

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-94 – CEDAR VIEW VILLAGE ADDITION

**OWNER/APPLICANT:** Woodland Lakes Community Church, Inc., Attn: Rod Thelander, 770 S. Greenwich, Wichita, KS 67207; Unified School District 259, Attn: Joe Hoover, 201 N. Water, Wichita, KS 67202

**SURVEYOR/AGENT:** MKEC, Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** East of Greenwich Road, South of Kellogg

**SITE SIZE:** 9.55 acres

**NUMBER OF LOTS**

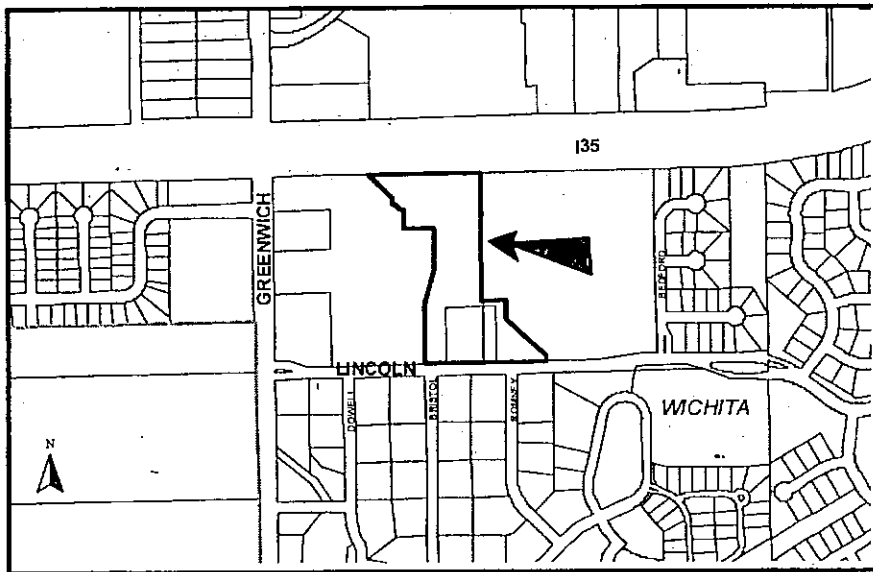
Residential:	29
Office:	
Commercial:	
Industrial:	
Total:	29

**MINIMUM LOT AREA:** 7,176 square feet

**CURRENT ZONING:** SF-5, Single-Family Residential; MF-18, Multi-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of portions of the Woodland Lakes Community Church Addition and the Cedarview Addition.

STAFF COMMENTS:

- A. Water Utilities Department has required the applicant to relocate both existing public water and existing public sewer lines to new easements and right-of-ways as well as extend public water and public sewer to serve all lots. Relocation of private sewer line is needed in Reserve B. Dedication of a private easement is needed if any portion of the private sewer lateral remains in Reserve B.
- 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 plat proposes complete access control along the Lincoln street frontage except for one street opening. The final plat shall reference the *dedication of access controls* in the plat's text.
- E. Traffic Engineering has approved the right-of-way along Lincoln.
- F. The Applicant shall guarantee the paving of the proposed streets.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- I. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted that calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- J. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that abuts a 32-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.
- K. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-5, Block 1, and for Lots 12-17, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. Lot dimensions are missing on Lot 13, Block 2.
- N. GIS has approved the plat's street names.
- O. City Fire Department needs to comment on the street length of Bristol Circle. (1,150 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. Although not denoted on the face of the plat, the plat's text states that an emergency access easement is platted along the west end of Bristol Circle.
- P. 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.
- Q. 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.

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- R. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Westar Energy advises that any relocation of existing utilities will be at the applicant's expense.
- Y. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



**MKEC ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
T 316.684.9600 F 316.684.5100  
**LETTER OF TRANSMITTAL**

PROJECT: Cedar View Village TO: Ms. Vicky Huang  
PROJECT NO: 06189 City of Wichita – Engineering  
DATE: October 11, 2007 455 North Main – 7<sup>th</sup> Floor  
Wichita, Kansas 67202

We are sending you the following items:  Attached  
 Under separate cover  
 Via Delivery

Drawings  Specifications  Maps  
 Computer Disks  Petitions  Other

**COMMENTS:** Sending one (1) copy of the Drainage Report along with a CD of the electronic files for the above referenced project.

For Your Approval  As Requested  
 For Your Use  For Your Files  
 Approved As Noted  For Review and Comment

**REMARKS:** Please feel free to contact us with any questions you might have.

Signed: Kara Anderson by cw  
Kara Anderson, P.E.

CC:

## Cedar View Village Addition

### Parcel Closure

Project: J:\CIVIL\06189\

COGO Revisions: Monday, October 29, 2007

Date: Friday, October 26, 2007

Client Contact: Jeff Bennett

[jbennett@bgscompanies.com](mailto:jbennett@bgscompanies.com)

(316) 928-4052

### Parcel name: Final Plat Boundary - p2FPB 1

Line Course: N 00-51-48.5 W Length: 313.601	North: 1681032.266 East: 1687146.731
Line Course: N 12-46-37.8 E Length: 190.814	North: 1681345.831 East: 1687142.005
Line Course: N 00-51-48.5 W Length: 220.882	North: 1681531.920 East: 1687184.206
Line Course: S 88-51-07.2 W Length: 155.350	North: 1681752.777 East: 1687180.877
Line Course: N 01-08-52.8 W Length: 98.533	North: 1681749.665 East: 1687025.558
Curve Length: 35.275 Radius: 37.500	North: 1681848.178 East: 1687023.584
Delta: 53-53-43.9 Tangent: 19.064	
Chord: 33.988 Course: N 66-37-01.8 W	
Course In: N 03-33-53.7 W Course Out: S 50-19-50.2 W	
RP North: 1681885.605 East: 1687021.252	
End North: 1681861.667 East: 1686992.388	
Curve Length: 17.520 Radius: 19.500	
Delta: 51-28-43.0 Tangent: 9.401	
Chord: 16.937 Course: N 65-24-31.3 W	
Course In: S 50-19-50.2 W Course Out: N 01-08-52.8 W	
RP North: 1681849.219 East: 1686977.378	
End North: 1681868.715 East: 1686976.987	
Line Course: S 88-51-07.2 W Length: 7.497	North: 1681868.565 East: 1686969.491
Line Course: N 01-08-52.8 W Length: 32.000	North: 1681900.559 East: 1686968.850
Line Course: N 41-00-37.7 W Length: 179.133	North: 1682035.730 East: 1686851.304
Line Course: N 88-51-07.2 E Length: 588.280	North: 1682047.517 East: 1687439.465
Line Course: S 00-51-48.5 E Length: 678.725	North: 1681368.869 East: 1687449.694
Line Course: N 89-08-11.5 E Length: 125.000	North: 1681370.752 East: 1687574.680
Line Course: S 00-51-48.5 E Length: 92.453	North: 1681278.310 East: 1687576.073

Line Course: S 45-55-56.9 E Length: 292.254

North: 1681075.046 East: 1687786.063

Line Course: S 00-51-48.5 E Length: 33.142

North: 1681041.907 East: 1687786.563

Line Course: S 89-08-11.5 W Length: 639.903

North: 1681032.264 East: 1687146.732

Perimeter: 3700.363 Area: 416,389 sq.ft. 9.55 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.002 Course: S 32-18-50.2 E

North: -0.0018 East: 0.0011

Precision 1: 1,849,246.000

**Parcel name: Reserve "A"**

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Line Course: N 89-08-11.5 E Length: 138.000

North: 1681072.261 East: 1687146.129

Line Course: S 00-51-48.5 E Length: 25.000

North: 1681074.341 East: 1687284.113

Line Course: S 44-08-12.4 W Length: 21.213

North: 1681049.344 East: 1687284.490

Line Course: S 89-08-11.5 W Length: 123.000

North: 1681034.120 East: 1687269.717

Line Course: N 00-51-48.5 W Length: 40.000

North: 1681032.266 East: 1687146.731

North: 1681072.262 East: 1687146.129

Perimeter: 347.213 Area: 5,407 sq.ft. 0.12 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 19-40-18.9 E

North: 0.0002 East: 0.0001

Precision 1: 347,213,000.000

**Parcel name: Reserve "B"**

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Line Course: N 00-51-48.5 W Length: 32.546

North: 1681036.907 East: 1687454.696

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681069.450 East: 1687454.206

Line Course: S 00-51-48.5 E Length: 17.546

North: 1681067.370 East: 1687316.222

Line Course: S 45-51-48.5 E Length: 21.213

North: 1681049.826 East: 1687316.486

Line Course: N 89-08-11.5 E Length: 123.000

North: 1681035.054 East: 1687331.710

North: 1681036.908 East: 1687454.696

Perimeter: 332.306 Area: 4,378 sq.ft. 0.10 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 45-51-48.4 W

North: 0.0001 East: -0.0001

Precision 1: 332,305,000.000

**Parcel name: Reserve "C"**

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Line Course: S 00-51-48.5 E Length: 23.954	North: 1681368.870 East: 1687449.693
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681344.918 East: 1687450.054
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681292.924 East: 1687450.838
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681240.930 East: 1687451.621
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681188.936 East: 1687452.405
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681136.942 East: 1687453.189
Line Course: S 00-51-48.5 E Length: 67.500	North: 1681069.450 East: 1687454.206
Line Course: S 00-51-48.5 E Length: 32.546	North: 1681036.907 East: 1687454.696
Line Course: N 89-08-11.5 E Length: 331.903	North: 1681041.909 East: 1687786.562
Line Course: N 00-51-48.5 W Length: 33.142	North: 1681075.047 East: 1687786.062
Line Course: N 45-55-56.9 W Length: 292.254	North: 1681278.312 East: 1687576.072
Line Course: N 00-51-48.5 W Length: 92.453	North: 1681370.754 East: 1687574.679
Line Course: S 89-08-11.5 W Length: 125.000	North: 1681368.870 East: 1687449.693

Perimeter: 1206.752 Area: 69,710 sq.ft. 1.60 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 34-15-50.5 W

North: 0.0008 East: -0.0005

Precision 1: 1,206,752.000

**Parcel name: Bristol Circle - p2ST\_1**

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Line Course: N 00-51-48.5 W Length: 296.988  
 North: 1681010.589 East: 1687301.076

Curve Length: 116.453 Radius: 500.000  
 Delta: 13-20-40.2 Tangent: 58.491  
 Chord: 116.190 Course: N 05-48-31.6 E  
 Course In: N 89-08-11.5 E Course Out: N 77-31-08.3 W  
 RP North: 1681315.079 East: 1687796.543  
 End North: 1681423.137 East: 1687308.359

North: 1681307.544 East: 1687296.600

Curve Length: 116.453 Radius: 500.000  
 Delta: 13-20-40.2 Tangent: 58.491  
 Chord: 116.190 Course: N 05-48-31.6 E  
 Course In: N 77-31-08.3 W Course Out: N 89-08-11.5 E  
 RP North: 1681531.195 East: 1686820.176  
 End North: 1681538.730 East: 1687320.119

Line Course: N 00-51-48.5 W Length: 192.003

North: 1681730.712 East: 1687317.225

Curve Length: 127.199 Radius: 160.000  
 Delta: 45-32-58.9 Tangent: 67.175  
 Chord: 123.875 Course: N 23-38-17.9 W  
 Course In: S 89-08-11.5 W Course Out: N 43-35-12.6 E  
 RP North: 1681728.300 East: 1687157.244  
 End North: 1681844.193 East: 1687267.556

Curve Length: 124.923 Radius: 160.000  
 Delta: 44-44-05.4 Tangent: 65.841  
 Chord: 121.774 Course: N 68-46-50.1 W  
 Course In: S 43-35-12.6 W Course Out: N 01-08-52.8 W  
 RP North: 1681728.300 East: 1687157.244  
 End North: 1681888.268 East: 1687154.038

Line Course: S 88-51-07.2 W Length: 132.812

North: 1681885.607 East: 1687021.253

Line Course: S 88-51-07.2 W Length: 52.093

North: 1681884.563 East: 1686969.170

**Parcel name: Bristol Circle - p2ST\_ 2**

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Line Course: N 43-35-12.6 E Length: 27.628

North: 1681844.192 East: 1687267.556

North: 1681864.204 East: 1687286.604

**Parcel name: Block 1, Lot 1**

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Line Course: N 00-51-48.5 W Length: 58.530

North: 1681072.261 East: 1687146.129

North: 1681130.785 East: 1687145.247

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681132.864 East: 1687283.231

Line Course: S 00-51-48.5 E Length: 58.530

North: 1681074.341 East: 1687284.113

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681072.261 East: 1687146.129

Perimeter: 393.060 Area: 8,077 sq.ft. 0.18 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E

North: 0.0000 East: 0.0000

Precision 1: 393,060,000.000

**Parcel name: Block 1, Lot 2**

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Line Course: N 00-51-48.5 W Length: 52.000

North: 1681130.785 East: 1687145.247

North: 1681182.779 East: 1687144.463

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681184.858 East: 1687282.447

Line Course: S 00-51-48.5 E Length: 52.000

North: 1681132.864 East: 1687283.231

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681130.785 East: 1687145.247

Perimeter: 380.000 Area: 7,176 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E

North: 0.0000 East: 0.0000

Precision 1: 380,000,000.000

**Parcel name: Block 1, Lot 3**

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Line Course: N 00-51-48.5 W Length: 52.000

North: 1681182.779 East: 1687144.463

North: 1681234.773 East: 1687143.679

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681236.853 East: 1687281.664

Line Course: S 00-51-48.5 E Length: 52.000

North: 1681184.858 East: 1687282.447

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681182.779 East: 1687144.463

Perimeter: 380.000 Area: 7,175 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E

North: 0.0000 East: 0.0000  
 Precision 1: 380,000,000.000

**Parcel name: Block 1, Lot 4**

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Line Course: N 00-51-48.5 W Length: 52.000	North: 1681234.773 East: 1687143.679
Line Course: N 89-08-11.5 E Length: 138.000	North: 1681286.767 East: 1687142.896
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681288.847 East: 1687280.880
Line Course: S 89-08-11.5 W Length: 138.000	North: 1681236.853 East: 1687281.664
	North: 1681234.773 East: 1687143.679

Perimeter: 380.000 Area: 7,175 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E  
 North: 0.0000 East: 0.0000  
 Precision 1: 380,000,000.000

**Parcel name: Block 1, Lot 5**

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Line Course: S 00-51-48.5 E Length: 59.071	North: 1681345.832 East: 1687142.005
Line Course: N 89-08-11.5 E Length: 138.000	North: 1681286.767 East: 1687142.896
Line Course: N 00-51-48.5 W Length: 18.458	North: 1681288.847 East: 1687280.880
Curve Length: 32.002 Radius: 516.000	North: 1681307.303 East: 1687280.602
Delta: 3-33-12.6 Tangent: 16.006	
Chord: 31.997 Course: N 00-54-47.8 E	
Course In: N 89-08-11.5 E Course Out: N 87-18-35.9 W	
RP North: 1681315.079 East: 1687796.543	
End North: 1681339.296 East: 1687281.112	
Line Course: N 87-18-35.9 W Length: 139.260	North: 1681345.832 East: 1687142.005

Perimeter: 386.792 Area: 7,571 sq.ft. 0.17 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 83-14-58.6 W  
 North: 0.0000 East: -0.0002  
 Precision 1: 386,786,000.000

**Parcel name: Block 1, Lot 6**

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Line Course: N 12-46-37.8 E Length: 114.013 North: 1681345.832 East: 1687142.005

Line Course: S 77-56-09.1 E Length: 129.117 North: 1681457.022 East: 1687167.221

Curve Length: 3.522 Radius: 484.000 North: 1681430.035 East: 1687293.486  
 Delta: 0-25-00.8 Tangent: 1.761  
 Chord: 3.522 Course: S 12-16-21.3 W  
 Course In: N 77-56-09.1 W Course Out: S 77-31-08.3 E  
 RP North: 1681531.194 East: 1686820.175  
 End North: 1681426.594 East: 1687292.737

Curve Length: 88.177 Radius: 516.000  
 Delta: 9-47-27.6 Tangent: 44.196  
 Chord: 88.069 Course: S 07-35-07.9 W  
 Course In: S 77-31-08.3 E Course Out: N 87-18-35.9 W  
 RP North: 1681315.078 East: 1687796.543  
 End North: 1681339.295 East: 1687281.112

Line Course: N 87-18-35.9 W Length: 139.260 North: 1681345.831 East: 1687142.005

Perimeter: 474.088 Area: 13,588 sq.ft. 0.31 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: S 35-57-13.5 W  
 North: -0.0005 East: -0.0004  
 Precision 1: 473,981.000

**Parcel name: Block 1, Lot 7**

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Line Course: N 12-46-37.8 E Length: 76.801 North: 1681457.022 East: 1687167.221

Line Course: N 89-53-08.5 E Length: 119.969 North: 1681531.921 East: 1687184.206

Curve Length: 102.876 Radius: 484.000 North: 1681532.160 East: 1687304.175  
 Delta: 12-10-42.4 Tangent: 51.633  
 Chord: 102.683 Course: S 05-58-29.7 W  
 Course In: S 89-53-08.5 W Course Out: S 77-56-09.1 E  
 RP North: 1681531.195 East: 1686820.176  
 End North: 1681430.035 East: 1687293.486

Line Course: N 77-56-09.1 W Length: 129.117 North: 1681457.022 East: 1687167.221

Perimeter: 428.763 Area: 11,269 sq.ft. 0.25 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 20-02-14.2 E  
 North: -0.0003 East: 0.0001  
 Precision 1: 428,570,000.000

**Parcel name: Block 1, Lot 8**

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Line Course: N 00-51-48.5 W Length: 83.710	North: 1681531.921 East: 1687184.206
Line Course: N 89-08-11.5 E Length: 120.000	North: 1681615.621 East: 1687182.944
Line Course: S 00-51-48.5 E Length: 78.950	North: 1681617.430 East: 1687302.931
Curve Length: 6.329 Radius: 484.000	North: 1681538.489 East: 1687304.121
Delta: 0-44-57.0 Tangent: 3.164	
Chord: 6.328 Course: S 00-29-20.0 E	
Course In: S 89-08-11.5 W Course Out: N 89-53-08.5 E	
RP North: 1681531.195 East: 1686820.176	
End North: 1681532.161 East: 1687304.175	
Line Course: S 89-53-08.5 W Length: 119.969	North: 1681531.922 East: 1687184.206

Perimeter: 408.958 Area: 10,139 sq.ft. 0.23 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 09-45-09.3 W  
 North: 0.0007 East: -0.0001  
 Precision 1: 408,957.000

**Parcel name: Block 1, Lot 9**

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Line Course: N 00-51-48.5 W Length: 85.000	North: 1681615.621 East: 1687182.944
Line Course: N 89-08-11.5 E Length: 120.000	North: 1681700.612 East: 1687181.664
Line Course: S 00-51-48.5 E Length: 85.000	North: 1681702.420 East: 1687301.650
Line Course: S 89-08-11.5 W Length: 120.000	North: 1681617.430 East: 1687302.931
	North: 1681615.621 East: 1687182.944

Perimeter: 410.000 Area: 10,199 sq.ft. 0.23 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E  
 North: 0.0000 East: 0.0000

Precision 1: 410,000,000.000

**Parcel name: Block 1, Lot 10**

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Line Course: N 00-51-48.5 W Length: 52.172 North: 1681700.612 East: 1687181.664  
 Line Course: N 43-59-39.4 E Length: 109.974 North: 1681752.778 East: 1687180.877  
 North: 1681831.894 East: 1687257.264  
 Curve Length: 113.455 Radius: 144.000  
 Delta: 45-08-32.1 Tangent: 59.856  
 Chord: 110.543 Course: S 23-26-04.5 E  
 Course In: S 43-59-39.4 W Course Out: N 89-08-11.5 E  
 RP North: 1681728.299 East: 1687157.243  
 End North: 1681730.469 East: 1687301.227  
 Line Course: S 00-51-48.5 E Length: 28.052 North: 1681702.421 East: 1687301.650  
 Line Course: S 89-08-11.5 W Length: 120.000 North: 1681700.612 East: 1687181.663  
 Perimeter: 423.653 Area: 11,245 sq.ft. 0.25 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 35-53-58.2 W  
 North: 0.0003 East: -0.0003  
 Precision 1: 420,741,000.000

**Parcel name: Block 1, Lot 11**

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Line Course: S 88-51-07.2 W Length: 59.356 North: 1681752.778 East: 1687180.877  
 North: 1681751.589 East: 1687121.533  
 Line Course: N 01-08-52.8 W Length: 120.000 North: 1681871.564 East: 1687119.129  
 Line Course: N 88-51-07.2 E Length: 35.236 North: 1681872.270 East: 1687154.358  
 Curve Length: 113.455 Radius: 144.000  
 Delta: 45-08-32.2 Tangent: 59.856  
 Chord: 110.543 Course: S 68-34-36.7 E  
 Course In: S 01-08-52.8 E Course Out: N 43-59-39.4 E  
 RP North: 1681728.299 East: 1687157.243  
 End North: 1681831.894 East: 1687257.263  
 Line Course: S 43-59-39.4 W Length: 109.974 North: 1681752.778 East: 1687180.877  
 Perimeter: 438.021 Area: 12,107 sq.ft. 0.27 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 61-18-26.7 W  
 North: 0.0002 East: -0.0004  
 Precision 1: 435,109,000.000

**Parcel name: Block 1, Lot 12**

Line Course: S 01-08-52.8 E Length: 98.533 North: 1681848.179 East: 1687023.584  
 Line Course: N 88-51-07.2 E Length: 95.995 North: 1681749.666 East: 1687025.558  
 Line Course: N 01-08-52.8 W Length: 120.000 North: 1681751.589 East: 1687121.534  
 Line Course: S 88-51-07.2 W Length: 46.256 North: 1681871.565 East: 1687119.130  
 North: 1681870.638 East: 1687072.883

Curve Length: 27.374 Radius: 34.500  
 Delta: 45-27-41.2 Tangent: 14.453  
 Chord: 26.662 Course: S 66-07-16.6 W

Course In: S 01-08-52.8 E Course Out: N 46-36-34.0 W

RP North: 1681836.145 East: 1687073.574

End North: 1681859.845 East: 1687048.503

Curve Length: 28.173 Radius: 37.500  
 Delta: 43-02-40.3 Tangent: 14.788  
 Chord: 27.515 Course: S 64-54-46.1 W

Course In: N 46-36-34.0 W Course Out: S 03-33-53.7 E

RP North: 1681885.607 East: 1687021.252

End North: 1681848.179 East: 1687023.584

Perimeter: 416.331 Area: 10,992 sq.ft. 0.25 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 68-02-06.1 W  
 North: 0.0001 East: -0.0003  
 Precision 1: 414,961,000.000

**Parcel name: Block 2, Lot 1**

Line Course: N 88-51-07.2 E Length: 7.497 North: 1681900.559 East: 1686968.850  
 North: 1681900.710 East: 1686976.345  
 Curve Length: 17.520 Radius: 19.500  
 Delta: 51-28-42.9 Tangent: 9.401  
 Chord: 16.937 Course: N 63-06-45.8 E  
 Course In: N 01-08-52.8 W Course Out: S 52-37-35.7 E  
 RP North: 1681920.206 East: 1686975.955  
 End North: 1681908.369 East: 1686991.451

Curve Length: 44.631      Radius: 37.500  
 Delta: 68-11-29.2      Tangent: 25.385  
 Chord: 42.043      Course: N 71-28-08.9 E  
 Course In: S 52-37-35.7 E    Course Out: N 15-33-53.5 E  
 RP North: 1681885.606    East: 1687021.252  
 End North: 1681921.731    East: 1687031.314  
 Line Course: N 01-08-52.8 W    Length: 117.584

North: 1682039.292    East: 1687028.959

Line Course: S 88-51-07.2 W    Length: 177.692

North: 1682035.731    East: 1686851.302

Line Course: S 41-00-37.7 E    Length: 179.133

North: 1681900.560    East: 1686968.849

Perimeter: 544.058    Area: 15,773 sq.ft. 0.36 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001      Course: N 85-11-57.6 W  
 North: 0.0001      East: -0.0009  
 Precision 1: 540,886.000

**Parcel name: Block 2, Lot 2**

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Line Course: S 01-08-52.8 E    Length: 117.584

North: 1682039.292    East: 1687028.959

North: 1681921.731    East: 1687031.315

Curve Length: 18.816      Radius: 37.500  
 Delta: 28-44-55.0      Tangent: 9.610  
 Chord: 18.619      Course: S 60-03-39.0 E  
 Course In: S 15-33-53.5 W    Course Out: N 44-18-48.5 E  
 RP North: 1681885.606    East: 1687021.252  
 End North: 1681912.439    East: 1687047.449

Curve Length: 27.374      Radius: 34.500  
 Delta: 45-27-41.3      Tangent: 14.453  
 Chord: 26.662      Course: S 68-25-02.1 E  
 Course In: N 44-18-48.5 E    Course Out: S 01-08-52.8 E  
 RP North: 1681937.125    East: 1687071.550  
 End North: 1681902.631    East: 1687072.242

Line Course: N 88-51-07.2 E    Length: 44.464

North: 1681903.522    East: 1687116.697

Line Course: N 01-08-52.8 W    Length: 137.500

North: 1682040.995    East: 1687113.942

Line Course: S 88-51-07.2 W    Length: 85.000

North: 1682039.292    East: 1687028.959

Perimeter: 430.738    Area: 11,353 sq.ft. 0.26 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 85-17-18.1 E  
 North: 0.0000 East: 0.0002  
 Precision 1: 429,829,000.000

**Parcel name: Block 2, Lot 3**

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Line Course: N 88-51-07.2 E Length: 85.000 North: 1682040.995 East: 1687113.942  
 Line Course: S 01-08-52.8 E Length: 144.164 North: 1682042.698 East: 1687198.925  
 Curve Length: 48.587 Radius: 176.000 North: 1681898.562 East: 1687201.813  
 Delta: 15-49-01.7 Tangent: 24.449  
 Chord: 48.433 Course: N 83-14-21.9 W  
 Course In: S 14-40-08.9 W Course Out: N 01-08-52.8 W  
 RP North: 1681728.299 East: 1687157.244  
 End North: 1681904.264 East: 1687153.717  
 Line Course: S 88-51-07.2 W Length: 37.028  
 Line Course: N 01-08-52.8 W Length: 137.500 North: 1681903.522 East: 1687116.696  
 North: 1682040.995 East: 1687113.942

Perimeter: 452.279 Area: 11,793 sq.ft. 0.27 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 84-50-10.4 W  
 North: 0.0000 East: -0.0003  
 Precision 1: 452,125,000.000

**Parcel name: Block 2, Lot 4**

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Line Course: N 88-51-07.2 E Length: 85.000 North: 1682042.698 East: 1687198.925  
 Line Course: S 01-08-52.8 E Length: 142.726 North: 1682044.401 East: 1687283.908  
 Curve Length: 25.078 Radius: 37.500 North: 1681901.703 East: 1687286.767  
 Delta: 38-18-57.1 Tangent: 13.028  
 Chord: 24.613 Course: S 71-05-29.4 W  
 Course In: S 00-14-57.9 W Course Out: N 38-03-59.2 W  
 RP North: 1681864.204 East: 1687286.604  
 End North: 1681893.727 East: 1687263.483  
 Curve Length: 37.256 Radius: 34.500  
 Delta: 61-52-21.6 Tangent: 20.678  
 Chord: 35.472 Course: S 82-52-11.6 W  
 Course In: N 38-03-59.2 W Course Out: S 23-48-22.4 W  
 RP North: 1681920.889 East: 1687242.211

End North: 1681889.324 East: 1687228.285  
 Curve Length: 28.067 Radius: 176.000  
 Delta: 9-08-13.5 Tangent: 14.063  
 Chord: 28.037 Course: N 70-45-44.4 W  
 Course In: S 23-48-22.4 W Course Out: N 14-40-08.9 E  
 RP North: 1681728.299 East: 1687157.243  
 End North: 1681898.562 East: 1687201.813  
 Line Course: N 01-08-52.8 W Length: 144.164

North: 1682042.697 East: 1687198.925

Perimeter: 462.290 Area: 12,788 sq.ft. 0.29 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 27-57-34.9 E  
 North: -0.0004 East: 0.0002  
 Precision 1: 460,012,000.000

**Parcel name: Block 2, Lot 5**

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Curve Length: 35.848 Radius: 37.500 North: 1681885.701 East: 1687317.330  
 Delta: 54-46-19.3 Tangent: 19.427  
 Chord: 34.499 Course: N 62-21-52.4 W  
 Course In: S 55-01-17.2 W Course Out: N 00-14-57.9 E  
 RP North: 1681864.204 East: 1687286.604  
 End North: 1681901.704 East: 1687286.767  
 Line Course: N 01-08-52.8 W Length: 142.726  
 Line Course: N 88-51-07.2 E Length: 155.588 North: 1682044.401 East: 1687283.908  
 Line Course: S 00-51-48.5 E Length: 75.576 North: 1682047.518 East: 1687439.464  
 Line Course: S 55-01-17.2 W Length: 150.450 North: 1681971.951 East: 1687440.603  
 North: 1681885.702 East: 1687317.330

Perimeter: 560.189 Area: 19,162 sq.ft. 0.43 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 42-25-58.8 W  
 North: 0.0009 East: -0.0008  
 Precision 1: 558,839.000

**Parcel name: Block 2, Lot 6**

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Curve Length: 18.773 Radius: 34.500 North: 1681825.104 East: 1687310.996  
 Delta: 31-10-36.2 Tangent: 9.625

Chord: 18.542 Course: N 19-39-06.3 E  
 Course In: S 85-56-11.8 E Course Out: N 54-45-35.6 W  
 RP North: 1681822.660 East: 1687345.409  
 End North: 1681842.566 East: 1687317.232  
 Curve Length: 45.958 Radius: 37.500  
 Delta: 70-13-07.2 Tangent: 26.365  
 Chord: 43.135 Course: N 00-07-50.8 E  
 Course In: N 54-45-35.6 W Course Out: N 55-01-17.2 E  
 RP North: 1681864.204 East: 1687286.604  
 End North: 1681885.701 East: 1687317.330  
 Line Course: N 55-01-17.2 E Length: 150.450

North: 1681971.950 East: 1687440.604

Line Course: S 00-51-48.5 E Length: 144.876

North: 1681827.090 East: 1687442.787

Line Course: S 89-08-11.5 W Length: 131.806

North: 1681825.104 East: 1687310.996

Perimeter: 491.862 Area: 12,691 sq.ft. 0.29 acres

**Mapcheck Closure:- (Uses listed courses and chords)**

Error Closure: 0.001 Course: S 12-47-59.9 E

North: -0.0005 East: 0.0001

Precision 1: 488,809.000

**Parcel name: Block 2, Lot 7**

North: 1681825.104 East: 1687310.996

Curve Length: 18.483 Radius: 34.500  
 Delta: 30-41-45.3 Tangent: 9.469  
 Chord: 18.263 Course: S 11-17-04.5 E  
 Course In: S 85-56-11.8 E Course Out: S 63-22-02.9 W  
 RP North: 1681822.660 East: 1687345.409  
 End North: 1681807.194 East: 1687314.570  
 Curve Length: 74.680 Radius: 176.000  
 Delta: 24-18-41.4 Tangent: 37.910  
 Chord: 74.121 Course: S 14-28-36.4 E  
 Course In: S 63-22-02.9 W Course Out: N 87-40-44.3 E  
 RP North: 1681728.299 East: 1687157.244  
 End North: 1681735.427 East: 1687333.099  
 Line Course: N 89-08-11.5 E Length: 111.057

North: 1681737.100 East: 1687444.144

Line Course: N 00-51-48.5 W Length: 90.000

North: 1681827.090 East: 1687442.787

Line Course: S 89-08-11.5 W Length: 131.806

North: 1681825.104 East: 1687310.996

Perimeter: 426.026 Area: 10,786 sq.ft. 0.24 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 18-57-29.4 E  
 North: -0.0004 East: 0.0001  
 Precision 1: 425,247,000.000

**Parcel name: Block 2, Lot 8**

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Line Course: N 00-51-48.5 W Length: 80.750 North: 1681650.211 East: 1687334.440  
 Curve Length: 4.477 Radius: 176.000 North: 1681730.952 East: 1687333.224  
 Delta: 1-27-27.2 Tangent: 2.239  
 Chord: 4.477 Course: N 01-35-32.1 W  
 Course In: S 89-08-11.5 W Course Out: N 87-40-44.3 E  
 RP North: 1681728.300 East: 1687157.244  
 End North: 1681735.427 East: 1687333.099  
 Line Course: N 89-08-11.5 E Length: 111.057  
 Line Course: S 00-51-48.5 E Length: 85.226 North: 1681737.101 East: 1687444.144  
 Line Course: S 89-08-11.5 W Length: 111.000 North: 1681651.885 East: 1687445.428  
 North: 1681650.212 East: 1687334.440  
 Perimeter: 392.510 Area: 9,460 sq.ft. 0.21 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 04-09-18.6 E  
 North: 0.0006 East: 0.0000  
 Precision 1: 392,510.000

**Parcel name: Block 2, Lot 9**

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Line Course: N 00-51-48.5 W Length: 81.500 North: 1681568.720 East: 1687335.669  
 Line Course: N 89-08-11.5 E Length: 111.000 North: 1681650.211 East: 1687334.440  
 Line Course: S 00-51-48.5 E Length: 81.500 North: 1681651.884 East: 1687445.428  
 Line Course: S 89-08-11.5 W Length: 111.000 North: 1681570.393 East: 1687446.656  
 North: 1681568.720 East: 1687335.669  
 Perimeter: 385.000 Area: 9,046 sq.ft. 0.20 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E

North: 0.0000 East: 0.0000  
 Precision 1: 385,000,000.000

**Parcel name: Block 2, Lot 10**

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Line Course: S 00-51-48.5 E Length: 29.753 North: 1681568.720 East: 1687335.669  
 North: 1681538.971 East: 1687336.117  
 Curve Length: 50.327 Radius: 516.000  
 Delta: 5-35-17.5 Tangent: 25.183  
 Chord: 50.307 Course: S 01-55-50.3 W  
 Course In: S 89-08-11.5 W Course Out: S 85-16-31.0 E  
 RP North: 1681531.195 East: 1686820.176  
 End North: 1681488.692 East: 1687334.422  
 Line Course: N 89-08-11.5 E Length: 113.452  
 North: 1681490.402 East: 1687447.861  
 Line Course: N 00-51-48.5 W Length: 80.000  
 North: 1681570.393 East: 1687446.656  
 Line Course: S 89-08-11.5 W Length: 111.000  
 North: 1681568.720 East: 1687335.668

Perimeter: 384.532 Area: 8,921 sq.ft. 0.20 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 58-09-36.1 W  
 North: -0.0002 East: -0.0003  
 Precision 1: 384,512,000.000

**Parcel name: Block 2, Lot 11**

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Curve Length: 69.853 Radius: 516.000 North: 1681488.693 East: 1687334.422  
 Delta: 7-45-22.7 Tangent: 34.980  
 Chord: 69.799 Course: S 08-36-10.3 W  
 Course In: N 85-16-31.0 W Course Out: S 77-31-08.3 E  
 RP North: 1681531.195 East: 1686820.176  
 End North: 1681419.679 East: 1687323.981  
 Curve Length: 23.666 Radius: 484.000  
 Delta: 2-48-05.7 Tangent: 11.835  
 Chord: 23.664 Course: S 11-04-48.8 W  
 Course In: S 77-31-08.3 E Course Out: N 80-19-14.0 W  
 RP North: 1681315.079 East: 1687796.543  
 End North: 1681396.456 East: 1687319.433  
 Line Course: N 89-08-11.5 E Length: 129.829  
 North: 1681398.413 East: 1687449.248  
 Line Course: N 00-51-48.5 W Length: 92.000  
 North: 1681490.402 East: 1687447.861

Line Course: S 89-08-11.5 W Length: 113.452

North: 1681488.692 East: 1687334.422

Perimeter: 428.800 Area: 11,102 sq.ft. 0.25 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 06-44-53.0 E

North: -0.0002 East: 0.0000

Precision 1: 428,744,000.000

**Parcel name: Block 2, Lot 12**

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Line Course: N 00-51-48.5 W Length: 23.454

North: 1681345.419 East: 1687450.047

North: 1681368.870 East: 1687449.693

Line Course: N 00-51-48.5 W Length: 29.546

North: 1681398.413 East: 1687449.248

Line Course: S 89-08-11.5 W Length: 129.829

North: 1681396.456 East: 1687319.434

Curve Length: 53.470 Radius: 484.000

Delta: 6-19-47.0 Tangent: 26.762

Chord: 53.442 Course: S 06-30-52.5 W

Course In: S 80-19-14.0 E Course Out: N 86-39-01.0 W

RP North: 1681315.079 East: 1687796.543

End North: 1681343.359 East: 1687313.370

Line Course: N 89-08-11.5 E Length: 136.692

North: 1681345.419 East: 1687450.047

Perimeter: 372.991 Area: 7,089 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.001 Course: N 22-17-39.3 E

North: 0.0005 East: 0.0002

Precision 1: 372,963.000

**Parcel name: Block 2, Lot 13**

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Line Course: N 00-51-48.5 W Length: 52.500

North: 1681292.925 East: 1687450.838

North: 1681345.419 East: 1687450.047

Line Course: S 89-08-11.5 W Length: 136.692

North: 1681343.359 East: 1687313.370

Curve Length: 35.591 Radius: 484.000

Delta: 4-12-47.5 Tangent: 17.803

Chord: 35.582 Course: S 01-14-35.3 W

Course In: S 86-39-01.0 E Course Out: S 89-08-11.5 W

RP North: 1681315.079 East: 1687796.543

End North: 1681307.785 East: 1687312.598  
 Line Course: S 00-51-48.5 E Length: 16.942

North: 1681290.845 East: 1687312.854

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681292.925 East: 1687450.838

Perimeter: 379.724 Area: 7,229 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: N 39-32-37.5 E

North: 0.0000 East: 0.0000

Precision 1: 379,716,000.000

**Parcel name: Block 2, Lot 14**

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Line Course: N 00-51-48.5 W Length: 52.000

North: 1681240.931 East: 1687451.621

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681292.925 East: 1687450.838

Line Course: S 00-51-48.5 E Length: 52.000

North: 1681290.845 East: 1687312.853

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681238.851 East: 1687313.637

North: 1681240.931 East: 1687451.621

Perimeter: 380.000 Area: 7,175 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E

North: 0.0000 East: 0.0000

Precision 1: 380,000,000.000

**Parcel name: Block 2, Lot 15**

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Line Course: N 00-51-48.5 W Length: 52.000

North: 1681188.937 East: 1687452.405

Line Course: S 89-08-11.5 W Length: 138.000

North: 1681240.931 East: 1687451.621

Line Course: S 00-51-48.5 E Length: 52.000

North: 1681238.851 East: 1687313.637

Line Course: N 89-08-11.5 E Length: 138.000

North: 1681186.857 East: 1687314.421

North: 1681188.937 East: 1687452.405

Perimeter: 380.000 Area: 7,175 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E  
 North: 0.0000 East: 0.0000  
 Precision 1: 380,000,000.000

**Parcel name: Block 2, Lot 16**

---

Line Course: N 00-51-48.5 W Length: 52.000	North: 1681136.942 East: 1687453.189
Line Course: S 89-08-11.5 W Length: 138.000	North: 1681188.937 East: 1687452.405
Line Course: S 00-51-48.5 E Length: 52.000	North: 1681186.857 East: 1687314.421
Line Course: N 89-08-11.5 E Length: 138.000	North: 1681134.863 East: 1687315.204
	North: 1681136.942 East: 1687453.189

Perimeter: 380.000 Area: 7,175 sq.ft. 0.16 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E  
 North: 0.0000 East: 0.0000  
 Precision 1: 380,000,000.000

**Parcel name: Block 2, Lot 17**

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Line Course: N 00-51-48.5 W Length: 67.500	North: 1681069.450 East: 1687454.206
Line Course: S 89-08-11.5 W Length: 138.000	North: 1681136.942 East: 1687453.189
Line Course: S 00-51-48.5 E Length: 67.500	North: 1681134.863 East: 1687315.204
Line Course: N 89-08-11.5 E Length: 138.000	North: 1681067.370 East: 1687316.222
	North: 1681069.450 East: 1687454.206

Perimeter: 411.000 Area: 9,314 sq.ft. 0.21 acres

**Mapcheck Closure - (Uses listed courses and chords)**

Error Closure: 0.000 Course: S 90-00-00.0 E  
 North: 0.0000 East: 0.0000  
 Precision 1: 411,000,000.000