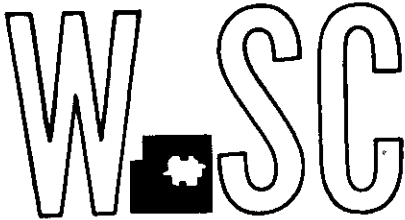


WICHITA—SEDGWICK COUNTY

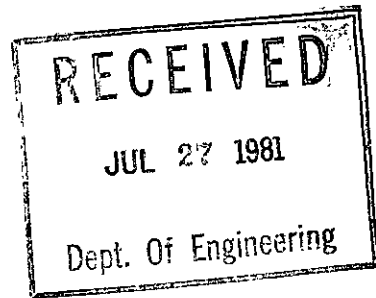


METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 24, 1981

Bill G. Yung Design
8225 E. 35th St. North
Wichita, Ks. 67226



Re: S/D 81-75 - Preliminary plat of Peppertree

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, 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 submit a final drainage plan to City Engineering prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the paving of the street being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The street name "Peppertree" shall be changed to "Bainbridge Circle."
- H. The final plat shall specify the intended purpose of the proposed reserves in the platator's text.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. A draft of the applicant's proposed restrictive covenants shall be submitted to the Planning Department for review prior to or at the time of submission of a final plat.

- K. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.
- L. The final plat shall dimension the building setback on Lot 6, Block 1.
- M. The final plat shall dimension the "street, drainage and utility easement" on Lots 5 and 6, Block 1, and on Reserve A south of the proposed cul-de-sac.
- N. The final plat shall indicate a cul-de-sac of sufficient size to accommodate the turning radius of large trucks and emergency vehicles.
- O. The applicant shall provide a proposed sanitary sewer layout plan to City Engineering when the final plat is filed.
- P. The final plat shall indicate the easements required by K.G. and E., which are marked on the engineer's copy of this preliminary plat.
- Q. The Subdivision Committee recommends a waiver of the street width standard of the Subdivision Regulations.
- R. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Tallgrass Company, P.O. Box 4048, 67204
Ken Bengtson, Van Doren-Hazard-Stallings, 260 N. Rock Rd., Suite 250
67206
X Mike Lindebak, City Engineering

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-75 Name Peppertree
Date Application Rec'd. 6-26-81 Preliminary Approval _____
Scheduled S/D Meeting 7-23-81

DESCRIPTION

General Location 1/3 mile west of Webb Road on the north side of 21st Street

Owner Tallgrass Company
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th No., Wichita, Ks. Zip Code 67226 Phone 683-5567

- | | |
|---|---|
| <p>1. Gross Acreage of Plat <u>6.7</u></p> <p>2. Number of Lots :
 Residential <u>15</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>15</u></p> <p>3. Minimum Lot Frontage <u>45</u></p> <p>4. Minimum Lot Area <u>5400 sq ft.</u></p> <p>5. Existing Zoning <u>AA w/CUP (DP-96)</u></p> <p>6. Proposed Zoning <u>AA w/CUP</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>NA</u> Yes _____ No _____</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
 a. <u>32'</u> R/W <u>1100</u> ft.
 b. _____ R/W _____ ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>1100</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no</p> |
|---|---|

STAFF COMMENTS:

NOTE: This plat is subject to the general provisions of the Tallgrass Community Unit Plan (DP-96). It proposes the dedication of only 32 feet of right-of-way for a 29-foot paved street. A 15-foot "street, drainage and utility easement" is being platted on each side of the 32-foot street dedication.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the paving of the street being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The street name "Peppertree" shall be changed to "Bainbridge Circle." This name would be a logical extension of the existing Bainbridge located between Woodlawn and Rock Road.
- H. The final plat shall specify the intended purpose of the proposed reserves in the plat's text.
- I. Since a 29-foot street pavement is proposed for this plat (paving standard of the 58-foot street), the applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. The applicant has advised that a restrictive covenant will be filed which prohibits fencing, landscaping and

obstruction of the proposed "street, drainage and utility easement" adjacent to each side of the 32-foot street dedication. A draft of this restrictive covenant shall be submitted to the Planning Department for review prior to or at the time of submission of a final plat.

- K. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of the proposed reserves. The required homeowners' association shall give the City the right to maintain the reserves in the event they are not properly maintained and assess the cost of maintenance to the property owners.
- L. The applicant shall be prepared to discuss with the Committee the functioning of the joint drainage and emergency access easement.
- M. The final plat shall dimension the building setback on Lot 6, Block 1.
- N. The final plat shall dimension the "street, drainage and utility easement" on Lots 5 and 6, Block 1, and on Reserve A south of the proposed cul-de-sac.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-75 Name Peppertree
Date Application Rec'd. 6-26-81 Preliminary Approval 7-23-81
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location 1/3 mile west of Webb Road on the north side of 21st Street

Owner Tallgrass Company
Surveyor/Engineer Van Dorèn-Hazard-Stallings
Address 260 N. Rock Road, Suite 250 Zip Code 67206 Phone 686-7303

- | | |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>6.7</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>32'</u> R/W <u>1100</u> ft. |
| Residential <u>15</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>15</u> | TOTAL <u>1100</u> ft. |
| 3. Minimum Lot Frontage <u>45</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5400 sq. ft.</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA w/CUP (DP-96)</u> | |
| 6. Proposed Zoning <u>AA w/CUP</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

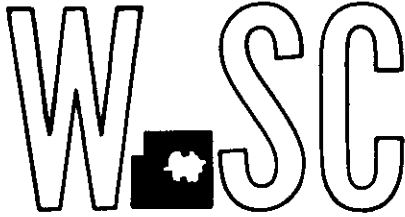
STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the paving of Bainbridge Circle.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant's engineer has stated that the final plat tracing will show a 15-foot street, drainage and utility easement on both sides of Bainbridge Circle as was shown on the preliminary plat.
- H. At the time the preliminary plat was approved a 20-foot continuous utility easement was required adjacent to the rear property lines of Lots 1-5 from the east line of the plat to the east line of the cul-de-sac. Also, a 10-foot utility easement was required adjacent to the east line of Lot 2 and the west line of Lot 3. These requested easements have not been indicated on this final plat. The utility company representatives should be prepared to state if these easements are still required.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.
- J. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of Reserve A. The required homeowners' association shall give the City the right to maintain the reserve in the event it is not properly maintained and assess the cost of the maintenance to the property owners within Peppertree Addition.

(Over)

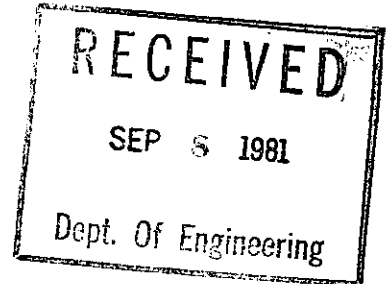
- K. A requirement of preliminary plat approval was the submission of a proposed sanitary sewer layout plan to City Engineering. The representative from City Engineering should be prepared to comment on the acceptability of the proposed plan.
- L. At the time of preliminary plat approval, the Subdivision Committee recommended a waiver of the street width standard of the Subdivision Regulations.
- M. The City Engineer's representative shall be prepared to comment on the type of drainage improvement which is proposed for the 20-foot drainage easement between 21st Street and the cul-de-sac and whether or not an emergency access easement can be combined with this drainage easement.
- N. The applicant or his agent shall be prepared to discuss with the Committee the restrictions which will be imposed on lot-owner use of the 15-foot street, drainage and utility easement adjacent to Bainbridge Circle. Restrictions will be necessary to assure ready access to utilities which will be placed in the easement and to assure the flood-carrying capacity of the street and adjacent drainage easement.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



September 4, 1981

**Van Doren-Hazard-Stallings
Suite 250, 260 N. Rock Road
Wichita, Kansas 67206**

Re: S/D 71-75 - Final plat of Peppertree

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 3, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. As requested by the applicant, the street name "Bainbridge Circle" may be changed to "Peppertree Circle".
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- D. The applicant shall guarantee the extension of City water to serve each lot being platted.
- E. The applicant shall guarantee the paving of Peppertree Circle.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant's engineer has stated that the final plat tracing will show a 15-foot street, drainage and utility easement on both sides of Peppertree Circle as was shown on the preliminary plat.
- H. The plattor's text shall state that Reserve A is also for utility and drainage purposes.
- I. The applicant shall submit a restrictive covenant which requires 4 off-street parking spaces per dwelling unit.

Van Doren-Hazard-Stallings
September 4, 1981
Page 2

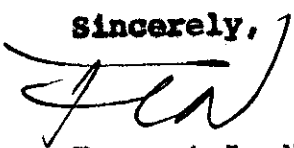
- J. As required in provision 8 of the associated Community Unit Plan, a homeowners' association shall be formed to provide for the ownership and maintenance of Reserve A. The required homeowners' association shall give the City the right to maintain the reserve in the event it is not properly maintained and assess the cost of the maintenance to the property owners within Peppertree Addition.
- K. The Subdivision Committee recommends a waiver of the street width standard of the Subdivision Regulations.
- L. The appropriateness of a joint 20-foot drainage and emergency access easement will be reviewed when paving plans are reviewed. If additional easement width is necessary, the applicant shall grant it.
- M. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the 15-foot street, drainage and utility easements adjacent to Peppertree Circle. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings proposed within this easement shall be reviewed by the City Forestry Division prior to installation.
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 September 10, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Tallgrass Co., P.O. Box 4048, 67204
Phil Frick, 700 Fourth Financial Center, 67202
X Mike Lindebak, City Engineering

EASEMENT

THIS EASEMENT made this 4th day of March, 19 82

by and between Peppertree Company, a Joint Venture

of the first part and City of Wichita

of the second part.

WITNESSETH: that the said first party , in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second parties a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing their utilities , over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The west 3 feet of the east 13 feet of Lot 9, Peppertree, an addition to Wichita, Sedgwick County, Kansas except the north 20 feet and the south 15 feet thereof.

And said second party are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing their utilities , including the right to open and excavate in any streets or ways that may be constructed on the surface of said easements, provided that upon completion of the necessities of grantee's operations the surface of such easements shall be restored as nearly as possible to its original condition.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written. Peppertree Company, a joint venture

BY: *E. D. Ritchie*
E.D. Ritchie

STATE OF KANSAS ss:
SEDGWICK COUNTY

Personally appeared before me a notary public in and for the County and State aforesaid E. D. Ritchie to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at 3:00 this 4th day of March, 19 82

Katheryn S. Bauman
Notary Public

My Appointment Expires: February 2, 1983



96 7334.1190 7280.1286

97 36 D 36 72 66 A 19 2 72

97 7310.4348 7334.2051

98 34 D 34 71 7 A 2 19 12

98 7358.9940 7391.7847

99 34 D 34 49 65 A 19 2 49

99 7318.4230 7464.1043

100 32 D 32 48 8 A 2 19 48

100 7339.5002 7504.0746

101 32 D 32 49 64 A 19 2 64

101 7310.2097 7596.2351

102 479 D 479 480 64 A 30 14 62

102 7267.8800 7806.6235

AREA/BEARI 30 17 522 26 478 480 14 30 / PEPPERTREE

PT. 30 TO PT. 17 DIST= 367.6955 BR= 44- 10- 53.4 QUAD= 1

PT. 17 TO PT. 522 DIST= 901.4776 BR= 89- 10- 53.5 QUAD= 1

PT. 522 TO PT. 26 DIST= 42.5264 BR= 48- 20- 21.5 QUAD= 2

PT. 26 TO PT. 478 DIST= 148.6810 BR= 54- 14- 6.6 QUAD= 2

PT. 478 TO PT. 480 DIST= 112.3623 BR= 27- 31- 36.5 QUAD= 2

PT. 480 TO PT. 14 DIST= 42.2944 BR= 0- 49- 6.2 QUAD= 2

PT. 14 TO PT. 30 DIST= 1362.7326 BR= 89- 10- 53.5 QUAD= 3

AREA= 302881.7758 SQ.FT., 6.953208 ACRES

SEGMENT/MI 522 26 D 21 26

CHORD= 42.5264 = 42 FT. 6 1/3 IN.

ARC= 42.5289 = 42 FT. 6 9/26 IN.

SEG. AREA= 5.5864 SQ. FT. 0.0001 ACRES

AREA= 302876.1895 SQ.FT. 6.953080 ACRES

SEGMENT/PL 478 480 D 479 480

CHORD= 112.3623 = 112 FT. 4167/** IN.

ARC= 116.5371 = 116 FT. 6107/** IN.

SEG. AREA= 1010.2037 SQ. FT. 0.0231 ACRES

AREA= 303886.3931 SQ.FT. 6.976271 ACRES

AREA/BEARI 30 82 87 88 69 91 93 68 67 95 74

PT. 30 TO PT. 82 DIST= 35.3553 BR= 44- 10- 53.5 QUAD= 1

PT. 82 TO PT. 87 DIST= 221.9309 BR= 89- 10- 53.5 QUAD= 1

PT. 87 TO PT. 88 DIST= 93.1662 BR= 73- 36- 58.0 QUAD= 1

PT. 88 TO PT. 69 DIST=	273.0523	BR= 89- 10- 53.5	QUAD= 1
PT. 69 TO PT. 91 DIST=	39.6145	BR= 0- 49- 6.3	QUAD= 4
PT. 91 TO PT. 93 DIST=	39.3515	BR= 81- 31- 2.2	QUAD= 1
PT. 93 TO PT. 68 DIST=	44.8628	BR= 0- 49- 6.3	QUAD= 2
PT. 68 TO PT. 67 DIST=	131.9999	BR= 89- 10- 53.5	QUAD= 1
PT. 67 TO PT. 95 DIST=	56.5268	BR= 0- 49- 6.3	QUAD= 4
PT. 95 TO PT. 74 DIST=	19.9061	BR= 72- 17- 22.2	QUAD= 2
97 66 65 99 49 101 64 102 480 14 30 / RESERVE A			
PT. 74 TO PT. 97 DIST=	91.1301	BR= 89- 44- 55.9	QUAD= 1
PT. 97 TO PT. 66 DIST=	49.2987	BR= 0- 49- 6.3	QUAD= 2
PT. 66 TO PT. 65 DIST=	129.9999	BR= 89- 10- 53.5	QUAD= 1
PT. 65 TO PT. 99 DIST=	55.4305	BR= 0- 49- 6.4	QUAD= 4
PT. 99 TO PT. 49 DIST=	4.5699	BR= 70- 1- 0.4	QUAD= 2
PT. 49 TO PT. 101 DIST=	128.0089	BR= 87- 1- 17.4	QUAD= 2
PT. 101 TO PT. 64 DIST=	45.3307	BR= 0- 49- 6.3	QUAD= 2
PT. 64 TO PT. 102 DIST=	209.7623	BR= 89- 10- 53.5	QUAD= 1
PT. 102 TO PT. 480 DIST=	7.7092	BR= 2- 35- 7.9	QUAD= 2
PT. 480 TO PT. 14 DIST=	42.2944	BR= 0- 49- 6.2	QUAD= 2
PT. 14 TO PT. 30 DIST=	1362.7326	BR= 89- 10- 53.5	QUAD= 3

AREA= 74280.8178 SQ.FT., 1.705252 ACRES

SEGMENT/MI 87 88 50.00
 CHORD= 93.1662 ARC= 119.8962 SEG AREA= 2151.1653 SQ.FT.
 0.049383 ACRES

AREA= 72129.6524SQ.FT. 1.655868ACRES

91 93 D 40 91
 CHORD= 39.3515 = 39 FT. 4 5/22 IN.
 ARC= 39.5953 = 39 FT. 7 13/91 IN.

SEG. AREA= 49.8965 SQ. FT. 0.0011 ACRES

AREA= 72079.7559SQ.FT. 1.654723ACRES

74 97 D 36 74
 CHORD= 91.1301 = 91 FT. 1 21/37 IN.
 ARC= 93.2061 = 93 FT. 2 35/74 IN.

SEG. AREA= 516.9772 SQ. FT. 0.0118 ACRES

AREA= 71562.7787SQ.FT. 1.642855ACRES

99 49 D 34 99
CHORD= 4.5699 = 4 FT. 6 83/99 IN.
ARC= 4.5700 = 4 FT. 6 83/99 IN.

SEG. AREA= 0.0474 SQ. FT. 0.0000 ACRES

AREA= 71562.7312SQ.FT. 1.642854ACRES

49 101 D 32 49
CHORD= 128.0089 = 128 FT. 0 5/49 IN.
ARC= 130.0882 = 130 FT. 1 3/49 IN.

SEG. AREA= 858.8448 SQ. FT. 0.0197 ACRES

AREA= 70703.8865SQ.FT. 1.623137ACRES

102 480 D 479 480
CHORD= 7.7092 = 7 FT. 8245/** IN.
ARC= 7.7104 = 7 FT. 8 63/** IN.

SEG. AREA= 0.3055 SQ. FT. 0.0000 ACRES

AREA= 70703.5809SQ.FT. 1.623130ACRES RESERVE "A"

AREA/BEARI 64 101 52 47 478 102 64 / LOT 1
PT. 64 TO PT. 101 DIST= 45.3307 BR= 0- 49- 6.3 QUAD= 4

PT. 101 TO PT. 52 DIST= 126.5814 BR= 57- 36- 38.3 QUAD= 1

PT. 52 TO PT. 47 DIST= 22.0335 BR= 80- 45- 53.4 QUAD= 1

PT. 47 TO PT. 478 DIST= 37.1810 BR= 54- 14- 6.4 QUAD= 2

PT. 478 TO PT. 102 DIST= 105.4221 BR= 29- 17- 38.1 QUAD= 2

PT. 102 TO PT. 64 DIST= 209.7623 BR= 89- 10- 53.5 QUAD= 3

AREA= 16356.4665 SQ.FT., 0.375492 ACRES

SEGMENT/MI 101 52 D 32 101
CHORD= 126.5814 = 126 FT. 6 99/** IN.
ARC= 128.5900 = 128 FT. 7 1/12 IN.

SEG. AREA= 829.8779 SQ. FT. 0.0190 ACRES

AREA= 15526.5885SQ.FT. 0.356441ACRES

SEGMENT/PL 478 102 D 479 478
CHORD= 105.4221 = 105 FT. 5 31/** IN.
ARC= 108.8266 = 108 FT. 9 55/59 IN.

SEG. AREA= 827.2584 SQ. FT. 0.0189 ACRES

AREA= 16353.8470SQ.FT. 0.375432ACRES

AREA/BEARI 66 97 72 99 65 66 / LOT 2
PT. 66 TO PT. 97 DIST= 49.2987 BR= 0- 49- 6.3 QUAD= 4

PT. 97 TO PT. 72 DIST= 6.5809 BR= 67- 14- 55.9 QUAD= 1

PT. 72 TO PT. 99 DIST= 123.9498 BR= 87- 28- 59.1 QUAD= 1

PT. 99 TO PT. 65 DIST= 55.4305 BR= 0- 49- 6.4 QUAD= 2

PT. 65 TO PT. 66 DIST= 129.9999 BR= 89- 10- 53.5 QUAD= 3

AREA= 6948.4575 SQ.FT., 0.159514 ACRES

SEGMENT/MI 97 72 D 36 72

CHORD= 6.5809 = 6 FT. 6 35/36 IN.

ARC= 6.5816 = 6 FT. 6 71/72 IN.

SEG. AREA= 0.1869 SQ. FT. 0.0000 ACRES

AREA= 6948.2705SQ.FT. 0.159510ACRES

SEGMENT/PL 72 99 D 34 99

CHORD= 123.9498 = 123 FT. 11 39/99 IN.

ARC= 126.9685 = 126 FT. 11 31/49 IN.

SEG. AREA= 989.5902 SQ. FT. 0.0227 ACRES

AREA= 7937.8608SQ.FT. 0.182228ACRES

AREA/BEARI 68 93 76 95 67 68 / LOT 3

PT. 68 TO PT. 93 DIST= 44.8628 BR= 0- 49- 6.3 QUAD= 4

PT. 93 TO PT. 76 DIST= 8.4935 BR= 68- 7- 47.6 QUAD= 1

PT. 76 TO PT. 95 DIST= 124.3719 BR= 85- 12- 37.6 QUAD= 1

PT. 95 TO PT. 67 DIST= 56.5268 BR= 0- 49- 6.3 QUAD= 2

PT. 67 TO PT. 68 DIST= 131.9999 BR= 89- 10- 53.5 QUAD= 3

AREA= 6846.8550 SQ.FT., 0.157182 ACRES

SEGMENT/MI 93 76 D 40 76

CHORD= 8.4935 = 8 FT. 5 35/38 IN.

ARC= 8.4959 = 8 FT. 5 9/ 9 IN.

SEG. AREA= 0.4964 SQ. FT. 0.0000 ACRES

AREA= 6846.3586SQ.FT. 0.157170ACRES

76 95 D 38 76

CHORD= 124.3719 = 124 FT. 4 35/76 IN.

ARC= 126.7920 = 126 FT. 9 19/38 IN.

SEG. AREA= 888.6310 SQ. FT. 0.0204 ACRES

AREA= 5957.7275SQ.FT. 0.136770ACRES

AREA/BEARI 70 89 79 78 91 69 70 / LOT 4

PT. 70 TO PT. 89 DIST= 61.0000 BR= 0- 49- 6.4 QUAD= 4

PT. 89 TO PT. 79 DIST= 29.9057 BR= 89- 10- 53.5 QUAD= 1

PT. 79 TO PT. 78 DIST= 76.6208 BR= 80- 1- 36.5 QUAD= 2

PT. 78 TO PT. 91 DIST= 32.5974 BR= 78- 20- 52.1 QUAD= 2

PT. 91 TO PT. 69 DIST= 39.6145 BR= 0- 49- 6.3 QUAD= 2

PT. 69 TO PT. 70 DIST= 136.9999 BR= 89- 10- 53.5 QUAD= 3

AREA= 7248.4639 SQ.FT., 0.166401 ACRES

SEGMENT/PL 79 78 D 42 79

CHORD= 76.6208 = 76 FT. 7 9/19 IN.

ARC= 77.0757 = 77 FT. 0 9/ 9 IN.

SEG. AREA= 185.1689 SQ. FT. 0.0042 ACRES

AREA= 7433.6329SQ.FT. 0.170652ACRES

SEGMENT/MI 78 91 D 40 91

CHORD= 32.5974 = 32 FT. 7 15/91 IN.

ARC= 32.7353 = 32 FT. 8 75/91 IN.

SEG. AREA= 28.2622 SQ. FT. 0.0006 ACRES

AREA= 7405.3706SQ.FT. 0.170003ACRES

AREA/BEARI 88 59 58 54 89 70 88 / LOT 5

PT. 88 TO PT. 59 DIST= 37.0462 BR= 16- 49- 24.6 QUAD= 4

PT. 59 TO PT. 58 DIST= 25.5435 BR= 19- 48- 8.4 QUAD= 1

PT. 58 TO PT. 54 DIST= 15.4572 BR= 83- 40- 37.1 QUAD= 1

PT. 54 TO PT. 89 DIST= 121.8849 BR= 89- 10- 53.5 QUAD= 1

PT. 89 TO PT. 70 DIST= 61.0000 BR= 0- 49- 6.4 QUAD= 2

PT. 70 TO PT. 88 DIST= 136.0523 BR= 89- 10- 53.5 QUAD= 3

AREA= 8608.1324 SQ.FT., 0.197615 ACRES

SEGMENT/MI 88 59 50.00

CHORD= 37.0462 ARC= 37.9507 SEG AREA= 88.5095 SQ.FT.
0.002031 ACRES

AREA= 8519.6228SQ.FT. 0.195583ACRES

SEGMENT/PL 59 58 15.00

CHORD= 25.5435 ARC= 30.5624 SEG AREA= 128.7496 SQ.FT.
0.002955 ACRES

AREA= 8648.3724SQ.FT. 0.198539ACRES

58 54 D 44 54

CHORD= 15.4572 = 15 FT. 5 13/27 IN.

ARC= 15.4810 = 15 FT. 5 21/27 IN.

SEG. AREA= 3.8304 SQ. FT. 0.0000 ACRES

AREA= 8652.2029SQ.FT. 0.198627ACRES

AREA/BEARI 82 81 85 87 82 / LOT 6

PT. 82 TO PT. 81 DIST= 173.6446 BR= 44- 10- 53.4 QUAD= 1

PT. 81 TO PT. 85 DIST= 117.2442 BR= 57- 7- 20.1 QUAD= 2

PT. 85 TO PT. 87 DIST= 57.7616 BR= 2- 24- 19.1 QUAD= 2

PT. 87 TO PT. 82 DIST= 221.9309 BR= 89- 10- 53.5 QUAD= 3

AREA= 16389.0457 SQ.FT., 0.376240 ACRES

SEGMENT/MI 87 85 50.00

CHORD= 57.7616 ARC= 61.5805 SEG AREA= 360.7314 SQ.FT.
0.008281 ACRES

AREA= 16028.3143SQ.FT. 0.367959ACRES

AREA/BEARI 85 81 17 1 84 83 86 85 / LOT 7

PT. 85 TO PT. 81 DIST= 117.2442 BR= 57- 7- 20.1 QUAD= 4

PT. 81 TO PT. 17 DIST= 158.6955 BR= 44- 10- 53.4 QUAD= 1

PT. 17 TO PT. 1 DIST= 5.0000 BR= 89- 10- 53.3 QUAD= 1

PT. 1 TO PT. 84 DIST= 132.5264 BR= 21- 19- 18.8 QUAD= 2

PT. 84 TO PT. 83 DIST= 47.7624 BR= 56- 25- 47.3 QUAD= 3

PT. 83 TO PT. 86 DIST= 27.8234 BR= 44- 10- 53.5 QUAD= 3

PT. 86 TO PT. 85 DIST= 9.8484 BR= 38- 31- 46.6 QUAD= 3

AREA= 14673.8956 SQ.FT., 0.336866 ACRES

SEGMENT/MI 84 83 D 44 83

CHORD= 47.7624 = 47 FT. 9 3/20 IN.

ARC= 48.1282. = 48 FT. 1 45/83 IN.

SEG. AREA= 81.7769 SQ. FT. 0.0018 ACRES

AREA= 14592.1186SQ.FT. 0.334988ACRES

SEGMENT/MI 86 85 50.00

CHORD= 9.8484 ARC= 9.8644 SEG AREA= 1.5966 SQ.FT.
0.000036 ACRES

AREA= 14590.5220SQ.FT. 0.334952ACRES

AREA/BEARI 84 1 2 103 55 84 / LOT 8

PT. 84 TO PT. 1 DIST= 132.5264 BR= 21- 19- 18.8 QUAD= 4

PT. 1 TO PT. 2 DIST= 139.9999 BR= 89- 10- 53.5 QUAD= 1

PT. 2 TO PT. 103 DIST= 116.9999 BR= 0- 49- 6.4 QUAD= 2

PT. 103 TO PT. 55 DIST= 54.1521 BR= 89- 10- 53.6 QUAD= 3

PT. 55 TO PT. 84 DIST= 40.0683 BR= 78- 55- 47.3 QUAD= 3

AREA= 13970.5679 SQ.FT., 0.320720 ACRES

SEGMENT/MI 55 84 D 44 55

CHORD= 40.0683 = 40 FT. 0 45/55 IN.

ARC= 40.2829 = 40 FT. 3 11/27 IN.

SEG. AREA= 48.0820 SQ. FT. 0.0011 ACRES

AREA= 13922.4859SQ.FT. 0.319616ACRES

AREA/BEARI 103 2 3 90 80 103 / LOT 9

PT. 103 TO PT. 2 DIST= 116.9999 BR= 0- 49- 6.4 QUAD= 4

PT. 2 TO PT. 3 DIST= 104.0000 BR= 89- 10- 53.5 QUAD= 1

PT. 3 TO PT. 90 DIST= 117.0855 BR= 0- 49- 6.4 QUAD= 2

PT. 90 TO PT. 80 DIST= 6.3620 BR= 89- 57- 6.4 QUAD= 3

PT. 80 TO PT. 103 DIST= 97.6385 BR= 89- 10- 53.5 QUAD= 3

AREA= 12168.2688 SQ.FT., 0.279345 ACRES

SEGMENT/MI 90 80 D 42 80

CHORD= 6.3620 = 6 FT. 4 7/20 IN.

ARC= 6.3622 = 6 FT. 4 7/20 IN.

SEG. AREA= 0.0906 SQ. FT. 0.0000 ACRES

AREA= 12168.1781SQ.FT. 0.279342ACRES

AREA/BEARI 90 3 4 92 77 90 / LOT 10

PT. 90 TO PT. 3 DIST= 117.0855 BR= 0- 49- 6.4 QUAD= 4

PT. 3 TO PT. 4 DIST= 110.0000 BR= 89- 10- 53.5 QUAD= 1

PT. 4 TO PT. 92 DIST= 138.4880 BR= 0- 49- 6.4 QUAD= 2

PT. 92 TO PT. 77 DIST= 29.7305 BR= 81- 20- 9.2 QUAD= 4

PT. 77 TO PT. 90 DIST= 82.3466 BR= 79- 15- 23.3 QUAD= 4

AREA= 14100.9638 SQ.FT., 0.323713 ACRES

SEGMENT/PL 92 77 D 40 77

CHORD= 29.7305 = 29 FT. 8 59/77 IN.

ARC= 29.9527 = 29 FT. 11 33/77 IN.

SEG. AREA= 31.2994 SQ. FT. 0.0007 ACRES

AREA= 14132.2632SQ.FT. 0.324432ACRES

SEGMENT/MI 77 90 D 42 78

CHORD= 82.3466 = 82 FT. 4 3/19 IN.

ARC= 82.9127 = 82 FT. 10 37/39 IN.

SEG. AREA= 230.2467 SQ. FT. 0.0052 ACRES

AREA= 13902.0165SQ.FT. 0.319146ACRES

AREA/BEARI 92 4 5 94 75 92 / LOT 11

PT. 92 TO PT. 4 DIST= 138.4880 BR= 0- 49- 6.4 QUAD= 4

PT. 4 TO PT. 5 DIST= 114.0000 BR= 89- 10- 53.5 QUAD= 1

PT. 5 TO PT. 94 DIST= 114.7117 BR= 0- 49- 6.4 QUAD= 2

PT. 94 TO PT. 75 DIST= 90.8606 BR= 77- 44- 56.1 QUAD= 3

PT. 75 TO PT. 92 DIST= 25.6000 BR= 76- 9- 50.9 QUAD= 3

AREA= 14400.2283 SQ.FT., 0.330583 ACRES

SEGMENT/MI 94 75 D 38 94

CHORD= 90.8606 = 90 FT. 10 31/94 IN.

ARC= 91.5265 = 91 FT. 6 15/47 IN.

SEG. AREA= 289.4837 SQ. FT. 0.0066 ACRES

AREA= 14110.7445 SQ.FT. 0.323938 ACRES

SEGMENT/PL 75 92 D 40 75

CHORD= 25.6000 = 25 FT. 7 15/75 IN.

ARC= 25.7411 = 25 FT. 8 67/75 IN.

SEG. AREA= 19.9123 SQ. FT. 0.0004 ACRES

AREA= 14130.6568 SQ.FT. 0.324395 ACRES

AREA/BEARI 94 5 6 96 73 94 / LOT 12

PT. 94 TO PT. 5 DIST= 114.7117 BR= 0- 49- 6.4 QUAD= 4

PT. 5 TO PT. 6 DIST= 103.9999 BR= 89- 10- 53.5 QUAD= 1

PT. 6 TO PT. 96 DIST= 136.2470 BR= 0- 49- 6.4 QUAD= 2

PT. 96 TO PT. 73 DIST= 26.3621 BR= 77- 12- 21.8 QUAD= 4

PT. 73 TO PT. 94 DIST= 79.8636 BR= 79- 45- 3.9 QUAD= 4

AREA= 13003.1147 SQ.FT., 0.298510 ACRES

SEGMENT/PL 96 73 D 36 96

CHORD= 26.3621 = 26 FT. 4 33/96 IN.

ARC= 26.4473 = 26 FT. 5 35/96 IN.

SEG. AREA= 16.1553 SQ. FT. 0.0003 ACRES

AREA= 13019.2701 SQ.FT. 0.298881 ACRES

SEGMENT/MI 73 94 D 38 73

CHORD= 79.8636 = 79 FT. 10 27/73 IN.

ARC= 80.3138 = 80 FT. 3 7/9 IN.

SEG. AREA= 195.9870 SQ. FT. 0.0044 ACRES

AREA= 12823.2830 SQ.FT. 0.294382 ACRES

AREA/BEARI 96 6 7 98 71 96 / LOT 13

PT. 96 TO PT. 6 DIST= 136.2470 BR= 0- 49- 6.4 QUAD= 4

PT. 6 TO PT. 7 DIST= 112.0000 BR= 89- 10- 53.5 QUAD= 1
PT. 7 TO PT. 98 DIST= 112.9694 BR= 0- 49- 6.4 QUAD= 2
PT. 98 TO PT. 71 DIST= 66.8020 BR= 75- 24- 13.8 QUAD= 3
PT. 71 TO PT. 96 DIST= 47.6926 BR= 80- 17- 38.3 QUAD= 3

AREA= 14091.9208 SQ.FT., 0.323505 ACRES

SEGMENT/MI 98 71 D 34 98

CHORD= 66.8020 = 66 FT. 9 61/98 IN.

ARC= 67.1181 = 67 FT. 1 41/98 IN.

SEG. AREA= 125.5974 SQ. FT. 0.0028 ACRES

AREA= 13966.3233SQ.FT. 0.320622ACRES

SEGMENT/PL 71 96 D 36 71

CHORD= 47.6926 = 47 FT. 8 11/35 IN.

ARC= 48.2076 = 48 FT. 2 35/71 IN.

SEG. AREA= 96.9641 SQ. FT. 0.0022 ACRES

AREA= 14063.2874SQ.FT. 0.322848ACRES

AREA/BEARI 98 7 8 100 48 98 / LOT 14

PT. 98 TO PT. 7 DIST= 112.9694 BR= 0- 49- 6.4 QUAD= 4

PT. 7 TO PT. 8 DIST= 111.9999 BR= 89- 10- 53.5 QUAD= 1

PT. 8 TO PT. 100 DIST= 134.0652 BR= 0- 49- 6.4 QUAD= 2

PT. 100 TO PT. 48 DIST= 25.3968 BR= 73- 20- 13.2 QUAD= 4

PT. 48 TO PT. 98 DIST= 88.8030 BR= 82- 5- 46.1 QUAD= 4

AREA= 13662.2237 SQ.FT., 0.313641 ACRES

SEGMENT/PL 100 48 D 32 48

CHORD= 25.3968 = 25 FT. 4 37/48 IN.

ARC= 25.4185 = 25 FT. 5 1/48 IN.

SEG. AREA= 7.7012 SQ. FT. 0.0001 ACRES

AREA= 13669.9249SQ.FT. 0.313818ACRES

SEGMENT/MI 48 12 D 34 48

CHORD= 77.6659 = 77 FT. 8 0/48 IN.

ARC= 78.1650 = 78 FT. 1 47/48 IN.

SEG. AREA= 197.9804 SQ. FT. 0.0045 ACRES

AREA= 13471.9444SQ.FT. 0.309273ACRES

AREA/BEARI 100 8 522 26 46 53 100 / Lot 15

PT. 100 TO PT. 8 DIST= 134.0652 BR= 0- 49- 6.4 QUAD= 4

PT. 8 TO PT. 522 DIST= 100.4776 BR= 89- 10- 53.5 QUAD= 1

PT. 522 TO PT. 26 DIST= 42.5264 BR= 48- 20- 21.5 QUAD= 2

PT. 26 TO PT. 46 DIST= 49.5000 BR= 54- 14- 6.7 QUAD= 2

PT. 46 TO PT. 53 DIST= 20.3842 BR= 9- 14- 6.7 QUAD= 2

PT. 53 TO PT. 100 DIST= 183.2382 BR= 71- 29- 29.6 QUAD= 3

AREA= 16162.1294 SQ.FT., 0.371031 ACRES

SEGMENT/MI 522 26 D 21 26

CHORD= 42.5264 = 42 FT. 6 1/3 IN.

ARC= 42.5289 = 42 FT. 6 9/26 IN.

SEG. AREA= 5.5864 SQ. FT. 0.0001 ACRES

AREA= 16156.5430SQ.FT. 0.370903ACRES

SEGMENT/PL 53 100 D 32 100

CHORD= 183.2382 = 183 FT. 2 43/50 IN.

ARC= 192.5364 = 192 FT. 6 11/25 IN.

SEG. AREA= 3158.7312 SQ. FT. 0.0725 ACRES

AREA= 19315.2742SQ.FT. 0.443417ACRES

END/OF/JOB