

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
MAY 13, 2004

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-24 -- LOTUS ADDITION

OWNER/APPLICANT: Hoa Nguyen, 3740 Rushwood Court, Wichita, KS 67226

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 47th St. South, West of Rock Road

SITE SIZE: 19.28 Acres

NUMBER OF LOTS

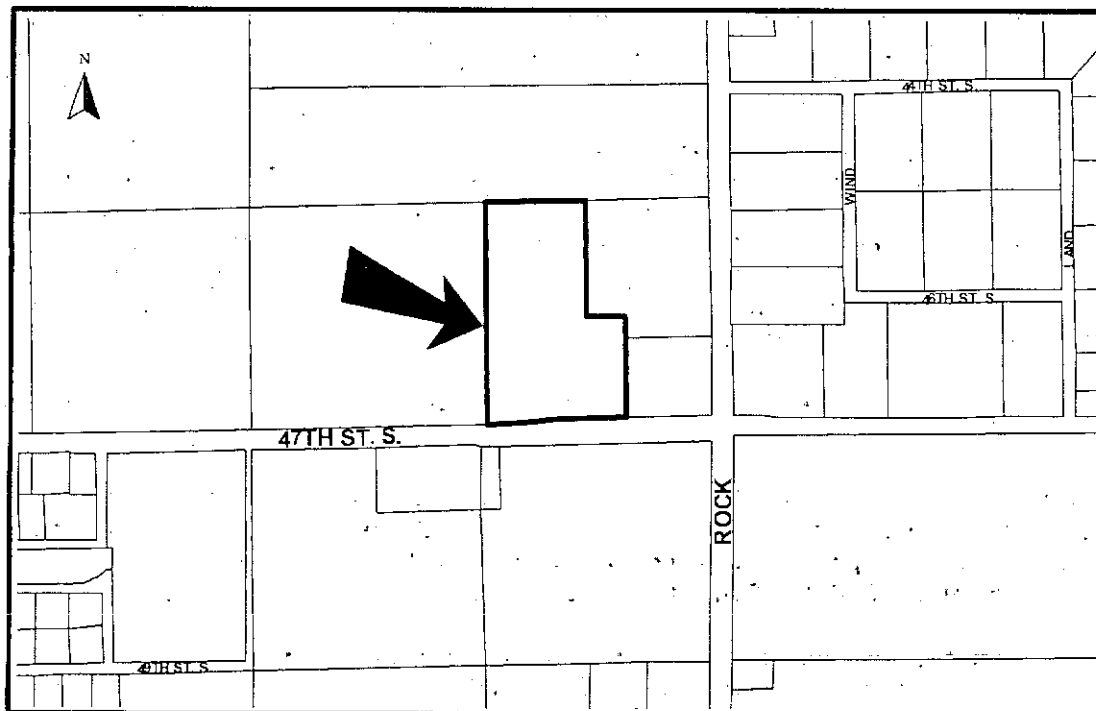
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 3.44 Acres

CURRENT ZONING: SF-20, Single-Family Residential, RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan, and outside the area that can be served at this time by the City sewer system.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. *A drainage plan and lot grading plan are needed.*
- D. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Serenity.
- E. County Engineering needs to comment on the access controls. The plat denotes two openings along 47th St. South. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *County Engineering requests the elimination of the right-in/right-out access point between Lots 1 & 2.*
- F. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- G. The applicant shall guarantee the installation of the cul-de-sac to the 36-ft rock suburban street standard.
- H. 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."
- I. 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.

SUB 2004-24 -- Preliminary Plat of LOTUS ADDITION
May 13, 2004 - Page 3

- J. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- K. GIS needs to comment on the plat's street names. *Serenity needs to be denoted as Serenity Cir.*
- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.

- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/13/04)

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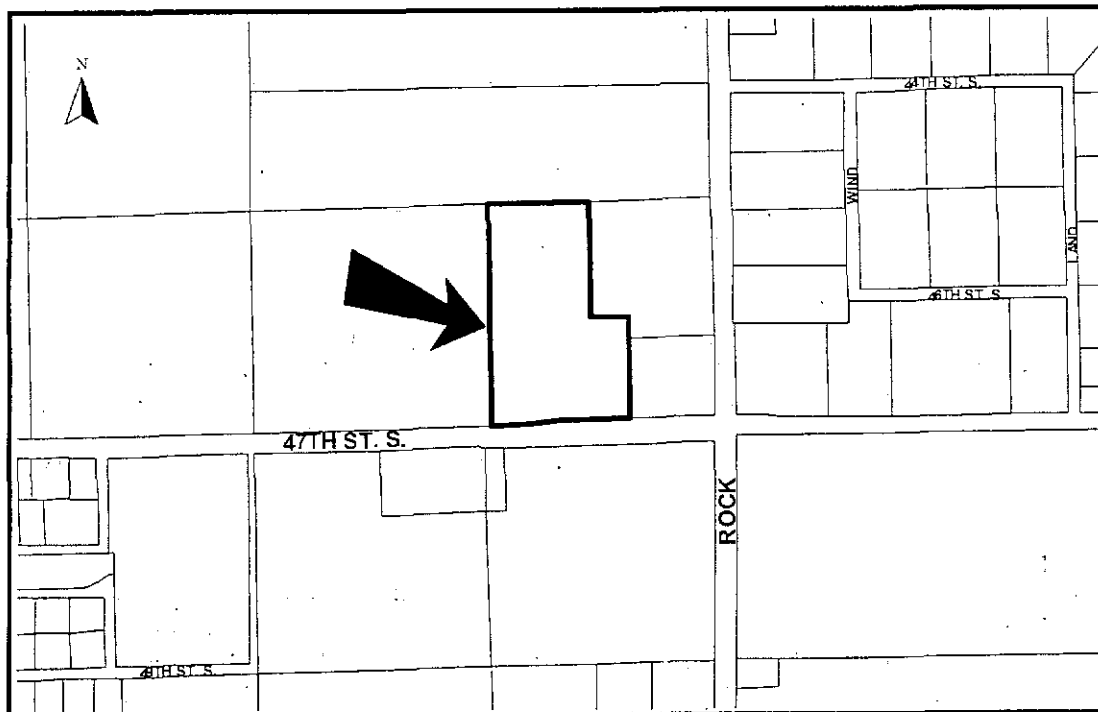
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STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along Serenity.

The requested access controls have been platted.

- E. The plat denotes two openings along 47th Street South. County Engineering requests the elimination of the right-in/right-out access point between Lots 1 & 2. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the west.

The opening between Lots 1 and 2 has been eliminated as requested. Future cross-lot access is requested with property to the west.

- F. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
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- I. 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.

- J. GIS has requested the street name be denoted as "Serenity Cir".
- 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. 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.
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- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

LOTUS ADDITION

Sedgwick County, Kansas

Course: S 00-28-01 W	Distance: 667.44
Course: S 89-59-31 E	Distance: 213.00
Course: S 00-28-01 W	Distance: 579.92
Course: N 89-59-31 W	Distance: 387.02
Course: S 84-18-10 W	Distance: 201.16
Course: N 89-59-31 W	Distance: 192.92
Course: N 00-14-11 E	Distance: 1267.28
Course: S 89-59-48 E	Distance: 572.05

Perimeter: 4080.79

Area: 839762.03

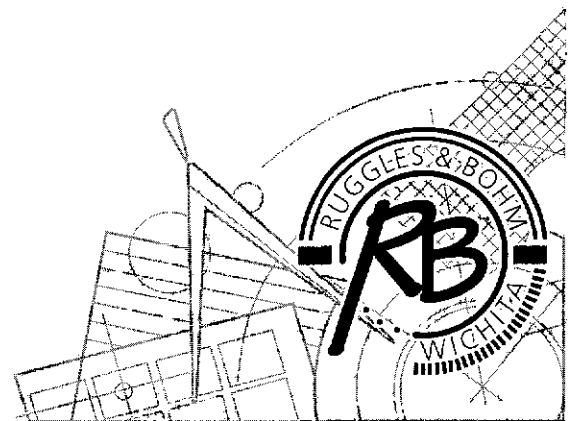
19.28 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.007

Course: N 85-36-04 W

Precision 1: 614613.69



North Ridge Village Addition

Parcel Closure

Project: J:\CIVIL\04394\

COGO Revisions: none

Date: Monday, December 27, 2004

Client Contact: Hutton Const.

Parcel name: SW ¼, Sec. 28, T26S,R1E, 6th P.M.

Line Course: S 01-35-09.0 E Length: 2633.839	North: 1712215.560 East: 1622881.910
Line Course: S 88-34-22.2 W Length: 2672.039	North: 1709582.730 East : 1622954.800
Line Course: N 01-05-32.4 W Length: 2632.094	North: 1709516.179 East : 1620283.590
Line Course: N 88-32-03.7 E Length: 2649.364	North: 1712147.795 East : 1620233.413
	North: 1712215.559 East : 1622881.910

Perimeter: 10587.336 Area: 7,005,460 sq.ft. 160.82 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 05-39-34.1 W

Error North: -0.0009 East : -0.0001

Precision 1: 10,587,336.000

Parcel name: -FINAL_PLAT_BNDY_POST ST DED

Line Course: S 88-32-53.9 W Length: 2597.867	North: 1711226.705 East: 1622849.264
Line Course: N 01-05-32.4 W Length: 987.084	North: 1711160.891 East : 1620252.230
Line Course: N 88-32-25.2 E Length: 478.685	North: 1712147.795 East : 1620233.413
Line Course: S 88-13-13.7 E Length: 200.267	North: 1712159.989 East : 1620711.943
Line Course: N 88-41-34.8 E Length: 850.030	North: 1712153.770 East : 1620912.113
Line Course: S 82-00-49.4 E Length: 1053.887	North: 1712173.159 East : 1621761.922
Line Course: S 05-28-54.5 E Length: 316.720	North: 1712026.736 East : 1622805.588
Line Course: S 01-35-09.0 E Length: 484.945	North: 1711711.464 East : 1622835.844
	North: 1711226.705 East : 1622849.264

Perimeter: 6969.485 Area: 2,437,422 sq.ft. 55.955 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 72-05-05.9 E

Error North: -0.0003 East : 0.0008

Precision 1: 6,969,485.000

Parcel name: -FINAL_PLAT_BNDY_PRE ST DED

Line Course: S 88-32-53.9 W Length: 2657.868	North: 1711228.225 East: 1622909.244
Line Course: N 01-05-32.4 W Length: 987.084	North: 1711160.891 East : 1620252.230
Line Course: N 88-32-25.2 E Length: 478.685	North: 1712147.795 East : 1620233.412
Line Course: S 88-13-13.7 E Length: 200.267	North: 1712159.989 East : 1620711.942
Line Course: N 88-41-34.8 E Length: 850.030	North: 1712153.770 East : 1620912.112
Line Course: S 82-00-49.4 E Length: 1053.887	North: 1712173.159 East : 1621761.921
Line Course: S 05-29-06.5 E Length: 316.449	North: 1712026.736 East : 1622805.587
Line Course: S 05-29-07.1 E Length: 160.151	North: 1711711.736 East : 1622835.835
Line Course: N 88-32-34.7 E Length: 49.109	North: 1711552.318 East : 1622851.144
Line Course: S 01-35-09.0 E Length: 325.467	North: 1711553.567 East : 1622900.237
	North: 1711228.224 East : 1622909.245

Perimeter: 7078.996 Area: 2,457,823 sq.ft. 56.423 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 04-25-15.2 E
 Error North: -0.0008 East : 0.0001
 Precision 1: 7,078,997.000

Parcel name: VILLAGE CIR.

Line Course: S 88-24-51.0 W Length: 72.625	North: 1711548.526 East: 1622900.377
Curve Length: 102.222 Radius: 600.000	North: 1711546.516 East : 1622827.780
Delta: 9-45-41.3 Tangent: 51.235	
Chord: 102.098 Course: S 83-32-00.4 W	
Course In: S 01-35-09.0 E Course Out: N 11-20-50.3 W	
RP North: 1710946.746 East : 1622844.384	
End North: 1711535.017 East : 1622726.331	
Line Course: S 78-39-09.7 W Length: 38.278	North: 1711527.486 East : 1622688.801
Curve Length: 547.590 Radius: 1400.000	
Delta: 22-24-37.5 Tangent: 277.340	
Chord: 544.106 Course: S 89-51-28.5 W	
Course In: N 11-20-50.3 W Course Out: S 11-03-47.2 W	
RP North: 1712900.120 East : 1622413.343	
End North: 1711526.137 East : 1622144.697	
Line Course: N 78-56-12.8 W Length: 89.118	North: 1711543.238 East : 1622057.235
Curve Length: 218.425 Radius: 1000.000	
Delta: 12-30-53.3 Tangent: 109.649	
Chord: 217.991 Course: N 85-11-39.4 W	
Course In: S 11-03-47.2 W Course Out: N 01-27-06.1 W	
RP North: 1710561.821 East : 1621865.345	
End North: 1711561.500 East : 1621840.011	
Line Course: S 88-32-53.9 W Length: 539.605	North: 1711547.830 East : 1621300.579

Parcel name: RESERVE A

Line Course: S 88-24-51.0 W Length: 12.625 North: 1711554.363 East: 1622840.192

Curve Length: 103.500 Radius: 607.500 North: 1711554.013 East: 1622827.572
Delta: 9-45-41.3 Tangent: 51.875
Chord: 103.375 Course: S 83-32-00.4 W
Course In: S 01-35-09.0 E Course Out: N 11-20-50.3 W
RP North: 1710946.746 East: 1622844.384
End North: 1711542.371 East: 1622724.855

Line Course: S 78-39-09.7 W Length: 38.278 North: 1711534.839 East: 1622687.325

Curve Length: 544.656 Radius: 1392.500
Delta: 22-24-37.5 Tangent: 275.854
Chord: 541.191 Course: S 89-51-28.5 W
Course In: N 11-20-50.3 W Course Out: S 11-03-47.2 W
RP North: 1712900.119 East: 1622413.343
End North: 1711533.497 East: 1622146.136

Line Course: N 78-56-12.8 W Length: 89.118 North: 1711550.598 East: 1622058.674

Curve Length: 220.063 Radius: 1007.500
Delta: 12-30-53.3 Tangent: 110.471
Chord: 219.626 Course: N 85-11-39.4 W
Course In: S 11-03-47.2 W Course Out: N 01-27-06.1 W
RP North: 1710561.821 East: 1621865.345
End North: 1711568.998 East: 1621839.820

Line Course: S 88-32-53.9 W Length: 59.887 North: 1711567.481 East: 1621779.952

Curve Length: 15.014 Radius: 100.000
Delta: 8-36-08.8 Tangent: 7.521
Chord: 15.000 Course: S 01-27-06.1 E
Course In: S 84-14-49.5 W Course Out: S 87-09-01.7 E
RP North: 1711557.457 East: 1621680.456
End North: 1711552.485 East: 1621780.332

Line Course: N 88-32-53.9 E Length: 59.887 North: 1711554.003 East: 1621840.200

Curve Length: 216.786 Radius: 992.500
Delta: 12-30-53.3 Tangent: 108.826
Chord: 216.356 Course: S 85-11-39.4 E
Course In: S 01-27-06.1 E Course Out: N 11-03-47.2 E
RP North: 1710561.821 East: 1621865.344
End North: 1711535.877 East: 1622055.795

Line Course: S 78-56-12.8 E Length: 89.118 North: 1711518.776 East: 1622143.257

Curve Length: 550.523 Radius: 1407.500
Delta: 22-24-37.5 Tangent: 278.826
Chord: 547.021 Course: N 89-51-28.5 E
Course In: N 11-03-47.2 E Course Out: S 11-20-50.3 E
RP North: 1712900.120 East: 1622413.343
End North: 1711520.133 East: 1622690.277

Line Course: N 78-39-09.7 E Length: 38.278 North: 1711527.664 East: 1622727.806

Curve Length: 100.944 Radius: 592.500
Delta: 9-45-41.3 Tangent: 50.595
Chord: 100.822 Course: N 83-32-00.4 E
Course In: S 11-20-50.3 E Course Out: N 01-35-09.0 W
RP North: 1710946.746 East: 1622844.384
End North: 1711539.019 East: 1622827.987

Line Course: N 88-24-51.0 E Length: 12.625

North: 1711539.368 East : 1622840.607

Line Course: N 01-35-09.0 W Length: 15.000

North: 1711554.363 East : 1622840.192

Perimeter: 2166.304 Area: 16,019 sq.ft. 0.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 82-48-20.3 W

Error North: -0.0000 East : -0.0004

Precision 1: 2,158,207,000.000

Parcel name: RESERVE B

North: 1711582.457 East : 1621680.456

Curve Length: 78.540

Radius: 25.000

Delta: 180-00-00.0

Tangent: 408294468209596100.000

Chord: 50.000

Course: S 00-00-00.0 W

Course In: S 00-00-00.0 W Course Out: S 00-00-00.0 W

RP North: 1711557.457 East : 1621680.456

End North: 1711532.457 East : 1621680.456

Curve Length: 78.540

Radius: 25.000

Delta: 180-00-00.0

Tangent: 408294468209596100.000

Chord: 50.000

Course: N 00-00-00.0 E

Course In: N 00-00-00.0 E Course Out: N 00-00-00.0 E

RP North: 1711557.457 East : 1621680.456

End North: 1711582.457 East : 1621680.456

Perimeter: 157.080 Area: 1,963 sq.ft. 0.04 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: 100,000,000.000

Parcel name: RESERVE C

North: 1711562.428 East: 1621580.580

Line Course: S 88-32-53.9 W Length: 195.268

North: 1711557.481 East : 1621385.374

Line Course: S 01-27-06.1 E Length: 15.000

North: 1711542.486 East : 1621385.754

Line Course: N 88-32-53.9 E Length: 195.268

North: 1711547.433 East : 1621580.960

Curve Length: 15.014

Radius: 100.000

Delta: 8-36-08.8

Tangent: 7.521

Chord: 15.000

Course: N 01-27-06.1 W

Course In: N 84-14-49.5 E Course Out: N 87-09-01.7 W

RP North: 1711557.457 East : 1621680.456

End North: 1711562.428 East : 1621580.580

Perimeter: 420.550 Area: 2,926 sq.ft. 0.06 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: 420,536,000.000

Parcel name: RESERVE D

Line Course: N 01-05-32.4 W Length: 987.084	North: 1711160.891 East: 1620252.230
Line Course: N 88-32-25.2 E Length: 478.685	North: 1712147.795 East : 1620233.413
Line Course: S 88-13-13.7 E Length: 100.133	North: 1712159.989 East : 1620711.942
Line Course: S 19-51-26.8 E Length: 681.644	North: 1712156.880 East : 1620812.027
Line Course: S 19-51-26.8 E Length: 352.759	North: 1711515.766 East : 1621043.568
Line Course: S 88-32-53.9 W Length: 911.457	North: 1711183.981 East : 1621163.394
	North: 1711160.890 East : 1620252.230

Perimeter: 3511.763 Area: 734,250 sq.ft. 16.85 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 53-06-11.3 W
 Error North: -0.0003 East : -0.0004
 Precision 1: 3,511,762,000.000

Parcel name: BLOCK 1, LOT 1

Line Course: S 88-24-51.0 W Length: 12.625	North: 1711496.885 East: 1622841.784
Curve Length: 93.703 Radius: 550.000	North: 1711496.535 East : 1622829.163
Delta: 9-45-41.3 Tangent: 46.965	
Chord: 93.590 Course: S 83-32-00.4 W	
Course In: S 01-35-09.0 E Course Out: N 11-20-50.3 W	
RP North: 1710946.746 East : 1622844.384	
End North: 1711485.995 East : 1622736.169	
Line Course: S 78-39-09.7 W Length: 38.278	North: 1711478.463 East : 1622698.639
Curve Length: 106.811 Radius: 1450.000	
Delta: 4-13-14.0 Tangent: 53.429	
Chord: 106.786 Course: S 80-45-46.7 W	
Course In: N 11-20-50.3 W Course Out: S 07-07-36.3 E	
RP North: 1712900.120 East : 1622413.343	
End North: 1711461.322 East : 1622593.238	
Line Course: S 01-27-06.1 E Length: 241.028	North: 1711220.372 East : 1622599.344
Line Course: N 88-32-53.9 E Length: 250.001	North: 1711226.705 East : 1622849.265
Line Course: N 01-35-09.0 W Length: 270.283	North: 1711496.885 East : 1622841.785

Perimeter: 1012.728 Area: 64,391 sq.ft. 1.47 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 89-40-24.6 E
 Error North: -0.0000 East : 0.0013
 Precision 1: 1,012,591.000

Parcel name: BLOCK 1, LOT 2

Line Course: N 01-27-06.1 W Length: 240.374	North: 1711213.277 East: 1622319.395
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North: 1711453.574 East: 1622313.305
 Curve Length: 280.476 Radius: 1450.000
 Delta: 11-04-58.2 Tangent: 140.677
 Chord: 280.039 Course: N 88-24-52.8 E
 Course In: N 03-57-21.9 E Course Out: S 07-07-36.3 E
 RP North: 1712900.119 East: 1622413.343
 End North: 1711461.322 East: 1622593.237
 Line Course: S 01-27-06.1 E Length: 241.028
 North: 1711220.371 East: 1622599.343
 Line Course: S 88-32-53.9 W Length: 280.039
 North: 1711213.276 East: 1622319.394
 Perimeter: 1041.917 Area: 66,139 sq.ft. 1.51 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 41-12-09.6 W
 Error North: -0.0008 East: -0.0007
 Precision 1: 1,041,480.000

Parcel name: BLOCK 1, LOT 3

North: 1711197.317 East: 1621689.597
 Line Course: N 88-32-53.9 E Length: 630.000
 North: 1711213.277 East: 1622319.395
 Line Course: N 01-27-06.1 W Length: 240.374
 North: 1711453.574 East: 1622313.305
 Curve Length: 179.860 Radius: 1450.000
 Delta: 7-06-25.3 Tangent: 90.045
 Chord: 179.745 Course: N 82-29-25.4 W
 Course In: N 03-57-21.9 E Course Out: S 11-03-47.2 W
 RP North: 1712900.119 East: 1622413.343
 End North: 1711477.065 East: 1622135.102
 Line Course: N 78-56-12.8 W Length: 89.118
 North: 1711494.166 East: 1622047.640
 Curve Length: 207.503 Radius: 950.000
 Delta: 12-30-53.3 Tangent: 104.166
 Chord: 207.091 Course: N 85-11-39.4 W
 Course In: S 11-03-47.2 W Course Out: N 01-27-06.1 W
 RP North: 1710561.821 East: 1621865.344
 End North: 1711511.516 East: 1621841.277
 Line Course: S 88-32-53.9 W Length: 73.002
 North: 1711509.666 East: 1621768.298
 Curve Length: 104.706 Radius: 100.000
 Delta: 59-59-31.3 Tangent: 57.726
 Chord: 99.988 Course: S 58-32-39.6 W
 Course In: N 61-27-06.1 W Course Out: S 01-27-34.8 E
 RP North: 1711557.456 East: 1621680.457
 End North: 1711457.489 East: 1621683.004
 Line Course: S 01-27-06.1 E Length: 260.256
 North: 1711197.316 East: 1621689.597
 Perimeter: 1784.820 Area: 177,789 sq.ft. 4.08 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 53-11-18.8 E
 Error North: -0.0004 East: 0.0006
 Precision 1: 1,779,574.000

Parcel name: BLOCK 1, LOT 4

Line Course: S 18-32-53.9 W Length: 330.157 North: 1712118.687 East : 1622150.191

Line Course: S 01-27-06.1 E Length: 210.379 North: 1711805.679 East : 1622045.167

Curve Length: 212.730 Radius: 1050.000 North: 1711595.368 East : 1622050.496

Delta: 11-36-29.2 Tangent: 106.730

Chord: 212.366 Course: N 85-38-51.5 W

Course In: S 10-09-23.1 W Course Out: N 01-27-06.1 W

RP North: 1710561.821 East : 1621865.343

End North: 1711611.484 East : 1621838.743

Line Course: S 88-32-53.9 W Length: 73.002 North: 1711609.635 East : 1621765.764

Curve Length: 209.440 Radius: 100.000
Delta: 120-00-00.0 Tangent: 173.205
Chord: 173.205 Course: S 88-32-53.9 W
Course In: S 58-32-53.9 W Course Out: N 61-27-06.1 W
RP North: 1711557.457 East : 1621680.456
End North: 1711605.247 East : 1621592.615

Line Course: S 88-32-53.9 W Length: 293.384 North: 1711597.814 East : 1621299.325

Perimeter: 2762.834 Area: 431,065 sq.ft. 9.89 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 60-43-07.6 W

Error North: 0.0002 East : -0.0004

Precision 1: 2,726,236,000.000

Parcel name: BLOCK 1, LOT 7

Line Course: S 88-24-51.0 W Length: 12.625 North: 1711596.846 East: 1622839.016

Curve Length: 110.740 Radius: 650.000 North: 1711596.497 East : 1622826.396

Delta: 9-45-41.3 Tangent: 55.505
Chord: 110.607 Course: S 83-32-00.4 W
Course In: S 01-35-09.0 E Course Out: N 11-20-50.3 W
RP North: 1710946.746 East : 1622844.384
End North: 1711584.040 East : 1622716.493

Line Course: S 78-39-09.7 W Length: 38.278 North: 1711576.509 East : 1622678.963

Curve Length: 528.033 Radius: 1350.000
Delta: 22-24-37.5 Tangent: 267.435
Chord: 524.674 Course: S 89-51-28.5 W
Course In: N 11-20-50.3 W Course Out: S 11-03-47.2 W
RP North: 1712900.119 East : 1622413.343
End North: 1711575.207 East : 1622154.291

Line Course: N 78-56-12.8 W Length: 89.118 North: 1711592.308 East : 1622066.829

Curve Length: 16.616 Radius: 1050.000
Delta: 0-54-24.1 Tangent: 8.308
Chord: 16.616 Course: N 79-23-24.8 W
Course In: S 11-03-47.2 W Course Out: N 10-09-23.1 E
RP North: 1710561.821 East : 1621865.344
End North: 1711595.368 East : 1622050.497

Line Course: N 01-27-06.1 W Length: 210.379 North: 1711805.679 East : 1622045.167

Line Course: N 18-32-53.9 E Length: 330.157

North: 1712118.686 East : 1622150.191

Line Course: S 82-00-49.4 E Length: 661.814

North: 1712026.737 East : 1622805.587

Line Course: S 05-29-06.5 E Length: 316.449

North: 1711711.737 East : 1622835.835

Line Course: S 01-35-09.0 E Length: 114.934

North: 1711596.847 East : 1622839.016

Perimeter: 2429.144 Area: 380,515 sq.ft. 8.73 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 32-28-13.0 W

Error North: 0.0004 East : -0.0003

Precision 1: 2,425,651,000.000