

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2006-09 - LEGACY PARK WILSON ESTATES 3RD ADDITION

**OWNER/APPLICANT:** C.V.C. Wichita Associates, LLC, Attn: Ron Samples, 7300 W. 110th St., Ste. 990, Overland Park, KS 66210

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

**LOCATION:** South of 21st St. North, West of Webb Road

**SITE SIZE:** 4.93 acres

**NUMBER OF LOTS**

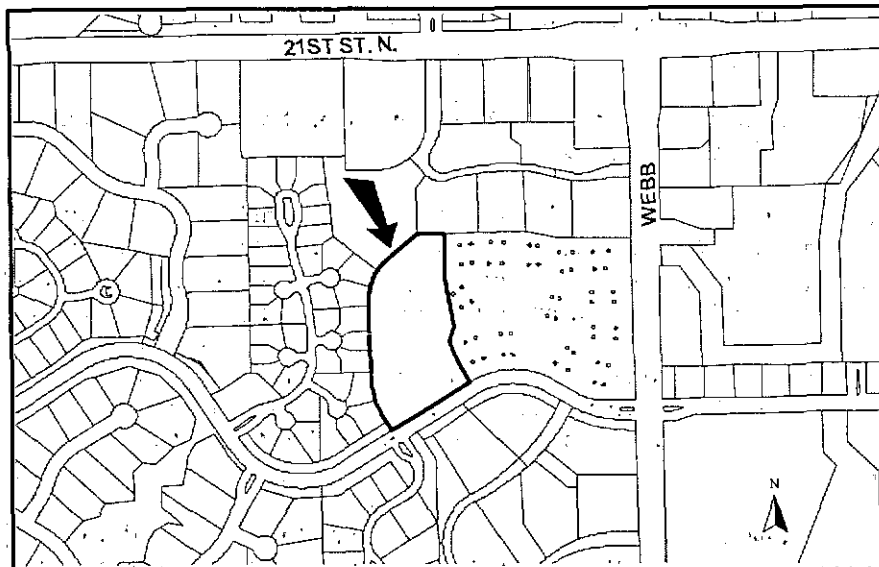
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

**MINIMUM LOT AREA:** 12,632 square feet

**CURRENT ZONING:** SF-5; Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is a replat of a portion of Lot 5, Block 1, Legacy Park Wilson Estates Addition. This site is also contained within Parcel 10 of the Wilson Estates Residential CUP (DP-201).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water or relocation of existing lines to serve the lots being platted!
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. A Block shall be designated on the face of the plat as referenced in the plat's text.
- E. The Applicant shall guarantee the paving of the proposed streets.
- F. The plat needs reference to section, township and range.
- G. The width of the Utility Easement on Film 2058, Page 927 must be shown with sufficient ties to locate it definitely with respect to the subdivision.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. 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.
- J. A CUP adjustment may be needed so that perimeter of the proposed residential block matches the perimeters of the CUP parcel boundaries.
- K. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. 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.

- O. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- P. "Lots, Block, Reserves and Street" shall be referenced in the plat's text.
- Q. GIS needs to comment on the plat's street names.
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.

- BB. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

## Legacy Park Wilson Estates 3rd Addition

### Parcel Closure

Project: J:\CIVIL\05753\

COGO Revisions: April 10, 2006

Date: Monday, February 20, 2006

Client Contact: Roland Samples, Clubhouse Villa Communities

cvcincron@aol.com

(913) 451-1300

### Parcel name: Final Plat Boundary

Line Course: N 32-35-10.2 W Length: 45.002	North: 15612.610	East: 17683.491
Curve Length: 210.374	Radius: 379.430	North: 15650.528
Delta: 31-46-03.2	Tangent: 107.967	East: 17659.254
Chord: 207.690	Course: N 16-42-08.6 W	
Course In: N 57-24-49.8 E	Course Out: S 89-10-53.0 W	
RP North: 15854.876	East: 17978.955	
End North: 15849.455	East: 17599.564	
Line Course: N 00-49-07.0 W Length: 279.240		
Curve Length: 192.878	Radius: 227.710	North: 16128.667
Delta: 48-31-53.2	Tangent: 102.651	East: 17595.574
Chord: 187.163	Course: N 23-26-49.6 E	
Course In: N 89-10-53.0 E	Course Out: N 42-17-13.8 W	
RP North: 16131.920	East: 17823.261	
End North: 16300.375	East: 17670.047	
Line Course: N 47-42-45.9 E Length: 160.400		
Line Course: N 89-05-19.0 E Length: 104.806	North: 16408.300	East: 17788.708
Line Course: S 00-12-19.1 W Length: 177.414	North: 16409.967	East: 17893.500
Line Course: S 11-23-08.8 E Length: 196.100	North: 16232.554	East: 17892.865
Line Course: S 15-30-03.3 W Length: 61.050	North: 16040.314	East: 17931.578
Line Course: S 18-59-13.3 E Length: 88.432	North: 15981.484	East: 17915.262
Line Course: S 29-51-11.5 E Length: 100.145	North: 15897.864	East: 17944.034
Line Course: S 57-24-50.0 W Length: 368.382	North: 15811.007	East: 17993.884
	North: 15612.609	East: 17683.491

Perimeter: 1984.223 Area: 214,699 sq.ft. 4.92 acres

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

Error Closure: 0.001 Course: S 49-16-59.5 E

North: -0.0005 East: 0.0006

Precision 1: 1,975,824.000

### Parcel name: Reserve A

Line Course: N 32-35-09.9 W Length: 30.000	North: 15709.854	East: 17835.629
Line Course: S 57-24-50.0 W Length: 180.562	North: 15735.132	East: 17819.472
Line Course: S 32-35-10.2 E Length: 30.000	North: 15637.887	East: 17667.334
Line Course: N 57-24-50.0 E Length: 180.562	North: 15612.610	East: 17683.491
	North: 15709.854	East: 17835.629

Perimeter: 421.124 Area: 5,416 sq.ft. 0.12 acres

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

Error Closure: 0.000 Course: N 57-24-50.0 E  
 North: 0.0000 East: 0.0000  
 Precision 1: 421,124,000.000

**Parcel name: Reserve B**

	North: 15725.473	East: 17860.064
Curve Length: 7.854	Radius: 5.000	
Delta: 90-00-00.0	Tangent: 5.000	
Chord: 7.071	Course: N 12-24-50.1 E	
Course In: N 32-35-09.9 W	Course Out: N 57-24-50.1 E	
RP North: 15729.686	East: 17857.371	
End North: 15732.379	East: 17861.584	
Line Course: N 32-35-09.9 W Length: 18.112		
	North: 15747.639	East: 17851.830
Curve Length: 36.314	Radius: 80.000	
Delta: 26-00-28.2	Tangent: 18.475	
Chord: 36.003	Course: N 45-35-24.0 W	
Course In: S 57-24-50.1 W	Course Out: N 31-24-21.9 E	
RP North: 15704.554	East: 17784.423	
End North: 15772.834	East: 17826.111	
Curve Length: 2.688	Radius: 1.000	
Delta: 153-59-31.8	Tangent: 4.330	
Chord: 1.949	Course: S 44-24-36.0 W	
Course In: S 31-24-21.9 W	Course Out: S 57-24-50.1 W	
RP North: 15771.980	East: 17825.590	
End North: 15771.442	East: 17824.747	
Line Course: S 32-35-09.9 E Length: 52.753		
	North: 15726.993	East: 17853.158
Curve Length: 7.854	Radius: 5.000	
Delta: 90-00-00.0	Tangent: 5.000	
Chord: 7.071	Course: S 77-35-09.9 E	
Course In: N 57-24-50.1 E	Course Out: S 32-35-09.9 E	
RP North: 15729.686	East: 17857.371	
End North: 15725.473	East: 17860.064	

Perimeter: 125.575 Area: 479 sq.ft. 0.01 acres

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

Error Closure: 0.000                      Course: S 74-44-38.0 W  
 North: -0.0001      East: -0.0004  
 Precision 1: 122,959,000.000

**Parcel name: Reserve C**

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Line Course: N 57-24-50.0 E Length: 133.820	North: 15738.937	East: 17881.129
Line Course: N 29-51-11.5 W Length: 30.034	North: 15811.008	East: 17993.883
Line Course: S 57-24-50.0 W Length: 135.490	North: 15837.057	East: 17978.933
Curve Length: 6.893                      Radius: 100.000	North: 15764.086	East: 17864.771
Delta: 3-56-58.1                      Tangent: 3.448		
Chord: 6.892                          Course: S 34-33-38.9 E		
Course In: S 53-27-52.0 W      Course Out: N 57-24-50.1 E		
RP North: 15704.554      East: 17784.422		
End North: 15758.410      East: 17868.681		
Line Course: S 32-35-09.9 E Length: 23.112	North: 15738.937	East: 17881.128

Perimeter: 329.350    Area: 4,036 sq.ft. 0.09 acres

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

Error Closure: 0.001                      Course: S 49-47-00.8 W  
 North: -0.0003      East: -0.0004  
 Precision 1: 329,348.000

**Parcel name: Lot 1, Block 1**

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Line Course: N 61-39-13.9 E Length: 172.617	North: 15724.446	East: 17622.647
Curve Length: 14.816                      Radius: 200.000	North: 15806.405	East: 17774.567
Delta: 4-14-39.9                      Tangent: 7.411		
Chord: 14.812                          Course: S 30-27-49.9 E		
Course In: N 61-39-30.0 E      Course Out: S 57-24-50.1 W		
RP North: 15901.350      East: 17950.593		
End North: 15793.637      East: 17782.076		
Line Course: S 32-35-09.9 E Length: 69.435	North: 15735.133	East: 17819.472
Line Course: S 57-24-50.0 W Length: 180.562	North: 15637.888	East: 17667.333
Line Course: N 32-35-10.2 W Length: 15.002	North: 15650.528	East: 17659.254
Curve Length: 82.650                      Radius: 379.430		
Delta: 12-28-49.8                      Tangent: 41.489		
Chord: 82.486                          Course: N 26-20-45.3 W		
Course In: N 57-24-49.8 E      Course Out: S 69-53-39.6 W		
RP North: 15854.877      East: 17978.955		
End North: 15724.447      East: 17622.647		

Perimeter: 535.082 Area: 16,181 sq.ft. 0.37 acres

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

Error Closure: 0.000 Course: N 43-02-44.0 W  
 North: 0.0001 East: -0.0001  
 Precision 1: 534,914,000.000

**Parcel name: Lot 2, Block 1**

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Line Course: N 81-35-26.0 E Length: 154.845 North: 15849.456 East: 17599.564  
 North: 15872.101 East: 17752.744  
 Curve Length: 69.577 Radius: 200.000  
 Delta: 19-55-56.0 Tangent: 35.143  
 Chord: 69.226 Course: S 18-22-32.0 E  
 Course In: N 81-35-26.0 E Course Out: S 61-39-30.0 W  
 RP North: 15901.350 East: 17950.593  
 End North: 15806.405 East: 17774.567  
 Line Course: S 61-39-13.9 W Length: 172.617 North: 15724.447 East: 17622.647  
 Curve Length: 127.725 Radius: 379.430  
 Delta: 19-17-13.4 Tangent: 64.472  
 Chord: 127.122 Course: N 10-27-43.7 W  
 Course In: N 69-53-39.6 E Course Out: S 89-10-53.0 W  
 RP North: 15854.877 East: 17978.955  
 End North: 15849.455 East: 17599.564

Perimeter: 524.763 Area: 16,035 sq.ft. 0.36 acres

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

Error Closure: 0.000 Course: S 59-29-37.8 E  
 North: -0.0002 East: 0.0003  
 Precision 1: 523,810,000.000

**Parcel name: Lot 3, Block 1**

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Line Course: N 81-35-26.0 E Length: 154.845 North: 15849.456 East: 17599.564  
 North: 15872.101 East: 17752.744  
 Curve Length: 29.354 Radius: 200.000  
 Delta: 8-24-34.0 Tangent: 14.704  
 Chord: 29.328 Course: N 04-12-17.0 W  
 Course In: N 81-35-26.0 E Course Out: N 90-00-00.0 W  
 RP North: 15901.350 East: 17950.593  
 End North: 15901.350 East: 17750.593  
 Line Course: N 00-00-00.0 E Length: 58.395 North: 15959.745 East: 17750.593  
 Line Course: N 90-00-00.0 W Length: 152.606 North: 15959.745 East: 17597.987  
 Line Course: S 00-49-07.0 E Length: 110.301 North: 15849.455 East: 17599.563

Perimeter: 505.501 Area: 15,079 sq.ft. 0.34 acres

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

Error Closure: 0.000 Course: S 58-15-17.6 W  
 North: -0.0002 East: -0.0003  
 Precision 1: 505,475,000.000

**Parcel name: Lot 4, Block 1**

Line Course: N 90-00-00.0 W Length: 149.356	North: 16060.822	East: 17745.900
Line Course: S 00-49-07.0 E Length: 101.087	North: 16060.822	East: 17596.544
Line Course: S 90-00-00.0 E Length: 152.606	North: 15959.745	East: 17597.988
Line Course: N 00-00-00.0 E Length: 36.834	North: 15959.745	East: 17750.594
Curve Length: 64.471	Radius: 442.000	North: 15996.579
Delta: 8-21-26.3	Tangent: 32.293	East: 17750.594
Chord: 64.414	Course: N 04-10-43.1 W	
Course In: N 90-00-00.0 W	Course Out: N 81-38-33.7 E	
RP North: 15996.579	East: 17308.594	
End North: 16060.822	East: 17745.900	

Perimeter: 504.354 Area: 15,397 sq.ft. 0.35 acres

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

Error Closure: 0.001 Course: N 81-58-19.6 E  
 North: 0.0001 East: 0.0006  
 Precision 1: 504,297.000

**Parcel name: Lot 5, Block 1**

Line Course: S 70-23-20.7 E Length: 155.112	North: 16191.493	East: 17603.481
Curve Length: 67.561	Radius: 131.000	North: 16139.432
Delta: 29-32-57.0	Tangent: 34.550	East: 17749.596
Chord: 66.814	Course: S 04-50-14.1 W	
Course In: S 70-23-17.4 E	Course Out: S 80-03-45.6 W	
RP North: 16095.462	East: 17872.996	
End North: 16072.856	East: 17743.962	
Curve Length: 12.189	Radius: 442.000	
Delta: 1-34-48.1	Tangent: 6.095	
Chord: 12.189	Course: S 09-08-50.3 E	
Course In: S 80-03-45.6 W	Course Out: N 81-38-33.7 E	
RP North: 15996.580	East: 17308.593	
End North: 16060.822	East: 17745.900	
Line Course: N 90-00-00.0 W Length: 149.356	North: 16060.822	East: 17596.544
Line Course: N 00-49-07.0 W Length: 67.852	North: 16128.667	East: 17595.574
Curve Length: 63.527	Radius: 227.710	

Delta: 15-59-04.2      Tangent: 31.971  
 Chord: 63.321          Course: N 07-10-25.1 E  
 Course In: N 89-10-53.0 E    Course Out: N 74-50-02.8 W  
 RP North: 16131.920    East: 17823.261  
 End North: 16191.493    East: 17603.481

Perimeter: 515.597    Area: 15,697 sq.ft. 0.36 acres

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

Error Closure: 0.000          Course: S 58-33-40.8 E  
 North: -0.0000      East: 0.0000  
 Precision 1: 514,644,000.000

**Parcel name: Lot 6, Block 1**

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Line Course: S 70-23-20.7 E Length: 155.112      North: 16191.493    East: 17603.481  
 Curve Length: 67.261          Radius: 131.000      North: 16139.432    East: 17749.596  
     Delta: 29-25-05.0      Tangent: 34.389  
     Chord: 66.524          Course: N 34-19-15.1 E  
 Course In: S 70-23-17.4 E    Course Out: N 40-58-12.4 W  
 RP North: 16095.462    East: 17872.996  
 End North: 16194.374    East: 17787.104  
 Curve Length: 4.395          Radius: 19.500  
     Delta: 12-54-51.2      Tangent: 2.207  
     Chord: 4.386          Course: N 42-34-22.0 E  
 Course In: N 40-58-12.4 W    Course Out: S 53-53-03.6 E  
 RP North: 16209.097    East: 17774.318  
 End North: 16197.604    East: 17790.071  
 Line Course: N 53-36-23.9 W Length: 159.592      North: 16292.294    East: 17661.606  
 Curve Length: 117.664          Radius: 227.710  
     Delta: 29-36-22.5      Tangent: 60.177  
     Chord: 116.359          Course: S 29-58-08.4 W  
 Course In: S 45-13-40.3 E    Course Out: N 74-50-02.8 W  
 RP North: 16131.920    East: 17823.260  
 End North: 16191.492    East: 17603.481

Perimeter: 504.024    Area: 14,906 sq.ft. 0.34 acres

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

Error Closure: 0.001          Course: S 86-10-18.8 W  
 North: -0.0001      East: -0.0008  
 Precision 1: 501,973.000

**Parcel name: Lot 7, Block 1**

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Line Course: S 18-30-20.5 E Length: 157.248      North: 16390.764    East: 17769.427  
 Curve Length: 44.811          Radius: 37.500      North: 16241.647    East: 17819.337  
     Delta: 68-27-58.4      Tangent: 25.517

Chord: 42.192 Course: S 37-15-40.3 W  
 Course In: S 18-30-20.5 E Course Out: N 86-58-18.9 W  
 RP North: 16206.086 East: 17831.240  
 End North: 16208.067 East: 17793.792  
 Curve Length: 11.261 Radius: 19.500  
 Delta: 33-05-15.3 Tangent: 5.792  
 Chord: 11.105 Course: S 19-34-18.8 W  
 Course In: N 86-58-18.9 W Course Out: S 53-53-03.6 E  
 RP North: 16209.097 East: 17774.319  
 End North: 16197.604 East: 17790.072  
 Line Course: N 53-36-23.9 W Length: 159.592

North: 16292.294 East: 17661.606

Curve Length: 11.687 Radius: 227.710  
 Delta: 2-56-26.5 Tangent: 5.845  
 Chord: 11.686 Course: N 46-14-32.9 E  
 Course In: S 45-13-40.3 E Course Out: N 42-17-13.8 W  
 RP North: 16131.920 East: 17823.261  
 End North: 16300.376 East: 17670.047  
 Line Course: N 47-42-45.9 E Length: 134.337

North: 16390.764 East: 17769.427

Perimeter: 518.935 Area: 14,480 sq.ft. 0.33 acres

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

Error Closure: 0.000 Course: N 00-04-32.6 E  
 North: 0.0002 East: 0.0000  
 Precision 1: 516,160,000.000

**Parcel name: Lot 8, Block 1**

Line Course: S 78-36-51.2 W Length: 28.138  
 North: 16219.044 East: 17895.585  
 North: 16213.489 East: 17868.001  
 Curve Length: 63.565 Radius: 37.500  
 Delta: 97-07-11.7 Tangent: 42.476  
 Chord: 56.224 Course: N 59-56-44.7 W  
 Course In: S 78-36-51.2 W Course Out: N 18-30-20.5 W  
 RP North: 16206.086 East: 17831.239  
 End North: 16241.648 East: 17819.336  
 Line Course: N 18-30-20.5 W Length: 157.248  
 North: 16390.765 East: 17769.426  
 Line Course: N 47-42-45.9 E Length: 26.063  
 North: 16408.301 East: 17788.707  
 Line Course: N 89-05-19.0 E Length: 104.806  
 North: 16409.968 East: 17893.499  
 Line Course: S 00-12-19.1 W Length: 177.414  
 North: 16232.555 East: 17892.864  
 Line Course: S 11-23-08.8 E Length: 13.782  
 North: 16219.044 East: 17895.585

Perimeter: 571.015 Area: 17,671 sq.ft. 0.40 acres

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

Error Closure: 0.001 Course: N 77-50-37.6 W  
 North: 0.0001 East: -0.0007  
 Precision 1: 563,675.000

**Parcel name: Lot 9, Block 1**

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Line Course: N 90-00-00.0 W Length: 149.223 North: 16060.899 East: 17927.432  
 North: 16060.899 East: 17778.209  
 Curve Length: 17.691 Radius: 474.000  
 Delta: 2-08-18.5 Tangent: 8.847  
 Chord: 17.690 Course: N 08-52-05.1 W  
 Course In: S 82-12-04.1 W Course Out: N 80-03-45.6 E  
 RP North: 15996.579 East: 17308.593  
 End North: 16078.378 East: 17775.482  
 Curve Length: 93.918 Radius: 99.000  
 Delta: 54-21-17.1 Tangent: 50.830  
 Chord: 90.436 Course: N 17-14-24.2 E  
 Course In: N 80-03-45.6 E Course Out: N 45-34-57.3 W  
 RP North: 16095.462 East: 17872.997  
 End North: 16164.751 East: 17802.285  
 Curve Length: 20.716 Radius: 19.500  
 Delta: 60-52-03.5 Tangent: 11.456  
 Chord: 19.755 Course: N 74-51-04.5 E  
 Course In: S 45-34-57.3 E Course Out: N 15-17-06.2 E  
 RP North: 16151.103 East: 17816.213  
 End North: 16169.913 East: 17821.353  
 Curve Length: 76.361 Radius: 37.500  
 Delta: 116-40-15.0 Tangent: 60.802  
 Chord: 63.835 Course: N 46-56-58.7 E  
 Course In: N 15-17-06.2 E Course Out: N 78-36-51.2 E  
 RP North: 16206.087 East: 17831.239  
 End North: 16213.489 East: 17868.001  
 Line Course: N 78-36-51.2 E Length: 28.138 North: 16219.044 East: 17895.585  
 Line Course: S 11-23-08.8 E Length: 161.320 North: 16060.899 East: 17927.432

Perimeter: 547.366 Area: 16,435 sq.ft. 0.37 acres

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

Error Closure: 0.000 Course: S 53-24-09.5 E  
 North: -0.0002 East: 0.0002  
 Precision 1: 530,397,000.000

**Parcel name: Lot 10, Block 1**

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Line Course: N 90-00-00.0 W Length: 138.147 North: 15965.562 East: 17920.740  
 North: 15965.562 East: 17782.593  
 Line Course: N 00-00-00.0 E Length: 31.017 North: 15996.579 East: 17782.593  
 Curve Length: 64.519 Radius: 474.000

Delta: 7-47-55.9      Tangent: 32.309  
 Chord: 64.469      Course: N 03-53-58.0 W  
 Course In: N 90-00-00.0 W    Course Out: N 82-12-04.1 E  
 RP North: 15996.579    East: 17308.593  
 End North: 16060.899    East: 17778.209

Line Course: S 90-00-00.0 E Length: 149.223  
 North: 16060.899    East: 17927.432  
 Line Course: S 11-23-08.8 E Length: 20.998  
 North: 16040.314    East: 17931.577  
 Line Course: S 15-30-03.3 W Length: 61.050  
 North: 15981.484    East: 17915.261  
 Line Course: S 18-59-13.3 E Length: 16.840  
 North: 15965.561    East: 17920.740

Perimeter: 481.794    Area: 13,558 sq.ft. 0.31 acres

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

Error Closure: 0.001      Course: S 07-59-53.4 E  
 North: -0.0012      East: 0.0002  
 Precision 1: 481,744.000

**Parcel name: Lot 11, Block 1**

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Line Course: S 18-59-13.3 E Length: 51.048  
 North: 15965.562    East: 17920.740  
 Line Course: S 57-24-50.0 W Length: 98.376  
 North: 15917.291    East: 17937.349  
 Line Course: N 90-00-00.0 W Length: 67.731  
 North: 15864.309    East: 17854.459  
 Curve Length: 37.348      Radius: 168.000  
 Delta: 12-44-14.5      Tangent: 18.751  
 Chord: 37.271      Course: N 06-22-07.3 W  
 Course In: N 77-15-45.5 E    Course Out: N 90-00-00.0 W  
 RP North: 15901.350    East: 17950.594  
 End North: 15901.350    East: 17782.594  
 Line Course: N 00-00-00.0 E Length: 64.212  
 North: 15965.562    East: 17782.594  
 Line Course: S 90-00-00.0 E Length: 138.147  
 North: 15965.562    East: 17920.741

Perimeter: 456.862    Area: 13,021 sq.ft. 0.29 acres

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

Error Closure: 0.001      Course: N 47-55-24.2 E  
 North: 0.0004      East: 0.0004  
 Precision 1: 456,785.000

**Parcel name: Lot 12, Block 1**

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Line Course: S 57-24-50.0 W Length: 98.376  
 North: 15917.291    East: 17937.349  
 North: 15864.309    East: 17854.459

Line Course: N 90-00-00.0 W Length: 67.731

North: 15864.309 East: 17786.728

Curve Length: 27.011 Radius: 168.000  
 Delta: 9-12-43.2 Tangent: 13.535  
 Chord: 26.982 Course: S 17-20-36.1 E  
 Course In: N 77-15-45.5 E Course Out: S 68-03-02.3 W  
 RP North: 15901.350 East: 17950.594  
 End North: 15838.554 East: 17794.771

Curve Length: 64.612 Radius: 100.000  
 Delta: 37-01-11.7 Tangent: 33.479  
 Chord: 63.494 Course: S 40-27-33.6 E  
 Course In: N 68-03-02.3 E Course Out: S 31-01-50.6 W  
 RP North: 15875.933 East: 17887.523  
 End North: 15790.244 East: 17835.973

Curve Length: 39.154 Radius: 100.000  
 Delta: 22-26-01.4 Tangent: 19.831  
 Chord: 38.905 Course: S 47-45-08.7 E  
 Course In: S 31-01-50.6 W Course Out: N 53-27-52.0 E  
 RP North: 15704.554 East: 17784.423  
 End North: 15764.086 East: 17864.772

Line Course: N 57-24-50.0 E Length: 135.490

North: 15837.057 East: 17978.934

Line Course: N 29-51-11.5 W Length: 70.111

North: 15897.864 East: 17944.034

Line Course: N 18-59-13.3 W Length: 20.544

North: 15917.291 East: 17937.350

Perimeter: 523.030 Area: 14,721 sq.ft. 0.33 acres

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

Error Closure: 0.001 Course: S 52-08-01.8 E

North: -0.0008 East: 0.0011

Precision 1: 521,633.000



Job ID : MPT  
 Job name : Mies Plat Topo  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 11/12/05 1:56pm

Lot 1, Block A

Initial parcel

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Point	Bearing	Distance
304		
466	N88°59'43"W	912.352
463	S30°49'00"E	0.660
464	S47°23'00"E	607.300
467	S56°20'47"E	67.154
468	S88°59'08"E	407.107
304	N0°15'46"E	440.195

Area: 6.7400 acres

Lot misclose: no misclose

Initial parcel  
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# PARENT TRACT

Point	Bearing	Distance
304		
466	N88°59'43"W	912.352
463	S30°49'00"E	0.660
464	S47°23'00"E	607.300
302	S56°20'47"E	122.777
455	S1°00'52"W	30.000
454	S88°59'09"E	361.055
304	N0°15'46"E	500.197

Area: 7.2529 acres

Lot misclose: no misclose

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