

**STAFF REPORT**  
**(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2002-58 -- HIDDEN ESTATES ADDITION

**OWNER/APPLICANT:** William G. Farha, 8100 E. 22<sup>nd</sup> Street, Wichita, KS 67226

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** West side of 159th Street East, North side of 39th Street South

**SITE SIZE:** 116.4 Acres

**NUMBER OF LOTS**

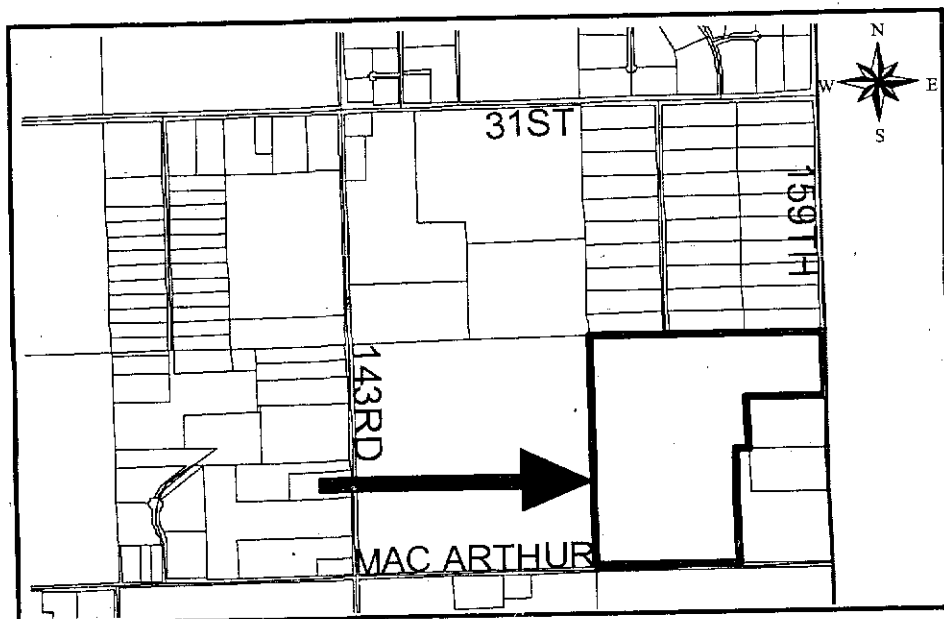
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	<u>20</u>

**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. Due to drainage constraints for Lot 1, Block 2, and Lots 5 and 12, Block 1. **County Code Enforcement** should comment on the need for twin lagoon systems.
- B. **City Water and Sewer Department** requests a petition for future extension of City water and sanitary sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **Drainage easements need to be located in floodway reserves. The standard floodway language needs to be included in the plat's text.**
- E. **County Engineering** needs to comment on the access controls. Complete access control has been platted along the plat's frontage to perimeter streets. Lot 1, Block 2, has been platted with no access. **County Engineering has recommended access on the west side of the lot.**
- F. **County Surveyor** has advised that all deltas need the "?" changed.
- G. **County Surveyor** has advised that Lot 5, Block 2, needs a dimension at the northwest corner.
- H. **County Engineering** has required that the street layout be reconfigured to connect to the street to the north. **MAPD** requests a street connection to the west.
- I. The public streets in this addition must have plans for their construction approved by Sedgwick County Public Works prior to construction.
- J. **County Fire Department** has advised that the streets need to be installed and approved prior to development of individual lots.
- K. The streets must be constructed to a suburban street standard or a financial guarantee must be on file with the County Engineer prior to the final plat being filed.
- L. Access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection preferable before the start of any above grade construction work. Such drive to be installed according to fire department specifications.
  - 1. Twenty feet of drivable surface designed to withstand the weight of fire apparatus in inclement weather needs to be provided the entire length of the access drive.

2. To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of four inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- M. The right-of-way widths should be denoted for the internal streets.
  - N. 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.
  - O. 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.
  - P. The applicant is advised that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Clerk and Manager should be added to the list of signatures.
  - Q. The Applicant is advised that if platted, the building setbacks along 159th Street East and 39th Street South must be 35 feet to conform with the Zoning setback standard for County section line roads.
  - R. Lots 6, 7, and 8, Block 1, do not conform with the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
  - S. Lot 7, Block 1, does not meet the 100-foot lot frontage requirement.
  - T. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 6, 7, and 8, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
  - U. The County Fire Department/GIS needs to comment on the plat's street names. Arterial street names need to be corrected on the face of the plat and in the plat's text. The east/west Hidden Estates Parkway and Court need a different name. The north/south Hidden Estates needs Parkway deleted.
  - V. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
  - W. 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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- X. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (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.)
- Y. 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.
- Z. 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.
- AA. 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.
- BB. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

### Hidden Estates Addition

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#### Parcel Closures

Project: 02075  
COGO Revisions:  
Date: Wednesday, July 17, 2002  
COGO Project: None  
Client: 692

Parcel name: -SE 1/4, SEC. 12, T28S, R2E

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Line Course: S 00-58-32.3 E Length: 2653.13064	North: 1665572.57400 East: 1702593.64000
Line Course: S 89-24-43.0 W Length: 2656.38491	North: 1662919.82800 East: 1702638.81562
Line Course: N 00-47-49.3 W Length: 2645.44116	North: 1662892.56465 East: 1699982.57062
Line Course: N 89-14-47.4 E Length: 2648.09709	North: 1665537.74986 East: 1699945.77171
	North: 1665572.57413 East: 1702593.63981

Perimeter: 10603.05379 Area: 7,026,478. sq.ft. 161.30 acres

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

Error Closure: 0.00023 Course: N 55-45-07.9 W  
Error North: 0.000129 East: -0.000189  
Precision 1: 46,100,233.91304

Parcel name: -EXCEPT1

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Line Course: N 00-35-17.0 W Length: 1295.06221	North: 1662939.24920 East: 1701607.96240
Line Course: N 89-19-45.6 E Length: 146.63399	North: 1664234.24320 East: 1701594.67076
Line Course: S 00-58-32.3 E Length: 495.30331	North: 1664235.95956 East: 1701741.29470
Line Course: N 89-24-43.0 E Length: 845.00000	North: 1663740.72806 East: 1701749.72837
Line Course: S 00-58-32.3 E Length: 800.00000	North: 1663749.40057 East: 1702594.68387
Line Course: S 89-24-43.0 W Length: 1000.39624	North: 1662949.51655 East: 1702608.30570
	North: 1662939.24916 East: 1701607.96215

Perimeter: 4582.39575 Area: 871,574. sq.ft. 20.00 acres

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

Error Closure: 0.00026 Course: S 80-06-11.1 W  
Error North: -0.000044 East: -0.000253  
Precision 1: 17,624,599.03846

Parcel name: -EXCEPT2

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Line Course: S 00-58-32.3 E Length: 496.52137	North: 1664245.84980 East: 1702586.22960
Line Course: S 89-24-43.0 W Length: 845.00000	North: 1663749.40041 East: 1702594.68401
Line Course: N 00-58-32.3 W Length: 495.30331	North: 1663740.72790 East: 1701749.72852
Line Course: N 89-19-45.7 E Length: 844.99264	North: 1664235.95941 East: 1701741.29485
	North: 1664245.84970 East: 1702586.22960

Perimeter: 2681.81731 Area: 419,036. sq.ft. 9.61 acres

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

Error Closure: 0.00010 Course: S 01-39-35.9 E  
 Error North: -0.000101 East: 0.000003  
 Precision 1: 26,818,173.20000

Parcel name: -EXCEPT3

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Line Course: S 00-58-32.3 E Length: 586.87848	North: 1664832.64320 East: 1702576.23660
Line Course: S 89-19-45.7 W Length: 860.86447	North: 1664245.84980 East: 1702586.22955
Line Course: N 00-58-32.3 W Length: 586.87848	North: 1664235.77374 East: 1701725.42405
Line Course: N 89-19-45.7 E Length: 860.86447	North: 1664822.56713 East: 1701715.43110
	North: 1664832.64320 East: 1702576.23660

Perimeter: 2895.48591 Area: 505,215. sq.ft. 11.59 acres

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

Error Closure: 0.00000 Course: S 90-00-00.0 E  
 Error North: 0.000000 East: 0.000000  
 Precision 1: 2,895,485,900.00000

Parcel name: -Final Plat Boundary - pre street dedication

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Line Course: S 00-58-32.3 E Length: 739.64353	North: 1665572.17950 East: 1702563.64240
Line Course: S 89-19-45.7 W Length: 860.86447	North: 1664832.64320 East: 1702576.23652
Line Course: S 00-58-32.3 E Length: 586.87848	North: 1664822.56713 East: 1701715.43102
Line Course: S 89-19-45.6 W Length: 130.76216	North: 1664235.77374 East: 1701725.42397
Line Course: S 00-35-17.0 E Length: 1295.06221	North: 1664234.24316 East: 1701594.67077
Line Course: S 89-24-43.0 W Length: 1625.89433	North: 1662939.24916 East: 1701607.96242
Line Course: N 00-47-49.3 W Length: 2615.44095	North: 1662922.56207 East: 1699982.15372
	North: 1665537.74997 East: 1699945.77212

Line Course: N 89-14-47.4 E Length: 2618.09689

North: 1665572.17972 East: 1702563.64262

Perimeter: 10472.64303 Area: 5,072,269. sq.ft. 116.44 acres

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

Error Closure: 0.00031 Course: N 45-00-29.3 E

Error North: 0.000218 East: 0.000218

Precision 1: 33,782,719.41935

Parcel name: -Plat Boundary - post street dedication

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Line Course: S 00-58-32.3 E Length: 739.61459	North: 1665571.91647 East: 1702543.64398
Line Course: S 89-19-45.7 W Length: 840.86419	North: 1664832.40911 East: 1702556.23761
Line Course: S 00-58-32.3 E Length: 586.87848	North: 1664822.56714 East: 1701715.43102
Line Course: S 89-19-45.6 W Length: 130.76216	North: 1664235.77374 East: 1701725.42397
Line Course: S 00-35-17.0 E Length: 1275.06221	North: 1664234.24316 East: 1701594.67077
Line Course: S 89-24-43.0 W Length: 1625.96730	North: 1662959.24810 East: 1701607.75715
Line Course: N 00-47-49.3 W Length: 2595.44082	North: 1662942.56027 East: 1699981.87548
Line Course: N 89-14-47.4 E Length: 2598.09674	North: 1665537.74998 East: 1699945.77210
	North: 1665571.91671 East: 1702543.64417

Perimeter: 10392.68649 Area: 5,024,958. sq.ft. 115.35 acres

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

Error Closure: 0.00030 Course: N 38-49-55.7 E

Error North: 0.000236 East: 0.000190

Precision 1: 34,642,288.30000

Parcel name: -RESERVE A

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Curve Length: 259.18667 Radius: 334.99840	North: 1664824.23388 East: 1701857.81763
Delta: 44-19-46.1 Tangent: 136.46988	
Chord: 252.77031 Course: N 67-09-52.7 E	
Course In: N 00-40-14.3 W Course Out: S 45-00-00.4 E	
RP North: 1665159.20933 East: 1701853.89661	
End North: 1664922.33011 East: 1702090.77677	
Line Course: N 45-00-00.0 E Length: 24.77717	North: 1664939.85021 East: 1702108.29687
Curve Length: 277.50735 Radius: 265.00000	
Delta: 60-00-00.0 Tangent: 152.99782	
Chord: 265.00000 Course: N 75-00-00.0 E	
Course In: S 45-00-00.0 E Course Out: N 15-00-00.0 E	
RP North: 1664752.46692 East: 1702295.68017	

End North: 1665008.43726 East: 1702364.26721  
 Line Course: S 75-00-00.0 E Length: 77.04808  
 North: 1664988.49575 East: 1702438.68994  
 Curve Length: 91.62392 Radius: 335.00000  
 Delta: 15-40-14.3 Tangent: 46.09968  
 Chord: 91.33859 Course: S 82-50-07.1 E  
 Course In: N 15-00-00.0 E Course Out: S 00-40-14.3 E  
 RP North: 1665312.08090 East: 1702525.39433  
 End North: 1664977.10383 East: 1702529.31534  
 Line Course: N 89-19-45.7 E Length: 24.45504  
 North: 1664977.39007 East: 1702553.76870  
 Line Course: S 00-58-32.3 E Length: 145.00205  
 North: 1664832.40904 East: 1702556.23770  
 Line Course: S 89-19-45.7 W Length: 698.46790  
 North: 1664824.23376 East: 1701857.81764

Perimeter: 1598.06820 Area: 82,061. sq.ft. 1.88 acres

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

Error Closure: 0.00012 Course: S 06-17-14.6 E  
 Error North: -0.000122 East: 0.000013  
 Precision 1: 13,157,159.50000

Parcel name: - 154TH ST. S

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North: 1664806.82958 East: 1701012.02520  
 Curve Length: 542.34707 Radius: 275.00000  
 Delta: 112-59-49.5 Tangent: 415.45661  
 Chord: 458.62945 Course: N 68-30-05.3 E  
 Course In: S 77-59-49.5 E Course Out: N 35-00-00.0 E  
 RP North: 1664749.64017 East: 1701281.01288  
 End North: 1664974.90687 East: 1701438.74641  
 Line Course: S 55-00-00.0 E Length: 110.23797  
 North: 1664911.67697 East: 1701529.04807  
 Curve Length: 186.77103 Radius: 300.00000  
 Delta: 35-40-14.3 Tangent: 96.52349  
 Chord: 183.76929 Course: S 72-50-07.1 E  
 Course In: N 35-00-00.0 E Course Out: S 00-40-14.3 E  
 RP North: 1665157.42258 East: 1701701.12100  
 End North: 1664857.44310 East: 1701704.63235  
 Line Course: N 89-19-45.7 E Length: 152.78611  
 North: 1664859.23140 East: 1701857.40799  
 Curve Length: 232.10734 Radius: 299.99840  
 Delta: 44-19-46.1 Tangent: 122.21180  
 Chord: 226.36140 Course: N 67-09-52.6 E  
 Course In: N 00-40-14.3 W Course Out: S 45-00-00.4 E  
 RP North: 1665159.20925 East: 1701853.89664  
 End North: 1664947.07884 East: 1702066.02801  
 Line Course: N 45-00-00.0 E Length: 24.77719  
 North: 1664964.59896 East: 1702083.54813  
 Curve Length: 314.15927 Radius: 300.00000  
 Delta: 60-00-00.0 Tangent: 173.20508  
 Chord: 300.00000 Course: N 75-00-00.0 E

Course In: S 45-00-00.0 E Course Out: N 15-00-00.0 E  
 RP North: 1664752.46692 East: 1702295.68016  
 End North: 1665042.24467 East: 1702373.32588  
 Line Course: S 75-00-00.0 E Length: 77.04808  
 North: 1665022.30316 East: 1702447.74861  
 Curve Length: 82.05127 Radius: 300.00000  
 Delta: 15-40-14.3 Tangent: 41.28329  
 Chord: 81.79575 Course: S 82-50-07.1 E  
 Course In: N 15-00-00.0 E Course Out: S 00-40-14.3 E  
 RP North: 1665312.08091 East: 1702525.39432  
 End North: 1665012.10144 East: 1702528.90567  
 Line Course: N 89-19-45.7 E Length: 74.26941  
 North: 1665012.97073 East: 1702603.17000  
 Line Course: S 82-37-05.3 W Length: 1604.44256  
 North: 1664806.82932 East: 1701012.02524

Perimeter: 3400.99728 Area: 77,122. sq.ft. 1.77 acres

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

Error Closure: 0.00027 Course: S 08-35-03.4 E  
 Error North: -0.000265 East: 0.000040  
 Precision 1: 12,200,434.11111

Parcel name: - HIDDEN ESTATES CT.

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Line Course: N 77-59-49.5 W Length: 100.78991  
 North: 1664806.82958 East: 1701012.02520  
 North: 1664827.79000 East: 1700913.43886  
 Curve Length: 79.39466 Radius: 350.00000  
 Delta: 12-59-49.5 Tangent: 39.86840  
 Chord: 79.22448 Course: N 71-29-54.7 W  
 Course In: N 12-00-10.5 E Course Out: S 25-00-00.0 W  
 RP North: 1665170.13796 East: 1700986.22537  
 End North: 1664852.93023 East: 1700838.30905  
 Line Course: N 65-00-00.0 W Length: 140.82141  
 North: 1664912.44393 East: 1700710.68151  
 Curve Length: 156.81301 Radius: 350.00000  
 Delta: 25-40-14.3 Tangent: 79.74496  
 Chord: 155.50468 Course: N 77-50-07.1 W  
 Course In: S 25-00-00.0 W Course Out: N 00-40-14.3 W  
 RP North: 1664595.23620 East: 1700562.76512  
 End North: 1664945.21226 East: 1700558.66855  
 Line Course: S 89-19-45.7 W Length: 35.70500  
 North: 1664944.79435 East: 1700522.96599  
 Line Course: S 74-14-46.0 E Length: 508.14681  
 North: 1664806.82955 East: 1701012.02519

Perimeter: 1021.67071 Area: 3,765. sq.ft. 0.08 acres

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

Error Closure: 0.00003 Course: S 19-29-44.7 W  
 Error North: -0.000029 East: -0.000010  
 Precision 1: 34,006,409.66667

Parcel name: -HIDDEN ESTATES ST.

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Line Course: N 00-35-17.0 W Length: 294.52941 North: 1662899.27279 East: 1700709.01554

North: 1663193.78669 East: 1700705.99269

Curve Length: 240.24069 Radius: 400.00000

Delta: 34-24-43.0 Tangent: 123.86640

Chord: 236.64615 Course: N 17-47-38.5 W

Course In: S 89-24-43.0 W Course Out: N 55-00-00.0 E

RP North: 1663189.68136 East: 1700306.01376

End North: 1663419.11199 East: 1700633.67456

Line Course: N 35-00-00.0 W Length: 90.90620

North: 1663493.57798 East: 1700581.53290

Curve Length: 549.77871 Radius: 350.00000

Delta: 90-00-00.0 Tangent: 350.00000

Chord: 494.97475 Course: N 10-00-00.0 E

Course In: N 55-00-00.0 E Course Out: N 35-00-00.0 W

RP North: 1663694.32974 East: 1700868.23612

End North: 1663981.03296 East: 1700667.48437

Line Course: N 55-00-00.0 E Length: 210.15525

North: 1664101.57306 East: 1700839.63347

Curve Length: 383.97244 Radius: 400.00000

Delta: 55-00-00.0 Tangent: 208.22682

Chord: 369.39889 Course: N 27-30-00.0 E

Course In: N 35-00-00.0 W Course Out: S 90-00-00.0 E

RP North: 1664429.23387 East: 1700610.20290

End North: 1664429.23387 East: 1701010.20290

Line Course: N 00-45-12.6 W Length: 316.81725

North: 1664746.02373 East: 1701006.03653

Curve Length: 61.22640 Radius: 275.00000

Delta: 12-45-23.1 Tangent: 30.74029

Chord: 61.10003 Course: N 05-37-29.0 E

Course In: N 89-14-47.4 E Course Out: N 77-59-49.5 W

RP North: 1664749.64016 East: 1701281.01275

End North: 1664806.82957 East: 1701012.02509

Line Course: S 09-01-33.1 W Length: 1931.47295

North: 1662899.27283 East: 1700709.01512

Perimeter: 4079.09937 Area: 178,846. sq.ft. 4.10 acres

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

Error Closure: 0.00042 Course: N 84-44-54.8 W

Error North: 0.000038 East: -0.000417

Precision 1: 9,538,097.33333

Parcel name: BLOCK 1, LOT 1

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Line Course: N 89-24-43.0 E Length: 685.79092 North: 1663257.53212 East: 1699977.49368

North: 1663264.57061 East: 1700663.24848

Curve Length: 71.67855 Radius: 365.00000

Delta: 11-15-06.2 Tangent: 35.95494

Chord: 71.56351 Course: S 06-12-50.1 E

Course In: S 78-09-36.8 W Course Out: N 89-24-43.0 E  
 RP North: 1663189.68152 East: 1700306.01379  
 End North: 1663193.42756 East: 1700670.99457

Line Course: S 00-35-17.0 E Length: 243.78119

North: 1662949.65921 East: 1700673.49658

Line Course: S 89-24-43.0 W Length: 691.65750

North: 1662942.56050 East: 1699981.87550

Line Course: N 00-47-49.3 W Length: 315.00210

North: 1663257.53212 East: 1699977.49373

Perimeter: 2007.91034 Area: 217,887. sq.ft. 5.00 acres

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

Error Closure: 0.00005 Course: N 80-21-04.8 E

Error North: 0.000009 East: 0.000051

Precision 1: 40,155,904.40000

Parcel name: BLOCK 1, LOT 2

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North: 1663619.95518 East: 1699972.45174

Line Course: N 85-15-13.6 E Length: 513.86668

North: 1663662.47379 East: 1700484.55636

Curve Length: 203.29079 Radius: 385.00000

Delta: 30-15-13.6 Tangent: 104.07481

Chord: 200.93730 Course: S 19-52-23.2 E

Course In: N 85-15-13.6 E Course Out: S 55-00-00.0 W

RP North: 1663694.32965 East: 1700868.23618

End North: 1663473.50276 East: 1700552.86263

Line Course: S 35-00-00.0 E Length: 90.90620

North: 1663399.03676 East: 1700605.00428

Curve Length: 147.54108 Radius: 365.00000

Delta: 23-09-36.8 Tangent: 74.79169

Chord: 146.53861 Course: S 23-25-11.6 E

Course In: S 55-00-00.0 W Course Out: N 78-09-36.8 E

RP North: 1663189.68136 East: 1700306.01378

End North: 1663264.57048 East: 1700663.24846

Line Course: S 89-24-43.0 W Length: 685.79092

North: 1663257.53199 East: 1699977.49366

Line Course: N 00-47-49.3 W Length: 362.45813

North: 1663619.95505 East: 1699972.45176

Perimeter: 2003.85374 Area: 226,944. sq.ft. 5.20 acres

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

Error Closure: 0.00013 Course: S 04-58-48.5 E

Error North: -0.000132 East: 0.000012

Precision 1: 15,388,444.92308

Parcel name: BLOCK 1, LOT 3

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North: 1664215.15654 East: 1699964.17146

Line Course: S 60-05-08.0 E Length: 658.35713

North: 1663886.82971 East: 1700534.81637

Curve Length: 233.47785 Radius: 385.00000  
 Delta: 34-44-46.4 Tangent: 120.45331  
 Chord: 229.91660 Course: S 12-37-36.8 W  
 Course In: S 60-00-00.0 E Course Out: S 85-15-13.6 W  
 RP North: 1663694.32971 East: 1700868.23615  
 End North: 1663662.47380 East: 1700484.55632

Line Course: S 85-15-13.6 W Length: 513.86668

North: 1663619.95519 East: 1699972.45171

Line Course: N 00-47-49.3 W Length: 595.25895

North: 1664215.15655 East: 1699964.17147

Perimeter: 2000.96066 Area: 222,138. sq.ft. 5.09 acres

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

Error Closure: 0.00001 Course: N 25-38-57.9 E

Error North: 0.000013 East: 0.000006

Precision 1: 199,739,936.00000

**Parcel name: BLOCK 1, LOT 4**

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Line Course: S 60-05-08.0 E Length: 937.01605

North: 1664563.88719 East: 1699959.32002

Line Course: S 55-00-00.0 W Length: 151.48493

North: 1664096.59141 East: 1700771.49840

Curve Length: 167.98794 Radius: 385.00000

Delta: 25-00-00.0 Tangent: 85.35245

Chord: 166.65850 Course: S 42-30-00.0 W

Course In: S 35-00-00.0 E Course Out: N 60-00-00.0 W

RP North: 1663694.32968 East: 1700868.23614

End North: 1663886.82969 East: 1700534.81636

Line Course: N 60-05-08.0 W Length: 658.35713

North: 1664009.70322 East: 1700647.40921

North: 1664215.15652 East: 1699964.17146

Line Course: N 00-47-49.3 W Length: 348.76440

North: 1664563.88717 East: 1699959.32004

Perimeter: 2263.61044 Area: 235,437. sq.ft. 5.40 acres

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

Error Closure: 0.00003 Course: S 54-55-56.2 E

Error North: -0.000016 East: 0.000023

Precision 1: 75,409,367.00000

**Parcel name: BLOCK 1, LOT 5**

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Curve Length: 111.22726 Radius: 315.00000

Delta: 20-13-52.6 Tangent: 56.19879

Chord: 110.65039 Course: S 75-06-56.3 E

Course In: S 04-46-07.4 W Course Out: N 25-00-00.0 E

RP North: 1664595.23622 East: 1700562.76505

End North: 1664880.72315 East: 1700695.88987

Line Course: S 65-00-00.0 E Length: 140.82141

North: 1664909.14581 East: 1700588.95222

North: 1664821.20945 East: 1700823.51741  
 Curve Length: 87.33413 Radius: 385.00000  
 Delta: 12-59-49.5 Tangent: 43.85524  
 Chord: 87.14693 Course: S 71-29-54.7 E  
 Course In: N 25-00-00.0 E Course Out: S 12-00-10.5 W  
 RP North: 1665170.13795 East: 1700986.22544  
 End North: 1664793.55520 East: 1700906.16019  
 Line Course: S 77-59-49.5 E Length: 67.77206

North: 1664779.46123 East: 1700972.45055  
 Curve Length: 33.94410 Radius: 310.00000  
 Delta: 6-16-25.4 Tangent: 16.98902  
 Chord: 33.92712 Course: S 02-23-00.1 W  
 Course In: S 84-28-47.2 E Course Out: S 89-14-47.4 W  
 RP North: 1664749.64013 East: 1701281.01287  
 End North: 1664745.56345 East: 1700971.03968  
 Line Course: S 00-45-12.6 E Length: 316.58184

North: 1664429.00899 East: 1700975.20294  
 Curve Length: 350.14993 Radius: 365.00000  
 Delta: 54-57-52.9 Tangent: 189.86409  
 Chord: 336.87700 Course: S 27-31-03.5 W  
 Course In: N 89-57-52.9 W Course Out: S 35-00-00.0 E  
 RP North: 1664429.23390 East: 1700610.20301  
 End North: 1664130.24334 East: 1700819.55847  
 Line Course: S 55-00-00.0 W Length: 58.67033

North: 1664096.59142 East: 1700771.49855  
 Line Course: N 60-05-08.0 W Length: 199.78766  
 North: 1664196.22678 East: 1700598.32839  
 Line Course: N 00-45-12.6 W Length: 712.98065  
 North: 1664909.14578 East: 1700588.95221

Perimeter: 2079.26937 Area: 254,599. sq.ft. 5.84 acres

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

Error Closure: 0.00003 Course: S 07-54-18.1 W  
 Error North: -0.000030 East: -0.000004  
 Precision 1: 68,840,513.00000

Parcel name: BLOCK 1, LOT 6

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North: 1664909.14581 East: 1700588.95222  
 Line Course: S 00-45-12.6 E Length: 712.98065  
 North: 1664196.22681 East: 1700598.32839  
 Line Course: N 60-05-08.0 W Length: 737.22839  
 North: 1664563.88724 East: 1699959.32017  
 Line Course: N 55-56-58.2 E Length: 605.28452  
 North: 1664902.80020 East: 1700460.82526  
 Curve Length: 153.89841 Radius: 75.00000  
 Delta: 117-34-11.0 Tangent: 123.76593  
 Chord: 128.28411 Course: N 87-09-52.7 E  
 Course In: N 55-56-58.2 E Course Out: S 61-37-12.8 E  
 RP North: 1664944.79445 East: 1700522.96608  
 End North: 1664909.14592 East: 1700588.95232

Perimeter: 2209.39198 Area: 242,899. sq.ft. 5.57 acres

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

Error Closure: 0.00016 Course: N 42-41-14.3 E

Error North: 0.000114 East: 0.000105

Precision 1: 13,648,610.43750

Parcel name: BLOCK 1, LOT 7

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Line Course: S 52-23-42.4 E Length: 650.92798 North: 1665387.76471 East: 1699947.85846  
 North: 1664990.56015 East: 1700463.54806  
 Curve Length: 93.79668 Radius: 75.00000  
 Delta: 71-39-19.4 Tangent: 54.14681  
 Chord: 87.80242 Course: S 01-46-37.9 W  
 Course In: S 52-23-42.4 E Course Out: S 55-56-58.2 W  
 RP North: 1664944.79419 East: 1700522.96588  
 End North: 1664902.79996 East: 1700460.82505  
 Line Course: S 55-56-58.2 W Length: 605.28452  
 North: 1664563.88700 East: 1699959.31997  
 Line Course: N 00-47-49.3 W Length: 823.95725  
 North: 1665387.76453 East: 1699947.85846

Perimeter: 2173.96640 Area: 230,853. sq.ft. 5.29 acres

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

Error Closure: 0.00018 Course: S 02-13-31.5 E

Error North: -0.000181 East: 0.000007

Precision 1: 12,044,289.83333

Parcel name: BLOCK 1, LOT 8

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Line Course: N 89-14-47.4 E Length: 636.38399 North: 1665537.75020 East: 1699945.77190  
 North: 1665546.11908 East: 1700582.10086  
 Line Course: S 00-45-12.6 E Length: 566.86501  
 North: 1664979.30309 East: 1700589.55552  
 Curve Length: 150.53538 Radius: 75.00000  
 Delta: 115-00-02.0 Tangent: 117.72772  
 Chord: 126.50912 Course: N 84-53-41.4 W  
 Course In: S 62-36-19.6 W Course Out: N 52-23-42.4 W  
 RP North: 1664944.79443 East: 1700522.96608  
 End North: 1664990.56039 East: 1700463.54825  
 Line Course: N 52-23-42.4 W Length: 650.92798  
 North: 1665387.76495 East: 1699947.85865  
 Line Course: N 00-47-49.3 W Length: 150.00000  
 North: 1665537.75044 East: 1699945.77210

Perimeter: 2154.71238 Area: 247,094. sq.ft. 5.67 acres

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

Error Closure: 0.00031 Course: N 39-46-08.7 E

Error North: 0.000241 East: 0.000201

Precision 1: 6,873,180.96774

Parcel name: BLOCK 1, LOT 9

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Line Course: N 89-14-47.4 E Length: 373.21275 North: 1665546.11897 East: 1700582.10086  
 Line Course: S 00-45-12.6 E Length: 698.36366 North: 1665551.02697 East: 1700955.28134  
 Line Course: N 77-59-49.5 W Length: 44.72549 North: 1664852.72370 East: 1700964.46529  
 Curve Length: 71.45520 Radius: 315.00000 North: 1664862.02488 East: 1700920.71764  
     Delta: 12-59-49.5 Tangent: 35.88156  
     Chord: 71.30203 Course: N 71-29-54.7 W  
     Course In: N 12-00-10.5 E Course Out: S 25-00-00.0 W  
     RP North: 1665170.13804 East: 1700986.22550  
     End North: 1664884.65108 East: 1700853.10082  
 Line Course: N 65-00-00.0 W Length: 140.82141  
     North: 1664944.16478 East: 1700725.47328  
 Curve Length: 141.17595 Radius: 385.00000  
     Delta: 21-00-35.4 Tangent: 71.38972  
     Chord: 140.38635 Course: N 75-30-17.7 W  
     Course In: S 25-00-00.0 W Course Out: N 03-59-24.6 E  
     RP North: 1664595.23628 East: 1700562.76524  
     End North: 1664979.30305 East: 1700589.55555  
 Line Course: N 00-45-12.6 W Length: 566.86501  
     North: 1665546.11904 East: 1700582.10089

Perimeter: 2036.61943 Area: 235,032. sq.ft. 5.39 acres

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

Error Closure: 0.00008 Course: N 18-48-15.6 E  
 Error North: 0.000075 East: 0.000026  
 Precision 1: 25,445,958.75000

Parcel name: BLOCK 1, LOT 10

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Line Course: N 89-14-47.4 E Length: 400.00000 North: 1665551.02690 East: 1700955.28134  
 Line Course: S 00-45-12.6 E Length: 507.43500 North: 1665556.28717 East: 1701355.24675  
 Curve Length: 468.78465 Radius: 310.00000 North: 1665048.89605 East: 1701361.91986  
     Delta: 86-38-35.4 Tangent: 292.34988  
     Chord: 425.37740 Course: S 61-48-26.0 W  
     Course In: S 15-07-43.7 W Course Out: N 71-30-51.7 W  
     RP North: 1664749.64017 East: 1701281.01300  
     End North: 1664847.93089 East: 1700987.00796  
 Line Course: N 77-59-49.5 W Length: 23.04657  
     North: 1664852.72369 East: 1700964.46525  
 Line Course: N 00-45-12.6 W Length: 698.36366  
     North: 1665551.02696 East: 1700955.28130

Perimeter: 2097.62998 Area: 219,629. sq.ft. 5.04 acres

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

Error Closure: 0.00007 Course: N 33-31-04.8 W

Error North: 0.000060 East: -0.000040

Precision 1: 29,346,037.57143

Parcel name: BLOCK 1, LOT 11

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Line Course: N 89-14-47.4 E Length: 375.00000 North: 1665556.28710 East: 1701355.24675

Line Course: S 00-45-12.6 E Length: 668.42841 North: 1665561.21861 East: 1701730.21432

Line Course: S 89-19-45.7 W Length: 34.78420 North: 1664892.84800 East: 1701739.00461

Curve Length: 164.98108 Radius: 265.00000 North: 1664892.44086 East: 1701704.22279

Delta: 35-40-14.3 Tangent: 85.26241

Chord: 162.32954 Course: N 72-50-07.1 W

Course In: N 00-40-14.3 W Course Out: S 35-00-00.0 W

RP North: 1665157.42271 East: 1701701.12108

End North: 1664940.34745 East: 1701549.12335

Line Course: N 55-00-00.0 W Length: 110.23797 North: 1665003.57735 East: 1701458.82169

Curve Length: 107.51351 Radius: 310.00000

Delta: 19-52-16.3 Tangent: 54.30212

Chord: 106.97543 Course: N 64-56-08.1 W

Course In: S 35-00-00.0 W Course Out: N 15-07-43.7 E

RP North: 1664749.64022 East: 1701281.01299

End North: 1665048.89610 East: 1701361.91991

Line Course: N 00-45-12.6 W Length: 507.43500 North: 1665556.28722 East: 1701355.24680

Perimeter: 1968.38009 Area: 227,234. sq.ft. 5.21 acres

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

Error Closure: 0.00012 Course: N 22-08-14.5 E

Error North: 0.000115 East: 0.000047

Precision 1: 16,376,587.91667

Parcel name: BLOCK 1, LOT 12

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Line Course: N 89-14-47.4 E Length: 340.00000 North: 1665561.21854 East: 1701730.21432

Line Course: S 00-45-12.6 E Length: 559.03039 North: 1665565.68977 East: 1702070.18492

Curve Length: 25.54912 Radius: 335.00000 North: 1665006.70772 East: 1702077.53655

Delta: 4-22-11.0 Tangent: 12.78079

Chord: 25.54300 Course: S 47-11-05.5 W

Course In: S 40-37-49.0 E Course Out: N 45-00-00.0 W

RP North: 1664752.46707 East: 1702295.68030

End North: 1664989.34780 East: 1702058.79948

Line Course: S 45-00-00.0 W Length: 24.77726  
 North: 1664971.82763 East: 1702041.27931  
 Curve Length: 205.02807 Radius: 264.99981  
 Delta: 44-19-45.3 Tangent: 107.95358  
 Chord: 199.95243 Course: S 67-09-52.6 W  
 Course In: N 45-00-00.0 W Course Out: S 00-40-14.7 E  
 RP North: 1665159.21079 East: 1701853.89614  
 End North: 1664894.22911 East: 1701856.99842  
 Line Course: S 89-19-45.7 W Length: 118.00190  
 North: 1664892.84795 East: 1701739.00461  
 Line Course: N 00-45-12.6 W Length: 668.42841  
 North: 1665561.21856 East: 1701730.21432

Perimeter: 1940.81518 Area: 219,572. sq.ft. 5.04 acres

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

Error Closure: 0.00002 Course: N 11-43-01.8 W  
 Error North: 0.000018 East: -0.000004  
 Precision 1: 96,786,669.50000

**Parcel name: BLOCK 1, LOT 13**

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Line Course: N 89-14-47.4 E Length: 473.50000  
 North: 1665565.68971 East: 1702070.18492  
 Line Course: S 00-58-32.3 E Length: 524.61154  
 North: 1665571.91655 East: 1702543.64398  
 Line Course: S 89-19-45.7 W Length: 24.08239  
 North: 1665047.38107 East: 1702552.57669  
 Curve Length: 72.47862 Radius: 265.00000  
 Delta: 15-40-14.3 Tangent: 36.46691  
 Chord: 72.25291 Course: N 82-50-07.1 W  
 Course In: N 00-40-14.3 W Course Out: S 15-00-00.0 W  
 RP North: 1665312.08104 East: 1702525.39423  
 End North: 1665056.11071 East: 1702456.80721  
 Line Course: N 75-00-00.0 W Length: 77.04808  
 North: 1665076.05222 East: 1702382.38448  
 Curve Length: 325.26206 Radius: 335.00000  
 Delta: 55-37-49.0 Tangent: 176.73856  
 Chord: 312.63558 Course: S 77-11-05.5 W  
 Course In: S 15-00-00.0 W Course Out: N 40-37-49.0 W  
 RP North: 1664752.46707 East: 1702295.68010  
 End North: 1665006.70773 East: 1702077.53641  
 Line Course: N 00-45-12.6 W Length: 559.03039  
 North: 1665565.68978 East: 1702070.18478

Perimeter: 2056.01300 Area: 239,551. sq.ft. 5.49 acres

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

Error Closure: 0.00016 Course: N 64-15-11.2 W  
 Error North: 0.000070 East: -0.000145  
 Precision 1: 12,769,755.56250

Parcel name: BLOCK 2, LOT 1

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Line Course: S 75-00-00.0 E Length: 315.94301	North: 1663579.63729 East: 1701297.05139
Line Course: S 00-35-17.0 E Length: 538.64544	North: 1663497.86522 East: 1701602.22890
Line Course: S 89-24-43.0 W Length: 400.16564	North: 1662959.24815 East: 1701607.75719
Line Course: N 00-35-17.0 W Length: 279.99604	North: 1662955.14112 East: 1701207.61263
Line Course: N 15-00-00.0 E Length: 356.66801	North: 1663235.12241 East: 1701204.73894
	North: 1663579.63726 East: 1701297.05141

Perimeter: 1891.41814 Area: 220,139. sq.ft. 5.05 acres

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

Error Closure: 0.00004 Course: S 38-15-40.8 E  
 Error North: -0.000033 East: 0.000026  
 Precision 1: 47,285,453.50000

Parcel name: BLOCK 2, LOT 2

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Line Course: S 75-00-00.0 E Length: 175.00000	North: 1663624.93062 East: 1701128.01437
Line Course: S 15-00-00.0 W Length: 356.66801	North: 1663579.63729 East: 1701297.05139
Line Course: S 00-35-17.0 E Length: 279.99604	North: 1663235.12245 East: 1701204.73891
Line Course: S 89-24-43.0 W Length: 464.14416	North: 1662955.14115 East: 1701207.61260
Line Course: N 00-35-17.0 W Length: 243.78119	North: 1662950.37749 East: 1700743.49289
Curve Length: 79.58885 Radius: 435.00000	North: 1663194.14584 East: 1700740.99088
Delta: 10-28-58.8 Tangent: 39.90581	
Chord: 79.47789 Course: N 05-49-46.4 W	
Course In: S 89-24-43.0 W Course Out: N 78-55-44.2 E	
RP North: 1663189.68130 East: 1700306.01380	
End North: 1663273.21271 East: 1700732.91836	
Line Course: N 78-43-30.2 E Length: 324.08676	North: 1663336.57728 East: 1701050.75032
Line Course: N 15-00-00.0 E Length: 298.52530	North: 1663624.93057 East: 1701128.01436

Perimeter: 2221.79031 Area: 218,287. sq.ft. 5.01 acres

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

Error Closure: 0.00005 Course: S 12-51-32.1 W  
 Error North: -0.000049 East: -0.000011  
 Precision 1: 44,433,587.00000

**Parcel name: BLOCK 2, LOT 3**

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Line Course: S 15-00-00.0 E Length: 279.94349 North: 1663982.43339 East: 1700730.50508  
 Line Course: S 75-00-00.0 E Length: 336.52127 North: 1663712.02874 East: 1700802.95978  
 Line Course: S 15-00-00.0 W Length: 298.52530 North: 1663624.93062 East: 1701128.01437  
 Line Course: S 78-43-30.2 W Length: 324.08676 North: 1663336.57733 East: 1701050.75033  
 Curve Length: 181.67291 Radius: 435.00000 North: 1663273.21276 East: 1700732.91837  
     Delta: 23-55-44.2 Tangent: 92.18025  
     Chord: 180.35551 Course: N 23-02-07.9 W  
     Course In: S 78-55-44.2 W Course Out: N 55-00-00.0 E  
     RP North: 1663189.68135 East: 1700306.01381  
     End North: 1663439.18715 East: 1700662.34492  
 Line Course: N 35-00-00.0 W Length: 90.90620 North: 1663513.65315 East: 1700610.20327  
 Curve Length: 494.80084 Radius: 315.00000  
     Delta: 90-00-00.0 Tangent: 315.00000  
     Chord: 445.47727 Course: N 10-00-00.0 E  
     Course In: N 55-00-00.0 E Course Out: N 35-00-00.0 W  
     RP North: 1663694.32973 East: 1700868.23616  
     End North: 1663952.36262 East: 1700687.55959  
 Line Course: N 55-00-00.0 E Length: 52.42675 North: 1663982.43337 East: 1700730.50507

Perimeter: 2058.88358 Area: 220,076. sq.ft. 5.05 acres

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

Error Closure: 0.00002 Course: S 29-32-21.5 W  
 Error North: -0.000016 East: -0.000009  
 Precision 1: 100,412,127.50000

**Parcel name: BLOCK 2, LOT 4**

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Line Course: N 55-00-00.0 E Length: 157.72850 North: 1663982.43339 East: 1700730.50508  
 Curve Length: 148.33606 Radius: 435.00000 North: 1664072.90274 East: 1700859.70870  
     Delta: 19-32-16.8 Tangent: 74.89524  
     Chord: 147.61850 Course: N 45-13-51.6 E  
     Course In: N 35-00-00.0 W Course Out: S 54-32-16.8 E  
     RP North: 1664429.23388 East: 1700610.20295  
     End North: 1664176.86309 East: 1700964.51073  
 Line Course: N 89-19-45.6 E Length: 290.71620 North: 1664180.26595 East: 1701255.20701  
 Line Course: S 00-35-17.0 E Length: 591.07314 North: 1663589.22394 East: 1701261.27339  
 Line Course: N 75-00-00.0 W Length: 474.48108 North: 1663712.02868 East: 1700802.95986  
 Line Course: N 15-00-00.0 W Length: 279.94349

North: 1663982.43333 East: 1700730.50515

Perimeter: 1942.27857 Area: 238,441. sq.ft. 5.47 acres

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

Error Closure: 0.00010 Course: S 52-58-22.6 E

Error North: -0.000059 East: 0.000078

Precision 1: 19,415,609.10000

**Parcel name: BLOCK 2, LOT 5**

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Line Course: N 89-19-45.7 E Length: 599.25701 North: 1664227.22916 East: 1700995.45494  
 Line Course: S 00-35-17.0 E Length: 736.41677 North: 1664234.24321 East: 1701594.67090  
 Line Course: N 75-00-00.0 W Length: 352.98320 North: 1663497.86523 East: 1701602.22898  
 Line Course: N 00-35-17.0 W Length: 591.07314 North: 1663589.22400 East: 1701261.27339  
 Line Course: S 89-19-45.6 W Length: 290.71620 North: 1664180.26601 East: 1701255.20702  
 Curve Length: 59.15807 Radius: 435.00000 North: 1664176.86316 East: 1700964.51073  
 Delta: 7-47-31.1 Tangent: 29.62470  
 Chord: 59.11247 Course: N 31-33-57.6 E  
 Course In: N 54-32-16.8 W Course Out: S 62-19-47.9 E  
 RP North: 1664429.23401 East: 1700610.20303  
 End North: 1664227.22921 East: 1700995.45495

Perimeter: 2629.60436 Area: 247,883. sq.ft. 5.69 acres

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

Error Closure: 0.00006 Course: N 14-41-25.5 E

Error North: 0.000057 East: 0.000015

Precision 1: 43,825,979.83333

**Parcel name: BLOCK 2, LOT 6**

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Line Course: N 89-19-45.6 E Length: 676.25885 North: 1664577.80730 East: 1701043.25199  
 Line Course: S 00-58-32.3 E Length: 350.00000 North: 1664585.72296 East: 1701719.46451  
 Line Course: S 89-19-45.7 W Length: 730.01917 North: 1664235.77370 East: 1701725.42407  
 Curve Length: 210.31083 Radius: 435.00000 North: 1664227.22913 East: 1700995.45490  
 Delta: 27-42-03.5 Tangent: 107.25274  
 Chord: 208.26846 Course: N 13-49-10.3 E  
 Course In: N 62-19-47.9 W Course Out: N 89-58-08.6 E  
 RP North: 1664429.23391 East: 1700610.20295  
 End North: 1664429.46882 East: 1701045.20283  
 Line Course: N 00-45-12.6 W Length: 148.35128 North: 1664577.80727 East: 1701043.25191

Perimeter: 2114.94010 Area: 240,446. sq.ft. 5.51 acres

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

Error Closure: 0.00009 Course: S 73-32-26.8 W

Error North: -0.000025 East: -0.000083

Precision 1: 23,476,641.77778

Parcel name: BLOCK 2, LOT 7

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North: 1664746.48400 East: 1701041.03362

Curve Length: 526.75503 Radius: 240.00000

Delta: 125-45-12.6 Tangent: 468.53209

Chord: 427.21336 Course: N 62-07-23.7 E

Course In: N 89-14-47.4 E Course Out: N 35-00-00.0 E

RP North: 1664749.64016 East: 1701281.01286

End North: 1664946.23664 East: 1701418.67119

Line Course: S 55-00-00.0 E Length: 110.23797

North: 1664883.00674 East: 1701508.97285

Curve Length: 208.56098 Radius: 335.00000

Delta: 35-40-14.3 Tangent: 107.78456

Chord: 205.20904 Course: S 72-50-07.1 E

Course In: N 35-00-00.0 E Course Out: S 00-40-14.3 E

RP North: 1665157.42268 East: 1701701.12096

End North: 1664822.44558 East: 1701705.04196

Line Course: N 89-19-45.7 E Length: 10.38983

North: 1664822.56719 East: 1701715.43108

Line Course: S 00-58-32.3 E Length: 236.87848

North: 1664585.72305 East: 1701719.46448

Line Course: S 89-19-45.6 W Length: 676.25885

North: 1664577.80739 East: 1701043.25196

Line Course: N 00-45-12.6 W Length: 168.69129

North: 1664746.48410 East: 1701041.03355

Perimeter: 1937.77236 Area: 223,546. sq.ft. 5.13 acres

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

Error Closure: 0.00012 Course: N 35-39-16.1 W

Error North: 0.000095 East: -0.000068

Precision 1: 15,290,656.83333