

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

November 5, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-102 - WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, Attn: James F. Roach, 5733 S. St. Clair,
Wichita, KS 67204; Gregory L. Schmidt, 4736 Portwest Court,
Wichita, KS 67204

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239
N. Ohio, Wichita, KS 67214

LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: 4.2 acres

NUMBER OF LOTS

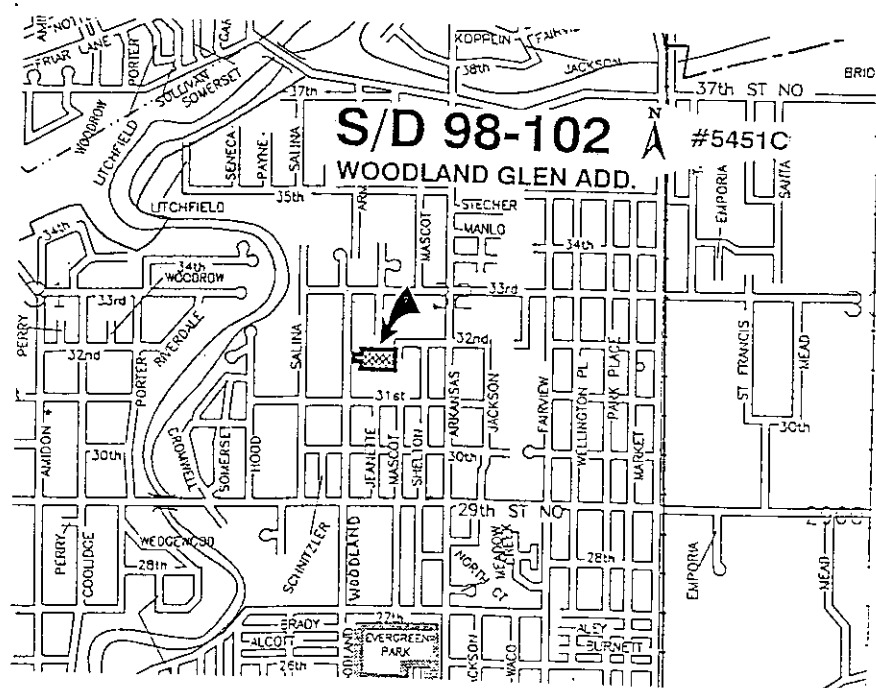
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	<u>14</u>

MINIMUM LOT AREA: 8,737 sq. ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: MAPD encourages infill plats, however the lots in this plat face an east-west street contrary to the established pattern in the area; and which impedes the continuation of Jeanette St. northward. Therefore, adjoining landowners were notified. The interior street has been platted at a width of 60 feet which conforms with the right-of-way width for streets in this area.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to indicate if any other guarantees or easements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat tracing shall reference a tie point to a section corner.
- E. The final plat tracing shall state in the plattor's text the purposes of the reserve.
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- G. The MAPC Chairman should be revised to "William M Johnson".
- H. The County Commissioners signature block may be eliminated as this site is located within the City.
- I. The plat's title should be revised to reference "an Addition to Wichita, Sedgwick County". The spelling of "southwest quarter" needs to be corrected.
- J. The Applicant shall guarantee the paving of the proposed interior street. The roadway width shall be 31 feet back of curb to back of curb.

- K. A street name should be designated for the proposed interior street, which needs to be approved by City Fire Department.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The platting binder indicates an easement to the Gas Service Company. This easement shall be denoted if it is encumbering the plat.
- N. Traffic Engineering needs to comment on the need for improvements to Mascot or Woodland Avenues.
- O. Traffic Engineering and/or Fire Department needs to comment on the need for a turnaround for Jeanette adjoining the south line of Lot 3, Block 2.
- P. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of

soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- T. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

RECEIVED
OCT 29 1998
CITY - ENGINEERING

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6
December 10, 1998**

**STAFF REPORT
(One-Step Final Plat, Deferred 11/5/98)**

CASE NUMBER: S/D 98-102 - WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, Attn: James F. Roach, 5733 S. St. Clair, Wichita, KS 67204; Gregory L. Schmidt, 4736 Portwest Court, Wichita, KS 67204

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: 4.2 acres

NUMBER OF LOTS

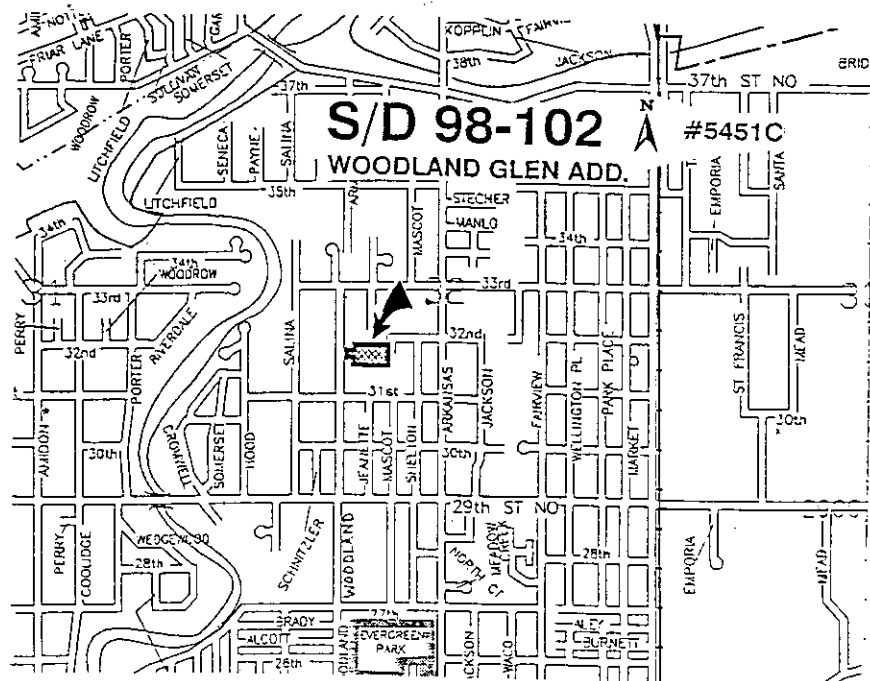
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 9,377 sq. ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The plat was deferred as the lots in the previous plat faced an interior east-west street contrary to the established pattern in the area; and which impeded the continuation of Jeanette St. northward. The applicant has revised the lot configuration to face the lots toward the north-south Mascot and toward the extended Jeanette Street southward, in addition to platting a contingent street dedication for Jeanette.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to indicate if any other guarantees or easements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat tracing shall reference a tie point to a section corner.
- E. The temporary cul-de-sacs need to be established by separate instrument.
- F. The Applicant shall guarantee the paving of the proposed interior street. The roadway width shall be 31 feet back of curb to back of curb.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. The platting binder indicates an easement to the Gas Service Company. This easement shall be denoted if it is encumbering the plat.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- J. 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.
- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

CERTIFIED ENGINEERING DESIGN

438 North Ohio
Wichita, KS 67214
(316)262-8808 Office
(316)262-0080 Fax

December 30, 1998

Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

Re: Drainage Plan
Woodland Glen Addition

Dear Ms. Huang:

Attached please find the revised drainage plan for the above referenced addition. Please review this information at your earliest convenience and notify me of your comments. If you have questions, please call me at 262-8808.

Sincerely,



Harlan D. Foraker, P.E.
Kansas P.E. No. 10891

CERTIFIED ENGINEERING DESIGN

cc: Gregory L. Schmidt
James F. Roach
Terra Tech Land Surveying

STAFF REPORT
(One-Step Final Plat, Deferred 11/5/98, 12/10/98)

CASE NUMBER: S/D 98-102 - WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, Attn: James F. Roach, 5733 S. St. Clair, Wichita, KS 67204; Gregory L. Schmidt, 4736 Portwest Court, Wichita, KS 67204

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: 4.2 acres

NUMBER OF LOTS

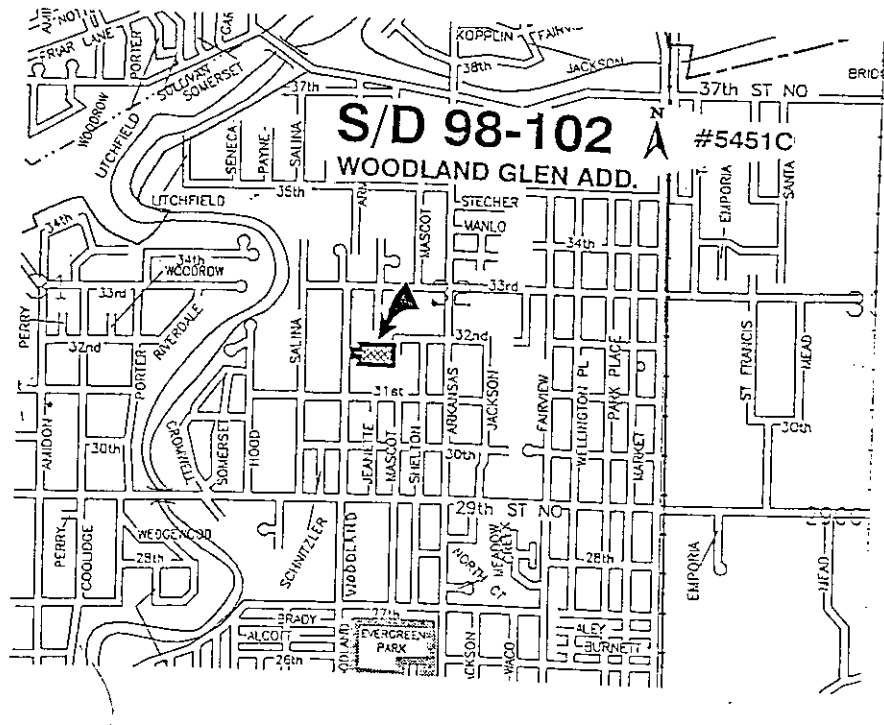
Residential:	13
Office:	
Commercial:	
Industrial:	
Total:	<u>13</u>

MINIMUM LOT AREA: 9,377 sq. ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The plat was deferred as the lots in the previous plat faced an interior east-west street contrary to the established pattern in the area; and which impeded the continuation of Jeanette St. northward. The applicant has revised the lot configuration to face the lots toward the north-south Mascot and toward the extended Jeanette Street southward, in addition to platting a contingent street dedication for Jeanette. Temporary turnarounds have been platted for Jeanette and Mascot.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to indicate if any other guarantees or easements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat tracing shall reference a tie point to a section corner.
- E. The temporary cul-de-sacs need to be established by separate instrument. It is recommended that the temporary cul-de-sac for Jeanette platted between lots 3 and 2 for Jeanette be a permanent cul-de-sac.
- F. The Applicant shall guarantee the paving of the proposed interior street. The roadway width shall be 31 feet back of curb to back of curb.
- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. The platting binder indicates an easement to the Gas Service Company. This easement shall be denoted if it is encumbering the plat.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.

- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

STAFF REPORT
(Revised One-Step Final Plat, Final Plat Approved 12/31/98)

CASE NUMBER: S/D 98-102 -- WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, Attn: James Roach, 5733 S. St. Clair,
Wichita, KS 67204

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N.
Ohio, Wichita, KS 67214

LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: 4.2 Acres

NUMBER OF LOTS

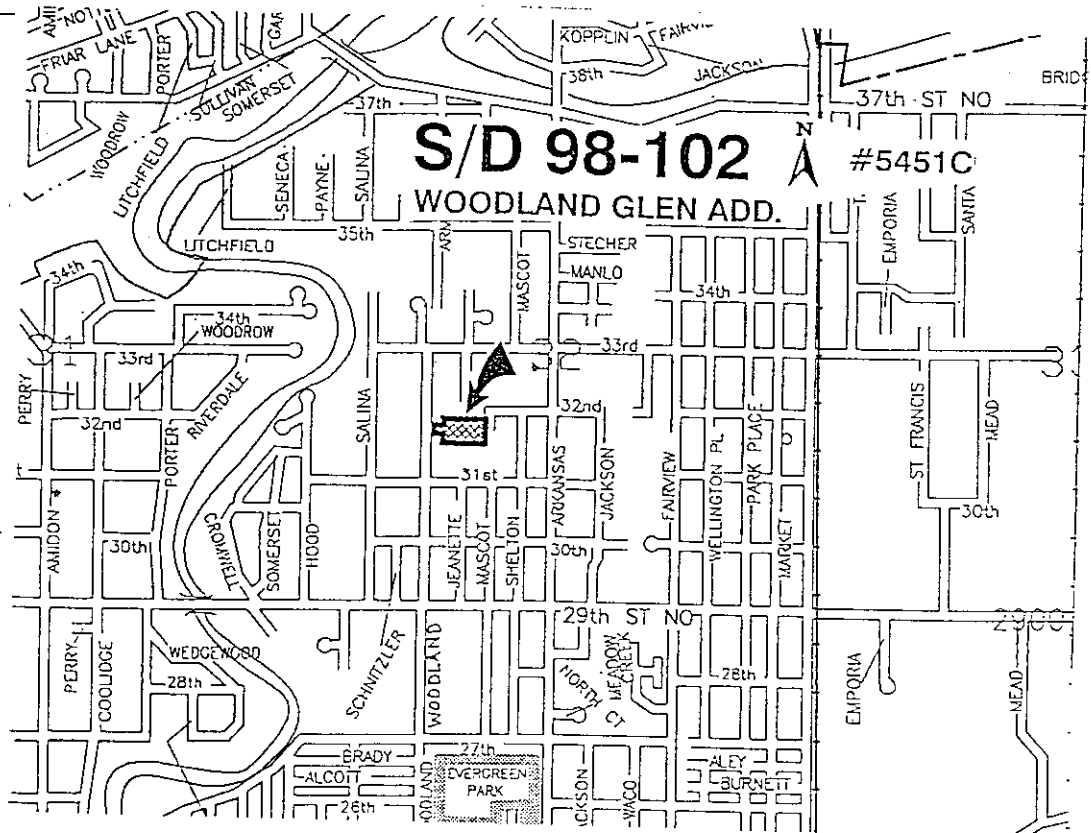
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 13,860 Sq. Ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City. This revised plat has extended Jeanette northward and southward, eliminated a contingent right-of-way dedication for Jeanette, and reduced the number of lots.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to indicate if any other guarantees or easements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of the turnarounds for Jeanette. The Applicant shall participate in the petition for the paving of Mascot or submit a No Protest Agreement for its paving.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. 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.

- K. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
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- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Revised Final Plat, Final Plat Approved 12/31/98)

CASE NUMBER: S/D 98-102 -- WOODLAND GLEN ADDITION

OWNER/APPLICANT: Bentley Farms, LLC, 5733 S. St. Clair, Wichita, KS 67204

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LOCATION: North of 31st St. North, on the east side of Woodland Avenue

SITE SIZE: .38 Acres

NUMBER OF LOTS

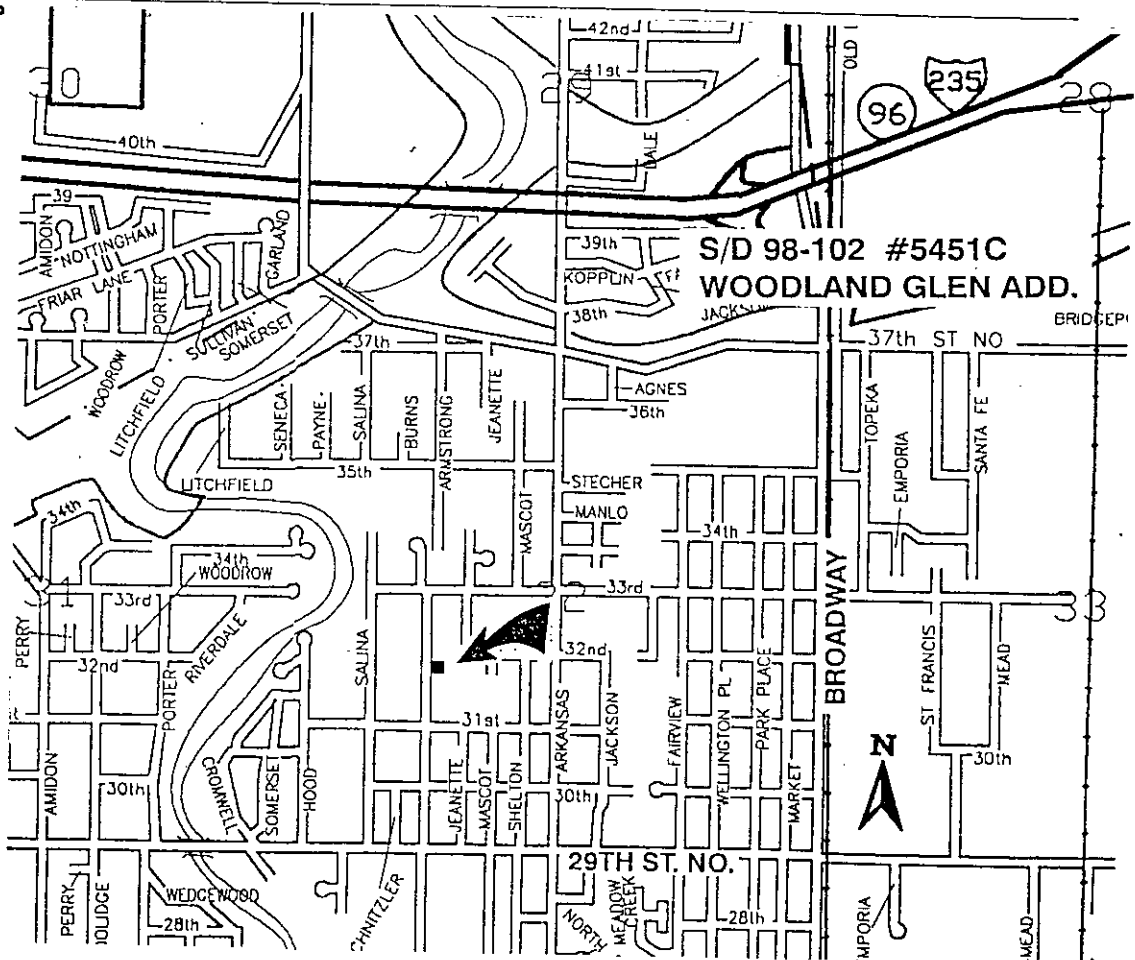
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,361 Sq. Ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City. This revised final plat has eliminated the lots that had extended to Mascot Avenue.

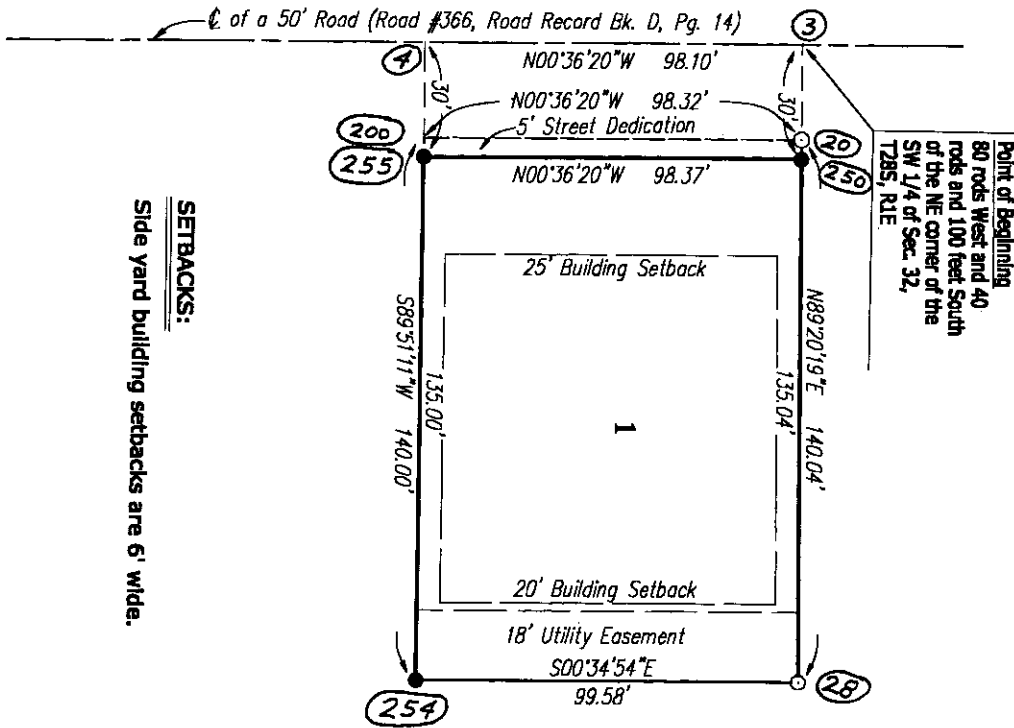
STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to indicate if any guarantees or easements are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The County Commissioner's signature block may be eliminated.
- F. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

WOODLAND AVENUE

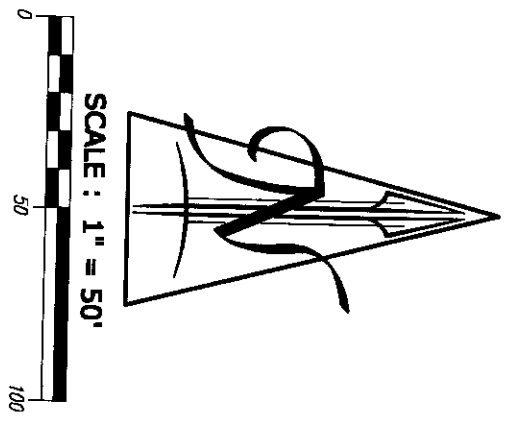
(55' R/W)



Point of Beginning
80 rods West and 40
rods and 100 feet South
of the NE corner of the
SW 1/4 of Sec. 32,
T28S, R1E

FINAL PLAT OF
"WOODLAND GLEN"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 32, T28S, R1E OF THE 6TH P.M.

SETBACKS:
Side yard building setbacks are 6' wide.



- = Monument Found
 - = #4 Rebar Set with I.D. Cap
"TISI CLS22"
- Bearing Basis Assumed

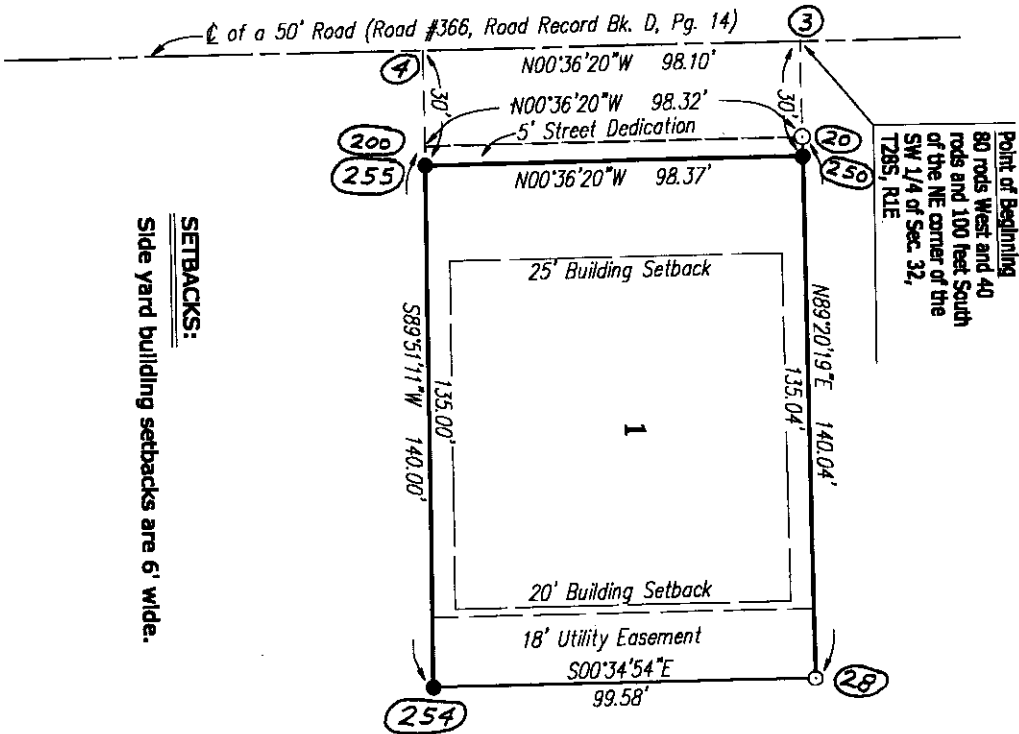
"WOODLAND GLEN"
CLOSURE COMPUTATIONS

TERRA TECH
LAND SURVEYING / INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

WOODLAND AVENUE

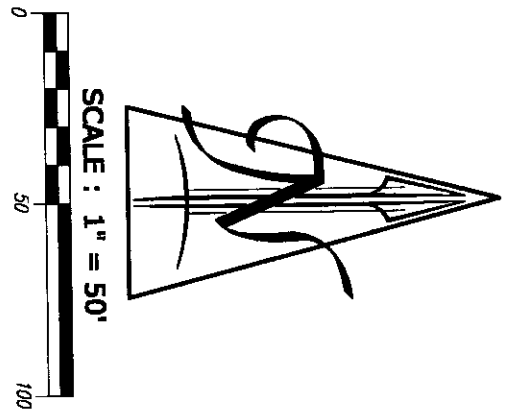
(55' R/W)



Point of Beginning
80 rods West and 40
rods and 100 feet South
of the NE corner of the
SW 1/4 of Sec. 32,
T26S, R1E

SETBACKS:
Side yard building setbacks are 6' wide.

FINAL PLAT OF
"WOODLAND GLEN"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 32, T26S, R1E OF THE 6TH P.M.



- = Monument Found
 - = #4 Rebar Set with I.D. Cap
"TTL SI CLS22"
- Bearing Basis Assumed

"WOODLAND GLEN"
CLOSURE COMPUTATIONS

TERRA TECH
LAND SURVEYING / INC.

239 North Ohio
Wichita, Kansas 67214-3833
(316) 267-0744 / 267-2348
Fax (316) 267-2736

Woodland Glen" Closure Computations

: ABE
 Name : "Woodland Glen" Closure Computations
 Description : One Lot Plat
 Reference :
 Objection : None
 Date printed: 29/03/00 11:11am

Initial parcel *PARENT*

Point	Bearing	Distance
3		
28	N89°20'19"E	165.041
254	S0°34'54"E	99.581
4	S89°51'11"W	165.005
3	N0°36'20"W	98.100

Area: 0.3744 acres
 Lot misclose: no misclose

Initial parcel *LOT 1*

Point	Bearing	Distance
250		
28	N89°20'19"E	135.041
254	S0°34'54"E	99.581
255	S89°51'11"W	135.004
250	N0°36'20"W	98.369

Area: 0.3068 acres

304.46'
 2nd Addn. 3
 1375'

304.96'
 13
 194'

304.66'
 12
 1288'

304.76'
 11
 1322'

304.86'
 10
 132'

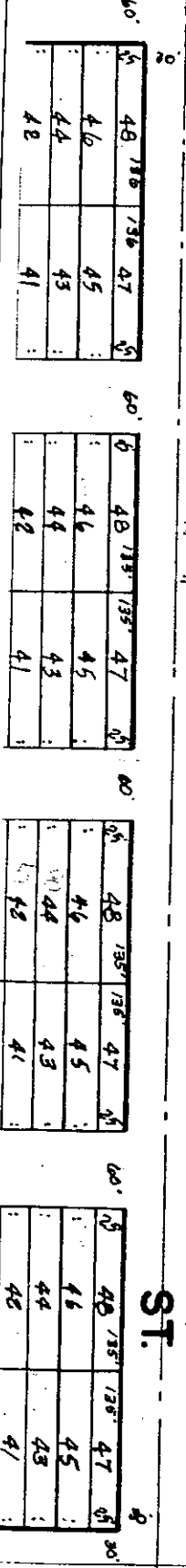
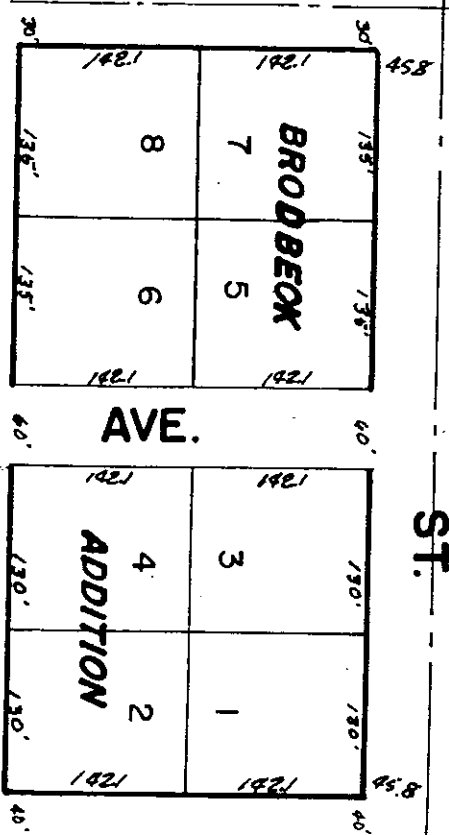
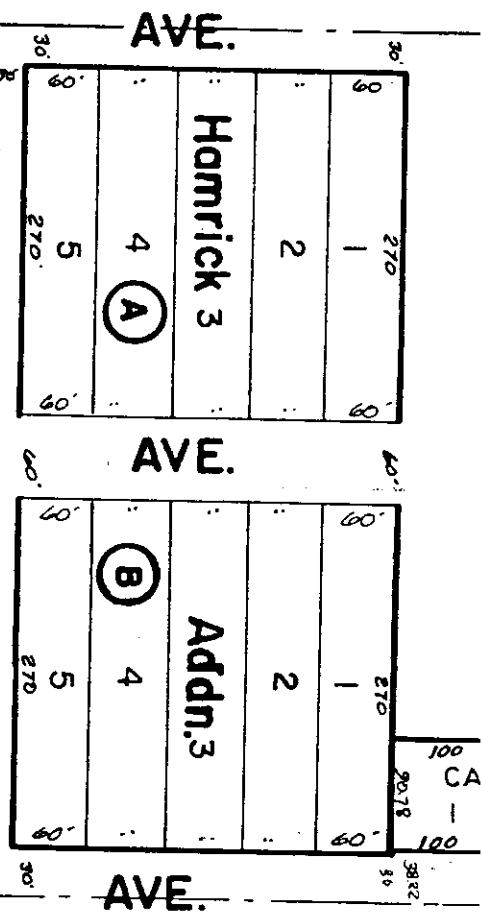
0799
 304.96'
 9
 132'

305.06'
 8
 132'

305.16'
 7
 132'

305.25'
 6
 118'

305.34'
 5
 111.9'



50'
 100'
 CASTER
 ADDN.
 100'

AVE.