

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-20 -- LE' MARIE ESTATES

OWNER/APPLICANT: Leo P. Seidl Trust, 9614 W. 31st St. S., Wichita, KS 67215; Jane Stephenson, Trustee, 9614 W. 31st St. South, Wichita, KS 67215

SURVEYOR/ENGINEER: Michele Webster, Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: South side of 23rd St. South, East of 183rd St. West

SITE SIZE: 78 acres

NUMBER OF LOTS

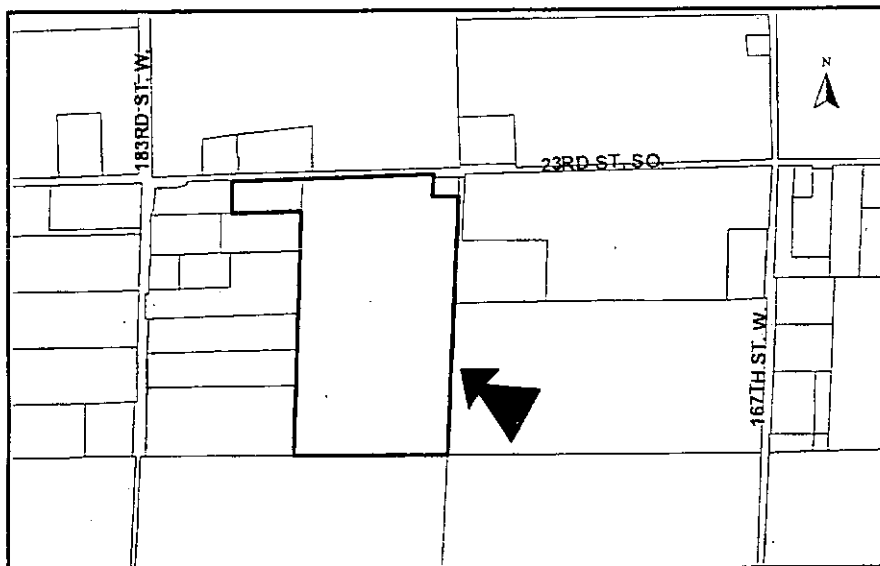
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-20 -- One-Step Final Plat of LE' MARIE ESTATES
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NOTE: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. **The applicant needs to contact County Code Enforcement concerning sewer and water requirements.**
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- C. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- 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 status of the applicant's drainage concept. A drainage plan is needed. The drainage plan needs to address effect of terraces. A flood study is needed. Minimum pads need to be set for lots 9 through 15, based on flood study.
- F. **County Engineering** needs to comment on the access controls. The plat denotes complete access control to 23rd St. for Lots 1 and 14. **Access control except one opening shall be dedicated for Lot 15. Complete access control is needed along the north 75 feet of the west line of lot 1 and the north 75 feet of the east line of Lot 14.**
- G. **County Engineering** has requested a guarantee for removal of field entrances on Lot 1 & 14.
- H. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- I. **County Fire Department** needs to comment on the street length of the proposed cul-de-sac (2,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection or contingent street dedication providing future access to adjoining tracts, or an emergency access easement.
- J. **County Engineering** requests a contingent dedication of street right-of-way between Lots 7 & 8 in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- K. The utility easement on Lot 1 should wrap around the entire northeast corner of lot.

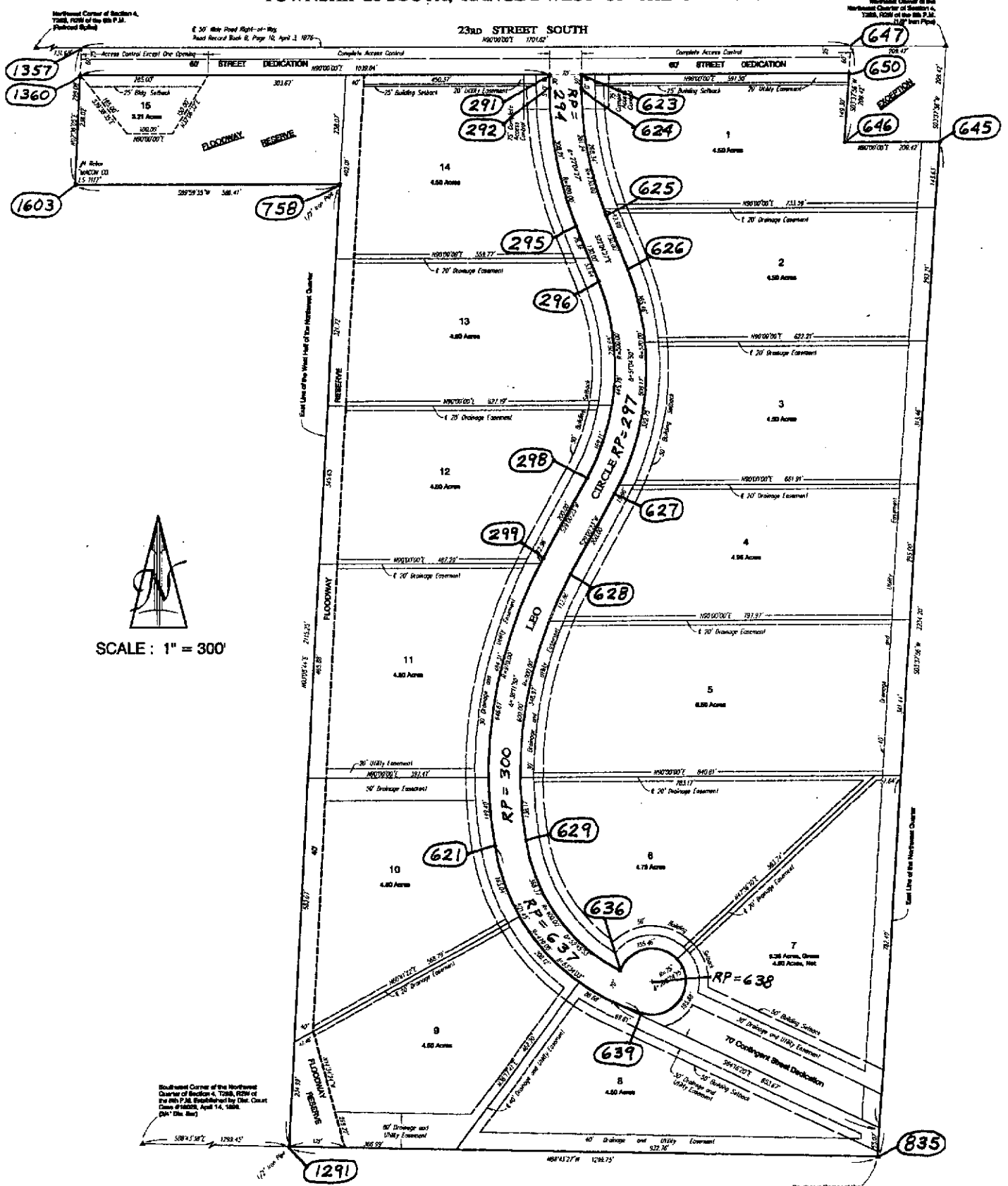
SUB 2003-20 -- One-Step Final Plat of LE' MARIE ESTATES
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- L. The drainage easement between Lots 8 & 9 should be increased to 40 feet.
- M. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- N. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the interior street.
- O. The Applicant is advised that if platted, the building setback along 23rd South must be 25 feet to conform with the Zoning setback standard for County section line roads.
- P. The applicant needs to assign a name for the new street.
- Q. The floodway reserve within Lot 15 shall be denoted by a dashed line.
- R. Per Sedgwick County Fire Department, access drives to any structure in excess 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) The surface will need 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)
- S. 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.
- T. The platator'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.
- U. 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.)
- V. 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.
- W. 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.

SUB 2003-20 -- One-Step Final Plat of LE' MARIE ESTATES
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- X. 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.
- Y. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than one acre 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.

**CLOSURE COMPUTATIONS FOR
"MARIE'S MEADOW"
SEDGWICK COUNTY, KANSAS
IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 28 SOUTH, RANGE 2 WEST OF THE 6TH P.M.**




 SCALE: 1" = 300'

TERRA TECH
LAND SURVEYING INC.

22200 W. 63rd St. S.
Vioia, Kansas 67149
(316) 794-2863 / 794-3273
Fax (316) 794-3274

Southwest Corner of the
Northwest Quarter of Section 4,
T28S, R2W of the 6th P.M.
(316) 794-3273

"Marie's Meadow" Closure Computations

Job ID : ST3
Job name : "Marie's Meadow" Closure Computations
Description :
Reference :
Projection : None
Date printed: 01/08/03 2:32pm

Initial parcel *PARENT TRACT*

Point	Bearing	Distance
1357		
647	S90°00'00"E	1701.621
646	S3°37'56"W	209.421
645	N90°00'00"E	209.420
835	S3°37'56"W	2234.197
1291	N88°43'27"W	1299.747
758	N3°08'44"E	2115.250
1603	S89°59'36"W	586.409
1357	N2°36'05"E	298.085

Area: 76.0002 acres

Lot misclose: no misclose

"Marie's Meadow" Closure Computations

Job ID : ST3
 Job name : "Marie's Meadow" Closure Computations
 Description :
 Reference :
 Projection : None
 Date printed: 01/08/03 2:34pm

Initial parcel LOTS 1 THROUGH 15

Point	Bearing	Distance	
1360			
291	S90°00'00"E	1039.039	
292	S0°00'00"E	30.000	
295	PC-PT S11°02'13"E	306.311	
	PC-RP N90°00'00"E	800.000	
	RP-PT S67°55'33"W	800.000	
	PC-PI S0°00'00"E	156.041	
	PI-PT S22°04'26"E	156.041	
	Deg of curvature	Middle ordinate	External
	-7°09'43"	14.797	15.076
	Delta	Arc length	
	22°04'27"	308.213	
296	S22°04'28"E	129.999	
298	PC-PT S3°27'58"W	431.147	
	PC-RP S67°55'33"W	500.000	
	RP-PT S60°59'37"E	499.999	
	PC-PI S22°04'27"E	238.920	
	PI-PT S29°00'24"W	238.920	
	Deg of curvature	Middle ordinate	External
	11°27'33"	48.859	54.151
	Delta	Arc length	
	51°04'51"	445.764	
299	S29°00'23"W	200.000	
621	PC-PT S9°54'29"W	634.757	
	PC-RP S60°59'37"E	970.000	
	RP-PT S80°48'34"W	970.001	
	PC-PI S29°00'23"W	335.865	
	PI-PT S9°11'26"E	335.865	
	Deg of curvature	Middle ordinate	External
	-5°54'24"	53.392	56.502
	Delta	Arc length	
	38°11'50"	646.666	
639	PC-PT S40°58'28"E	495.112	
	PC-RP N80°48'33"E	470.000	
	RP-PT S17°14'30"W	470.001	
	PC-PI S9°11'27"E	291.228	
	PI-PT S72°45'29"E	291.228	
	Deg of curvature	Middle ordinate	External
	-12°11'26"	70.480	82.914
	Delta	Arc length	

"Marie's Meadow" Closure Computations

	63°34'03"	521.447	
636	PC-PT N26°57'37"W	107.534	
	PC-RP N17°14'29"E	75.000	
	RP-PT N71°09'44"W	75.000	
	PC-PI N72°45'31"W	77.120	
	PI-PT N18°50'16"E	77.120	
	Deg of curvature	Middle ordinate	External
	-76°23'39"	127.289	-182.576
	Delta	Arc length	
	268°24'13"	351.340	
629	PC-PT N35°34'23"W	355.487	
	PC-RP N28°02'40"E	400.000	
	RP-PT S80°48'33"W	399.999	
	PC-PI N61°57'20"W	198.408	
	PI-PT N9°11'26"W	198.408	
	Deg of curvature	Middle ordinate	External
	14°19'26"	41.660	46.504
	Delta	Arc length	
	52°45'53"	368.367	
628	PC-PT N9°54'28"E	588.951	
	PC-RP N80°48'33"E	900.000	
	RP-PT N60°59'37"W	900.001	
	PC-PI N9°11'27"W	311.628	
	PI-PT N29°00'23"E	311.628	
	Deg of curvature	Middle ordinate	External
	6°21'58"	49.539	52.424
	Delta	Arc length	
	38°11'50"	600.000	
627	N29°00'24"E	200.000	
626	PC-PT N3°27'58"E	491.506	
	PC-RP N60°59'37"W	570.000	
	RP-PT N67°55'33"E	570.000	
	PC-PI N29°00'23"E	272.368	
	PI-PT N22°04'27"W	272.368	
	Deg of curvature	Middle ordinate	External
	-10°03'07"	55.699	61.731
	Delta	Arc length	
	51°04'50"	508.169	
625	N22°04'27"W	130.000	
624	PC-PT N11°02'13"W	279.508	
	PC-RP N67°55'33"E	730.000	
	RP-PT S90°00'00"W	730.000	
	PC-PI N22°04'27"W	142.388	
	PI-PT N0°00'00"E	142.388	
	Deg of curvature	Middle ordinate	External
	7°50'55"	13.502	13.757
	Delta	Arc length	
	22°04'27"	281.244	

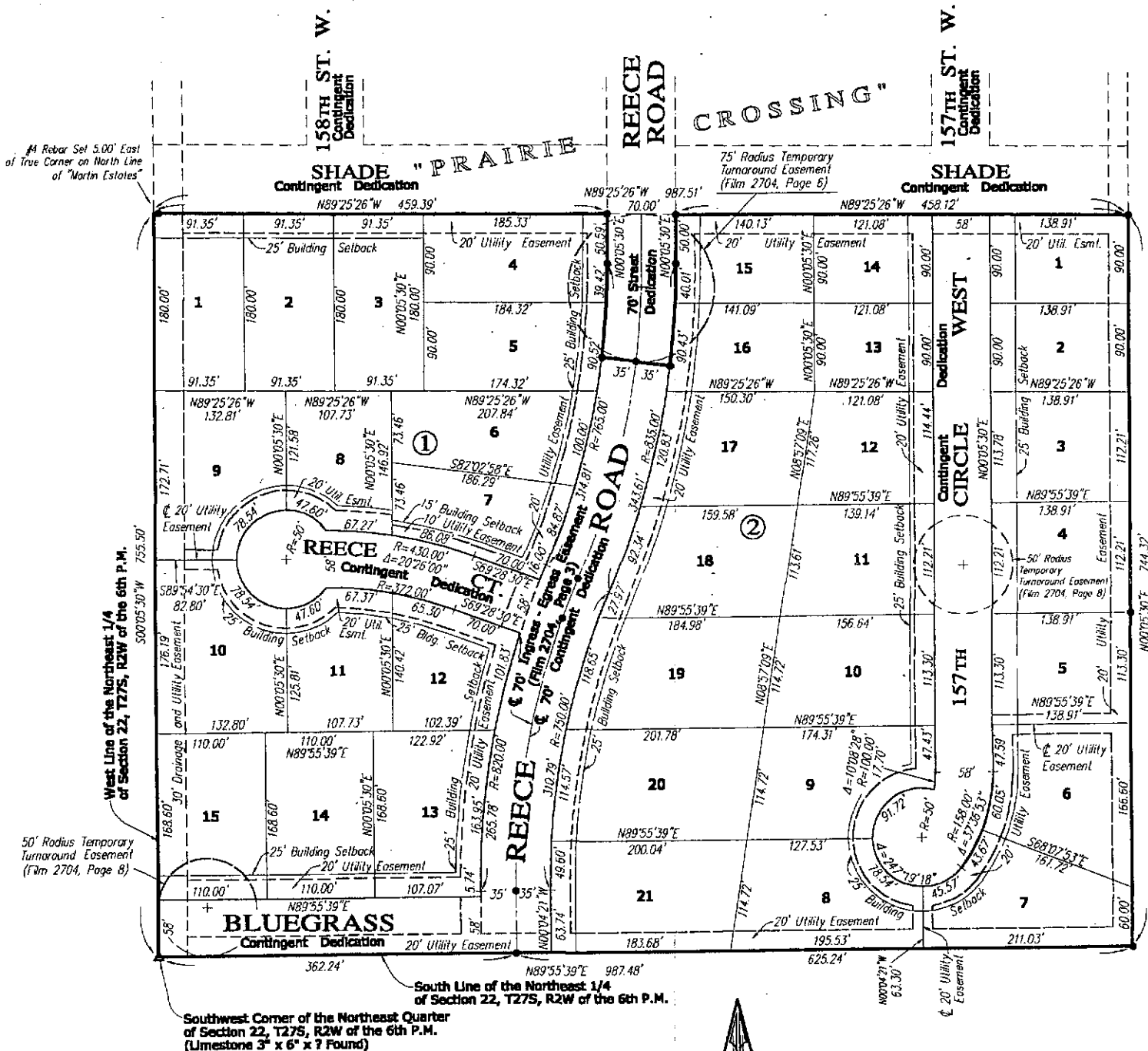
"Marie's Meadow" Closure Computations

623	N0°00'00"E	30.000
650	N90°00'00"E	591.499
646	S3°37'55"W	149.300
645	N90°00'00"E	209.420
835	S3°37'56"W	2234.197
1291	N88°43'27"W	1299.747
758	N3°08'44"E	2115.250
1603	S89°59'36"W	586.409
1360	N2°36'05"E	238.023

Area: 69.7525 acres

Lot misclose: no misclose

**CLOSURE COMPUTATIONS FOR
THE URBAN LOT LAYOUT OF
"MARTIN ESTATES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.**



West Line of the Northeast 1/4 of Section 22, T27S, R2W of the 6th P.M.

50' Radius Temporary Turnaround Easement (Film 2704, Page 8)

Southwest Corner of the Northeast Quarter of Section 22, T27S, R2W of the 6th P.M. (Limestone 3" x 6" x 7" Found)



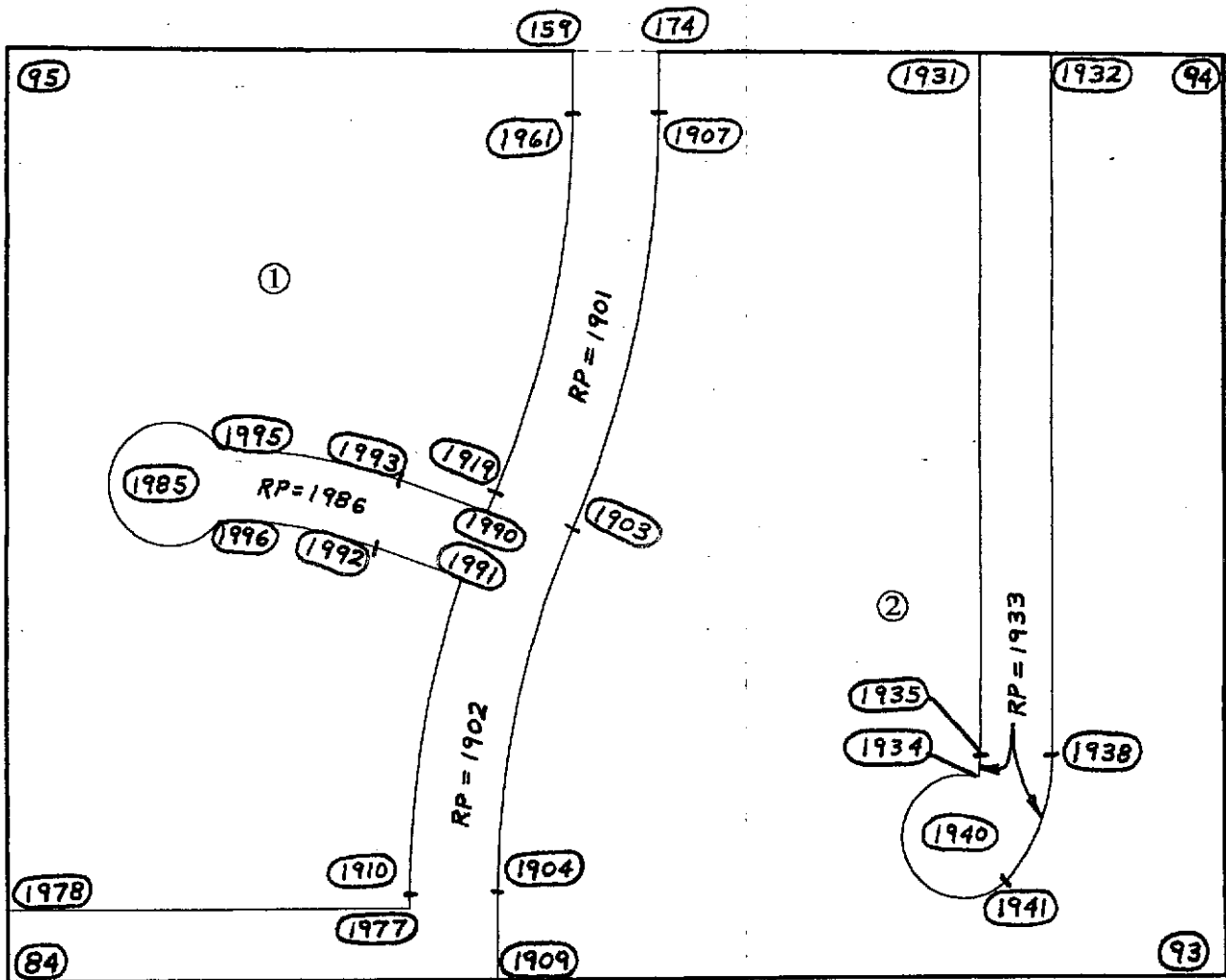
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"MARTIN ESTATES"

AN ADDITION TO SEDGWICK COUNTY, KANSAS

IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



Closure Computations for "Martin Estates"

Job ID : MEC
Job name : Closure Computations for "Martin Estates"
Description :
Reference :
Projection : None
Date printed: 13/05/03 3:21pm

Initial parcel PARENT TRACT

Point	Bearing	Distance
95		
84	S0°05'30"W	755.502
93	N89°55'39"E	987.479
94	N0°05'30"E	744.324
95	N89°25'26"W	987.510

Area: 17.0000 acres
Lot misclose: no misclose

Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:18pm

Initial parcel BLOCK 1

Point	Bearing	Distance	
95			
1978	S0°05'30"W	697.501	
1977	N89°55'39"E	327.070	
1910	N0°04'21"W	5.742	
1991 PC-PT	N9°12'46"E	264.617	
PC-RP	N89°55'39"E	820.000	
RP-PT	N71°30'06"W	820.000	
PC-PI	N0°04'21"W	134.065	
PI-PT	N18°29'54"E	134.065	
Deg of curvature		Middle ordinate	External
6°59'14"		10.745	10.887
Delta		Arc length	
18°34'15"		265.779	
1992	N69°28'30"W	70.000	
1996 PC-PT	N79°41'30"W	131.964	
PC-RP	S20°31'30"W	372.000	
RP-PT	N0°05'30"E	372.000	
PC-PI	N69°28'30"W	67.045	
PI-PT	N89°54'30"W	67.045	
Deg of curvature		Middle ordinate	External
-15°24'08"		5.898	5.993
Delta		Arc length	
20°26'00"		132.666	
1995 PC-PT	N0°05'30"E	58.000	
PC-RP	N54°27'28"W	50.000	
RP-PT	N54°38'28"E	50.000	
PC-PI	N35°32'32"E	35.600	
PI-PT	N35°21'32"W	35.600	
Deg of curvature		Middle ordinate	External
114°35'30"		90.731	-111.379
Delta		Arc length	
289°05'56"		252.286	
1993 PC-PT	S79°41'30"E	152.539	
PC-RP	S0°05'30"W	430.000	
RP-PT	N20°31'30"E	430.000	
PC-PI	S89°54'30"E	77.498	
PI-PT	S69°28'30"E	77.498	
Deg of curvature		Middle ordinate	External
13°19'29"		6.818	6.928
Delta		Arc length	

Closure Computations for "Martin Estates"

BLOCK 1, CONTINUED

	20°26'00"	153.351	
1990	S69°28'30"E	70.000	
1919	PC-PT N23°06'39"E	16.000	
	PC-RP S67°26'54"E	820.000	
	RP-PT N66°19'49"W	820.000	
	PC-PI N22°33'06"E	8.001	
	PI-PT N23°40'11"E	8.001	
	Deg of curvature	Middle ordinate	External
	6°59'14"	0.039	0.039
	Delta	Arc length	
	1°07'05"	16.001	
1961	PC-PT N11°52'51"E	312.593	
	PC-RP N66°19'49"W	765.000	
	RP-PT S89°54'30"E	765.000	
	PC-PI N23°40'11"E	159.664	
	PI-PT N0°05'30"E	159.664	
	Deg of curvature	Middle ordinate	External
	-7°29'23"	16.137	16.484
	Delta	Arc length	
	23°34'41"	314.809	
159	N0°05'30"E	50.592	
95	N89°25'26"W	459.388	
Area:	5.8747 acres		
Lot misclose:	no misclose		

Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:19pm

Initial parcel BLOCK 2

Point	Bearing	Distance		
93				
94	N0°05'30"E	744.324		
1932	N89°25'26"W	138.910		
1938	S0°05'30"W	566.884		
1941 PC-PT	S18°53'57"W	101.874		
PC-RP	N89°54'30"W	158.000		
RP-PT	S52°17'37"E	158.000		
PC-PI	S0°05'30"W	53.810		
PI-PT	S37°42'23"W	53.810		
Deg of curvature		Middle ordinate		External
36°15'47"		8.436		8.912
Delta		Arc length		
37°36'53"		103.727		
1934 PC-PT	N18°37'58"W	83.233		
PC-RP	N52°17'37"W	50.000		
RP-PT	N15°01'41"E	50.000		
PC-PI	N37°42'23"E	75.083		
PI-PT	N74°58'19"W	75.083		
Deg of curvature		Middle ordinate		External
114°35'30"		77.714		-140.208
Delta		Arc length		
247°19'18"		215.829		
1935 PC-PT	N5°09'44"E	17.676		
PC-RP	N79°46'02"W	100.000		
RP-PT	S89°54'30"E	100.000		
PC-PI	N10°13'58"E	8.873		
PI-PT	N0°05'30"E	8.873		
Deg of curvature		Middle ordinate		External
-57°17'45"		0.391		0.393
Delta		Arc length		
10°08'28"		17.699		
1931	N0°05'30"E	567.374		
174	N89°25'26"W	261.208		
1907	S0°05'30"W	50.000		
1903 PC-PT	S11°52'51"W	341.196		
PC-RP	N89°54'30"W	835.000		
RP-PT	S66°19'49"E	835.000		
PC-PI	S0°05'30"W	174.274		
PI-PT	S23°40'11"W	174.274		
Deg of curvature		Middle ordinate		External

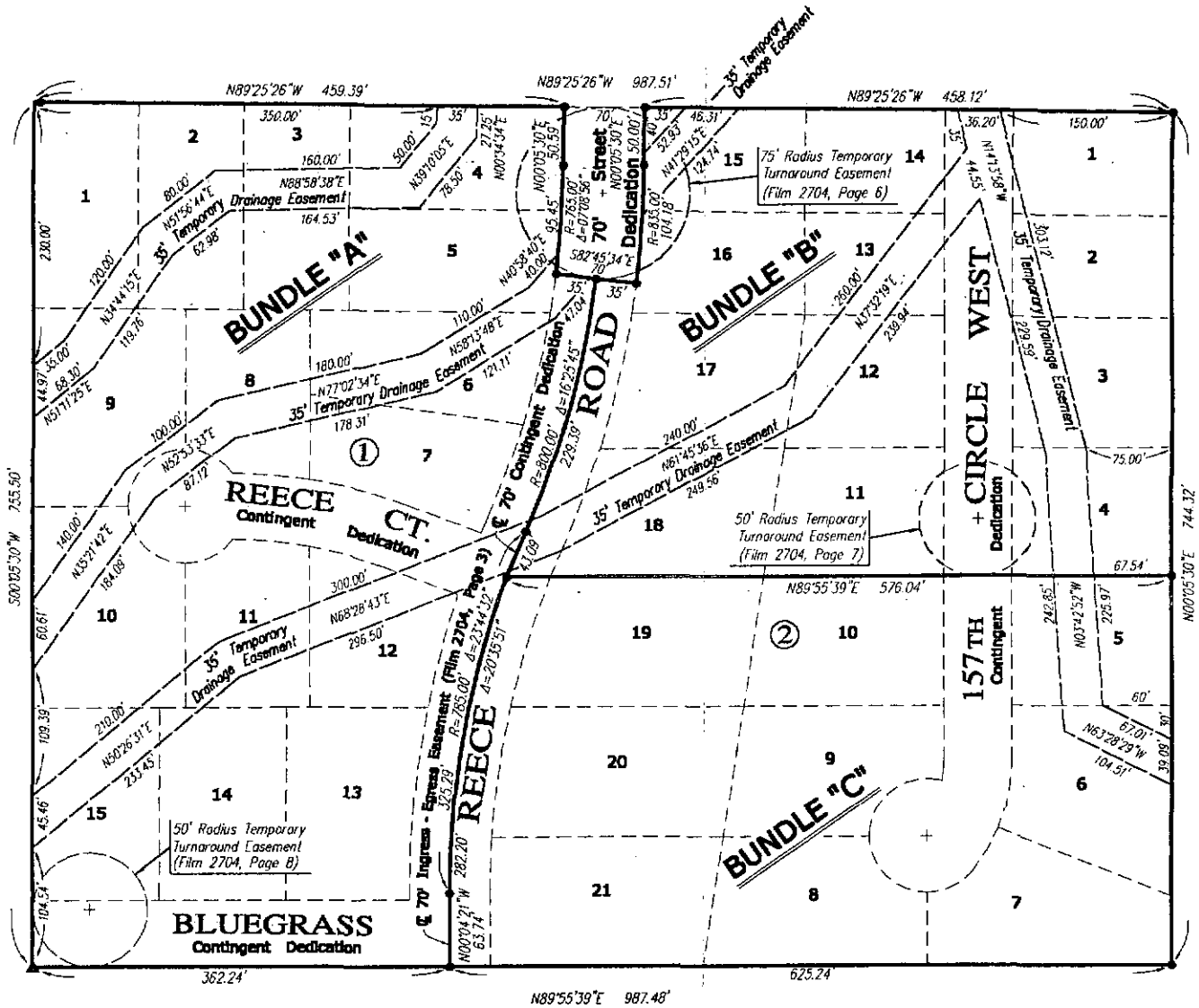
Closure Computations for "Martin Estates"

BLOCK 2, CONTINUED

	6°51'42"		17.613	17.993
	Delta		Arc length	
	23°34'41"		343.615	
1904	PC-PT S11°47'55"W		308.566	
	PC-RP S66°19'49"E		750.000	
	RP-PT S89°55'39"W		750.000	
	PC-PI S23°40'11"W		157.655	
	PI-PT S0°04'21"E		157.655	
	Deg of curvature	Middle ordinate		External
	-7°38'22"		16.040	16.391
	Delta	Arc length		
	23°44'32"		310.785	
1909	S0°04'21"E		63.742	
93	N89°55'39"E		590.243	
Area:	8.0100 acres			
Lot misclose:	no misclose			

**CLOSURE COMPUTATIONS FOR
THE RURAL BUNDLING OF
"MARTIN ESTATES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.**

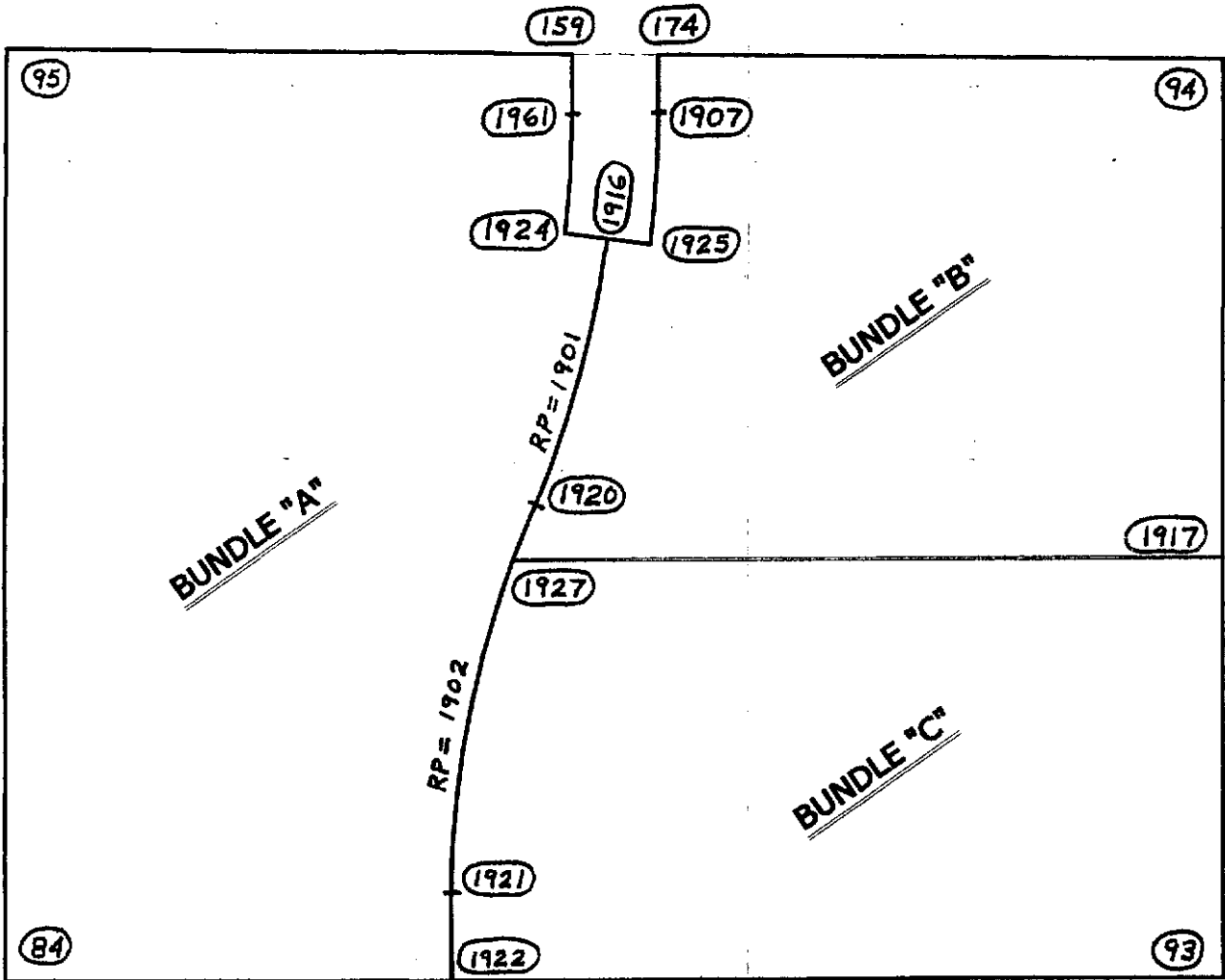
BUNDLING OVERLAY



TERRA TECH //
LAND SURVEYING | INC.

22200 W. 63rd St. S.
Viola, Kansas 67149
(316) 794-2863 / 794-3273
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CLOSURE COMPUTATIONS FOR
THE RURAL BUNDLING OF
"MARTIN ESTATES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M.



Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:24pm

Initial parcel BUNDLES "A", "B" AND "C"

Point	Bearing	Distance		
95				
84	S0°05'30"W	755.502		
93	N89°55'39"E	987.479		
94	N0°05'30"E	744.324		
174	N89°25'26"W	458.120		
1907	S0°05'30"W	50.000		
1925	PC-PT S3°39'58"W	104.117		
	PC-RP N89°54'30"W	835.000		
	RP-PT S82°45'34"E	835.000		
	PC-PI S0°05'30"W	52.160		
	PI-PT S7°14'26"W	52.160		
	Deg of curvature	Middle ordinate		External
	6°51'42"	1.624		1.628
	Delta	Arc length		
	7°08'56"	104.185		
1924	N82°45'34"W	70.000		
1961	PC-PT N3°39'58"E	95.389		
	PC-RP N82°45'34"W	765.000		
	RP-PT S89°54'30"E	765.000		
	PC-PI N7°14'26"E	47.787		
	PI-PT N0°05'30"E	47.787		
	Deg of curvature	Middle ordinate		External
	-7°29'23"	1.488		1.491
	Delta	Arc length		
	7°08'56"	95.451		
159	N0°05'30"E	50.592		
95	N89°25'26"W	459.388		
Area:	16.7588 acres			
Lot misclose:	no misclose			

Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:28pm

Initial parcel BUNDLE "A"

Point	Bearing	Distance		
95				
159	S89°25'26"E	459.388		
1961	S0°05'30"W	50.592		
1924 PC-PT	S3°39'58"W	95.389		
PC-RP	N89°54'30"W	765.000		
RP-PT	S82°45'34"E	765.000		
PC-PI	S0°05'30"W	47.787		
PI-PT	S7°14'26"W	47.787		
Deg of curvature		Middle ordinate		External
	7°29'23"		1.488	1.491
	Delta	Arc length		
	7°08'56"		95.451	
1916	S82°45'34"E	35.000		
1920 PC-PT	S15°27'19"W	228.609		
PC-RP	N82°45'34"W	800.000		
RP-PT	S66°19'49"E	800.000		
PC-PI	S7°14'26"W	115.490		
PI-PT	S23°40'11"W	115.490		
Deg of curvature		Middle ordinate		External
	7°09'43"		8.208	8.293
	Delta	Arc length		
	16°25'45"		229.394	
1927 PC-PT	S22°05'51"W	43.080		
PC-RP	S66°19'49"E	785.000		
RP-PT	N69°28'30"W	785.000		
PC-PI	S23°40'11"W	21.548		
PI-PT	S20°31'30"W	21.548		
Deg of curvature		Middle ordinate		External
	-7°17'56"		0.296	0.296
	Delta	Arc length		
	3°08'41"		43.086	
1921 PC-PT	S10°13'35"W	280.686		
PC-RP	S69°28'30"E	785.000		
RP-PT	S89°55'39"W	785.000		
PC-PI	S20°31'30"W	142.641		
PI-PT	S0°04'21"E	142.641		
Deg of curvature		Middle ordinate		External
	-7°17'56"		12.647	12.854
	Delta	Arc length		
	20°35'51"		282.203	

Closure Computations for "Martin Estates"

BUNDLE "A", CONTINUED

1922	S0°04'21"E	63.742
84	S89°55'39"W	362.236
95	N0°05'30"E	755.502

Area: 7.2641 acres
Lot misclose: no misclose

Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:30pm

Initial parcel BUNDLE "B"

Point	Bearing	Distance		
94				
174	N89°25'26"W	458.120		
1907	S0°05'30"W	50.000		
1925	PC-PT S3°39'58"W	104.117		
	PC-RP N89°54'30"W	835.000		
	RP-PT S82°45'34"E	835.000		
	PC-PI S0°05'30"W	52.160		
	PI-PT S7°14'26"W	52.160		
	Deg of curvature	Middle ordinate		External
	6°51'42"	1.624		1.628
	Delta	Arc length		
	7°08'56"	104.185		
1916	N82°45'34"W	35.000		
1920	PC-PT S15°27'19"W	228.609		
	PC-RP N82°45'34"W	800.000		
	RP-PT S66°19'49"E	800.000		
	PC-PI S7°14'26"W	115.490		
	PI-PT S23°40'11"W	115.490		
	Deg of curvature	Middle ordinate		External
	7°09'43"	8.208		8.293
	Delta	Arc length		
	16°25'45"	229.394		
1927	PC-PT S22°05'51"W	43.080		
	PC-RP S66°19'49"E	785.000		
	RP-PT N69°28'30"W	785.000		
	PC-PI S23°40'11"W	21.548		
	PI-PT S20°31'30"W	21.548		
	Deg of curvature	Middle ordinate		External
	-7°17'56"	0.296		0.296
	Delta	Arc length		
	3°08'41"	43.086		
1917	N89°55'39"E	576.035		
94	N0°05'30"E	404.417		
Area:	4.7167 acres			
Lot misclose:	no misclose			

Closure Computations for "Martin Estates"

Job ID : MEC
 Job name : Closure Computations for "Martin Estates"
 Description :
 Reference :
 Projection : None
 Date printed: 13/05/03 3:32pm

Initial parcel BUNDLE "C"

Point	Bearing	Distance		
93				
1917	N0°05'30"E	339.907		
1927	S89°55'39"W	576.035		
1921 PC-PT	S10°13'35"W	280.686		
PC-RP	S69°28'30"E	785.000		
RP-PT	S89°55'39"W	785.000		
PC-PI	S20°31'30"W	142.641		
PI-PT	S0°04'21"E	142.641		
Deg of curvature		Middle ordinate		External
-7°17'56"		12.647		12.854
Delta		Arc length		
20°35'51"		282.203		
1922	S0°04'21"E	63.742		
93	N89°55'39"E	625.243		
Area:	4.7780 acres			
Lot misclose:	no misclose			