

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-76 -- HAWTHORNE FOURTH ADDITION

OWNER/APPLICANT: Twenty-First Growth LLC, 345 N. Riverview Street, Suite 610,
Wichita, KS 67202

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

LOCATION: North side of 21st Street North, east of 127th Street East

SITE SIZE: 11.1 Acres

NUMBER OF LOTS

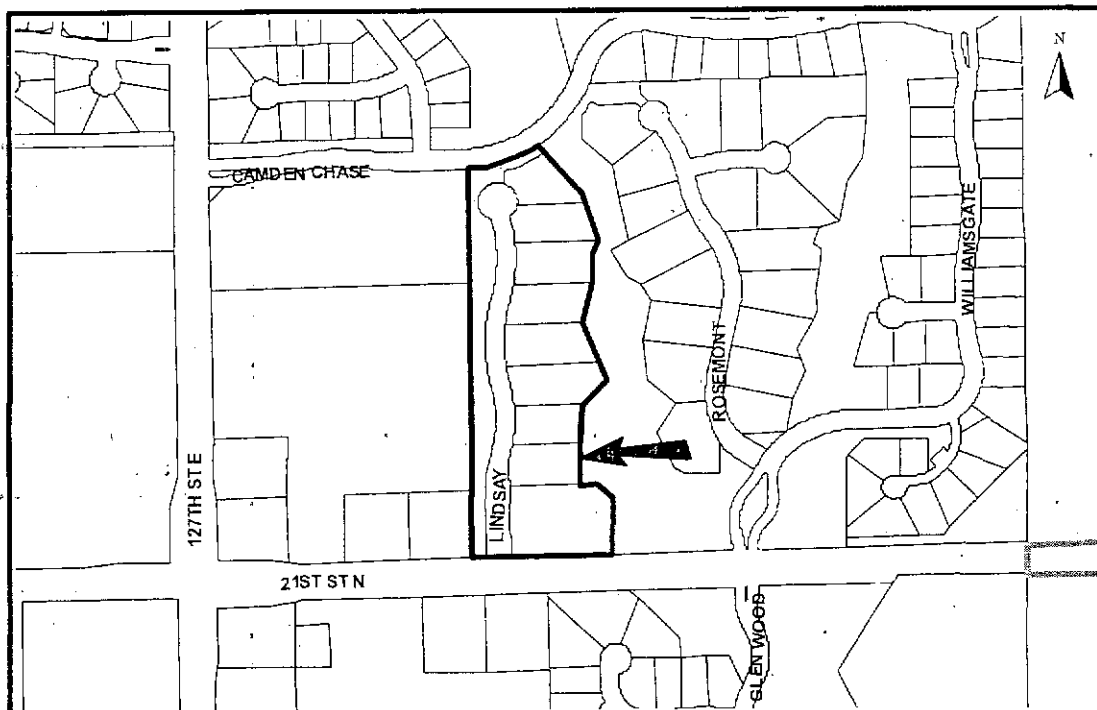
Residential:	8
Office:	
Commercial:	1
Industrial:	—
Total:	9

MINIMUM LOT AREA: 27,108 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential District; GO, General Office District

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Hawthorne Addition. Lindsay Circle - the platted street extending from 21st Street North - has been reoriented to extend from Camden Chase.

STAFF COMMENTS:

- A. Petitions have been provided with Hawthorne Addition for sewer, water, drainage and paving improvements. *New petitions are needed for future improvements.*
- B. **Debt Management** has requested the submission of a respread agreement for special assessments due to the lot reconfiguration.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. Lot 9 is bi-zoned with the east 319.73 feet zoned GO, General Office. Either a zone change shall be submitted for the remainder of the lot or a restrictive covenant shall be submitted limiting the uses on the western portion to those permitted in the SF-5 zoning district.
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes two openings to 21st Street North. *Traffic Engineering has approved the two openings. A note on the plat shall specify that the two access points shall be placed in accordance with Access Management Standards pertaining to both sides of 21st Street.*
- G. **GIS** has requested the street name be labeled Lindsay.
- H. 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.
- I. 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 that provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- J. For those reserves being platted for drainage purposes, the required covenant that 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.
- K. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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.
- L. A covenant shall be submitted regarding Reserve C, platted for private street purposes, that sets forth ownership and maintenance of the private street, and future reversionary rights of the reserve to the lots benefiting from the reserve.

SUB 2004-76 -- One-Step Final Plat of HAWTHORNE FOURTH ADDITION
July 1, 2004 - Page 3

- M. A restrictive covenant was recorded with the Hawthorne Addition guaranteeing the paving of the private street to a public street pavement standard. A new covenant needs to be submitted for this Addition.
- N. 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.
- O. The platting 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.
- P. 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.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. The applicant is advised that various State and Federal requirements (specifically, but not limited to, the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. The owner of the subdivision should 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

The Waterfront Fourth Addition

Parcel Closures

Project: 02014

COGO Revisions: none

Date: Wednesday, June 16, 2004

COGO Project: None

Parcel name: W4 Final Plat Boundary

Line Course: S 01-03-56.0 E Length: 489.350	North: 1696972.5432 East: 1682675.5901
Line Course: S 88-56-04.0 W Length: 293.778	North: 1696483.2778 East: 1682684.6902
Line Course: S 39-59-46.0 W Length: 174.323	North: 1696477.8146 East: 1682390.9630
Curve Length: 177.248 Radius: 650.000	North: 1696344.2678 East: 1682278.9194
Delta: 15-37-26.2 Tangent: 89.177	
Chord: 176.699 Course: N 57-48-57.1 W	
Course In: S 39-59-46.0 W Course Out: N 24-22-19.8 E	
RP North: 1695846.3106 East: 1681861.1413	
End North: 1696438.3853 East: 1682129.3715	
Line Course: N 65-37-40.2 W Length: 308.530	North: 1696565.7039 East: 1681848.3364
Line Course: N 24-54-20.7 E Length: 113.122	North: 1696668.3058 East: 1681895.9751
Line Course: N 00-53-34.9 W Length: 289.694	North: 1696957.9646 East: 1681891.4601
Line Course: N 88-56-05.6 E Length: 784.266	North: 1696972.5430 East: 1682675.5906

Perimeter: 2630.312 Area: 401,701 sq.ft. 9.22 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0005 Course: S 72-52-56.5 E

Error North: -0.00016 East: 0.00051

Precision 1: 5,260,622.000

Hawthorne Fourth Addition

Parcel Closure

Project: H:\CIVIL\02167\4th

COGO Revisions: *none*

Date: Friday, July 09, 2004

COGO PC Project: None

Client Contact: Tim Buchanan

Parcel name: Final Plat Boundary

See Hawthorne Addition – This is a plat of interior lots only (boundary remains the same).

Parcel name: RESERVE A

Line Course: S 14-21-31.3 E Length: 25.726

North: 1701211.301 East: 1692436.476

North: 1701186.378 East: 1692442.856

Curve Length: 67.599 Radius: 271.000
 Delta: 14-17-30.9 Tangent: 33.976
 Chord: 67.423 Course: S 07-12-45.8 E
 Course In: S 75-38-28.7 W Course Out: N 89-55-59.6 E
 RP North: 1701119.172 East: 1692180.322
 End North: 1701119.489 East: 1692451.321

Curve Length: 95.424 Radius: 429.000
 Delta: 12-44-40.1 Tangent: 47.910
 Chord: 95.227 Course: S 06-26-20.5 E
 Course In: N 89-55-59.6 E Course Out: S 77-11-19.5 W
 RP North: 1701119.989 East: 1692880.321
 End North: 1701024.862 East: 1692462.001

Curve Length: 233.292 Radius: 471.000
 Delta: 28-22-45.4 Tangent: 119.091
 Chord: 230.915 Course: S 01-22-42.2 W
 Course In: S 77-11-19.5 W Course Out: S 74-25-55.1 E
 RP North: 1700920.423 East: 1692002.726
 End North: 1700794.014 East: 1692456.446

Curve Length: 276.988 Radius: 529.000
 Delta: 30-00-01.7 Tangent: 141.747
 Chord: 273.835 Course: S 00-34-04.1 W
 Course In: S 74-25-55.1 E Course Out: S 75-34-03.2 W

RP North: 1700652.040 East: 1692966.038
 End North: 1700520.193 East: 1692453.732

Curve Length: 207.665 Radius: 471.000
 Delta: 25-15-42.7 Tangent: 105.548
 Chord: 205.987 Course: S 01-48-05.4 E
 Course In: S 75-34-03.2 W Course Out: S 79-10-14.1 E
 RP North: 1700402.801 East: 1691997.596
 End North: 1700314.307 East: 1692460.208

Curve Length: 75.080 Radius: 50.000
 Delta: 86-02-05.5 Tangent: 46.654
 Chord: 68.222 Course: S 32-11-16.8 E
 Course In: S 79-10-14.1 E Course Out: S 14-47-40.4 W

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Revision: *date*

RP North: 1700304.913 East: 1692509.317
End North: 1700256.571 East: 1692496.550
Line Course: S 00-38-29.8 E Length: 73.468

North: 1700183.107 East: 1692497.372

Line Course: S 88-33-25.9 W Length: 100.010

North: 1700180.589 East: 1692397.394

Line Course: N 00-38-29.8 W Length: 1024.141

North: 1701204.666 East: 1692385.926

Curve Length: 51.011 Radius: 454.000
Delta: 6-26-15.6 Tangent: 25.532
Chord: 50.984 Course: N 82-31-21.0 E
Course In: N 04-15-31.2 W Course Out: S 10-41-46.8 E
RP North: 1701657.413 East: 1692352.212
End North: 1701211.301 East: 1692436.476

Perimeter: 2230.402 Area: 69,977. sq.ft. 1.60 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: N 14-43-18.7 W
Error North: 0.0005 East: -0.0001
Precision 1: 2,215,938,000.000

Parcel name: RESERVE B

Line Course: S 65-34-08.6 W Length: 105.000

North: 1701258.012 East: 1692625.071

Line Course: S 29-22-56.3 W Length: 49.571

North: 1701214.585 East: 1692529.473

Curve Length: 30.010 Radius: 329.000
Delta: 5-13-34.9 Tangent: 15.016
Chord: 30.000 Course: N 11-44-43.9 W
Course In: S 80-52-03.6 W Course Out: N 75-38-28.7 E
RP North: 1701119.173 East: 1692180.322
End North: 1701200.762 East: 1692499.044

North: 1701171.390 East: 1692505.151

Line Course: N 14-21-31.3 W Length: 25.726

North: 1701225.684 East: 1692492.665

Curve Length: 125.251 Radius: 454.000
Delta: 15-48-25.1 Tangent: 63.026
Chord: 124.854 Course: N 64-04-31.7 E
Course In: N 18-01-15.8 W Course Out: S 33-49-40.9 E
RP North: 1701657.413 East: 1692352.212
End North: 1701280.269 East: 1692604.955

Line Course: S 42-06-28.8 E Length: 30.000

North: 1701258.013 East: 1692625.070

Perimeter: 365.558 Area: 3,674. sq.ft. 0.08 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.001 Course: N 63-50-27.9 W
Error North: 0.0002 East: -0.0004
Precision 1: 365,151.000

Parcel name: RESERVE C

North: 1701217.594 East: 1692464.800

Curve Length: 29.020 Radius: 454.000
 Delta: 3-39-44.5 Tangent: 14.515
 Chord: 29.015 Course: N 73-48-36.5 E
 Course In: N 14-21-31.3 W Course Out: S 18-01-15.8 E
 RP North: 1701657.412 East: 1692352.212
 End North: 1701225.684 East: 1692492.665
 Line Course: S 14-21-31.3 E Length: 25.726

North: 1701200.762 East: 1692499.045

Curve Length: 30.010 Radius: 329.000
 Delta: 5-13-34.9 Tangent: 15.016
 Chord: 30.000 Course: S 11-44-43.9 E
 Course In: S 75-38-28.7 W Course Out: N 80-52-03.6 E
 RP North: 1701119.173 East: 1692180.322
 End North: 1701171.390 East: 1692505.152

Curve Length: 52.056 Radius: 329.000
 Delta: 9-03-56.0 Tangent: 26.082
 Chord: 52.001 Course: S 04-35-58.4 E
 Course In: S 80-52-03.6 W Course Out: N 89-55-59.6 E
 RP North: 1701119.173 East: 1692180.322
 End North: 1701119.556 East: 1692509.322

Curve Length: 25.858 Radius: 371.000
 Delta: 3-59-36.2 Tangent: 12.934
 Chord: 25.853 Course: S 02-03-48.5 E
 Course In: N 89-55-59.6 E Course Out: S 85-56-23.4 W
 RP North: 1701119.989 East: 1692880.321
 End North: 1701093.720 East: 1692510.252

Curve Length: 56.665 Radius: 371.000
 Delta: 8-45-03.9 Tangent: 28.388
 Chord: 56.610 Course: S 08-26-08.5 E
 Course In: N 85-56-23.4 E Course Out: S 77-11-19.5 W
 RP North: 1701119.988 East: 1692880.321
 End North: 1701037.723 East: 1692518.557

Curve Length: 74.482 Radius: 529.000
 Delta: 8-04-01.5 Tangent: 37.303
 Chord: 74.420 Course: S 08-46-39.8 E
 Course In: S 77-11-19.5 W Course Out: N 85-15-21.0 E
 RP North: 1700920.422 East: 1692002.726
 End North: 1700964.174 East: 1692529.914

Curve Length: 130.614 Radius: 529.000
 Delta: 14-08-48.2 Tangent: 65.641
 Chord: 130.282 Course: S 02-19-45.1 W
 Course In: S 85-15-21.0 W Course Out: S 80-35-50.8 E
 RP North: 1700920.422 East: 1692002.726
 End North: 1700834.000 East: 1692524.619

Curve Length: 56.925 Radius: 529.000
 Delta: 6-09-55.7 Tangent: 28.490
 Chord: 56.897 Course: S 12-29-07.1 W
 Course In: N 80-35-50.8 W Course Out: S 74-25-55.1 E
 RP North: 1700920.423 East: 1692002.726
 End North: 1700778.448 East: 1692512.318

Curve Length: 76.632 Radius: 471.000
 Delta: 9-19-19.2 Tangent: 38.401
 Chord: 76.547 Course: S 10-54-25.3 W
 Course In: S 74-25-55.1 E Course Out: N 83-45-14.3 W
 RP North: 1700652.040 East: 1692966.039
 End North: 1700703.284 East: 1692497.834

Curve Length: 130.417 Radius: 471.000
 Delta: 15-51-53.6 Tangent: 65.629
 Chord: 130.001 Course: S 01-41-11.1 E
 Course In: S 83-45-14.3 E Course Out: S 80-22-52.1 W
 RP North: 1700652.040 East: 1692966.039
 End North: 1700573.339 East: 1692501.660

Curve Length: 39.570 Radius: 471.000
 Delta: 4-48-48.9 Tangent: 19.797
 Chord: 39.558 Course: S 12-01-32.3 E
 Course In: N 80-22-52.1 E Course Out: S 75-34-03.2 W
 RP North: 1700652.040 East: 1692966.039
 End North: 1700534.650 East: 1692509.902

Curve Length: 92.127 Radius: 529.000
 Delta: 9-58-41.5 Tangent: 46.180
 Chord: 92.010 Course: S 09-26-36.0 E
 Course In: S 75-34-03.2 W Course Out: N 85-32-44.7 E
 RP North: 1700402.803 East: 1691997.596
 End North: 1700443.886 East: 1692524.998

Curve Length: 91.359 Radius: 529.000
 Delta: 9-53-42.3 Tangent: 45.794
 Chord: 91.246 Course: S 00-29-35.8 W
 Course In: S 85-32-44.7 W Course Out: S 84-33-33.0 E
 RP North: 1700402.803 East: 1691997.596
 End North: 1700352.644 East: 1692524.213

Curve Length: 53.581 Radius: 50.000
 Delta: 61-23-56.1 Tangent: 29.687
 Chord: 51.053 Course: S 41-58-07.7 E
 Course In: S 17-19-54.3 W Course Out: N 78-43-50.4 E
 RP North: 1700304.914 East: 1692509.318
 End North: 1700314.685 East: 1692558.353

Curve Length: 101.285 Radius: 50.000
 Delta: 116-03-50.0 Tangent: 80.116
 Chord: 84.834 Course: S 46-45-45.4 W
 Course In: S 78-43-50.4 W Course Out: S 14-47-40.4 W
 RP North: 1700304.914 East: 1692509.317
 End North: 1700256.572 East: 1692496.550

Curve Length: 75.080 Radius: 50.000
 Delta: 86-02-05.5 Tangent: 46.654
 Chord: 68.222 Course: N 32-11-16.8 W
 Course In: N 14-47-40.4 E Course Out: N 79-10-14.1 W
 RP North: 1700304.915 East: 1692509.318
 End North: 1700314.309 East: 1692460.208

Curve Length: 207.665 Radius: 471.000
 Delta: 25-15-42.7 Tangent: 105.548
 Chord: 205.987 Course: N 01-48-05.4 W
 Course In: N 79-10-14.1 W Course Out: N 75-34-03.2 E
 RP North: 1700402.803 East: 1691997.596
 End North: 1700520.194 East: 1692453.733

Curve Length: 276.988 Radius: 529.000
 Delta: 30-00-01.7 Tangent: 141.747
 Chord: 273.835 Course: N 00-34-04.1 E
 Course In: N 75-34-03.2 E Course Out: N 74-25-55.1 W
 RP North: 1700652.041 East: 1692966.038
 End North: 1700794.016 East: 1692456.446

Curve Length: 233.292 Radius: 471.000
 Delta: 28-22-45.4 Tangent: 119.091
 Chord: 230.915 Course: N 01-22-42.2 E
 Course In: N 74-25-55.1 W Course Out: N 77-11-19.5 E
 RP North: 1700920.424 East: 1692002.726
 End North: 1701024.864 East: 1692462.001

Curve Length: 95.424 Radius: 429.000
 Delta: 12-44-40.1 Tangent: 47.910
 Chord: 95.227 Course: N 06-26-20.5 W
 Course In: N 77-11-19.5 E Course Out: S 89-55-59.6 W
 RP North: 1701119.990 East: 1692880.321
 End North: 1701119.490 East: 1692451.322

Curve Length: 67.599 Radius: 271.000
 Delta: 14-17-30.9 Tangent: 33.976
 Chord: 67.423 Course: N 07-12-45.8 W
 Course In: S 89-55-59.6 W Course Out: N 75-38-28.7 E
 RP North: 1701119.174 East: 1692180.322
 End North: 1701186.380 East: 1692442.856

Line Course: N 14-21-31.3 W Length: 25.726

North: 1701211.302 East: 1692436.477

Curve Length: 29.020 Radius: 454.000
 Delta: 3-39-44.5 Tangent: 14.515
 Chord: 29.015 Course: N 77-28-21.0 E
 Course In: N 10-41-46.8 W Course Out: S 14-21-31.3 E
 RP North: 1701657.414 East: 1692352.213
 End North: 1701217.596 East: 1692464.801

Perimeter: 2077.117 Area: 58,822 sq.ft. 1.35 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 16-50-36.5 E
 Error North: 0.0014 East: 0.0004
 Precision 1: 2,042,403.000

Parcel name: RESERVE D

Line Course: S 09-08-04.5 E Length: 13.159	North: 1701125.709 East: 1692744.650
Line Course: S 09-08-04.5 E Length: 146.353	North: 1701112.717 East: 1692746.739
Line Course: S 04-32-54.6 E Length: 128.188	North: 1700968.220 East: 1692769.973
Line Course: N 00-38-07.5 W Length: 89.495	North: 1700840.436 East: 1692780.139
Line Course: N 24-21-30.2 E Length: 45.000	North: 1700929.925 East: 1692779.146
	North: 1700970.919 East: 1692797.706

Line Course: N 18-55-11.4 W Length: 163.630

North: 1701125.709 East: 1692744.650

Perimeter: 585.825 Area: 3,152. sq.ft. 0.07 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 73-25-42.2 E

Error North: -0.0000 East: 0.0001

Precision 1: 585,825,000.000

Parcel name: Block 1, Lot 1

Line Course: S 65-34-08.6 W Length: 105.000

North: 1701258.012 East: 1692625.071

North: 1701214.585 East: 1692529.473

Line Course: S 29-22-56.3 W Length: 49.571

North: 1701171.390 East: 1692505.151

Curve Length: 52.056

Radius: 329.000

Delta: 9-03-56.0

Tangent: 26.082

Chord: 52.001

Course: S 04-35-58.4 E

Course In: S 80-52-03.6 W Course Out: N 89-55-59.6 E

RP North: 1701119.173 East: 1692180.322

End North: 1701119.557 East: 1692509.321

Curve Length: 45.076

Radius: 371.000

Delta: 6-57-40.9

Tangent: 22.566

Chord: 45.048

Course: S 03-32-50.8 E

Course In: N 89-55-59.6 E Course Out: S 82-58-18.7 W

RP North: 1701119.989 East: 1692880.321

End North: 1701074.595 East: 1692512.109

Line Course: N 80-46-16.0 E Length: 237.707

North: 1701112.718 East: 1692746.739

Line Course: N 09-08-04.5 W Length: 13.159

North: 1701125.710 East: 1692744.650

Line Course: N 42-06-28.8 W Length: 178.335

North: 1701258.014 East: 1692625.071

Perimeter: 680.903 Area: 27,608. sq.ft. 0.63 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: N 09-30-46.0 W

Error North: 0.0016 East: -0.0003

Precision 1: 340,410.500

Parcel name: Block 1, Lot 2

Curve Length: 37.447

Radius: 371.000

Delta: 5-46-59.2

Tangent: 18.739

Chord: 37.431

Course: S 09-55-10.9 E

Course In: N 82-58-18.7 E Course Out: S 77-11-19.5 W

RP North: 1701119.989 East: 1692880.321

North: 1701074.594 East: 1692512.109

End North: 1701037.723 East: 1692518.557
 Curve Length: 76.485 Radius: 529.000
 Delta: 8-17-02.6 Tangent: 38.309
 Chord: 76.418 Course: S 08-40-09.2 E
 Course In: S 77-11-19.5 W Course Out: N 85-28-22.1 E
 RP North: 1700920.422 East: 1692002.726
 End North: 1700962.178 East: 1692530.075

Line Course: N 88-33-25.9 E Length: 239.974

North: 1700968.220 East: 1692769.973

Line Course: N 09-08-04.5 W Length: 146.353

North: 1701112.717 East: 1692746.739

Line Course: S 80-46-16.0 W Length: 237.707

North: 1701074.594 East: 1692512.109

Perimeter: 737.965 Area: 30,843. sq.ft. 0.70 ac

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 60-21-13.4 E
 Error North: -0.0002 East: 0.0004
 Precision 1: 737,883,000.000

Parcel name: Block 1, Lot 3

Line Course: N 88-33-25.9 E Length: 239.974

North: 1700962.178 East: 1692530.075

Line Course: S 04-32-54.6 E Length: 128.188

North: 1700968.220 East: 1692769.973

Line Course: S 88-33-25.9 W Length: 255.601

North: 1700840.436 East: 1692780.139

Curve Length: 128.610 Radius: 529.000

North: 1700834.000 East: 1692524.619

Delta: 13-55-47.1 Tangent: 64.624
 Chord: 128.294 Course: N 02-26-15.6 E
 Course In: N 80-35-50.8 W Course Out: N 85-28-22.1 E
 RP North: 1700920.423 East: 1692002.726
 End North: 1700962.178 East: 1692530.076

Perimeter: 752.373 Area: 31,382. sq.ft. 0.72 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 63-14-27.2 E
 Error North: 0.0002 East: 0.0003
 Precision 1: 752,057,000.000

Parcel name: Block 1, Lot 4

Line Course: N 88-33-25.9 E Length: 255.601

North: 1700834.000 East: 1692524.619

Line Course: S 15-55-42.9 W Length: 136.213

North: 1700840.436 East: 1692780.139

Line Course: S 88-33-25.9 W Length: 245.000

North: 1700709.453 East: 1692742.756

North: 1700703.284 East: 1692497.834

Curve Length: 76.632 Radius: 471.000
 Delta: 9-19-19.2 Tangent: 38.401
 Chord: 76.547 Course: N 10-54-25.3 E
 Course In: S 83-45-14.3 E Course Out: N 74-25-55.1 W
 RP North: 1700652.040 East: 1692966.038
 End North: 1700778.448 East: 1692512.318

Curve Length: 56.925 Radius: 529.000
 Delta: 6-09-55.7 Tangent: 28.490
 Chord: 56.897 Course: N 12-29-07.1 E
 Course In: N 74-25-55.1 W Course Out: S 80-35-50.8 E
 RP North: 1700920.422 East: 1692002.726
 End North: 1700833.999 East: 1692524.619

Perimeter: 770.370 Area: 32,649. sq.ft. 0.74 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 11-57-48.3 W
 Error North: -0.0004 East: -0.0001
 Precision 1: 770,258,000.000

Parcel name: Block 1, Lot 5

Line Course: N 88-33-25.9 E Length: 245.000 North: 1700703.284 East: 1692497.834

Line Course: S 23-38-29.8 E Length: 140.407 North: 1700709.453 East: 1692742.756

Line Course: S 88-33-25.9 W Length: 297.496 North: 1700580.830 East: 1692799.062

Line Course: S 88-33-25.9 W Length: 297.496 North: 1700573.339 East: 1692501.660

Curve Length: 130.417 Radius: 471.000
 Delta: 15-51-53.6 Tangent: 65.629
 Chord: 130.001 Course: N 01-41-11.1 W
 Course In: N 80-22-52.1 E Course Out: N 83-45-14.3 W
 RP North: 1700652.040 East: 1692966.038
 End North: 1700703.284 East: 1692497.834

Perimeter: 813.321 Area: 35,653. sq.ft. 0.81 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 78-11-38.6 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 812,904,000.000

Parcel name: Block 1, Lot 6

Line Course: S 23-38-29.8 E Length: 59.593 North: 1700580.830 East: 1692799.062

Line Course: S 44-26-49.3 W Length: 107.500 North: 1700526.238 East: 1692822.959

Line Course: S 88-33-25.9 W Length: 222.755 North: 1700449.494 East: 1692747.683

Line Course: S 88-33-25.9 W Length: 222.755 North: 1700443.885 East: 1692524.998

Curve Length: 92.127 Radius: 529.000
 Delta: 9-58-41.5 Tangent: 46.180
 Chord: 92.010 Course: N 09-26-36.0 W
 Course In: S 85-32-44.7 W Course Out: N 75-34-03.2 E
 RP North: 1700402.802 East: 1691997.596
 End North: 1700534.649 East: 1692509.902

Curve Length: 39.570 Radius: 471.000
 Delta: 4-48-48.9 Tangent: 19.797
 Chord: 39.558 Course: N 12-01-32.3 W
 Course In: N 75-34-03.2 E Course Out: S 80-22-52.1 W
 RP North: 1700652.040 East: 1692966.038
 End North: 1700573.338 East: 1692501.660

Line Course: N 88-33-25.9 E Length: 297.496

North: 1700580.829 East: 1692799.062

Perimeter: 819.040 Area: 36,594. sq.ft. 0.84 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 02-11-26.9 W
 Error North: -0.0006 East: -0.0000
 Precision 1: 818,912.000

Parcel name: Block 1, Lot 7

North: 1700449.494 East: 1692747.683

Line Course: S 06-00-14.7 W Length: 131.106

North: 1700319.108 East: 1692733.969

Line Course: S 88-33-25.9 W Length: 175.671

North: 1700314.684 East: 1692558.354

Curve Length: 53.581 Radius: 50.000
 Delta: 61-23-56.1 Tangent: 29.687
 Chord: 51.053 Course: N 41-58-07.7 W
 Course In: S 78-43-50.4 W Course Out: N 17-19-54.3 E
 RP North: 1700304.913 East: 1692509.318
 End North: 1700352.643 East: 1692524.213

Curve Length: 91.359 Radius: 529.000
 Delta: 9-53-42.3 Tangent: 45.794
 Chord: 91.246 Course: N 00-29-35.8 E
 Course In: N 84-33-33.0 W Course Out: N 85-32-44.7 E
 RP North: 1700402.801 East: 1691997.597
 End North: 1700443.885 East: 1692524.999

Line Course: N 88-33-25.9 E Length: 222.755

North: 1700449.494 East: 1692747.683

Perimeter: 674.472 Area: 27,108. sq.ft. 0.62 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 62-18-57.2 E
 Error North: -0.0003 East: 0.0006
 Precision 1: 671,831.000

Parcel name: Block 1, Lot 8

Line Course: S 01-26-34.1 E Length: 130.000

North: 1700319.108 East: 1692733.969

Line Course: S 88-33-25.9 W Length: 239.946

North: 1700189.149 East: 1692737.242

Line Course: N 00-38-29.8 W Length: 73.468

North: 1700183.107 East: 1692497.372

Curve Length: 101.285 Radius: 50.000
 Delta: 116-03-50.0 Tangent: 80.116
 Chord: 84.834 Course: N 46-45-45.4 E
 Course In: N 14-47-40.4 E Course Out: N 78-43-50.4 E
 RP North: 1700304.913 East: 1692509.317
 End North: 1700314.684 East: 1692558.353

North: 1700256.571 East: 1692496.550

Line Course: N 88-33-25.9 E Length: 175.671

North: 1700319.107 East: 1692733.968

Perimeter: 720.370 Area: 27,899. sq.ft. 0.64 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 48-01-22.1 W
 Error North: -0.0006 East: -0.0006
 Precision 1: 703,919.000

Parcel name: Block 1, Lot 9

Line Course: S 88-33-25.9 W Length: 239.946

North: 1700189.149 East: 1692737.242

Line Course: S 88-33-25.9 W Length: 100.010

North: 1700183.107 East: 1692497.372

Line Course: S 00-38-29.8 E Length: 231.274

North: 1700180.589 East: 1692397.394

Line Course: N 88-33-25.9 E Length: 440.665

North: 1699949.330 East: 1692399.984

Line Course: N 00-38-29.8 W Length: 181.274

North: 1699960.425 East: 1692840.509

Line Course: N 46-02-31.9 W Length: 70.215

North: 1700141.688 East: 1692838.479

Line Course: S 88-33-25.9 W Length: 50.709

North: 1700190.426 East: 1692787.935

North: 1700189.149 East: 1692737.242

Perimeter: 1314.093 Area: 100,654. sq.ft. 2.31 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 43-48-40.0 W
 Error North: 0.0003 East: -0.0003
 Precision 1: 1,314,093,000:000