

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-19 -- FOX RIDGE 2ND ADDITION

OWNER/APPLICANT: Fox Ridge Development Company, Inc, 7926 W. 21st St. N., Wichita, KS 67205

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

LOCATION: North side of 29th St. North, East of Maize Rd.

SITE SIZE: 19.01 acres

NUMBER OF LOTS

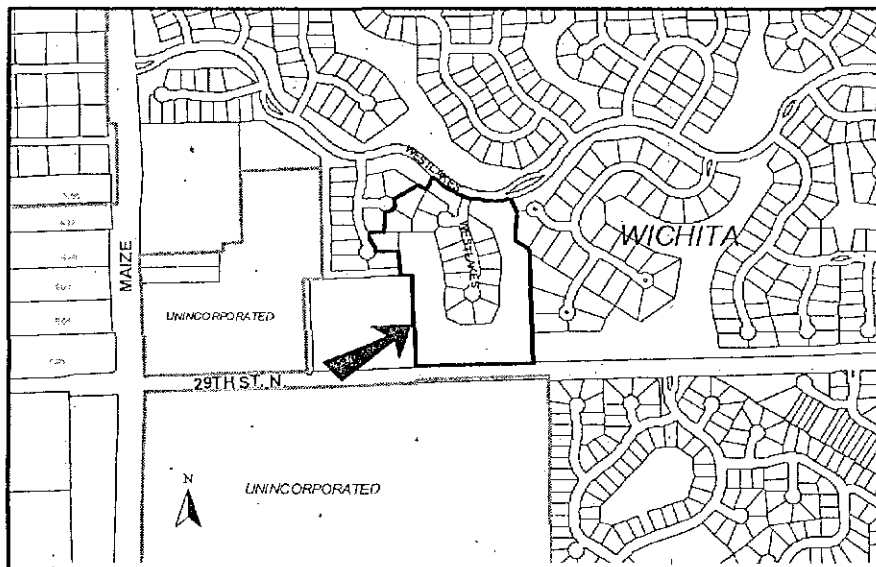
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	<u>17</u>

MINIMUM LOT AREA: 12,199 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Fox Ridge Addition that has eliminated a street and increased the size of a Reserve.

STAFF COMMENTS:

- A. Petitions have been provided with the Fox Ridge Addition for sewer, water, drainage and paving improvements. New petitions are needed for proposed improvements. A respread agreement is needed for existing improvements.
- 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 concept.
- D. The final plat tracing shall state in the platdor's text the ownership of Reserve A.
- E. 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.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- J. The applicant needs to show the setback for the Aquila easement.
- K. 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.
- L. The platdor'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.

SUB 2007-19 -- One-Step Final Plat of FOX RIDGE 2ND ADDITION
March 22, 2007 - Page 3

- M. 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.)
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. 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). Please include the name of the plat on the disc.

FOX RIDGE SECOND ADDITION

Parcel Closure

Project: G:\CIVIL\99118

Date: Monday, April 16, 2007

Revision date: Monday, May 14, 2007

COGO PC Project: G:\CIVIL\99118\cogo\CLOSURE_Fox Ridge 2nd add.doc

Parcel name: FINAL PLAT BOUNDARY

Line Course: N 01-48-35.0 W Length: 566.159 North: 1704129.479 East: 1614282.635

Line Course: S 88-11-25.0 W Length: 70.633 North: 1704695.355 East: 1614264.756

Line Course: N 01-48-35.0 W Length: 155.000 North: 1704693.125 East: 1614194.158

Line Course: S 88-11-25.0 W Length: 140.000 North: 1704848.047 East: 1614189.263

Line Course: S 88-11-25.0 W Length: 140.000 North: 1704843.626 East: 1614049.333

Curve Length: 56.960 Radius: 50.000
Delta: 65-16-14.9 Tangent: 32.020
Chord: 53.929 Course: N 28-42-21.5 W

Course In: N 86-04-14.0 W Course Out: N 28-39-31.1 E

RP North: 1704847.053 East: 1613999.451

End North: 1704890.927 East: 1614023.430

Curve Length: 71.624 Radius: 329.000

Delta: 12-28-24.4 Tangent: 35.954

Chord: 71.483 Course: N 16-39-34.6 W

Course In: S 79-34-37.6 W Course Out: N 67-06-13.2 E

RP North: 1704831.407 East: 1613699.859

End North: 1704959.410 East: 1614002.937

Line Course: N 89-40-10.2 E Length: 90.395

North: 1704959.931 East: 1614093.330

Line Course: N 06-02-55.4 E Length: 131.121 North: 1705090.322 East: 1614107.147

Curve Length: 112.507 Radius: 50.000
Delta: 128-55-25.7 Tangent: 104.648
Chord: 90.230 Course: N 31-35-12.6 E

Course In: N 06-02-55.4 E Course Out: N 57-07-29.7 E

RP North: 1705140.044 East: 1614112.416

End North: 1705167.184 East: 1614154.409

Line Course: N 57-07-29.7 E Length: 175.565 North: 1705262.482 East: 1614301.858

Line Course: S 57-31-52.7 E Length: 58.543 North: 1705231.054 East: 1614351.250

Line Course: N 43-35-28.2 E Length: 89.259 North: 1705295.703 East: 1614412.795

Curve Length: 517.935 Radius: 514.000
Delta: 57-44-03.8 Tangent: 283.359
Chord: 496.299 Course: S 76-26-50.0 E

Course In: N 42-25-11.9 E Course Out: S 15-18-51.9 E

RP North: 1705675.148 East: 1614759.518

End North: 1705179.399 East: 1614895.274

Line Course: S 15-18-51.9 E Length: 89.287	North: 1705093.283	East: 1614918.856
Line Course: S 02-17-19.5 W Length: 177.544	North: 1704915.881	East: 1614911.766
Line Course: S 57-31-52.7 E Length: 91.549	North: 1704866.734	East: 1614989.004
Line Course: S 20-43-12.5 E Length: 33.379	North: 1704835.514	East: 1615000.814
Line Course: S 01-12-02.4 E Length: 498.757	North: 1704336.866	East: 1615011.265
Line Course: S 01-12-02.4 E Length: 184.285	North: 1704152.621	East: 1615015.126
Line Course: S 88-11-24.7 W Length: 732.857	North: 1704129.477	East: 1614282.635

Perimeter: 4043.357 Area: 828,563 sq.ft. 19.02 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 09-52-47.5 W

Error North: -0.0022 East: -0.0004

Precision 1: 1,998,137.000

Parcel name: RESERVE 'A'

Line Course: N 57-31-52.7 W Length: 125.000	North: 1705101.102	East: 1614555.482
Line Course: S 21-45-30.6 W Length: 174.225	North: 1705168.206	East: 1614450.022
Line Course: S 17-56-09.7 E Length: 115.642	North: 1705006.394	East: 1614385.437
Line Course: S 17-56-09.7 E Length: 90.000	North: 1704896.372	East: 1614421.050
Line Course: S 32-25-40.2 E Length: 75.000	North: 1704810.746	East: 1614448.766
Line Course: S 08-00-59.5 W Length: 65.343	North: 1704747.441	East: 1614488.983
Line Course: S 08-00-59.5 W Length: 89.983	North: 1704682.737	East: 1614479.871
Line Course: S 08-00-59.5 W Length: 68.674	North: 1704593.633	East: 1614467.322
Line Course: S 12-32-32.9 E Length: 96.335	North: 1704525.630	East: 1614457.745
Line Course: S 65-09-14.2 E Length: 26.458	North: 1704431.594	East: 1614478.665
Line Course: S 65-09-14.2 E Length: 82.858	North: 1704420.477	East: 1614502.674
Line Course: N 86-03-31.8 E Length: 102.777	North: 1704385.661	East: 1614577.863
Line Course: N 86-03-31.8 E Length: 85.688	North: 1704392.726	East: 1614680.397
Line Course: N 24-26-39.5 E Length: 114.032	North: 1704398.615	East: 1614765.882

North: 1704502.426 East : 1614813.070
 Line Course: N 01-23-45.6 E Length: 120.540
 North: 1704622.930 East : 1614816.006
 Line Course: N 01-23-45.6 E Length: 101.671
 North: 1704724.571 East : 1614818.483
 Line Course: N 01-23-45.6 E Length: 79.628
 North: 1704804.175 East : 1614820.423
 Line Course: N 17-56-09.7 W Length: 32.818
 North: 1704835.398 East : 1614810.317
 Line Course: N 17-56-09.7 W Length: 100.412
 North: 1704930.930 East : 1614779.394
 Line Course: N 17-56-09.7 W Length: 68.042
 North: 1704995.665 East : 1614758.440
 Line Course: N 57-31-52.7 W Length: 173.344
 North: 1705088.723 East : 1614612.193
 Curve Length: 21.716 Radius: 171.000
 Delta: 7-16-34.2 Tangent: 10.873
 Chord: 21.701 Course: N 13-20-38.6 E
 Course In: S 80-17-38.5 E Course Out: N 73-01-04.3 W
 RP North: 1705059.894 East : 1614780.745
 End North: 1705109.838 East : 1614617.201
 Line Course: N 16-58-55.8 E Length: 69.047
 North: 1705175.875 East : 1614637.368
 Curve Length: 260.717 Radius: 514.000
 Delta: 29-03-44.0 Tangent: 133.227
 Chord: 257.931 Course: N 89-13-00.1 E
 Course In: N 13-44-52.1 E Course Out: S 15-18-51.9 E
 RP North: 1705675.149 East: 1614759.519
 End North: 1705179.401 East: 1614895.275
 Line Course: S 15-18-51.9 E Length: 89.287
 North: 1705093.284 East : 1614918.857
 Line Course: S 02-17-19.5 W Length: 177.544
 North: 1704915.882 East : 1614911.767
 Line Course: S 57-31-52.7 E Length: 91.549
 North: 1704866.735 East : 1614989.005
 Line Course: S 20-43-12.5 E Length: 33.379
 North: 1704835.515 East : 1615000.815
 Line Course: S 01-12-02.4 E Length: 498.757
 North: 1704336.867 East : 1615011.266
 Line Course: S 01-12-02.4 E Length: 184.285
 North: 1704152.623 East : 1615015.127
 Line Course: S 88-11-24.7 W Length: 732.857
 North: 1704129.478 East : 1614282.636
 Line Course: N 01-48-35.0 W Length: 566.159
 North: 1704695.354 East : 1614264.756
 Line Course: S 88-11-25.0 W Length: 70.633
 North: 1704693.124 East : 1614194.159
 Line Course: N 01-48-35.0 W Length: 155.000
 North: 1704848.046 East : 1614189.264
 Line Course: N 01-48-35.0 W Length: 23.769
 North: 1704871.804 East : 1614188.513
 Line Course: N 24-22-12.4 E Length: 97.604
 North: 1704960.711 East : 1614228.787
 Line Course: N 24-22-12.4 E Length: 92.542

Line Course: N 24-22-12.4 E Length: 204.244 North: 1705045.007 East: 1614266.973

Line Course: N 43-35-28.2 E Length: 89.259 North: 1705231.053 East: 1614351.250
 North: 1705295.701 East: 1614412.795

Curve Length: 199.187 Radius: 514.000
 Delta: 22-12-12.4 Tangent: 100.859
 Chord: 197.943 Course: S 58-40-54.3 E
 Course In: N 42-25-11.9 E Course Out: S 20-12-59.5 W
 RP North: 1705675.147 East: 1614759.518
 End North: 1705192.812 East: 1614581.896

Line Course: S 16-58-55.8 W Length: 69.047 North: 1705126.776 East: 1614561.729

Curve Length: 26.441 Radius: 229.000
 Delta: 6-36-55.5 Tangent: 13.235
 Chord: 26.426 Course: S 13-40-28.0 W
 Course In: S 73-01-04.3 E Course Out: N 79-37-59.8 W
 RP North: 1705059.891 East: 1614780.744
 End North: 1705101.099 East: 1614555.482

Perimeter: 5741.490 Area: 519,847 sq.ft. 11.93 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 04-59-26.9 W
 Error North: -0.0024 East: -0.0002

Precision: 1: 2,868,716.500

Parcel name: WESTLAKE COURT

Line Course: S 16-58-55.8 W Length: 97.228 North: 1705211.297 East: 1614617.863

Curve Length: 121.887 Radius: 200.000 North: 1705118.308 East: 1614589.465
 Delta: 34-55-05.5 Tangent: 62.903
 Chord: 120.010 Course: S 00-28-37.0 E
 Course In: S 73-01-04.3 E Course Out: S 72-03-50.2 W
 RP North: 1705059.893 East: 1614780.744
 End North: 1704998.302 East: 1614590.464

Line Course: S 17-56-09.7 E Length: 163.189 North: 1704843.044 East: 1614640.719

Curve Length: 201.270 Radius: 400.000
 Delta: 28-49-47.3 Tangent: 102.813
 Chord: 199.153 Course: S 03-31-16.0 E
 Course In: S 72-03-50.3 W Course Out: S 79-06-22.4 E
 RP North: 1704719.862 East: 1614260.158
 End North: 1704644.267 East: 1614652.950

Line Course: S 10-53-37.6 W Length: 76.000 North: 1704569.637 East: 1614638.587

Line Course: N 01-50-59.6 W Length: 641.995 North: 1705211.297 East: 1614617.862

Perimeter: 1301.569 Area: 2,891 sq.ft. 0.06 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: N 12-55-47.4 W
 North: 0.0005 East: -0.0001
 Precision 1: 1,297,575.000

Parcel name: BLOCK 1, LOT 1

Line Course: N 24-22-12.4 E Length: 204.244 North: 1705045.009 East: 1614266.973
 Line Course: N 57-31-52.7 W Length: 58.543 North: 1705231.055 East: 1614351.250
 Line Course: S 57-07-29.7 W Length: 175.565 North: 1705262.483 East: 1614301.858
 Curve Length: 56.254 Radius: 50.000 North: 1705167.184 East: 1614154.409
 Delta: 64-27-42.9 Tangent: 31.524
 Chord: 53.333 Course: S 00-38-38.9 E
 Course In: S 57-07-29.7 W Course Out: S 58-24-47.4 E
 RP North: 1705140.044 East: 1614112.416
 End North: 1705113.855 East: 1614155.008
 Line Course: S 58-24-47.4 E Length: 131.437
 North: 1705045.009 East: 1614266.972

Perimeter: 626.044 Area: 22,976 sq.ft. 0.52 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: N 30-12-59.9 W
 North: 0.0005 East: -0.0003
 Precision 1: 623,122.000

Parcel name: BLOCK 1, LOT 2

Line Course: N 06-02-55.4 E Length: 131.121 North: 1704959.931 East: 1614093.330
 Curve Length: 56.254 Radius: 50.000 North: 1705090.322 East: 1614107.147
 Delta: 64-27-42.8 Tangent: 31.524
 Chord: 53.333 Course: N 63-49-04.0 E
 Course In: N 06-02-55.4 E Course Out: S 58-24-47.4 E
 RP North: 1705140.044 East: 1614112.416
 End North: 1705113.854 East: 1614155.008
 Line Course: S 58-24-47.4 E Length: 131.437
 North: 1705045.009 East: 1614266.972
 Line Course: S 24-22-12.4 W Length: 92.542 North: 1704960.712 East: 1614228.787
 Line Course: S 89-40-10.2 W Length: 135.459 North: 1704959.931 East: 1614093.330

Perimeter: 546.814 Area: 19,113 sq.ft. 0.43 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: S 66-58-23.8 W

North: -0.0002 East: -0.0005
 Precision 1: 543,892.000

Parcel name: BLOCK 1, LOT 3

Line Course: S 89-40-10.2 W Length: 90.395
 North: 1704959.931 East: 1614093.330
 North: 1704959.410 East: 1614002.937

Curve Length: 71.624 Radius: 329.000
 Delta: 12-28-24.4 Tangent: 35.954
 Chord: 71.483 Course: S 16-39-34.6 E
 Course In: S 67-06-13.2 W Course Out: N 79-34-37.6 E
 RP North: 1704831.407 East: 1613699.859
 End North: 1704890.927 East: 1614023.430

Curve Length: 56.960 Radius: 50.000
 Delta: 65-16-14.9 Tangent: 32.020
 Chord: 53.929 Course: S 28-42-21.5 E
 Course In: S 28-39-31.1 W Course Out: S 86-04-14.0 E
 RP North: 1704847.052 East: 1613999.450
 End North: 1704843.626 East: 1614049.333

Line Course: N 88-11-25.0 E Length: 140.000

Line Course: N 01-48-35.0 W Length: 23.769
 North: 1704848.047 East: 1614189.263

Line Course: N 24-22-12.4 E Length: 97.604
 North: 1704871.805 East: 1614188.512

Line Course: N 24-22-12.4 E Length: 97.604
 North: 1704960.712 East: 1614228.787

Line Course: S 89-40-10.2 W Length: 135.459
 North: 1704959.931 East: 1614093.330

Perimeter: 615.811 Area: 20,409 sq.ft. 0.46 acres

Mapcheck Closure: (Uses listed courses and chords)
 Error Closure: 0.001 Course: S 44-58-59.4 W

North: -0.0004 East: -0.0004
 Precision 1: 612,639.000

Parcel name: BLOCK 2, LOT 1

Curve Length: 72.239 Radius: 229.000
 Delta: 18-04-26.8 Tangent: 36.422
 Chord: 71.940 Course: S 01-19-46.8 W
 Course In: S 79-37-59.8 E Course Out: S 82-17-33.4 W
 RP North: 1705059.894 East: 1614780.744
 End North: 1705029.181 East: 1614553.813

Line Course: S 82-17-33.4 W Length: 169.911

Line Course: N 21-45-30.6 E Length: 174.225
 North: 1705006.394 East: 1614385.437

Line Course: S 57-31-52.7 E Length: 125.000
 North: 1705168.206 East: 1614450.021

Line Course: S 57-31-52.7 E Length: 125.000
 North: 1705101.101 East: 1614555.482

Perimeter: 541.374 Area: 16,598 sq.ft. 0.38 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 31-05-56.4 W

Error North: -0.0006 East: -0.0004

Precision 1: 541,076.000

Parcel name: BLOCK 2, LOT 2

Line Course: N 17-56-09.7 W Length: 115.642 North: 1704896.372 East: 1614421.050

Line Course: N 82-17-33.4 E Length: 169.911 North: 1705006.394 East: 1614385.437

Curve Length: 40.882 Radius: 229.000 North: 1705029.181 East: 1614553.813

Delta: 10-13-43.2 Tangent: 20.495

Chord: 40.828 Course: S 12-49-18.2 E

Course In: N 82-17-33.4 E Course Out: S 72-03-50.2 W

RP North: 1705059.893 East: 1614780.744

End North: 1704989.371 East: 1614562.874

Line Course: S 17-56-09.7 E Length: 44.805

North: 1704946.744 East: 1614576.672

Line Course: S 72-03-50.3 W Length: 163.571

North: 1704896.371 East: 1614421.050

Perimeter: 534.810 Area: 16,552 sq.ft. 0.37 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 23-44-31.7 E

North: -0.0006 East: 0.0003

Precision 1: 534,757.000

Parcel name: BLOCK 2, LOT 3

Line Course: S 17-56-09.7 E Length: 90.000 North: 1704896.372 East: 1614421.050

Line Course: N 72-03-50.3 E Length: 163.571 North: 1704810.746 East: 1614448.766

Line Course: N 17-56-09.7 W Length: 90.000 North: 1704861.118 East: 1614604.387

Line Course: N 17-56-09.7 W Length: 90.000 North: 1704946.744 East: 1614576.671

Line Course: S 72-03-50.3 W Length: 163.571 North: 1704896.372 East: 1614421.050

Perimeter: 507.142 Area: 14,721 sq.ft. 0.33 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: 507,142,000.000

Parcel name: BLOCK 2, LOT 4

North: 1704861.118 East: 1614604.387

Line Course: S 17-56-09.7 E Length: 28.384
North: 1704834.114 East: 1614613.128

Curve Length: 71.640 Radius: 371.000
Delta: 11-03-49.7 Tangent: 35.932
Chord: 71.529 Course: S 12-24-14.8 E
Course In: S 72-03-50.3 W Course Out: N 83-07-40.0 E
RP North: 1704719.862 East: 1614260.158
End North: 1704764.254 East: 1614628.493

Line Course: S 83-07-40.0 W Length: 140.519
North: 1704747.441 East: 1614488.983

Line Course: N 32-25-40.2 W Length: 75.000
North: 1704810.746 East: 1614448.766

Line Course: N 72-03-50.3 E Length: 163.571
North: 1704861.118 East: 1614604.387

Perimeter: 479.114 Area: 13,078 sq.ft. 0.30 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: S 51-07-49.4 E
North: -0.0002 East: 0.0002
Precision 1: 479,003,000.000

Parcel name: BLOCK 2, LOT 5

Line Course: N 80-24-32.2 W Length: 148.173
North: 1704658.048 East: 1614625.972

Line Course: N 08-00-59.5 E Length: 65.343
North: 1704682.736 East: 1614479.871

Line Course: N 83-07-40.0 E Length: 140.519
North: 1704747.441 East: 1614488.983

Line Course: N 83-07-40.0 E Length: 140.519
North: 1704764.255 East: 1614628.493

Curve Length: 106.603 Radius: 371.000
Delta: 16-27-47.8 Tangent: 53.671
Chord: 106.236 Course: S 01-21-33.9 W
Course In: S 83-07-40.0 W Course Out: S 80-24-32.2 E
RP North: 1704719.862 East: 1614260.158
End North: 1704658.048 East: 1614625.972

Perimeter: 460.638 Area: 12,497 sq.ft. 0.28 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: N 63-28-16.2 W
North: 0.0001 East: -0.0001
Precision 1: 460,271,000.000

Parcel name: BLOCK 2, LOT 6

Curve Length: 8.435 Radius: 371.000
Delta: 1-18-09.8 Tangent: 4.218
Chord: 8.435 Course: S 10-14-32.7 W
Course In: N 80-24-32.2 W Course Out: S 79-06-22.4 E
RP North: 1704719.862 East: 1614260.158

End North: 1704649.748 East: 1614624.473
Line Course: S 10-53-37.6 W Length: 35.269

North: 1704615.114 East: 1614617.807

Curve Length: 50.150 Radius: 50.000
Delta: 57-28-02.9 Tangent: 27.412
Chord: 48.074 Course: S 36-42-34.2 W
Course In: S 24-33-24.3 E Course Out: N 82-01-27.2 W
RP North: 1704569.637 East: 1614638.587
End North: 1704576.575 East: 1614589.070
Line Course: N 82-01-27.2 W Length: 122.938

North: 1704593.633 East: 1614467.322

Line Course: N 08-00-59.5 E Length: 89.983

North: 1704682.736 East: 1614479.871

Line Course: S 80-24-32.2 E Length: 148.173

North: 1704658.049 East: 1614625.972

Perimeter: 454.948 Area: 12,199 sq.ft. 0.28 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: N 09-44-01.5 E
North: 0.0002 East: 0.0000
Precision 1: 452,872,000.000

Parcel name: BLOCK 2, LOT 7

North: 1704532.678 East: 1614604.911

Curve Length: 48.552 Radius: 50.000
Delta: 55-38-10.6 Tangent: 26.382
Chord: 46.667 Course: N 19-50-32.5 W
Course In: N 42-20-22.2 E Course Out: N 82-01-27.2 W
RP North: 1704569.637 East: 1614638.587
End North: 1704576.575 East: 1614589.070
Line Course: N 82-01-27.2 W Length: 122.938

North: 1704593.633 East: 1614467.322

Line Course: S 08-00-59.5 W Length: 68.674

North: 1704525.630 East: 1614457.744

Line Course: S 12-32-32.9 E Length: 96.335

North: 1704431.594 East: 1614478.665

Line Course: S 65-09-14.2 E Length: 26.458

North: 1704420.477 East: 1614502.674

Line Course: N 42-20-22.2 E Length: 151.795

North: 1704532.679 East: 1614604.911

Perimeter: 514.751 Area: 16,233 sq.ft. 0.37 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.001 Course: N 51-57-12.7 E
North: 0.0004 East: 0.0005
Precision 1: 512,867.000

Parcel name: BLOCK 2, LOT 8

North: 1704520.977 East: 1614650.087

Curve Length: 48.552 Radius: 50.000
 Delta: 55-38-10.6 Tangent: 26.382
 Chord: 46.667 Course: N 75-28-43.1 W
 Course In: N 13-17-48.4 W Course Out: S 42-20-22.2 W
 RP North: 1704569.637 East: 1614638.587
 End North: 1704532.678 East: 1614604.910
 Line Course: S 42-20-22.2 W Length: 151.795
 North: 1704420.476 East: 1614502.673
 Line Course: S 65-09-14.2 E Length: 82.858
 North: 1704385.661 East: 1614577.862
 Line Course: N 86-03-31.8 E Length: 102.777
 North: 1704392.725 East: 1614680.396
 Line Course: N 13-17-48.4 W Length: 131.785
 North: 1704520.977 East: 1614650.086

Perimeter: 517.766 Area: 15,977 sq.ft. 0.36 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: N 73-17-30.1 W
 North: 0.0002 East: -0.0008
 Precision 1: 515,882.000

Parcel name: BLOCK 2, LOT 9

Curve Length: 48.552 Radius: 50.000
 Delta: 55-38-10.6 Tangent: 26.382
 Chord: 46.667 Course: S 48-53-06.3 W
 Course In: N 68-55-59.0 W Course Out: S 13-17-48.4 E
 RP North: 1704569.637 East: 1614638.587
 End North: 1704520.977 East: 1614650.086
 Line Course: S 13-17-48.4 E Length: 131.785
 North: 1704392.725 East: 1614680.396
 Line Course: N 86-03-31.8 E Length: 85.688
 North: 1704398.614 East: 1614765.882
 Line Course: N 24-26-39.5 E Length: 114.032
 North: 1704502.425 East: 1614813.069
 Line Course: N 68-55-59.0 W Length: 136.979
 North: 1704551.663 East: 1614685.245

Perimeter: 517.036 Area: 17,113 sq.ft. 0.39 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: S 48-38-43.5 E
 North: -0.0006 East: 0.0006
 Precision 1: 515,151.000

Parcel name: BLOCK 2, LOT 10

Curve Length: 56.481 Radius: 50.000
 Delta: 64-43-21.4 Tangent: 31.684

North: 1704551.664 East: 1614685.245

North: 1704724.570 East: 1614818.482
 Line Course: N 01-23-45.6 E Length: 79.628
 North: 1704804.175 East: 1614820.422
 Line Course: N 17-56-09.7 W Length: 32.818
 North: 1704835.398 East: 1614810.316
 Line Course: S 78-08-24.1 W Length: 133.158
 North: 1704808.031 East: 1614680.000

Perimeter: 460.132 Area: 13,118 sq.ft. 0.30 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.000 Course: N 33-27-35.3 E
 North: 0.0001 East: 0.0001
 Precision 1: 459,992,000.000

Parcel name: BLOCK 2, LOT 13

North: 1704891.847 East: 1614655.403
 Line Course: S 17-56-09.7 E Length: 41.909
 North: 1704851.975 East: 1614668.309
 Curve Length: 45.494 Radius: 429.000
 Delta: 6-04-33.8 Tangent: 22.768
 Chord: 45.473 Course: S 14-53-52.8 E
 Course In: S 72-03-50.3 W Course Out: N 78-08-24.1 E
 RP North: 1704719.862 East: 1614260.158
 End North: 1704808.030 East: 1614680.000
 Line Course: N 78-08-24.1 E Length: 133.158
 North: 1704835.397 East: 1614810.316
 Line Course: N 17-56-09.7 W Length: 100.412
 North: 1704930.929 East: 1614779.394
 Line Course: S 72-30-16.9 W Length: 130.004
 North: 1704891.846 East: 1614655.403

Perimeter: 450.977 Area: 12,255 sq.ft. 0.28 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.001 Course: S 00-37-11.7 E
 North: -0.0007 East: 0.0000
 Precision 1: 450,956.000

Parcel name: BLOCK 2, LOT 14

North: 1704891.847 East: 1614655.403
 Line Course: N 17-56-09.7 W Length: 121.280
 North: 1705007.233 East: 1614618.055
 Curve Length: 82.498 Radius: 171.000
 Delta: 27-38-31.3 Tangent: 42.068
 Chord: 81.700 Course: N 04-06-54.2 W
 Course In: N 72-03-50.2 E Course Out: N 80-17-38.5 W
 RP North: 1705059.893 East: 1614780.744
 End North: 1705088.722 East: 1614612.192
 Line Course: S 57-31-52.7 E Length: 173.344
 North: 1704995.665 East: 1614758.439

Line Course: S 17-56-09.7 E Length: 68.042

North: 1704930.929 East: 1614779.393

Line Course: S 72-30-16.9 W Length: 130.004

North: 1704891.847 East: 1614655.403

Perimeter: 575.168 Area: 18,262 sq.ft. 0.41 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 17-59-46.8 W

North: -0.0005 East: -0.0002

Precision 1: 574,370.000