |
|      | WEST           | 98.077   |      |           |                |               |   |           |
| PT27 |                |          | N    | 20458.975 | E              | 20574.739     | S | 10+02.912 |
|      | R =            | 214.043  | L =  | 86.856    | DEL =          | + 23-15'00.0" |   |           |
|      | T =            | 44.034   | LC = | 86.261    | N 78-22'30.0"W |               |   |           |
| PC27 |                |          | N    | 20476.357 | E              | 20490.247     | S | 10+89.768 |
|      | N 66-45'00.0"W | 47.841   |      |           |                |               |   |           |
|      | 77             |          | N    | 20495.242 | E              | 20446.291     | S | 11+37.609 |
| GAP  | S 34-55'37.2"W | 259.346  |      |           |                |               |   |           |
|      | 72             |          | N    | 20282.609 | E              | 20297.808     | S | 13+96.955 |
|      | S 43-30'00.0"E | 75.000   |      |           |                |               |   |           |
| PC18 |                |          | N    | 20228.206 | E              | 20349.434     | S | 14+71.955 |
|      | R =            | 87.378   | L =  | 70.914    | DEL =          | - 46-30'00.0" |   |           |
|      | T =            | 37.541   | LC = | 68.984    | S 66-45'00.0"E |               |   |           |
| PT18 |                |          | N    | 20200.975 | E              | 20412.816     | S | 15+42.869 |
|      | EAST           | 260.000  |      |           |                |               |   |           |
| PC21 |                |          | N    | 20200.975 | E              | 20672.816     | S | 18+02.869 |
|      | R =            | 61.000   | L =  | 95.819    | DEL =          | - 90-00'00.0" |   |           |
|      | T =            | 61.000   | LC = | 86.267    | N 45-00'00.0"E |               |   |           |
| PT21 |                |          | N    | 20261.975 | E              | 20733.816     | S | 18+98.688 |
|      | NORTH          | 78.000   |      |           |                |               |   |           |
| PC26 |                |          | N    | 20339.975 | E              | 20733.816     | S | 19+76.688 |
|      | R =            | 61.000   | L =  | 95.819    | DEL =          | - 90-00'00.0" |   |           |
|      | T =            | 61.000   | LC = | 86.267    | N 45-00'00.0"W |               |   |           |
| PT26 |                |          | N    | 20400.975 | E              | 20672.816     | S | 20+72.506 |
|      | WEST           | 98.077   |      |           |                |               |   |           |
| PT28 |                |          | N    | 20400.975 | E              | 20574.739     | S | 21+70.583 |
|      | R =            | 272.043  | L =  | 110.392   | DEL =          | + 23-15'00.0" |   |           |
|      | T =            | 55.966   | LC = | 109.636   | N 78-22'30.0"W |               |   |           |
| PC28 |                |          | N    | 20423.067 | E              | 20467.352     | S | 22+80.975 |
|      | N 66-45'00.0"W | 47.841   |      |           |                |               |   |           |
|      | 78             |          | N    | 20441.952 | E              | 20423.396     | S | 23+28.816 |
|      | LENGTH=        | 2328.816 |      |           |                |               |   |           |

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FOO2 PROP-LIN  
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|      |                           |         |      |           |                |               |   |          |
|------|---------------------------|---------|------|-----------|----------------|---------------|---|----------|
| 43   |                           |         | N    | 20743.852 | E              | 20475.425     | S | 0+00     |
|      | EAST                      | 156.211 |      |           |                |               |   |          |
| PC44 |                           |         | N    | 20743.852 | E              | 20631.636     | S | 1+56.211 |
|      | R =                       | 50.000  | L =  | 31.419    | DEL =          | + 36-00'10.7" |   |          |
|      | T =                       | 16.247  | LC = | 30.904    | S 71-59'54.6"E |               |   |          |
| PT44 |                           |         | N    | 20734.302 | E              | 20661.028     | S | 1+87.629 |
|      | null distance and bearing |         |      |           |                |               |   |          |
| PC52 |                           |         | N    | 20734.302 | E              | 20661.028     | S | 1+87.629 |
|      | R =                       | 50.000  | L =  | 44.000    | DEL =          | + 50-25'13.0" |   |          |
|      | T =                       | 23.539  | LC = | 42.594    | S 28-47'12.8"E |               |   |          |
| PT52 |                           |         | N    | 20696.972 | E              | 20681.539     | S | 2+31.629 |
|      | null distance and bearing |         |      |           |                |               |   |          |
| PC53 |                           |         | N    | 20696.972 | E              | 20681.539     | S | 2+31.629 |
|      | R =                       | 50.000  | L =  | 44.000    | DEL =          | + 50-25'13.0" |   |          |
|      | T =                       | 23.539  | LC = | 42.594    | S 21-38'00.3"W |               |   |          |
| PT53 |                           |         | N    | 20657.378 | E              | 20665.836     | S | 2+75.629 |
|      | null distance and bearing |         |      |           |                |               |   |          |
| PC54 |                           |         | N    | 20657.378 | E              | 20665.836     | S | 2+75.629 |
|      | R =                       | 50.000  | L =  | 45.460    | DEL =          | + 52-05'36.9" |   |          |
|      | T =                       | 24.437  | LC = | 43.910    | S 72-53'25.2"W |               |   |          |
| PT54 |                           |         | N    | 20644.459 | E              | 20623.869     | S | 3+21.090 |
|      | null distance and bearing |         |      |           |                |               |   |          |
| PC51 |                           |         | N    | 20644.459 | E              | 20623.869     | S | 3+21.090 |
|      | R =                       | 50.000  | L =  | 62.706    | DEL =          | + 71-51'21.5" |   |          |

PT51 N 20685.852 E 20582.280 S 3+83.796  
 WEST 106.855  
 44 N 20685.852 E 20475.425 S 4+90.651  
 LENGTH= 490.651

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 S001 C.L.-STS  
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45 N 20714.852 E 20475.425 S 0+00  
 EAST 319.182  
 73 N 20714.852 E 20794.607 S 3+19.182  
 SOUTH 21.000  
 54 N 20693.852 E 20794.607 S 3+40.182  
 GAF S 57-51'10.9"W 423.976  
 154 N 20468.258 E 20435.633 S 7+64.158  
 S 66-45'00.0"E 46.982  
 PC23 N 20449.712 E 20478.800 S 8+11.140  
 R = 243.043 L = 98.624 DEL = - 23-15'00.0"  
 T = 50.000 LC = 97.949 S 78-22'30.0"E  
 PT23 N 20429.975 E 20574.739 S 9+09.764  
 EAST 98.077  
 PT24 N 20429.975 E 20672.816 S 10+07.841  
 R = 90.000 L = 141.372 DEL = + 90-00'00.0"  
 T = 90.000 LC = 127.279 S 45-00'00.0"E  
 PC24 N 20339.975 E 20762.816 S 11+49.212  
 SOUTH 78.000  
 PT19 N 20261.975 E 20762.816 S 12+27.212  
 R = 90.000 L = 141.372 DEL = + 90-00'00.0"  
 T = 90.000 LC = 127.279 S 45-00'00.0"W  
 PC19 N 20171.975 E 20672.816 S 13+68.584  
 WEST 260.000  
 PT16 N 20171.975 E 20412.816 S 16+28.584  
 R = 116.378 L = 94.450 DEL = + 46-30'00.0"  
 T = 50.000 LC = 91.879 N 66-45'00.0"W  
 PC16 N 20208.243 E 20328.398 S 17+23.034  
 N 43-30'00.0"W 75.000  
 56 N 20262.647 E 20276.772 S 17+98.034  
 LENGTH= 1798.034

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 S002 CTR-ST  
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157 N 20107.991 E 20062.953 S 0+00  
 N 46-30'00.0"E 324.900  
 PC60 N 20331.637 E 20298.627 S 3+24.900  
 R = 455.000 L = 369.268 DEL = - 46-30'00.0"  
 T = 195.483 LC = 359.217 N 23-15'00.0"E  
 PT60 N 20661.682 E 20440.425 S 6+94.168  
 NORTH 267.170  
 155 N 20928.852 E 20440.425 S 9+61.338  
 EAST 596.292  
 156 N 20928.852 E 21036.718 S 15+57.630  
 LENGTH= 1557.630

\*\*\*\*\*  
 X002 ADJ-LOTS  
 \*\*\*\*\*

1 N 20000.000 E 20000.000 S 0+00  
 N 46-30'00.0"E 120.000  
 2 N 20082.603 E 20087.045 S 1+20.000  
 S 43-30'00.0"E 66.860  
 11 N 20034.104 E 20133.068 S 1+86.860  
 S 29-07'27.7"W 116.277  
 PT10 N 19932.528 E 20076.475 S 3+03.137  
 R = 197.843 L = 60.000 DEL = + 17-22'34.1"

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

MAY 5, 1988

STAFF REPORT  
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-30 - WOODLAND AT THE PARK

OWNER/APPLICANT: John S. Lewis, 5101 Classen Blvd., Suite 160,  
Oklahoma City, OK 73118

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Pawnee and Yellowstone.

SITE SIZE: 11.9 Acres

NUMBER OF LOTS:

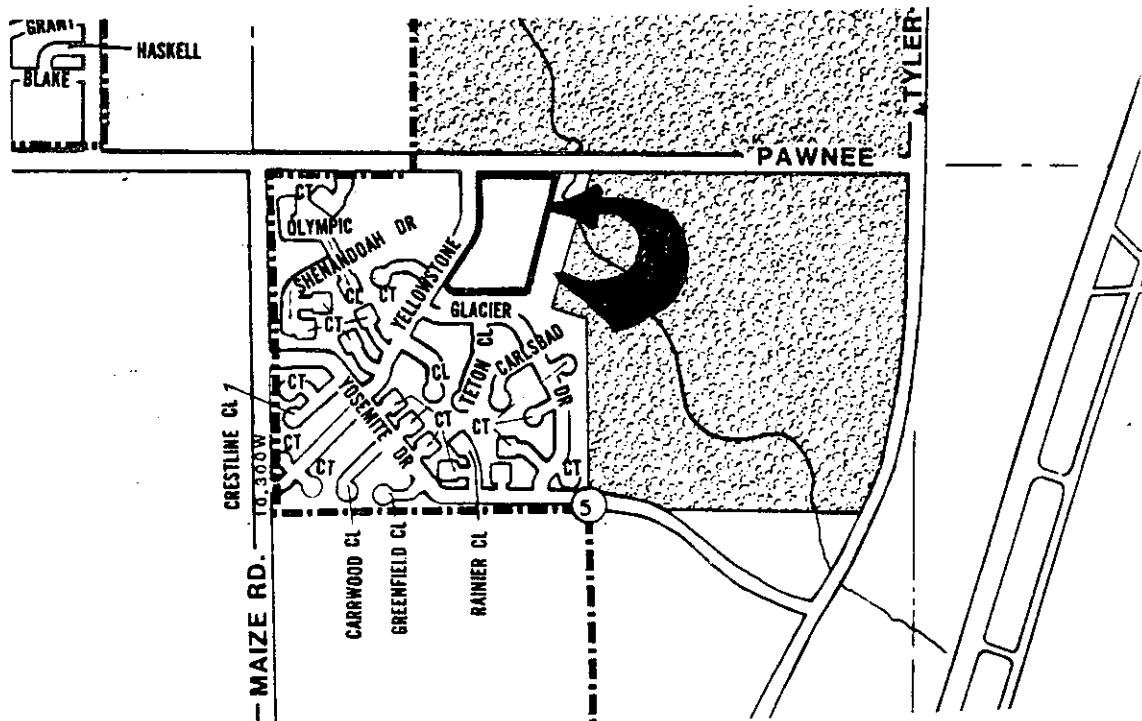
|              |    |
|--------------|----|
| Residential: | 41 |
| Office:      |    |
| Commercial:  |    |
| Industrial:  |    |
| Total:       | 41 |

MINIMUM LOT AREA: 6,000 Sq. Ft.

CURRENT ZONING: "R-5" (DP-66)

PROPOSED ZONING: "R-5" (DP-66)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property is subject to the provisions of The Park Residential Community Unit Plan (DP-66). The parcel in which this plat is located indicates that uses are limited to townhouse development. An administrative adjustment will therefore be necessary to allow the single-family development proposed by this plat.

A. The applicant shall guarantee the extension of City water to serve the lots being platted.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Approval of this plat is contingent upon the applicant obtaining an administrative adjustment to the CUP to allow single-family development.

G. While Yellowstone is a collector street, it is recommended that the Planning Commission recommend that the City Council waive the sidewalk requirements of Section 3(C)(1) of the Sidewalk Ordinance. This is recommended since no other segments of sidewalk exist on the collector street.

H. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

J. The final plat tracing shall indicate the platting of minimum building pad elevations that are required by the drainage plan. The minimum building pads shall be referenced in the plat's text and indicated on the face of the plat.

K. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

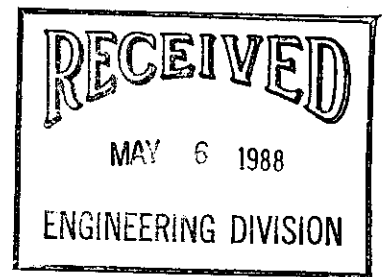
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



May 6, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 88-30 - WOODLAND AT THE PARK

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 5, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets including associated storm sewers.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat is contingent upon the applicant obtaining an administrative adjustment to the CUP to allow single-family development.
- F. While Yellowstone is a collector street, it is recommended that the Planning Commission recommend that the City Council waive the sidewalk requirements of Section 3(C)(1) of the Sidewalk Ordinance. This is recommended since no other segments of sidewalk exist on the collector street.
- G. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

## SEDGWICK COUNTY

Final Plat S/D 88-30 - WOODLAND AT THE PARK  
Page 2

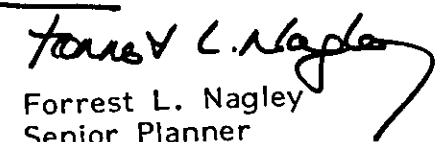
- I. The final plat tracing shall indicate the platting of minimum building pad elevations that are required by the drainage plan. The minimum building pads shall be referenced in the plat's text and indicated on the face of the plat.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. The final plat tracing shall indicate the utility easements required by K.G.&E. These easements are marked on the surveyor's copy of the approved final plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 12, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dlk  
Enclosure

cc: John S. Lewis, 5101 Classen Blvd., Suite 160, Oklahoma City, OK 73118  
Mike Lindebak, City Engineer