

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

303 South Topeka
WICHITA, KANSAS 67202

(316) 262-2691

LETTER OF TRANSMITTAL

DATE	5/17/91	JOB NO.	36-91000/A-2273
ATTENTION	Ms. Vicky Huang, P.E.		
RE:	Reflection Ridge 7th Addition		

TO Mr. Michael E. Lindebak, P.E.
City Engineer
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	5/17/91		Drainage Concept

THESE ARE TRANSMITTED as checked below:

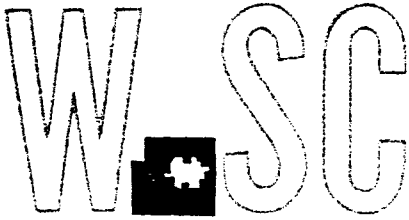
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The Preliminary Plat will be submitted today by
Bill Yung Design for hearing by the Subdivision
Committee on May 30, 1991.

COPY TO Bill Yung
Marv Schellenberg
File

SIGNED: Charles Brown

If enclosures are not as noted, kindly notify us at once.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 3, 1991

Bill G. Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: S/D 91-27, Sketch Plat of Reflection Ridge 7th Addition,
located south of 29th Street North and west of Ridge
Road

Dear Mr. Yung:

We have reviewed your sketch plat for the above referenced site and the following comments or conditions should be considered during preparation of a preliminary plat.

- A. Although this site has recently been annexed to the City of Wichita, its zoning will have maintained the same "E" light industrial classification as existed under County zoning. Residential, single-family development is not allowed in "E" zoning. Consequently, a zone change needs to be requested for this site. This plat cannot be submitted to the City Council until approval of the zone change.
- B. Section 7-201(V) of the Subdivision Regulations notes; "When a proposed subdivision is adjacent to unplatted property, the platting of stub streets, to provide future access to the adjacent unplatted tract, shall be provided." For this particular plat, two such connections need to be provided to the tract west of this site. The extension of Meadow Pass along the south line of Blocks 4 and 5, and the extension of Meadow Crest south of Block 6, would appear to be two possibilities. At the most, a decrease of one lot may be involved and neither street would damage any significant portions of the existing rows of trees on each tract.

Although some constraints exist to the west of this site, such as the K.G. & E. easement, a pipeline and a small area of wetlands, it is not apparent that the required street connections are physically impossible. The street system for this plat and its connections to both the Reflection Ridge 6th Addition and the yet unplatted area immediately south, has had to deal with similar conditions. Further, as you are aware these connections are requested for purposes of safety particularly to avoid lengthening the emergency response time.

However, we are also becoming concerned with street systems that force residents to take long circuitous routes to nearby locations. Such problems become further exacerbated when all traffic between even adjoining neighborhoods is forced onto the arterial street system.

Finally, although this addition is being platted by the same party involved in the Reflection Ridge golf course development, this particular addition was not previously reviewed as part of the overall C.U.P. or overall golf course plans. Consequently, we see no justification for allowing this site to be isolated from adjoining properties on the basis that it is part of that overall development plan.

- C. Except for streets being platted as culs-de-sac, all of the street rights-of-way for this plat are below requirements indicated by the Subdivision Regulations. Quail Meadows is in essence an extension of Reflection Ridge Road. While Reflection Ridge Road was allowed to be platted as a collector, with less than 66 feet of right-of-way, this was justified since no lots were platted which required direct access to that street. In the case of Quail Meadows all 187 platted lots are indicated as requiring the use of this street for access while a number of lots (14) are intended to use direct access to this street. The above conditions indicate that this street needs to be platted as a collector which meets the 66 foot right-of-way standard.

Not only should the street extensions indicated in B above be platted to a 64 foot right-of-way standard, but based on the limitations for the number of lots that should occur per block for a 58 foot street, none of the looped streets in this plat qualify as a 58 foot street. No more than 24 lots should be provided access, per block, along a 58 foot street. Cul-de-sac rather than qualifying as an intersecting street which breaks up a "block," should only be considered as adding lots to the traffic using the main street section.

For this plat the following number of lots are being accessed by the indicated street block; 45 lots by Meadow Knoll/Meadow Ridge, 41 lots by Meadow Crest/ Meadow Park, 38 lots by Meadow Knoll/Meadow Pass, and 26 lots by Quail Run. Only Quail Run could be considered as being reasonably within the criteria for a 58 foot street.

- D. This plat will require the applicant to participate in the paving of 29th Street North, adjacent to this site. The applicant is also advised, that for such large residential developments, that traffic improvements may be required at the time of platting for the entrance(s) to the site, off of the adjacent arterial(s).
- E. At the time of platting, sidewalks will be required for this

site. Under the sidewalk ordinance, sidewalks are required adjacent to both sides of a collector and along other continuous streets which connect to an arterial or collector and which serve 48 or more dwelling units. Under these conditions, sidewalk will be required along both sides of Quail Meadows (collector) and are suggested for one side of the street connections indicated in B above. The applicant may, however, submit an alternative sidewalk plan for review.

- F. While some leeway has typically been allowed for the use of street names that depict a particular type of development, e.g. for golf courses, a reasonable use of existing street names is also required. For this plat Quail Meadows would in particular be better named by use of the existing street name of Tee Time. Spring Meadow, a street name also used for the Reflection Ridge development to the south of this site, could also be a logical extension for a north-south street name in this addition, to the east of Quail Meadows (Tee Time). For the east-west streets in this addition there are no streets immediately or reasonably close that would require their use in this case.
- G. The connection of Quail Meadow to Reflection Ridge Road suggests an alignment for this east-west street segment somewhat different than is indicated for this road in Parcel 11 of C.U.P., DP-170. The alignment as shown on this plat would appear to be incompatible with what was suggested by Parcel 11. However, since Parcel 11 has not yet been platted, upon platting, an appropriate intersection shall be provided for these streets.
- H. Although not directly related to this plat, the applicant is reminded that all golf course areas are expected to be platted. Several minor residential areas near Tyler Road are yet to be platted. At the time the 5th Addition was platted, planning staff had requested that the golf course fairways, etc. be platted as Reserves. The applicant, however, requested that such platting be deferred until the additions adjacent to Tyler Road were platted. The platting of this addition with over 180 additional lots makes it quite questionable as to when the additions along Tyler Road and consequently the remaining golf course areas will be platted. The expectations were that these remaining areas would be platted in the near future. The present C.U.P. has allowed a platting extension for the remainder of the C.U.P. until June 23, 1991. Based on the above indicated conditions, Subdivision staff will not support additional platting extensions for the areas along Tyler Road.
- I. According to City Engineering, sanitary sewer service for this area is being provided through improvements planned in conjunction with the development of the Reflection Ridge 6th Addition.

Based upon the above comments you are authorized to proceed with the preparation of the preliminary plat incorporating staff comments. If you have any questions concerning these comments please contact this office at 268-4421 to establish a meeting time for discussion.

Sincerely,



Don Losew
Senior Planner

DL:sm

cc: Theresa Carrington, Chief Planner
Marvin S. Krout, Director of Planning
Vicky Huang, City Engineering

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

July 11, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-27 - REFLECTION RIDGE 7TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220/Professional
Engineering Consultants, 303 South Topeka,
Wichita, KS 67202

LOCATION: South of 29th Street North and 1/4 mile west
of Ridge Road

SITE SIZE: 78.5 Acres

NUMBER OF LOTS

Residential: 187

Office:

Commercial:

Industrial:

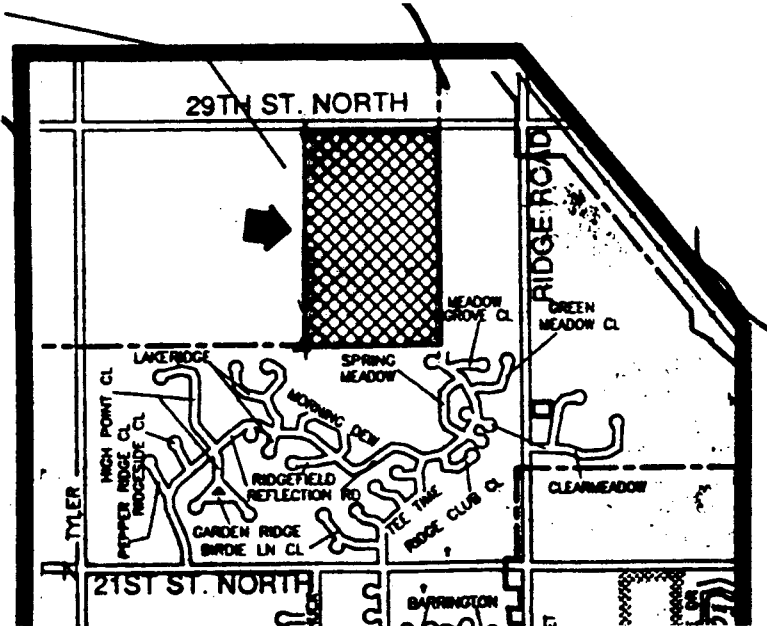
Total: 187

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" Single Family

VICINITY MAP:



NOTE: This plat is located next to a Community Unit Plan (DP-170) for Reflection Ridge. It is currently zoned "E" light industrial and will need to be rezoned to "AA" single family, prior to final platting. Additionally, this property is in the County and will need to be annexed before being forwarded to the City Council.

STAFF COMMENTS:

- A. Prior to going to final plat stage, the applicant will need to submit a zone change from "E" light industrial to "AA" single family and obtain approval from the City Council.
- B. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. Section 7-201(v) of the Subdivision Regulations notes: "When a proposed subdivision is adjacent to unplatted property, the platting of stub streets to provide future access to the adjacent unplatted tract, shall be provided." For this particular plat, two such stubs need to be provided to the tract west of this site. The extension of Meadow Pass along the south line of Blocks 4 and 5, and the extension of Meadow Crest south of Block 6, would appear to be two possibilities. At the most, a decrease of one lot may be involved and neither street would damage any significant portions of the existing rows of trees on each tract.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- J. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along both sides of Quail Meadows (collector) and are

suggested for one side of the street connections indicated in "G" above. The applicant may, however, submit an alternative side-walk plan for review.

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowner's association will be responsible for maintaining the landscaped area adjacent to this plat.
- L. 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.
- M. The connection of Tee Time to Reflection Ridge Road suggests an alignment for this east-west street segment somewhat different than is indicated for this road in Parcel 11 of C.U.P., DP-170. The alignment as shown on the plat would appear to be incompatible with what was suggested by Parcel 11. However, since Parcel 11 has not yet been platted, upon platting, an appropriate intersection shall be provided for these streets.
- N. Although not directly related to this plat, the applicant is reminded that all golf course areas are expected to be platted. Several minor residential areas near Tyler Road are yet to be platted. At the time the 5th Addition was platted, planning staff had requested that the golf course fairways, etc. be platted as Reserves. The applicant, however, requested that such platting be deferred until the additions adjacent to Tyler Road were platted. The platting of this addition with over 180 additional lots makes it quite questionable as to when the additions along Tyler Road and consequently the remaining golf course areas will be platted. The expectations were that these remaining areas would be platted in the near future. The present C.U.P. has allowed a platting extension for the remainder of the C.U.P. until June 23, 1991.
- O. This plat will require the applicant to participate in the paving of 29th Street North, adjacent to this site. The applicant is also advised that for such large residential developments, traffic improvements may be required at the time of platting for the entrance(s) to the site, off of the adjacent arterial(s).
- 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.

- Q. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- U. Traffic Engineering will need to comment if there will be the need for traffic improvements at the entrance to this site.

August 22, 1991

STAFF REPORT
(1st Final, Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-27 - REFLECTION RIDGE 7TH ADDITION

OWNER/APPLICANT: Reflection Ridge, Inc., 7926 W. 21st N.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220/Professional
Engineering Consultants, 303 South Topeka,
Wichita, KS 67202

LOCATION: South of 29th Street North and 1/4 mile west
of Ridge Road

SITE SIZE: 55.65 Acres

NUMBER OF LOTS

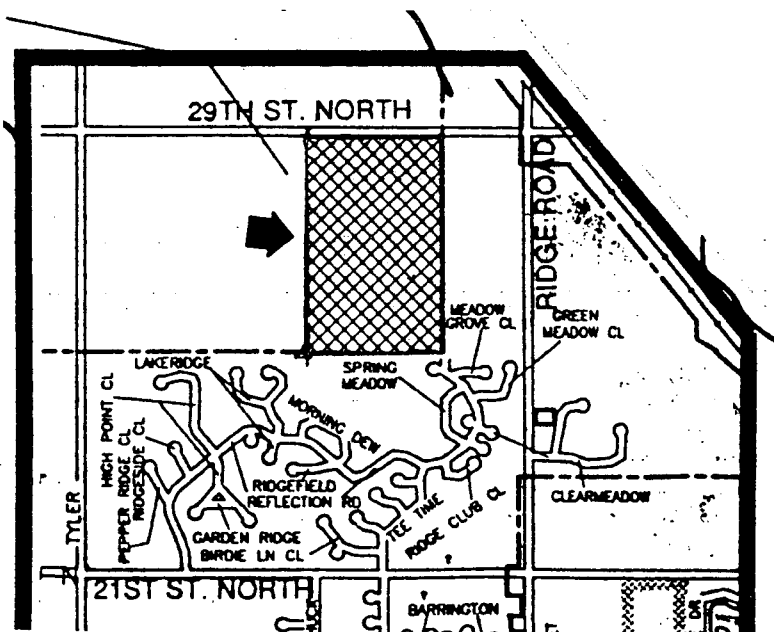
Residential:	117
Office:	
Commercial:	
Industrial:	
Total:	117

MINIMUM LOT AREA: 9,400 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING: "AA" Single Family (Z-3032)

VICINITY MAP:



NOTE: Although this site is associated with the Reflection Ridge golf course development covered by Community Unit Plan, DP-170, it is itself not part of this CUP. Zoning is presently "E" light industrial, but a zone change request (Z-3032) has been submitted for "AA" one family zoning. This zone change, however, will not likely be completed until the end of September, 1991. This plat is the 1st final portion of the overall Reflection Ridge 7th Preliminary Plat.

STAFF COMMENTS:

- A. Prior to this plat being forward to City Council, the zone change to "AA" one family zoning needs to be completed. This plat shall be subject to any conditions or requirements of this zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along both sides of Tee Time (collector).
- G. This plat will require the applicant to participate in the paving of 29th Street North, adjacent to this site. At the time of final plat review, Traffic Engineering needs to also determine if any traffic improvements will also be required along 29th St. North.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Section 7-201(v) of the Subdivision Regulations notes: "When a proposed subdivision is adjacent to unplatted property, the platting of stub streets to provide future access to the adjacent unplatted tract, shall be provided." For the overall preliminary plat, two such stubs should be provided to the tract west of this site. The extension of Meadow Pass along the south line of this plat was suggested as one such connection. At the most, a decrease of one lot may be involved and a small number of trees in an existing hedgerow would be effected.

Because of the applicant's concern with the type of development that may occur to the west of this site, the Metropolitan Area Planning Commission recommends waiver of the Subdivision requirements.

- J. On the final plat tracing, the dedication of complete access control to 29th Street North shall also be indicated on the face of the plat across the north line of the reserve and lots in Block 1.
 - K. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowner's association will be responsible for maintaining the landscaped area adjacent to this plat.
 - L. 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.
 - M. If sanitary sewer will pass through either of Reserves A or C, the plat's text shall state that "Installation of any monuments or structures within these Reserves will need to obtain approval by the City's Sewer Maintenance Division."
 - N. Although not directly related to this plat, the applicant is reminded that all golf course areas are expected to be platted. Several minor residential areas near Tyler Road are yet to be platted. At the time the 5th Addition was platted, planning staff had requested that the golf course fairways, etc. be platted as Reserves. The applicant, however, requested that such platting be deferred until the additions adjacent to Tyler Road were platted. The platting of this addition with over 180 additional lots makes it quite questionable as to when the additions along Tyler Road and consequently the remaining golf course areas will be platted. The expectations were that these remaining areas would be platted in the near future. The present C.U.P. had allowed a platting extension for the remainder of the C.U.P. until June 23, 1991.
 - O. On the final plat, corner Lot 4, Block 2, indicates two (2) 25 foot building setbacks. The applicant may reduce one of these setbacks to a 15 foot side yard setback.
-

- P. The representative from K.G.&E. should be prepared to indicate if the 5 foot wall easement and consequently possibly a wall, is in conflict with the 150 foot easement that K.G. & E. has along the south and west line of this plat.
- Q. K.G. & E. and Southwestern Bell representatives need to also indicate if any other easements are needed for this plat.
- 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. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Interactive Coordinate Geometry
P.E.C. Version 4.01

Directory: rflex.proj
Project Number: 36-91000

* CLOSURE REFLECTION RIDGE 7TH. ADDITION 8-20-91

rdf 42 5900

Pt. No. = 5900 6246.722312 N 7699.487223 E
rdf 3228 5901

Pt. No. = 5901 3657.628509 N 7676.145255 E
rdf 2508 5902

Pt. No. = 5902 3660.537959 N 7955.204900 E
rdf 2041 5903

Pt. No. = 5903 3623.484210 N 7950.242416 E
rdf 454 5904

Pt. No. = 5904 3624.091566 N 8000.496953 E
rdf 1427 5905

Pt. No. = 5905 3566.098891 N 8009.501795 E
rdf 2744 5906

Pt. No. = 5906 3562.626172 N 7676.416302 E
rdf 3193 5907

Pt. No. = 5907 3619.262317 N 7545.300002 E
rdf 10 5908

Pt. No. = 5908 3606.817152 N 6351.623265 E
rdf 2854 5909

Pt. No. = 5909 4503.540023 N 6361.004493 E
rdf 2853 5910

Pt. No. = 5910 4502.175077 N 6491.475546 E
rdf 2812 5911

Pt. No. = 5911 4506.161969 N 6550.120889 E
rdf 2813 5912

Pt. No. = 5912 4504.360801 N 6677.123656 E
rdf 2767 5913

Pt. No. = 5913 4745.726431 N 6680.546948 E
rdf 2759 5914

Pt. No. = 5914 4745.207154 N 7048.738988 E
rdf 2602 5915

Pt. No. = 5915 4773.376663 N 7043.550498 E
rdf 2301 5916

Pt. No. = 5916 5334.438537 N 6918.930813 E
rdf 2718 5917

Pt. No. = 5917 5724.599481 N 7034.332167 E
rdf 3165 5918

Pt. No. = 5918 5841.711589 N 7153.411085 E
rdf 3163 5919

Pt. No. = 5919 6062.564989 N 7244.768172 E
rdf 3227 5920

Pt. No. = 5920 6242.557493 N 7243.145464 E
abr 24 #

From Pt. = 5920 to Pt. = 5900 Distance = 456.361 Ft.

From Pt. = 5920 to Pt. = 5900 Bearing = 89 - 28 - 37.5691 Quad. = 1

Total Area = 2420353.230 Sq.Ft. 55.564 Acres

abr 21 0

5920 5900 5901 5902 5903 5904 5905 5906 5907 5908 5909 5910 5911 5912 5913 5914 5915 5916 5917 5918 5919

From Pt. = 5900 to Pt. = 5901 Distance = 2589.199 Ft.

From Pt. = 5900 to Pt. = 5901 Bearing = 0 - 30 - 59.5294 Quad. = 3

From Pt. = 5901 to Pt. = 5902 Distance = 279.075 Ft. ✓

From Pt. = 5901 to Pt. = 5902 Bearing = 89 - 24 - 9.5798 Quad. = 1

From Pt. = 5902 to Pt. = 5903 Distance = 37.385 Ft. ✓

From Pt. = 5902 to Pt. = 5903 Bearing = 7 - 37 - 40.9467 Quad. = 3 ✓

From Pt. = 5903 to Pt. = 5904 Distance = 58.258 Ft. ✓

From Pt. = 5903 to Pt. = 5904 Bearing = 89 - 24 - 9.5798 Quad. = 1 ✓

From Pt. = 5904 to Pt. = 5905 Distance = 58.001 Ft. ✓

From Pt. = 5904 to Pt. = 5905 Bearing = 0 - 59 - 33.6030 Quad. = 2 ✓

From Pt. = 5905 to Pt. = 5906 Distance = 333.104 Ft. ✓

From Pt. = 5905 to Pt. = 5906 Bearing = 89 - 24 - 9.5798 Quad. = 3 ✓

From Pt. = 5906 to Pt. = 5907 Distance = 142.826 Ft. ✓

From Pt. = 5906 to Pt. = 5907 Bearing = 66 - 38 - 16.4420 Quad. = 4 ✓

From Pt. = 5907 to Pt. = 5908 Distance = 1193.742 Ft. ✓

From Pt. = 5907 to Pt. = 5908 Bearing = 89 - 24 - 9.5798 Quad. = 3 ✓

From Pt. = 5908 to Pt. = 5909 Distance = 896.772 Ft. ✓

From Pt. = 5908 to Pt. = 5909 Bearing = 0 - 35 - 57.7977 Quad. = 1 ✓

From Pt. = 5909 to Pt. = 5910 Distance = 138.478 Ft. ✓

From Pt. = 5909 to Pt. = 5910 Bearing = 89 - 24 - 2.2023 Quad. = 2 ✓

From Pt. = 5910 to Pt. = 5911 Distance = 58.789 Ft. ✓

From Pt. = 5910 to Pt. = 5911 Bearing = 86 - 6 - 40.9263 Quad. = 1 ✓

From Pt. = 5911 to Pt. = 5912 Distance = 127.000 Ft. ✓

From Pt. = 5911 to Pt. = 5912 Bearing = 89 - 11 - 14.7399 Quad. = 2 ✓

From Pt. = 5912 to Pt. = 5913 Distance = 241.390 Ft. ✓

From Pt. = 5912 to Pt. = 5913 Bearing = 0 - 48 - 45.2601 Quad. = 1 ✓

From Pt. = 5913 to Pt. = 5914 Distance = 368.192 Ft. ✓

From Pt. = 5913 to Pt. = 5914 Bearing = 89 - 55 - 9.0961 Quad. = 2 ✓

From Pt. = 5914 to Pt. = 5915 Distance = 28.643 Ft. ✓

From Pt. = 5914 to Pt. = 5915 Bearing = 10 - 26 - 10.4492 Quad. = 4 ✓

From Pt. = 5915 to Pt. = 5916 Distance = 574.735 Ft. ✓

From Pt. = 5915 to Pt. = 5916 Bearing = 12 - 31 - 22.4309 Quad. = 4 ✓

From Pt. = 5916 to Pt. = 5917 Distance = 406.870 Ft. ✓

From Pt. = 5916 to Pt. = 5917 Bearing = 16 - 28 - 37.5691 Quad. = 1 ✓

From Pt. = 5917 to Pt. = 5918 Distance = 167.018 Ft. ✓

From Pt. = 5917 to Pt. = 5918 Bearing = 45 - 28 - 37.5691 Quad. = 1 ✓

From Pt. = 5918 to Pt. = 5919 Distance = 239.010 Ft. ✓

From Pt. = 5918 to Pt. = 5919 Bearing = 22 - 28 - 37.5691 Quad. = 1

Uthman

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Uthman

} CHORD

From Pt. = 5916 to Pt. = 5917 Bearing = 16 - 28 - 37.5691 Quad. = 1

From Pt. = 5917 to Pt. = 5918 Distance = 167.018 Ft.

From Pt. = 5917 to Pt. = 5918 Bearing = 45 - 28 - 37.5691 Quad. = 1

From Pt. = 5918 to Pt. = 5919 Distance = 239.010 Ft.

From Pt. = 5918 to Pt. = 5919 Bearing = 22 - 28 - 37.5691 Quad. = 1

} *circle*

From Pt. = 5919 to Pt. = 5920 Distance = 180.000 Ft.

From Pt. = 5919 to Pt. = 5920 Bearing = 0 - 31 - 22.4309 Quad. = 4 ✓

From Pt. = 5920 to Pt. = 5900 Distance = 456.361 Ft.

From Pt. = 5920 to Pt. = 5900 Bearing = 99 - 28 - 37.5691 Quad. = 1 ✓

Total Area = 2411946.244 Sq.Ft. 55.371 Acres

smi 5902 5903 920

Segment from Pt. 5902 to Pt. 5903 Radius = 320.000 Ft. ✓

Chord Length = 37.385 Ft.

Arc Length = 37.406 Ft. ✓

Segment Area = 13.620 Sq.Ft. 0.000 Acres

Total Area = 2411934.624 Sq.Ft. 55.370 Acres

smi 5904 5905 262

Segment from Pt. 5904 to Pt. 5905 Radius = 262.000 Ft. ✓

Chord Length = 58.001 Ft. ✓

Arc Length = 58.120 Ft. ✓

Segment Area = 62.293 Sq.Ft. 0.001 Acres

Total Area = 2411872.331 Sq.Ft. 55.369 Acres

spl 5906 5907 175.65

Segment from Pt. 5906 to Pt. 5907 Radius = 175.850 Ft. ✓

Chord Length = 142.826 Ft.

Arc Length = 147.875 Ft. ✓

Segment Area = 1455.760 Sq.Ft. 0.033 Acres

Total Area = 2413328.091 Sq.Ft. 55.402 Acres

smi 5914 5915 393.333

Segment from Pt. 5914 to Pt. 5915 Radius = 393.333 Ft. ✓

Chord Length = 28.643 Ft.

Arc Length = 28.550 Ft. ✓

Segment Area = 4.981 Sq.Ft. 0.000 Acres

Total Area = 2413323.111 Sq.Ft. 55.402 Acres

spl 5916 5917 419.52

Segment from Pt. 5916 to Pt. 5917 Radius = 419.620 Ft. ✓

Chord Length = 406.870 Ft.

Arc Length = 424.775 Ft. ✓

Segment Area = 14459.814 Sq.Ft. 0.332 Acres

Total Area = 2427782.925 Sq.Ft. 55.734 Acres

smi 5918 5919 305.85

Segment from Pt. 5918 to Pt. 5919 Radius = 305.850 Ft. ✓

Chord Length = 239.010 Ft.

Arc Length = 245.532 Ft. ✓

Segment Area = 3906.028 Sq.Ft. 0.090 Acres

Total Area = 2423876.897 Sq.Ft. 55.645 Acres

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