

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2000-21-- KILLENWOOD POINTE ADDITION

OWNER/APPLICANT: Kiser Gateway, LLC & Willard J. Kiser Properties, LLC, 7765 Killarney, Wichita, KS 67206

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

LOCATION: South of 13<sup>th</sup> Street on the east side of Greenwich Road

SITE SIZE: 11 Acres

NUMBER OF LOTS

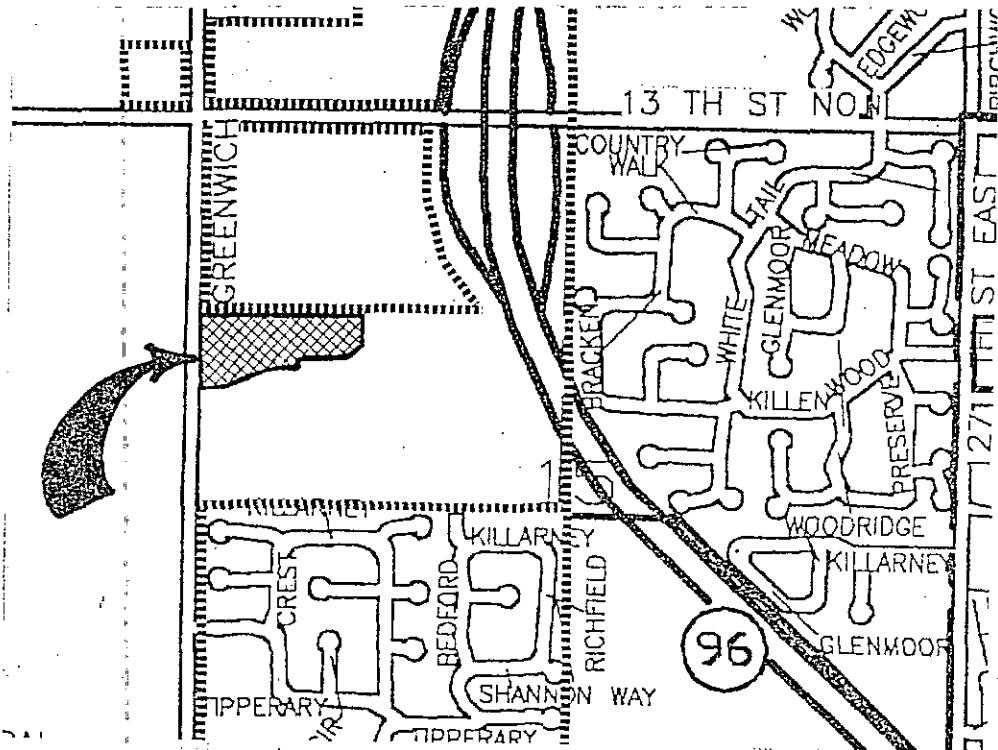
Residential:	22
Office:	
Commercial:	
Industrial:	
Total:	22

MINIMUM LOT AREA: 10,400 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



**Note:** The Applicant has applied for a zone change to TF-3, Two-Family Residential. The site is located in the County adjoining Wichita's city limits and an annexation request will be required.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. A sanitary sewer layout is requested.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. County Engineering needs to comment on the need for additional right-of-way along Greenwich. 10-foot of additional right-of-way shall be dedicated along Greenwich.
- G. County/City Engineering needs to comment on the status of the applicant's drainage concept. The Applicant shall coordinate the removal or modification of terraces on the site with NRCS.
- H. City Fire Department needs to comment on the plat's street names.
- I. The lot numbers need to be revised to encompass one block.
- J. The plat proposes complete access control along Greenwich. The access controls shall be referenced in the plat's text of the final plat.
- 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. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Killenwood.
- M. 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.

- N. The applicant shall guarantee the paving of the proposed streets.
- O. 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.
- P. 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.
- Q. 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.)
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 4/6/00)

**CASE NUMBER:** SUB 2000-21 -- KILLENWOOD POINTE ADDITION

**OWNER/APPLICANT:** Kiser Gateway, LLC & Willard J. Kiser Properties, LLC, 7765 Killarney, Wichita, KS 67206

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

**LOCATION:** South of 13<sup>th</sup> Street on the east side of Greenwich Road

**SITE SIZE:** 11 Acres

**NUMBER OF LOTS**

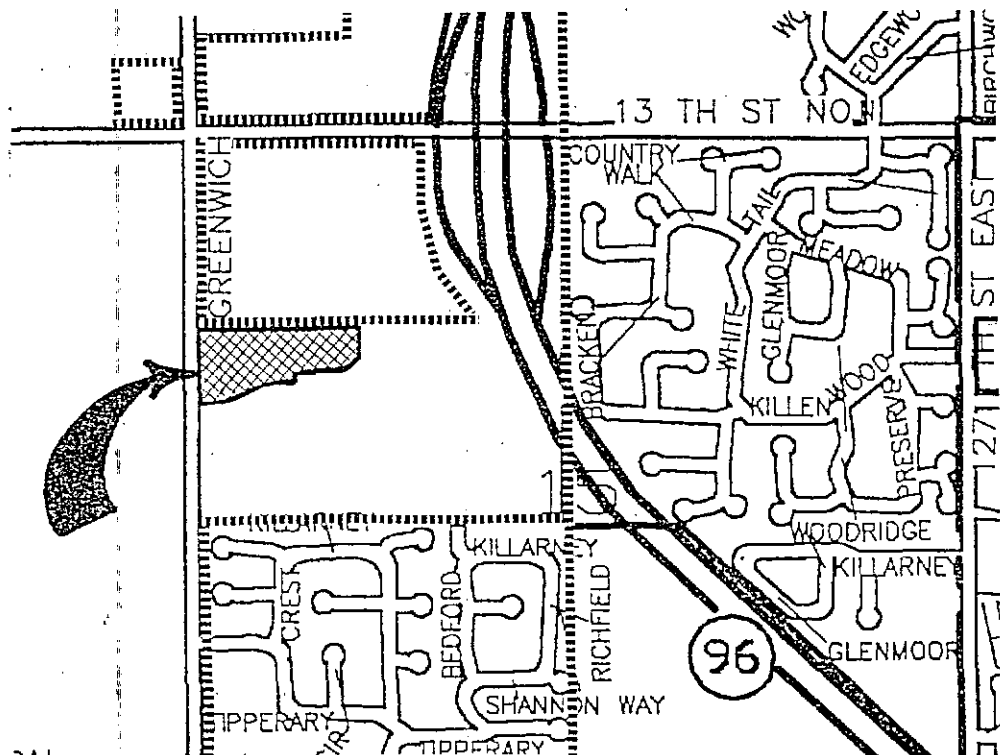
Residential:	22
Office:	
Commercial:	
Industrial:	
Total:	22

**MINIMUM LOT AREA:** 10,400 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** TF-3, Two-Family Residential

**VICINITY MAP**



**Note:** This site was approved for a zone change to TF-3, Two-Family Residential subject to platting. The site is located in the County adjoining Wichita's city limits and an annexation request will be required.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. A sanitary sewer layout is requested.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the need for additional right-of-way along Greenwich. 10-foot of additional right-of-way shall be dedicated along Greenwich.

The requested dedication has been denoted on the final plat.

- F. County/City Engineering needs to comment on the status of the applicant's drainage plan. The Applicant shall coordinate the removal or modification of terraces on the site with NRCS.
- G. City Fire Department needs to comment on the plat's street names. The plat's street names are approved.
- H. The plat shall denote complete access control along the site's frontage to Greenwich.
- I. 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.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for Killenwood.
- K. 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.
- L. The applicant shall guarantee the paving of the proposed streets.
- M. The owner's signature block should reference "Killenwood Pointe" Addition.

- N. The MAPC signature block should reference Frank Garofalo as the Chairman.
- O. The southwest tie point should reference Section 15, Township 27 South.
- P. The applicant shall submit a covenant which provides for two (2) 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.
- Q. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.

\*\*

\*

\*KILLENWOOD POINTE---FINAL PLAT

\*

AREA BEARINGS 15\*BOUNDARY

AREA = 481085.1371 (ACRES = 11.0442)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
10			1693030.6840	1686370.1234
	N 89 06 02.142 E	1108.8362		
167			1693048.0893	1687478.8230
	S 00 53 57.867 E	263.3762		
168			1692784.7456	1687482.9572
	S 45 01 03.509 W	175.4787		
162			1692660.7017	1687358.8369
	S 14 54 20.605 W	332.0000 (RADIAL)		
153		CURVE CENTER	1692339.8734	1687273.4368
	N 10 39 01.590 W	332.0000 (RADIAL)		
148			1692666.1540	1687212.0776
	S 79 20 58.410 W	173.7084		
135			1692634.0498	1687041.3617
	N 10 39 01.590 W	468.0000 (RADIAL)		
128		CURVE CENTER	1693093.9876	1686954.8675
	S 04 32 45.113 W	468.0000 (RADIAL)		
124			1692627.4598	1686917.7752
	S 04 32 45.113 W	64.0000		
121*			1692563.6611	1686912.7027
	N 85 27 14.887 W	101.6605		
105			1692571.7184	1686811.3620
	S 04 32 45.113 W	460.1073 (RADIAL)		
100		CURVE CENTER	1692113.0585	1686774.8953
	N 25 28 56.810 W	460.1073 (RADIAL)		
82			1692528.4053	1686576.9412
	S 64 31 03.190 W	26.5709		
78			1692516.9736	1686552.9552
	N 25 28 56.810 W	200.0000 (RADIAL)		
61		CURVE CENTER	1692697.5170	1686466.9083
	S 01 03 27.448 E	200.0000 (RADIAL)		
66			1692497.5511	1686470.5999
	S 88 56 32.552 W	90.6188		
51			1692495.8784	1686379.9965
	N 01 03 27.450 W	534.8967		

10

1693030.6840

1686370.1234

CIRCULAR CURVE            162    153    148 L  
 CENTRAL ANGLE =            25 33 22.195  
 CHORD DIRECTION =        N 87 52 20.493 W  
 RADIUS =                    332.0000  
 LENGTH =                    148.0850  
 TANGENT =                    75.2950  
 CHORD =                      146.8605  
 EXTERNAL =                  8.4311  
 MIDDLE ORDINATE =         8.2223

CIRCULAR CURVE            135    128    124 R  
 CENTRAL ANGLE =            15 11 46.703  
 CHORD DIRECTION =        S 86 56 51.762 W  
 RADIUS =                    468.0000  
 LENGTH =                    124.1256  
 TANGENT =                    62.4292  
 CHORD =                      123.7621  
 EXTERNAL =                  4.1455  
 MIDDLE ORDINATE =         4.1091

CIRCULAR CURVE            105    100    82 L  
 CENTRAL ANGLE =            30 01 41.923  
 CHORD DIRECTION =        S 79 31 54.152 W  
 RADIUS =                    460.1073  
 LENGTH =                    241.1390  
 TANGENT =                    123.4072  
 CHORD =                      238.3887  
 EXTERNAL =                  16.2624  
 MIDDLE ORDINATE =         15.7072

CIRCULAR CURVE            78    61    66 R  
 CENTRAL ANGLE =            24 25 29.362  
 CHORD DIRECTION =        S 76 43 47.871 W  
 RADIUS =                    200.0000  
 LENGTH =                    85.2587  
 TANGENT =                    43.2869  
 CHORD =                      84.6146  
 EXTERNAL =                  4.6308  
 MIDDLE ORDINATE =         4.5260

16\*RESERVE "A"

AREA =                    32131.5822 (ACRES =                    .7376)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
-----	-----	-----	-----	-----

14	N 89 06 02.124 E	480.0018	1693030.8409	1686380.1222
110	S 01 03 27.448 E	100.9052	1693038.3755	1686860.0649
112	S 30 27 59.950 E	99.2049	1692937.4875	1686861.9274
120	S 59 32 00.050 W	49.7736	1692851.9804	1686912.2279
114	S 46 32 30.714 W	129.0000 (RADIAL)	1692826.7433	1686869.3268
101	N 16 57 44.425 E	CURVE CENTER	1692738.0140	1686775.6886
106	N 01 03 27.448 W	136.2184	1692861.4021	1686813.3235
104	S 89 06 02.133 W	320.0012	1692997.5973	1686810.8092
68	S 64 37 46.560 W	120.7052	1692992.5742	1686490.8474
52	N 01 03 27.388 W	90.0004	1692940.8559	1686381.7834
14			1693030.8409	1686380.1222

CIRCULAR CURVE            114    101    106 L  
 CENTRAL ANGLE =            29 34 46.289  
 CHORD DIRECTION =        N 58 14 52.431 W  
 RADIUS =                    129.0000  
 LENGTH =                    66.5976  
 TANGENT =                   34.0586  
 CHORD =                     65.8604  
 EXTERNAL =                  4.4203  
 MIDDLE ORDINATE =         4.2739

17\*RESERVE "B"

AREA =                    41602.4032 (ACRES =                    .9551)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
119	N 85 27 14.887 W	129.0000 (RADIAL)	1692727.7898	1686904.2828
101	N 72 31 29.387 E	CURVE CENTER	1692738.0140	1686775.6886
117	N 59 32 00.050 E	129.0000 (RADIAL)	1692776.7517	1686898.7349
125	S 30 27 48.596 E	39.7736	1692796.9184	1686933.0168
132	N 82 08 39.560 E	125.6713	1692688.5957	1686996.7308
		139.3200		

145					1692707.6377	1687134.7433
	S 88 02	33.476 E	221.1886			
161					1692700.0829	1687355.8028
	N 45 01	03.509 E	137.0778			
166					1692796.9817	1687452.7613
	N 00 53	57.867 W	250.6676			
164					1693047.6184	1687448.8266
	N 89 06	02.133 E	30.0001			
167					1693048.0893	1687478.8230
	S 00 53	57.867 E	263.3762			
168					1692784.7456	1687482.9572
	S 45 01	03.509 W	175.4787			
162					1692660.7017	1687358.8369
	S 14 54	20.605 W	332.0000 (RADIAL)			
153				CURVE CENTER	1692339.8734	1687273.4368
	N 10 39	01.590 W	332.0000 (RADIAL)			
148					1692666.1540	1687212.0776
	S 79 20	58.410 W	173.7084			
135					1692634.0498	1687041.3617
	N 10 39	01.590 W	468.0000 (RADIAL)			
128				CURVE CENTER	1693093.9876	1686954.8675
	S 04 32	45.113 W	468.0000 (RADIAL)			
124					1692627.4598	1686917.7752
	N 85 27	14.887 W	21.4018			
116					1692629.1560	1686896.4407
	N 04 32	45.113 E	98.9451			
119					1692727.7898	1686904.2828

CIRCULAR CURVE      119    101    117 L  
 CENTRAL ANGLE =      22 01 15.726  
 CHORD DIRECTION =    N 06 27 52.750 W  
 RADIUS =                    129.0000  
 LENGTH =                    49.5798  
 TANGENT =                    25.0996  
 CHORD =                      49.2752  
 EXTERNAL =                    2.4191  
 MIDDLE ORDINATE =            2.3746

CIRCULAR CURVE      162    153    148 L  
 CENTRAL ANGLE =      25 33 22.195  
 CHORD DIRECTION =    N 87 52 20.493 W  
 RADIUS =                    332.0000  
 LENGTH =                    148.0850  
 TANGENT =                    75.2950  
 CHORD =                      146.8605  
 EXTERNAL =                    8.4311  
 MIDDLE ORDINATE =            8.2223

CIRCULAR CURVE      135    128    124 R

CENTRAL ANGLE = 15 11 46.703  
 CHORD DIRECTION = S 86 56 51.762 W  
 RADIUS = 468.0000  
 LENGTH = 124.1256  
 TANGENT = 62.4292  
 CHORD = 123.7621  
 EXTERNAL = 4.1455  
 MIDDLE ORDINATE = 4.1091

18\*RESERVE "C"  
 AREA = 17602.8849 (ACRES = .4041)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
54			1692632.9082	1686387.4685
83	N 89 06 02.133 E	190.0007	1692635.8906	1686577.4458
95	N 75 03 19.566 E	164.8174	1692678.3945	1686736.6884
108	N 89 06 02.133 E	105.6290	1692680.0525	1686842.3043
107	S 04 32 45.113 W	46.4457	1692633.7530	1686838.6232
103	N 85 27 14.887 W	35.9136	1692636.5994	1686802.8225
96	S 04 32 45.113 W	532.0000 (RADIAL) CURVE CENTER	1692106.2729	1686760.6577
86	N 18 21 40.022 W	532.0000 (RADIAL)	1692611.1888	1686593.0751
84	S 71 38 19.978 W	15.8121	1692606.2079	1686578.0680
60	N 18 21 40.022 W	368.0000 (RADIAL) CURVE CENTER	1692955.4730	1686462.1461
62	S 01 03 27.448 E	368.0000 (RADIAL)	1692587.5357	1686468.9387
55	S 88 56 32.552 W	80.6188	1692586.0477	1686388.3336
54	N 01 03 27.448 W	46.8685	1692632.9082	1686387.4685

CIRCULAR CURVE 103 96 86 L  
 CENTRAL ANGLE = 22 54 25.135  
 CHORD DIRECTION = S 83 05 32.546 W  
 RADIUS = 532.0000  
 LENGTH = 212.6948  
 TANGENT = 107.7870  
 CHORD = 211.2811

EXTERNAL = 10.8094  
MIDDLE ORDINATE = 10.5941

CIRCULAR CURVE 84 60 62 R  
CENTRAL ANGLE = 17 18 12.573  
CHORD DIRECTION = S 80 17 26.265 W  
RADIUS = 368.0000  
LENGTH = 111.1371  
TANGENT = 55.9948  
CHORD = 110.7152  
EXTERNAL = 4.2357  
MIDDLE ORDINATE = 4.1875

19\*RESERVE "D"

AREA = 2342.2258 (ACRES = .0538)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
57			1692548.7756	1686401.0237
	N 88 56 32.552 E	121.7790		
75			1692551.0234	1686522.7819
	S 01 03 27.448 E	5.0000 (RADIAL)		
76		CURVE CENTER	1692546.0242	1686522.8742
	S 20 16 32.603 E	5.0000 (RADIAL)		
77			1692541.3340	1686524.6069
	N 20 16 32.602 W	166.5000 (RADIAL)		
61		CURVE CENTER	1692697.5170	1686466.9083
	S 01 03 27.448 E	166.5000 (RADIAL)		
65			1692531.0454	1686469.9815
	S 88 56 32.552 W	68.6188		
59			1692529.7788	1686401.3744
	N 01 03 27.448 W	9.5000 (RADIAL)		
58		CURVE CENTER	1692539.2772	1686401.1990
	N 01 03 27.448 W	9.5000 (RADIAL)		
57			1692548.7756	1686401.0237

CIRCULAR CURVE 75 76 77 R  
CENTRAL ANGLE = 160 46 54.845  
CHORD DIRECTION = S 10 40 00.025 E  
RADIUS = 5.0000  
LENGTH = 14.0309  
TANGENT = 29.5334  
CHORD = 9.8597  
EXTERNAL = 24.9537  
MIDDLE ORDINATE = 4.1654

CIRCULAR CURVE 77 61 65 R

CENTRAL ANGLE = 19 13 05.154  
CHORD DIRECTION = S 79 19 59.977 W  
RADIUS = 166.5000  
LENGTH = 55.8473  
TANGENT = 28.1884  
CHORD = 55.5858  
EXTERNAL = 2.3693  
MIDDLE ORDINATE = 2.3360

CIRCULAR CURVE 59 58 57 R  
CENTRAL ANGLE = 180 00 00.000  
CHORD DIRECTION = N 01 03 27.448 W  
RADIUS = 9.5000  
LENGTH = 29.8451  
TANGENT = \*\*\*\*\*  
CHORD = 19.0000  
EXTERNAL = \*\*\*\*\*  
MIDDLE ORDINATE = 9.5000

\*\*

## DESCRIBE FIGURE BEARINGS 20\*c1 KILLENWOOD

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
50			1692552.9457	1686328.9345
	N 88 56 32.552 E	140.6188		
63			1692555.5412	1686469.5293
	N 01 03 27.448 W	400.0000 (RADIAL)		
60		CURVE CENTER	1692955.4730	1686462.1461
	S 18 21 40.022 E	400.0000 (RADIAL)		
85			1692575.8370	1686588.1481
	N 71 38 19.978 E	15.8121		
87			1692580.8179	1686603.1552
	S 18 21 40.022 E	500.0000 (RADIAL)		
96		CURVE CENTER	1692106.2729	1686760.6577
	N 04 32 45.113 E	500.0000 (RADIAL)		
102			1692604.7000	1686800.2863
	S 85 27 14.887 E	115.3154		
123			1692595.5605	1686915.2389

CIRCULAR CURVE            63      60      85 L  
 CENTRAL ANGLE =            17 18 12.573  
 CHORD DIRECTION =        N 80 17 26.265 E  
 RADIUS =                    400.0000  
 LENGTH =                    120.8012  
 TANGENT =                    60.8639  
 CHORD =                      120.3426  
 EXTERNAL =                  4.6040  
 MIDDLE ORDINATE =         4.5516

CIRCULAR CURVE            87      96      102 R  
 CENTRAL ANGLE =            22 54 25.135  
 CHORD DIRECTION =        N 83 05 32.546 E  
 RADIUS =                    500.0000  
 LENGTH =                    199.9011  
 TANGENT =                    101.3036  
 CHORD =                      198.5724  
 EXTERNAL =                  10.1592  
 MIDDLE ORDINATE =         9.9569

## 21\*c1 KILLENWOOD CT.

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
-------	---------	----------	---------------------	--------------------

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
113			1692599.5552	1686864.9957
	N 04 32 45.113 E	130.9451		
115			1692730.0883	1686875.3740
	N 85 27 14.887 W	100.0000 (RADIAL)		
101		CURVE CENTER	1692738.0140	1686775.6886
	N 00 53 57.867 W	100.0000 (RADIAL)		
98			1692838.0017	1686774.1189
	S 89 06 02.133 W	249.6467		
73			1692834.0830	1686524.5029
	S 00 53 57.867 E	21.0000		
74			1692813.0856	1686524.8326

CIRCULAR CURVE            115    101    98 L  
 CENTRAL ANGLE =            95 26 42.980  
 CHORD DIRECTION =        N 43 10 36.377 W  
 RADIUS =                    100.0000  
 LENGTH =                    166.5834  
 TANGENT =                   109.9858  
 CHORD =                     147.9794  
 EXTERNAL =                 48.6502  
 MIDDLE ORDINATE =         32.7280

\*\*c1 KILLENWOOD CT.

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
111			1692788.7177	1686861.8811
	N 59 32 00.050 E	117.7434		
129			1692848.4179	1686963.3670
	S 30 27 59.950 E	250.0000 (RADIAL)		
138		CURVE CENTER	1692632.9368	1687090.1262
	N 01 57 26.524 E	250.0000 (RADIAL)		
140			1692882.7909	1687098.6651
	S 88 02 33.476 E	194.4103		
157			1692876.1507	1687292.9620

CIRCULAR CURVE            129    138    140 R  
 CENTRAL ANGLE =            32 25 26.474  
 CHORD DIRECTION =        N 75 44 43.287 E  
 RADIUS =                    250.0000  
 LENGTH =                    141.4765  
 TANGENT =                   72.6885  
 CHORD =                     139.5962  
 EXTERNAL =                 10.3529  
 MIDDLE ORDINATE =         9.9412

\*\*

AREA BEARINGS 23\*LOT 1-1

AREA = 13214.9460 (ACRES = .3034)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
108			1692680.0525	1686842.3043
	S 89 06 02.133 W	105.6290		
95			1692678.3945	1686736.6884
	N 01 03 27.448 W	130.0005		
94			1692808.3728	1686734.2888
	N 89 06 02.133 E	40.2903		
99			1692809.0053	1686774.5741
	S 00 53 57.867 E	71.0000 (RADIAL)		
101		CURVE CENTER	1692738.0140	1686775.6886
	S 85 27 14.887 E	71.0000 (RADIAL)		
109			1692732.3867	1686846.4653
	S 04 32 45.113 W	52.4994		
108			1692680.0525	1686842.3043

CIRCULAR CURVE 99 101 109 R  
 CENTRAL ANGLE = 95 26 42.980  
 CHORD DIRECTION = S 43 10 36.377 E  
 RADIUS = 71.0000  
 LENGTH = 118.2742  
 TANGENT = 78.0899  
 CHORD = 105.0654  
 EXTERNAL = 34.5416  
 MIDDLE ORDINATE = 23.2369

24\*LOT 2-1

AREA = 11200.0221 (ACRES = .2571)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
95			1692678.3945	1686736.6884
	S 75 03 19.566 W	82.4087		
91			1692657.1426	1686657.0671
	N 01 03 27.448 W	150.0001		
90			1692807.1171	1686654.2984
	N 89 06 02.133 E	80.0003		
94			1692808.3728	1686734.2888
	S 01 03 27.448 E	130.0005		
95			1692678.3945	1686736.6884

25\*LOT 3-1

AREA = 12799.9871 (ACRES = .2938)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
91			1692657.1426	1686657.0671
83	S 75 03 19.566 W	82.4087	1692635.8906	1686577.4458
81	N 01 03 27.448 W	169.9996	1692805.8613	1686574.3079
90	N 89 06 02.134 E	80.0003	1692807.1171	1686654.2984
91	S 01 03 27.448 E	150.0001	1692657.1426	1686657.0671

26\*LOT 4-1

AREA = 10851.2931 (ACRES = .2491)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
83			1692635.8906	1686577.4458
71	S 89 06 02.133 W	80.0003	1692634.6349	1686497.4553
70	N 01 03 27.448 W	138.4236	1692773.0349	1686494.9003
74	N 36 46 22.609 E	50.0000 (RADIAL)	CURVE CENTER 1692813.0856	1686524.8326
81	S 81 41 33.043 E	50.0000 (RADIAL)	1692805.8613	1686574.3079
83	S 01 03 27.448 E	169.9996	1692635.8906	1686577.4458

CIRCULAR CURVE 70 74 81 L  
 CENTRAL ANGLE = 118 27 55.652  
 CHORD DIRECTION = N 67 32 24.783 E  
 RADIUS = 50.0000  
 LENGTH = 103.3806  
 TANGENT = 83.9848  
 CHORD = 85.9252  
 EXTERNAL = 47.7418  
 MIDDLE ORDINATE = 24.4224

27\*LOT 5-1

AREA = 19021.6660 (ACRES = .4367)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
71			1692634.6349	1686497.4553
54	S 89 06 02.133 W	110.0004	1692632.9082	1686387.4685
53	N 01 03 27.448 W	177.6151	1692810.4931	1686384.1900
67	N 88 56 32.552 E	90.6664	1692812.1666	1686474.8410
74	N 88 56 48.779 E	50.0000 (RADIAL)		
		CURVE CENTER	1692813.0856	1686524.8326
70	S 36 46 22.609 W	50.0000 (RADIAL)		
71	S 01 03 27.448 E	138.4236	1692773.0349	1686494.9003
			1692634.6349	1686497.4553

CIRCULAR CURVE 67 74 70 L  
CENTRAL ANGLE = 52 10 26.169  
CHORD DIRECTION = S 27 08 24.306 E  
RADIUS = 50.0000  
LENGTH = 45.5303  
TANGENT = 24.4806  
ORD = 43.9735  
EXTERNAL = 5.6714  
MIDDLE ORDINATE = 5.0936

28\*LOT 6-1

AREA = 16543.0996 (ACRES = .3798)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
67			1692812.1666	1686474.8410
53	S 88 56 32.552 W	90.6664	1692810.4931	1686384.1900
52	N 01 03 27.448 W	130.3850	1692940.8559	1686381.7834
68	N 64 37 46.560 E	120.7052	1692992.5742	1686490.8474
69	S 01 03 27.448 E	140.5940	1692852.0042	1686493.4424
74	S 38 53 17.506 E	50.0000 (RADIAL)		
		CURVE CENTER	1692813.0856	1686524.8326
67	S 88 56 48.779 W	50.0000 (RADIAL)		
			1692812.1666	1686474.8410

CIRCULAR CURVE            69       74       67 L  
 CENTRAL ANGLE =            52 09 53.716  
 CHORD DIRECTION =        S 25 01 45.637 W  
 RADIUS =                    50.0000  
 LENGTH =                    45.5225  
 TANGENT =                  24.4758  
 CHORD =                     43.9664  
 EXTERNAL =                 5.6692  
 MIDDLE ORDINATE =         5.0919

29\*LOT 7-1

AREA =            10503.8004 (ACRES =            .2411)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
68			1692992.5742	1686490.8474
79	N 89 06 02.133 E	80.0003	1692993.8300	1686570.8378
80	S 01 03 27.448 E	130.0005	1692863.8516	1686573.2374
72	S 89 06 02.133 W	49.1957	1692863.0794	1686524.0477
74	S 00 53 57.867 E	50.0000 (RADIAL)	CURVE CENTER 1692813.0856	1686524.8326
69	N 38 53 17.506 W	50.0000 (RADIAL)	1692852.0042	1686493.4424
68	N 01 03 27.448 W	140.5940	1692992.5742	1686490.8474

CIRCULAR CURVE            72       74       69 L  
 CENTRAL ANGLE =            37 59 19.638  
 CHORD DIRECTION =        S 70 06 22.314 W  
 RADIUS =                    50.0000  
 LENGTH =                    33.1515  
 TANGENT =                  17.2109  
 CHORD =                     32.5476  
 EXTERNAL =                 2.8793  
 MIDDLE ORDINATE =         2.7225

30\*LOT 8-1

AREA =            10400.0397 (ACRES =            .2388)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
~~~~~	~~~~~	~~~~~	~~~~~	~~~~~

79	N 89 06 02.133 E	80.0003	1692993.8300	1686570.8378
88	S 01 03 27.448 E	130.0005	1692995.0857	1686650.8283
89	S 89 06 02.133 W	80.0003	1692865.1074	1686653.2278
80	N 01 03 27.448 W	130.0005	1692863.8516	1686573.2374
79			1692993.8300	1686570.8378

31\*LOT 9-1

AREA = 10400.0397 (ACRES = .2388)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
88	N 89 06 02.133 E	80.0003	1692995.0857	1686650.8283
92	S 01 03 27.448 E	130.0005	1692996.3415	1686730.8187
93	S 89 06 02.133 W	80.0003	1692866.3632	1686733.2183
89	N 01 03 27.448 W	130.0005	1692865.1074	1686653.2278
88			1692995.0857	1686650.8283

32\*LOT 10-1

AREA = 10481.1867 (ACRES = .2406)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
92	N 89 06 02.133 E	80.0003	1692996.3415	1686730.8187
104	S 01 03 27.448 E	136.2184	1692997.5973	1686810.8092
106	S 16 57 44.425 W	129.0000 (RADIAL)	1692861.4021	1686813.3235
101	N 00 53 57.867 W	CURVE CENTER 129.0000 (RADIAL)	1692738.0140	1686775.6886
97	S 89 06 02.133 W	40.4504	1692866.9981	1686773.6637
93	N 01 03 27.448 W	130.0005	1692866.3632	1686733.2183
92			1692996.3415	1686730.8187

CIRCULAR CURVE 106 101 97 L

CENTRAL ANGLE = 17 51 42.292  
 CHORD DIRECTION = N 81 58 06.721 W  
 RADIUS = 129.0000  
 LENGTH = 40.2153  
 TANGENT = 20.2721  
 CHORD = 40.0526  
 EXTERNAL = 1.5831  
 MIDDLE ORDINATE = 1.5640

33\*LOT 11-1

AREA = 13673.1058 (ACRES = .3139)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
110			1693038.3755	1686860.0649
122	N 89 06 02.133 E	53.8585	1693039.2209	1686913.9168
131	S 23 26 48.658 E	163.8504	1692888.8997	1686979.1126
138	S 23 26 48.658 E	279.0000 (RADIAL)	1692632.9368	1687090.1262
127	N 30 27 59.950 W	279.0000 (RADIAL)	1692873.4137	1686948.6629
120	S 59 32 00.050 W	42.2717	1692851.9804	1686912.2279
112	N 30 27 59.950 W	99.2049	1692937.4875	1686861.9274
110	N 01 03 27.448 W	100.9052	1693038.3755	1686860.0649

CIRCULAR CURVE 131 138 127 L  
 CENTRAL ANGLE = 7 01 11.292  
 CHORD DIRECTION = S 63 02 35.696 W  
 RADIUS = 279.0000  
 LENGTH = 34.1827  
 TANGENT = 17.1128  
 CHORD = 34.1613  
 EXTERNAL = .5243  
 MIDDLE ORDINATE = .5233

34\*LOT 12-1

AREA = 13458.7434 (ACRES = .3090)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
~~~~~	~~~~~	~~~~~	~~~~~	~~~~~

122					
134	N 89 06 02.133 E	115.6545	1693039.2209	1686913.9168	
136	S 08 26 31.440 E	133.5698	1693041.0363	1687029.5571	
138	S 08 26 31.440 E	279.0000 (RADIAL)	1692908.9138	1687049.1664	
131	N 23 26 48.658 W	279.0000 (RADIAL)	CURVE CENTER 1692632.9368	1687090.1262	
122	N 23 26 48.658 W	163.8504	1692888.8997	1686979.1126	
			1693039.2209	1686913.9168	

CIRCULAR CURVE            136    138    131 L  
 CENTRAL ANGLE =            15 00 17.218  
 CHORD DIRECTION =        S 74 03 19.951 W  
 RADIUS =                    279.0000  
 LENGTH =                    73.0653  
 TANGENT =                   36.7429  
 CHORD =                     72.8567  
 EXTERNAL =                 2.4090  
 MIDDLE ORDINATE =         2.3884

35\*LOT 13-1

AREA =            11237.4933 (ACRES =            .2580)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
134			1693041.0363	1687029.5571
142	N 89 06 02.133 E	94.6013	1693042.5213	1687124.1467
143	S 00 53 57.867 E	131.6711	1692910.8664	1687126.2136
141	N 88 02 33.476 W	26.5734	1692911.7740	1687099.6557
138	S 01 57 26.524 W	279.0000 (RADIAL)	CURVE CENTER 1692632.9368	1687090.1262
136	N 08 26 31.440 W	279.0000 (RADIAL)	1692908.9138	1687049.1664
134	N 08 26 31.440 W	133.5698	1693041.0363	1687029.5571

CIRCULAR CURVE            141    138    136 L  
 CENTRAL ANGLE =            10 23 57.964  
 CHORD DIRECTION =        S 86 45 27.542 W  
 RADIUS =                    279.0000  
 LENGTH =                    50.6397  
 TANGENT =                   25.3896

CHORD = 50.5702  
 EXTERNAL = 1.1529  
 MIDDLE ORDINATE = 1.1481

36\*LOT 14-1

AREA = 10693.3756 (ACRES = .2455)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
142			1693042.5213	1687124.1467
146	N 89 06 02.133 E	80.0000	1693043.7771	1687204.1369
147	S 00 53 57.867 E	135.6633	1692908.1305	1687206.2664
143	N 88 02 33.476 W	80.0995	1692910.8664	1687126.2136
142	N 00 53 57.867 W	131.6711	1693042.5213	1687124.1467

37\*LOT 15-1

AREA = 10582.4755 (ACRES = .2429)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
146			1693043.7771	1687204.1369
154	N 89 06 02.133 E	80.0000	1693045.0328	1687284.1270
155	S 00 53 57.867 E	119.3838	1692925.6638	1687286.0010
157	S 08 00 10.034 E	50.0000 (RADIAL)	CURVE CENTER 1692876.1507	1687292.9620
152	N 52 35 31.522 W	50.0000 (RADIAL)	1692906.5250	1687253.2455
147	N 88 02 33.476 W	47.0066	1692908.1305	1687206.2664
146	N 00 53 57.867 W	135.6633	1693043.7771	1687204.1369

CIRCULAR CURVE 155 157 152 L  
 CENTRAL ANGLE = 44 35 21.489  
 CHORD DIRECTION = S 59 42 09.222 W  
 RADIUS = 50.0000  
 LENGTH = 38.9115  
 TANGENT = 20.5010  
 CHORD = 37.9370

EXTERNAL = 4.0397  
 MIDDLE ORDINATE = 3.7377

## 38\*LOT 16-1

AREA = 18415.9939 (ACRES = .4228)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
154			1693045.0328	1687284.1270
164	N 89 06 02.133 E	164.7199	1693047.6184	1687448.8266
165	S 00 53 57.867 E	70.0000	1692977.6270	1687449.9254
159	S 57 07 02.819 W	136.9089	1692903.2966	1687334.9513
157	S 57 07 02.819 W	50.0000 (RADIAL)	1692876.1507	1687292.9620
155	N 08 00 10.034 W	50.0000 (RADIAL)	1692925.6638	1687286.0010
154	N 00 53 57.867 W	119.3838	1693045.0328	1687284.1270

CIRCULAR CURVE 159 157 155 L  
 CENTRAL ANGLE = 65 07 12.853  
 CHORD DIRECTION = N 65 26 33.607 W  
 RADIUS = 50.0000  
 LENGTH = 56.8281  
 TANGENT = 31.9273  
 CHORD = 53.8184  
 EXTERNAL = 9.3241  
 MIDDLE ORDINATE = 7.8586

## 39\*LOT 17-1

AREA = 14581.2598 (ACRES = .3347)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
165			1692977.6270	1687449.9254
166	S 00 53 57.867 E	180.6676	1692796.9817	1687452.7613
163	S 45 01 03.509 W	20.0000	1692782.8439	1687438.6148
160	N 57 21 21.319 W	122.9766	1692849.1798	1687335.0639
	N 57 21 21.319 W	50.0000 (RADIAL)		

157		CURVE CENTER	1692876.1507	1687292.9620
	N 57 07 02.819 E	50.0000 (RADIAL)		
159			1692903.2966	1687334.9513
	N 57 07 02.819 E	136.9089		
165			1692977.6270	1687449.9254

CIRCULAR CURVE            160    157    159 L  
 CENTRAL ANGLE =            65 31 35.862  
 CHORD DIRECTION =        N 00 07 09.250 W  
 RADIUS =                    50.0000  
 LENGTH =                    57.1828  
 TANGENT =                   32.1775  
 CHORD =                     54.1170  
 EXTERNAL =                 9.4592  
 MIDDLE ORDINATE =         7.9543

40\*LOT 18-1  
 AREA =                    13990.7549 (ACRES =                    .3212)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
163			1692782.8439	1687438.6148
	S 45 01 03.509 W	117.0778		
161			1692700.0829	1687355.8028
	N 88 02 33.476 W	60.9895		
158			1692702.1660	1687294.8490
	N 00 53 57.867 W	124.0000		
156			1692826.1507	1687292.9025
	N 00 04 05.472 E	50.0000 (RADIAL)		
157		CURVE CENTER	1692876.1507	1687292.9620
	S 57 21 21.319 E	50.0000 (RADIAL)		
160			1692849.1798	1687335.0639
	S 57 21 21.319 E	122.9766		
163			1692782.8439	1687438.6148

CIRCULAR CURVE            156    157    160 L  
 CENTRAL ANGLE =            57 25 26.791  
 CHORD DIRECTION =        N 61 21 22.077 E  
 RADIUS =                    50.0000  
 LENGTH =                    50.1120  
 TANGENT =                   27.3879  
 CHORD =                     48.0408  
 EXTERNAL =                 7.0096  
 MIDDLE ORDINATE =         6.1477

41\*LOT 19-1

AREA = 10976.8009 (ACRES = .2520)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
158			1692702.1660	1687294.8490
150	N 88 02 33.476 W	80.0995	1692704.9019	1687214.7962
149	N 00 53 57.867 W	144.9989	1692849.8829	1687212.5201
151	S 88 02 33.476 E	38.7670	1692848.5588	1687251.2645
157	N 56 30 24.571 E	50.0000 (RADIAL)	1692876.1507	1687292.9620
156	S 00 04 05.472 W	CURVE CENTER 50.0000 (RADIAL)	1692826.1507	1687292.9025
158	S 00 53 57.867 E	124.0000	1692702.1660	1687294.8490

CIRCULAR CURVE 151 157 156 L  
 CENTRAL ANGLE = 56 26 19.098  
 CHORD DIRECTION = S 61 42 44.979 E  
 RADIUS = 50.0000  
 LENGTH = 49.2520  
 TANGENT = 26.8315  
 ORD = 47.2848  
 EXTERNAL = 6.7444  
 MIDDLE ORDINATE = 5.9428

42\*LOT 20-1

AREA = 11599.9136 (ACRES = .2663)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
150			1692704.9019	1687214.7962
145	N 88 02 33.476 W	80.0995	1692707.6377	1687134.7433
144	N 00 53 57.867 W	144.9989	1692852.6188	1687132.4673
149	S 88 02 33.476 E	80.0995	1692849.8829	1687212.5201
150	S 00 53 57.867 E	144.9989	1692704.9019	1687214.7962

43\*LOT 21-1

AREA = 12722.9476 (ACRES = .2921)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
145			1692707.6377	1687134.7433
	S 82 08 39.560 W	64.3800		
137			1692698.8384	1687070.9675
	N 16 12 23.067 W	152.3700		
133			1692845.1536	1687028.4413
	S 16 12 27.080 E	221.0000 (RADIAL)		
138		CURVE CENTER	1692632.9368	1687090.1262
	N 01 57 26.524 E	221.0000 (RADIAL)		
139			1692853.8079	1687097.6746
	S 88 02 33.476 E	34.8130		
144			1692852.6188	1687132.4673
	S 00 53 57.867 E	144.9989		
145			1692707.6377	1687134.7433

CIRCULAR CURVE            133    138    139 R  
 CENTRAL ANGLE =            18 09 53.604  
 CHORD DIRECTION =        N 82 52 29.722 E  
 RADIUS =                    221.0000  
 LENGTH =                    70.0652  
 TANGENT =                   35.3290  
 CHORD =                     69.7721  
     PERNAL =                 2.8060  
 MIDDLE ORDINATE =         2.7708

44\*LOT 22-1

AREA =            12594.2136 (ACRES =            .2891)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
137			1692698.8384	1687070.9675
	S 82 08 39.560 W	74.9400		
132			1692688.5957	1686996.7308
	N 30 27 48.596 W	125.6713		
125			1692796.9184	1686933.0168
	N 59 32 00.050 E	52.2717		
130			1692823.4221	1686978.0710
	S 30 27 59.950 E	221.0000 (RADIAL)		
138		CURVE CENTER	1692632.9368	1687090.1262
	N 16 12 27.080 W	221.0000 (RADIAL)		
133			1692845.1536	1687028.4413
	S 16 12 23.067 E	152.3700		
137			1692698.8384	1687070.9675

CIRCULAR CURVE           130    138    133 R  
CENTRAL ANGLE =           14 15 32.870  
CHORD DIRECTION =        N 66 39 46.485 E  
RADIUS =                   221.0000  
LENGTH =                  55.0000  
TANGENT =                  27.6428  
CHORD =                    54.8582  
EXTERNAL =                 1.7221  
MIDDLE ORDINATE =         1.7088

\*\*\* END OF BATCH INPUT HAS BEEN REACHED \*\*\*  
      NUMBER OF LINES IN BATCH INPUT IS       38  
\*\* PRINTER HAS BEEN TURNED OFF