

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-94 -- KRUG SOUTH ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St., Bldg. #1000, Wichita, KS 67226; Kay Lynn Anderson and Paula Campbell, Attn: Gerald F. Timmesh, 245 N. Waco, Ste. 410, Wichita, KS 67202

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

LOCATION: Southwest corner of 21st St. North and 143rd St. East

SITE SIZE: 116.5 acres

NUMBER OF LOTS

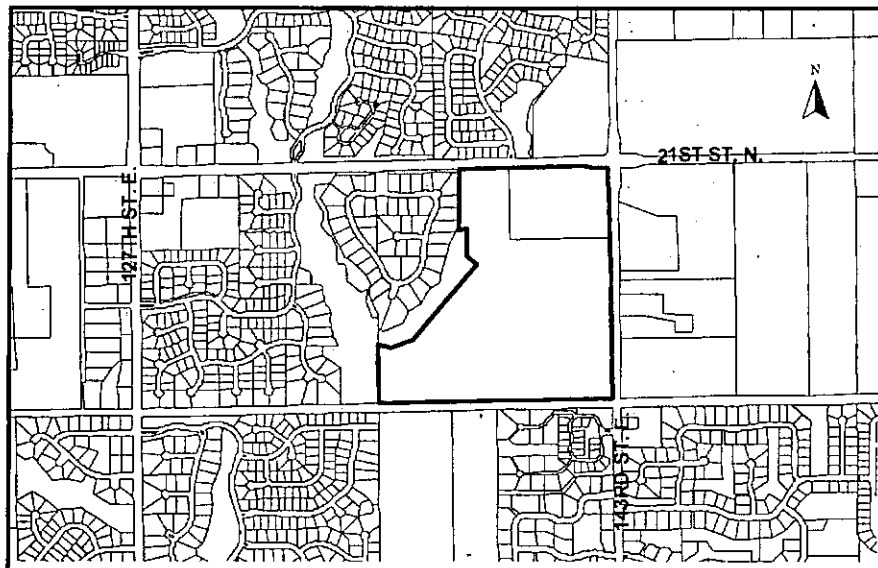
Residential:	163
Office:	
Commercial:	4
Industrial:	
Total:	167

MINIMUM LOT AREA: 10,448 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, LC, Limited Commercial

VICINITY MAP



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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation. A zone change request (ZON 2006-44) from SF-20, Single-Family Residential to LC, Limited Commercial and a Community Unit Plan (CUP 2006-45, DP-302) have been requested for Lots 64 and 65, Block 1.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. This plat will be subject to approval of the associated zone change and CUP any related conditions of such a change.
- C. The applicant shall guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lots being platted. The corner commercial lots need to be included in the benefit districts for the water main extensions or in lieu of assessments for water connections to the existing water mains on the arterial streets will be needed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets:
- G. Traffic Engineering has approved the 58-foot width of Burning Tree/Rockhill if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- H. Traffic/County Engineering needs to comment on the access controls. The plat proposes one street opening to 143rd East and one street opening to 21st St. North. Three openings along each arterial are proposed for the commercial lots including one joint opening. The final plat shall reference the dedication of access controls in the plat's text.
- I. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- K. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- L. County Public Works recommends City of Wichita be required to annex 21st St. and 143rd St. adjacent to plat.

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- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- N. A public access easement shall be permitted within Reserve B, contingent upon railbanking of the adjacent railroad corridor.
- O. The owners of the reserves shall bear the cost of any repair or replacement of improvements within said Reserve "L" and resulting from street construction, repair, or maintenance.
- P. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- Q. 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.
- R. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- S. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Krug South Community Unit Plan (DP-302).
- T. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries.
- U. City Fire Department needs to comment on the street length of Steeplechase Cir (1,040 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed.
- V. 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.
- W. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- X. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- Y. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 53-55, Block 2, and for Lots 13-18, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Z. GIS needs to comment on the plat's street names. **Revised street names are needed.**

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- AA. 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.
- BB. 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.
- CC. 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.)
- DD. 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.
- EE. 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.
- FF. 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.
- GG. 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.
- HH. Perimeter closure computations shall be submitted with the final plat tracing.
- II. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- JJ. 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.
- KK. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 10/12/06)

CASE NUMBER: SUB 2006-94 -- KRUG SOUTH ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St., Bldg. #1000, Wichita, KS 67226; Kay Lynn Anderson and Paula Campbell, Attn: Gerald F. Timmesh, 245 N. Waco, Ste. 410, Wichita, KS 67202

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

LOCATION: Southwest corner of 21st St. North and 143rd St. East

SITE SIZE: 95.94 acres

NUMBER OF LOTS

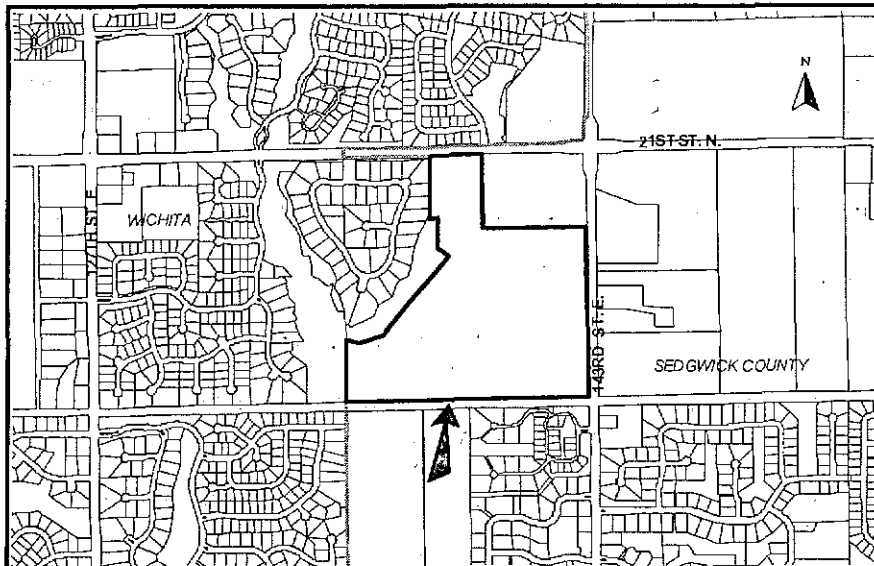
Residential:	163
Office:	
Commercial:	
Industrial:	
Total:	163

MINIMUM LOT AREA: 10,067 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and will be converted to SF-5, Single-Family Residential upon annexation.

This final plat is a portion of the overall preliminary plat approved for the site and represents the first phase of development. The commercial portion of the preliminary plat will be submitted as a final plat at a later date. The street layout and lot configuration is consistent with the preliminary plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lots being platted. The corner commercial lots need to be included in the benefit districts for the water main extensions or in lieu of assessments for water connections to the existing water mains on the arterial streets will be needed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. Traffic Engineering requests left-turn lanes to the major openings.
- F. Traffic Engineering has approved the 58-foot width of Castle Rock/Reed's Cove if restricted to No Parking on both sides of the street. A restrictive covenant shall be provided specifying this requirement.
- G. Traffic/County Engineering needs to comment on the access controls. The plat proposes one street opening to 143rd East and one street opening to 21st St. North. The access controls are approved.
- H. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- I. An interior dimension is needed on the north end of the west line of Reserve D.
- J. The 58' right-of-way dimension (near Reserve F) needs moved.
- K. Dimensions need added to Reserve E (near Lot 29, Block 1).
- L. The owners of the reserves shall bear the cost of any repair or replacement of improvements within said reserves resulting from street construction, repair or maintenance
- M. County Public Works recommends City of Wichita be required to annex 21st St. and 143rd St. adjacent to plat.

N. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.

O. A public access easement shall be permitted within Reserve B contingent upon railbanking of the adjacent railroad corridor.

The Subdivision Committee did not approve this item.

P. 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.

Q. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

R. Since Reserve A includes a community pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. The design for the pool must be submitted to **Environmental Services** for review prior to issuing a building permit for the pool.

S. **City Fire Department** needs to comment on the street length of Steeplechase Cir (920 feet). The Subdivision Regulations limit urban cul-de-sacs to 800 feet in length unless an emergency access easement is proposed. **The street length of Steeplechase is approved contingent upon two hydrants being provided for the street.**

T. 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.

U. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 53-55, Block 2, and for Lots 13-18, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

V. **GIS** needs to comment on the plat's street names. **Revised street names are needed.**

W. 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.

X. 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.

SUB 2006-94 -- Final Plat of KRUG SOUTH ADDITION

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- Y. 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.)
- Z. 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.
- AA. 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.
- BB. 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.
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Krug South Commercial Addition

Parcel Closure

Project: J:\CIVIL\08372 Krug Comm\

COGO Revisions: April 8, 2009

Date: Wednesday, December 24, 2008

Client Contact: Gary Oborny

Parcel name: NE. ¼ Sec. 11, T27S, R2E, 6TH P.M. - p1SEC 1

Line Course: S 00-53-19.9 E Length: 2661.318	North: 1699997.119 East: 1696807.600
Line Course: S 88-38-21.3 W Length: 2643.282	North: 1697336.121 East: 1696848.885
Line Course: N 00-57-48.1 W Length: 2660.675	North: 1697273.350 East: 1694206.348
Line Course: N 88-37-33.2 E Length: 2646.747	North: 1699933.649 East: 1694161.614
	North: 1699997.119 East: 1696807.600

Perimeter: 10612.023 Area: 7,038,165 sq.ft. 161.57 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 14-33-45.4 E

Error North: 0.0005 East: 0.0001

Precision 1: 10,612,022,000.000

Parcel name: FINAL Plat Boundary pre street dedication - p1FPB 1

Line Course: S 00-53-19.9 E Length: 850.000	North: 1699997.119 East: 1696807.600
Line Course: S 88-37-33.2 W Length: 60.002	North: 1699147.221 East: 1696820.786
Line Course: S 88-37-33.2 W Length: 1093.188	North: 1699145.782 East: 1696760.801
Line Course: N 00-53-19.8 W Length: 719.998	North: 1699119.567 East: 1695667.928
Line Course: N 53-47-37.6 E Length: 122.550	North: 1699839.479 East: 1695656.759
Line Course: N 01-22-26.8 W Length: 60.000	North: 1699911.868 East: 1695755.644
Line Course: N 88-37-33.2 E Length: 1053.697	North: 1699971.851 East: 1695754.205
	North: 1699997.119 East: 1696807.599

Perimeter: 3959.436 Area: 970,691 sq.ft. 22.28 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 88-19-48.0 W

Error North: -0.0000 East: -0.0010

Precision 1: 3,959,435.000

Parcel name: FINAL Plat Boundary post street dedication - p1FPB 2

Line Course: S 00-53-20.2 E Length: 149.998	North: 1699895.330 East: 1696734.173
Line Course: S 09-25-04.4 E Length: 101.120	North: 1699745.350 East: 1696736.500
Line Course: S 00-53-19.9 E Length: 499.871	North: 1699645.593 East: 1696753.047
Line Course: S 88-37-33.2 W Length: 1093.188	North: 1699145.782 East: 1696760.801
Line Course: N 00-53-19.8 W Length: 719.998	North: 1699119.567 East: 1695667.928
Line Course: N 53-47-37.6 E Length: 122.550	North: 1699839.478 East: 1695656.759
Line Course: N 88-37-33.2 E Length: 703.058	North: 1699911.868 East: 1695755.644
Line Course: S 82-50-36.4 E Length: 101.120	North: 1699928.727 East: 1696458.500
Line Course: N 88-37-33.2 E Length: 150.003	North: 1699916.130 East: 1696558.832
Line Course: S 46-07-53.5 E Length: 35.205	North: 1699919.727 East: 1696708.792
	North: 1699895.330 East: 1696734.172

Perimeter: 3676.111 Area: 852,796 sq.ft. 19.57 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 75-53-36.1 W
 Error North: -0.0002 East: -0.0008
 Precision 1: 3,676,111.000

Parcel name: -p1_Res_1

Line Course: N 45-36-08.9 E Length: 34.470	North: 1699547.255 East: 1695661.293
Line Course: N 22-30-51.3 E Length: 97.039	North: 1699571.372 East: 1695685.922
Line Course: N 22-30-51.3 E Length: 240.612	North: 1699661.015 East: 1695723.079
Line Course: N 54-37-29.1 E Length: 53.647	North: 1699883.288 East: 1695815.213
Line Course: S 88-37-33.2 W Length: 30.000	North: 1699914.346 East: 1695858.955
Line Course: S 29-33-01.4 W Length: 80.999	North: 1699913.627 East: 1695828.964
Line Course: S 31-05-31.9 W Length: 49.583	North: 1699843.164 East: 1695789.016
Line Course: S 29-15-36.8 W Length: 115.116	North: 1699800.704 East: 1695763.411
Line Course: S 37-49-11.2 W Length: 37.538	North: 1699700.276 East: 1695707.145
Line Course: S 47-35-57.2 W Length: 33.045	North: 1699670.623 East: 1695684.127

Line Course: S 00-53-19.8 E Length: 101.097

North: 1699648.340 East: 1695659.725

North: 1699547.256 East: 1695661.293

Perimeter: 873.147 Area: 9,578. sq.ft. 0.21 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 70-02-06.1 E

Error North: 0.0002 East: 0.0006

Precision 1: 873,146.000

Parcel name: -p1_Res_2

Line Course: S 53-47-37.6 W Length: 122.550

North: 1699911.868 East: 1695755.644

Line Course: S 00-53-19.8 E Length: 191.162

North: 1699839.479 East: 1695656.759

Line Course: N 47-35-57.2 E Length: 33.045

North: 1699648.340 East: 1695659.725

Line Course: N 37-49-11.2 E Length: 37.538

North: 1699670.622 East: 1695684.127

Line Course: N 29-15-36.8 E Length: 115.116

North: 1699700.275 East: 1695707.144

Line Course: N 31-05-31.9 E Length: 49.583

North: 1699800.703 East: 1695763.410

Line Course: N 29-33-01.4 E Length: 80.999

North: 1699843.163 East: 1695789.016

Line Course: S 88-37-33.2 W Length: 73.341

North: 1699913.626 East: 1695828.963

North: 1699911.867 East: 1695755.644

Perimeter: 703.335 Area: 21,073 sq.ft. 0.48 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 44-25-32.7 W

Error North: -0.0008 East: -0.0008

Precision 1: 703,334.000

Parcel name: p1B1L1

Line Course: S 88-37-33.2 W Length: 243.880

North: 1699666.863 East: 1695966.889

Line Course: N 22-30-51.3 E Length: 240.612

North: 1699661.015 East: 1695723.079

Line Course: N 54-37-29.1 E Length: 53.647

North: 1699883.289 East: 1695815.213

Line Course: N 88-37-33.2 E Length: 101.968

North: 1699914.347 East: 1695858.956

Line Course: S 01-22-26.8 E Length: 250.000

North: 1699916.792 East: 1695960.894

North: 1699666.864 East: 1695966.889

Perimeter: 890.107 Area: 46,661. sq.ft. 1.07 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 05-38-15.4 E
 Error North: 0.0002 East: 0.0000
 Precision 1: 890,107,000.000

Parcel name: p1B1L2

Line Course: N 88-37-33.2 E Length: 160.000	North: 1699916.792 East: 1695960.894
Line Course: S 01-22-26.8 E Length: 250.000	North: 1699920.628 East: 1696120.848
Line Course: S 88-37-33.2 W Length: 160.000	North: 1699670.700 East: 1696126.843
Line Course: N 01-22-26.8 W Length: 250.000	North: 1699666.863 East: 1695966.889
	North: 1699916.792 East: 1695960.894

Perimeter: 820.000 Area: 39,999 sq.ft. 0.91 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 90-00-00.0 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 820,000,000.000

Parcel name: p1B1L3

Line Course: S 88-37-33.2 W Length: 120.000	North: 1699925.185 East: 1696310.794
Line Course: S 01-22-26.8 E Length: 250.000	North: 1699922.307 East: 1696190.828
Line Course: N 88-37-33.2 E Length: 120.000	North: 1699672.379 East: 1696196.823
Line Course: N 01-22-26.8 W Length: 250.000	North: 1699675.257 East: 1696316.789
	North: 1699925.185 East: 1696310.794

Perimeter: 740.000 Area: 29,999 sq.ft. 0.68 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 90-00-00.0 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 740,000,000.000

Parcel name: p1B1L4

Line Course: S 88-37-33.2 W Length: 120.000	North: 1699928.062 East: 1696430.759
Line Course: S 01-22-26.8 E Length: 250.000	North: 1699925.185 East: 1696310.794
Line Course: N 88-37-33.2 E Length: 120.000	North: 1699675.257 East: 1696316.789
	North: 1699678.134 East: 1696436.754

Line Course: N 01-22-26.8 W Length: 250.000

North: 1699928.062 East: 1696430.759

Perimeter: 740.000 Area: 29,999 sq.ft. 0.68 acres

Mapcheck Closure - (Uses listed courses and chords)

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

Error North: 0.0000 East: 0.0000

Precision 1: 740,000,000.000

Parcel name: p1B1L5

Line Course: N 88-37-33.2 E Length: 27.749

North: 1699928.062 East: 1696430.759

Line Course: S 82-50-36.4 E Length: 101.120

North: 1699928.728 East: 1696458.500

Line Course: S 01-22-29.1 E Length: 235.000

North: 1699916.130 East: 1696558.832

Line Course: S 88-37-33.2 W Length: 62.001

North: 1699681.198 East: 1696564.470

Line Course: S 88-37-33.2 W Length: 65.752

North: 1699679.711 East: 1696502.487

Line Course: N 01-22-26.8 W Length: 250.000

North: 1699678.134 East: 1696436.754

North: 1699928.062 East: 1696430.759

Perimeter: 741.623 Area: 31,187 sq.ft. 0.71 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 81-24-19.7 W

Error North: -0.0000 East: -0.0001

Precision 1: 741,622,000.000

Parcel name: p1B1L6

Line Course: S 01-22-29.1 E Length: 235.000

North: 1699916.130 East: 1696558.832

Line Course: N 88-37-33.2 E Length: 181.999

North: 1699681.198 East: 1696564.471

Line Course: N 09-25-04.4 W Length: 60.605

North: 1699685.562 East: 1696746.417

Line Course: N 00-53-20.2 W Length: 149.998

North: 1699745.350 East: 1696736.500

Line Course: N 46-07-53.5 W Length: 35.205

North: 1699895.330 East: 1696734.173

Line Course: S 88-37-33.2 W Length: 150.003

North: 1699919.728 East: 1696708.793

North: 1699916.130 East: 1696558.832

Perimeter: 812.809 Area: 40,848 sq.ft. 0.93 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 45-21-01.6 E

Error North: 0.0002 East : 0.0002
 Precision 1: 812,810,000.000

Parcel name: p1B1L7

Line Course: S 89-06-40.1 W Length: 250.000	North: 1699555.486 East: 1696754.445
Line Course: N 00-53-19.9 W Length: 128.119	North: 1699551.607 East: 1696504.475
Line Course: N 88-37-33.2 E Length: 62.001	North: 1699679.711 East: 1696502.487
Line Course: N 88-37-33.2 E Length: 181.999	North: 1699681.198 East: 1696564.470
Line Course: S 09-25-04.4 E Length: 40.515	North: 1699685.562 East: 1696746.417
Line Course: S 00-53-19.9 E Length: 90.118	North: 1699645.593 East: 1696753.047
	North: 1699555.486 East: 1696754.445

Perimeter: 752.753 Area: 32,173 sq.ft. 0.73 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 04-17-20.5 E
 Error North: 0.0005 East: 0.0000
 Precision 1: 752,752.000

Parcel name: p1B1L8

Line Course: N 00-53-19.9 W Length: 120.000	North: 1699361.630 East: 1696507.422
Line Course: N 89-06-40.1 E Length: 250.000	North: 1699481.616 East: 1696505.561
Line Course: S 00-53-19.9 E Length: 120.000	North: 1699485.494 East: 1696755.531
Line Course: S 89-06-40.1 W Length: 250.000	North: 1699365.508 East: 1696757.392
	North: 1699361.630 East: 1696507.422

Perimeter: 740.000 Area: 29,999 sq.ft. 0.68 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 90-00-00.0 E
 Error North: 0.0000 East: 0.0000
 Precision 1: 740,000,000.000

Parcel name: p1B1L9

Line Course: N 89-06-40.1 E Length: 250.000	North: 1699361.630 East: 1696507.422
Line Course: S 00-53-19.9 E Length: 219.753	North: 1699365.508 East: 1696757.392
Line Course: S 88-37-33.2 W Length: 250.009	North: 1699145.782 East: 1696760.801

Line Course: N 00-53-19.9 W Length: 221.870

North: 1699139.787 East: 1696510.864

North: 1699361.630 East: 1696507.422

Perimeter: 941.632 Area: 55,202 sq.ft. 1.26 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 04-34-19.2 W

Error North: -0.0004 East: -0.0000

Precision 1: 941,632,000.000

Parcel name: p1B1L10

Line Course: N 45-36-08.9 E Length: 34.470

North: 1699547.255 East: 1695661.293

Line Course: N 22-30-51.3 E Length: 97.039

North: 1699571.372 East: 1695685.922

Line Course: N 88-37-33.2 E Length: 243.880

North: 1699661.015 East: 1695723.079

Line Course: N 88-37-33.2 E Length: 160.000

North: 1699666.863 East: 1695966.889

Line Course: N 01-22-26.8 W Length: 250.000

North: 1699670.700 East: 1696126.843

Line Course: N 88-37-33.2 E Length: 70.000

North: 1699920.628 East: 1696120.848

Line Course: S 01-22-26.8 E Length: 250.000

North: 1699922.307 East: 1696190.828

Line Course: N 88-37-33.2 E Length: 120.000

North: 1699672.379 East: 1696196.823

Line Course: N 88-37-33.2 E Length: 120.000

North: 1699675.256 East: 1696316.788

Line Course: N 88-37-33.2 E Length: 65.752

North: 1699678.134 East: 1696436.754

Line Course: S 00-53-19.9 E Length: 128.119

North: 1699679.711 East: 1696502.487

Line Course: N 89-06-40.1 E Length: 250.000

North: 1699551.607 East: 1696504.474

Line Course: S 00-53-19.9 E Length: 70.000

North: 1699555.485 East: 1696754.444

Line Course: S 89-06-40.1 W Length: 250.000

North: 1699485.494 East: 1696755.530

Line Course: S 00-53-19.9 E Length: 120.000

North: 1699481.616 East: 1696505.560

Line Course: S 00-53-19.9 E Length: 221.870

North: 1699361.630 East: 1696507.422

Line Course: S 88-37-33.2 W Length: 843.179

North: 1699139.787 East: 1696510.864

Line Course: N 00-53-19.8 W Length: 427.740

North: 1699119.567 East: 1695667.927

North: 1699547.255 East: 1695661.292

Perimeter: 3722.049 Area: 486,068. sq.ft. 11.15 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 85-19-00.6 W

Error North: 0.0001 East: -0.0008

Precision 1: 3,722,049.000