

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-87 -- POWER C.D.C. SECOND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Roy Johnson, Housing Services, 315 Riverview, Wichita, KS 67202; (Contract purchaser) James Arbertha, 1802 N. Hydraulic, Wichita, KS 67214

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

LOCATION: North side of 25th St. North, West of Grove

SITE SIZE: 26.28 acres

NUMBER OF LOTS

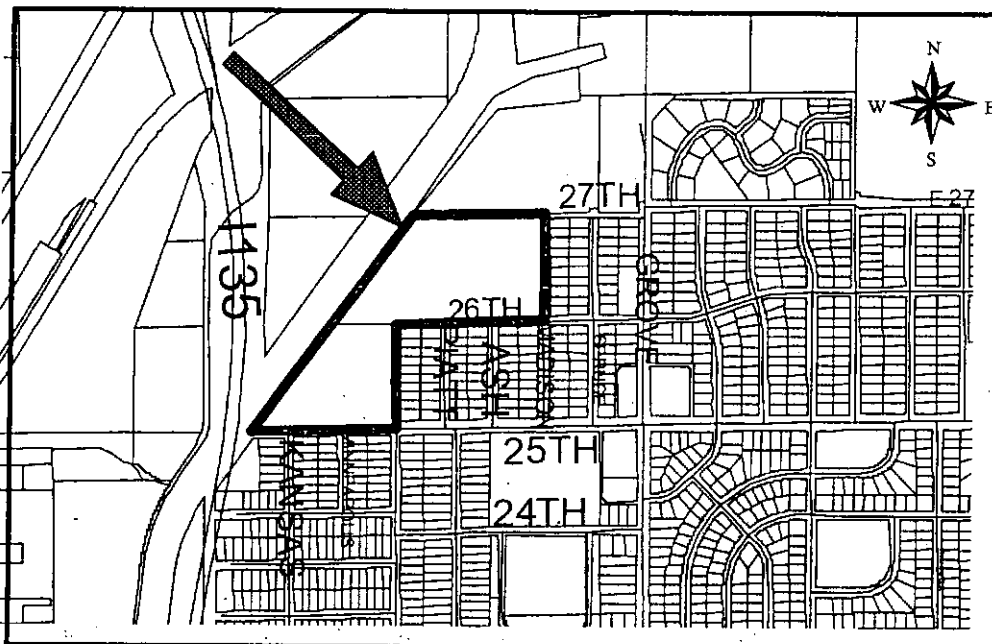
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 8,091 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



J-12
Ext 55 # 23

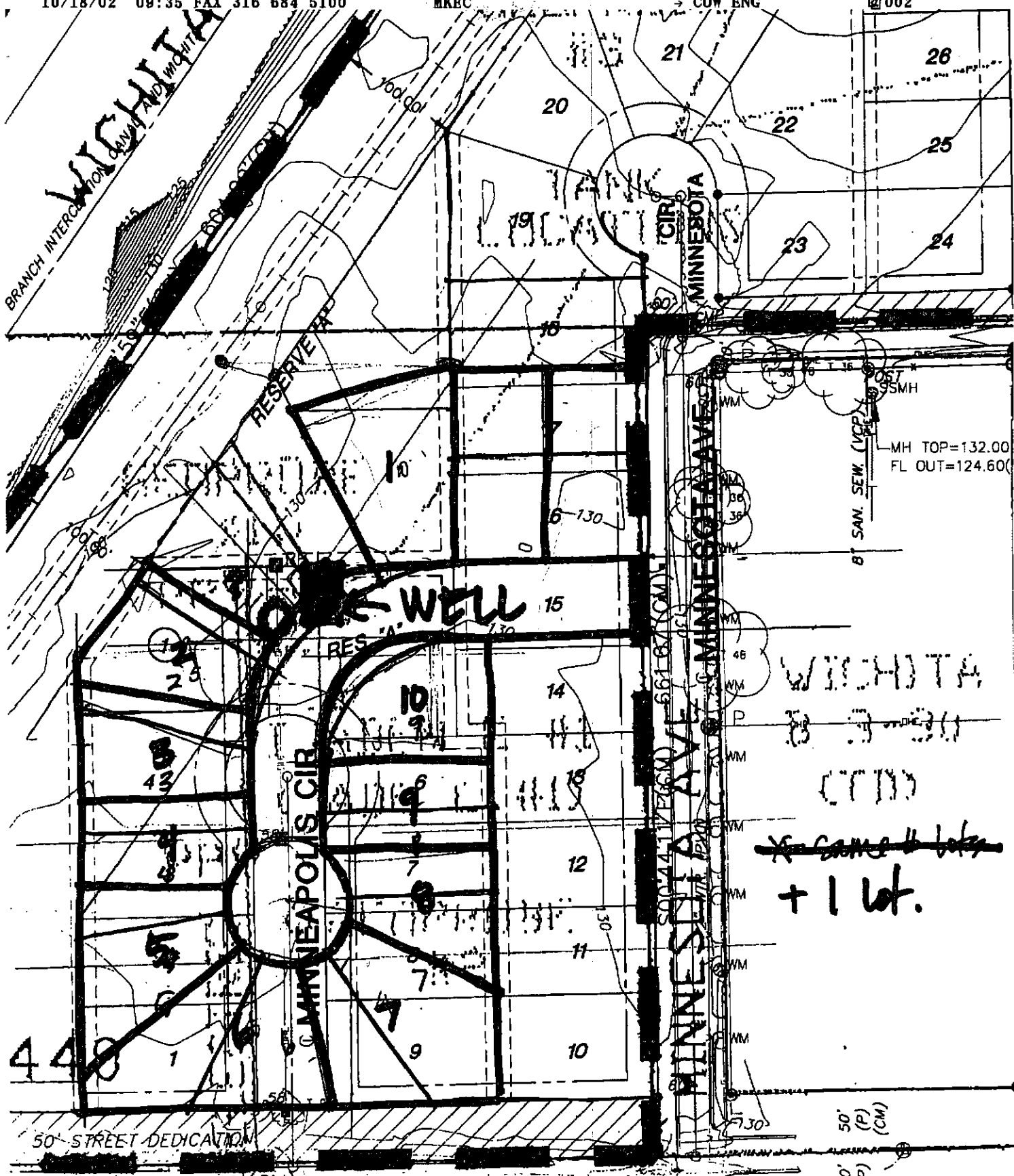
F25B G-60 G-69
Dist T, 55 # 12

NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements. An easement is needed to cover the existing sewer line along the west portion of the plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The platting of minimum building elevations should be noted on the face of the plat and referenced in the platting text.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The dedication of access controls referenced in the platting text may be deleted as the plat does not abut arterial streets.
- F. Traffic Engineering has requested additional right-of-way along 26th St. North and Madison Ave to conform with the typical 60-ft streets in this area.
- G. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along at least one side of all through, non cul-de-sac streets.
- H. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Madison at the plat's north line. The platting text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- I. It is recommended that Reserve A be extended to the street by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- J. The platting text should be revised to reference the ownership of Reserve A by the "City of Wichita".
- K. The use of Reserve B for utilities located within platted easements should be referenced in the platting text.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to



WELL

WICHITA
 13-3-30
 (CIR)
~~same to lots~~
 + 1 lot.

MH TOP=132.00
 FL OUT=124.60

50' STREET DEDICATION

4'26" W(M) 875.96 (CM)

POW
 10-1

8" SAN. SEW.

8" SAN. SEW.

8" WTR

STAFF REPORT

(REVISED ONE-STEP FINAL PLAT, ONE-STEP FINAL PLAT APPROVED 9/5/02)

CASE NUMBER: SUB 2002-87 -- POWER C.D.C. SECOND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Roy Johnson, Housing Services, 315 Riverview, Wichita, KS 67202; (Contract purchaser) James Arbertha, 1802 N. Hydraulic, Wichita, KS 67214

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

LOCATION: North side of 25th St. North, West of Grove

SITE SIZE: 15.02 acres

NUMBER OF LOTS

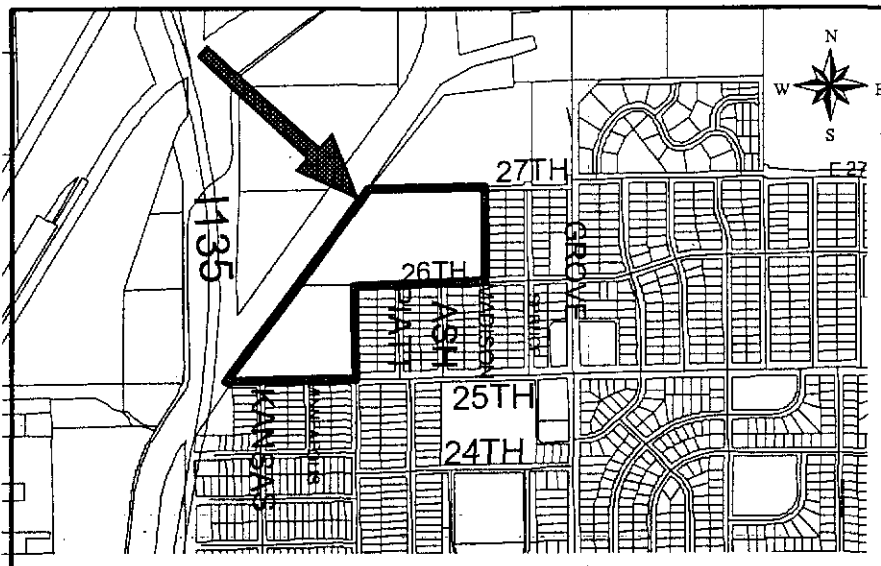
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23

MINIMUM LOT AREA: 8,091 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. This revised final plat has reduced the size of the site from 26 to 15 acres and involves a new street layout.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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. Traffic Engineering has requested additional right-of-way along 26th St. North to conform with the typical 60-foot streets in this area.

The additional street right-of-way has been dedicated as requested.

- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks along at least one side of all through, non cul-de-sac streets.
- F. 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.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- H. The applicant shall submit a covenant that provides for four (4) off-street parking spaces per dwelling unit on each lot that 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.
- I. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- J. The City Fire Department/GIS needs to comment on the plat's street names. *Pembrook Cir should be renamed as "Minnesota Ct".*
- K. Misc centerline data needs added on Minnesota Ave., Minnesota Cir. and Pembrook Circle.
- 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 platlor'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.
- N. 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.)
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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 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.

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September 5, 2002 - Page 3

maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- N. The applicant shall 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.
- O. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".
- P. The use of Reserve A needs to be addressed in the plattor's text.
- Q. The building setback in Reserve A needs to be deleted unless structures are proposed for this Reserve.
- R. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 29 and 30, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- S. The City Fire Department/GIS needs to comment on the plat's street names. Minnesota Ct needs to be revised to Minnesota Cir.
- T. 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.
- U. The plattor'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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.

- Z. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- BB. Perimeter closure computations shall be submitted with the final plat tracing.

- CC. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- DD. 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.

- EE. 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.

Power CDC Second Addition

Parcel Closures

Project: 02035

COGO Revisions: COGO of revised layout

Added 50' drainage dedication and 30' street dedication (12-2-02)

Revised Reserve A and added Reserve B (12-2-02)

Revised Reserve A (12-3-02, rev 3)

Date: Tuesday, December 03, 2002

COGO Project: None

Parcel name: NW. 1/4 SEC. 3, T27, R1E

Line Course: N 88-59-50.8 E Length: 2665.628	North: 1704615.600 East: 1654525.610
Line Course: S 00-17-22.5 E Length: 2736.415	North: 1704662.240 East: 1657190.830
Line Course: S 88-34-49.4 W Length: 1331.360	North: 1701925.860 East: 1657204.660
Line Course: S 88-44-25.5 W Length: 1325.009	North: 1701892.877 East: 1655873.709
Line Course: N 00-29-14.7 W Length: 2751.950	North: 1701863.750 East: 1654549.020
	North: 1704615.601 East: 1654525.609

Perimeter: 10810.361 Area: 7,304,002. sq.ft. 167.67 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 37-01-28.7 W

Error North: 0.0008 East: -0.0006

Precision 1: 10,810,362.000

Parcel name: S 1/2, NW 1/4 SEC. 3, T27 R1E

Line Course: N 00-29-14.7 W Length: 1319.880	North: 1701863.750 East: 1654549.020
Line Course: N 88-41-35.0 E Length: 2660.897	North: 1703183.582 East: 1654537.792
Line Course: S 00-17-22.5 E Length: 1318.430	North: 1703244.273 East: 1657197.997
Line Course: S 88-34-49.4 W Length: 1331.360	North: 1701925.860 East: 1657204.660
Line Course: S 88-44-25.5 W Length: 1325.009	North: 1701892.877 East: 1655873.709
	North: 1701863.750 East: 1654549.020

Perimeter: 7955.575 Area: 3,509,138. sq.ft. 80.55 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 11-30-30.1 E

Error North: 0.0001 East: 0.0000

Precision 1: 7,955,576,000.000

Parcel name: -EXCEPTION TO PLAT

Line Course: S 00-17-22.5 E Length: 657.377	North: 1703230.367 East: 1656588.459
Line Course: S 88-32-48.4 W Length: 745.760	North: 1702572.998 East: 1656591.782
Line Course: N 01-27-11.6 W Length: 30.000	North: 1702554.085 East: 1655846.261
Line Course: N 00-18-54.4 W Length: 576.914	North: 1702584.076 East: 1655845.501
Line Course: N 37-37-10.3 E Length: 67.292	North: 1703160.981 East: 1655842.328
Line Course: N 88-41-35.0 E Length: 705.238	North: 1703214.282 East: 1655883.404
	North: 1703230.367 East: 1656588.458

Perimeter: 2782.582 Area: 490,252. sq.ft. 11.25 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 79-11-08.8 W
 Error North: 0.0001 East: -0.0007
 Precision 1: 2,782,581.000

Parcel name: -FINAL PLAT BOUNDARY

Line Course: N 33-48-59.5 E Length: 4.029	North: 1701869.213 East: 1654797.503
Line Course: N 33-48-59.5 E Length: 572.387	North: 1701872.561 East: 1654799.745
Line Course: N 35-27-58.9 E Length: 604.089	North: 1702348.114 East: 1655118.299
Line Course: N 37-37-10.3 E Length: 468.678	North: 1702840.118 East: 1655468.806
Line Course: N 88-41-35.0 E Length: 128.542	North: 1703211.349 East: 1655754.894
Line Course: S 37-37-10.3 W Length: 67.292	North: 1703214.281 East: 1655883.403
Line Course: S 00-18-54.4 E Length: 576.914	North: 1703160.980 East: 1655842.327
Line Course: S 01-27-11.6 E Length: 30.000	North: 1702584.075 East: 1655845.500
Line Course: S 88-32-48.4 W Length: 181.569	North: 1702554.084 East: 1655846.261
Line Course: S 00-44-10.5 E Length: 661.066	North: 1702549.480 East: 1655664.750
Line Course: S 88-44-25.5 W Length: 875.955	North: 1701888.468 East: 1655673.245
	North: 1701869.213 East: 1654797.501

Perimeter: 4170.522 Area: 654,637. sq.ft. 15.02 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 75-56-28.5 W

Error North: -0.0005 East: -0.0018
 Precision 1: 2,085,260.500

Parcel name: MINNESOTA AVE.

Line Course: N 00-44-10.5 W Length: 411.001	North: 1701889.128 East: 1655703.240
Line Course: N 00-44-10.5 W Length: 250.167	North: 1702300.095 East: 1655697.959
	North: 1702550.242 East: 1655694.744

Parcel name: MINNESOTA CIR.

Line Course: N 00-44-10.5 W Length: 113.002	North: 1702550.241 East: 1655694.744
Line Course: S 88-32-48.4 W Length: 19.998	North: 1702663.234 East: 1655693.292
	North: 1702662.726 East: 1655673.301

Parcel name: MINNESOTA CT.

Line Course: S 88-44-25.5 W Length: 239.821	North: 1702300.095 East: 1655697.959
Curve Length: 140.550 Radius: 90.000	North: 1702294.823 East: 1655458.196
Delta: 89-28-36.0 Tangent: 89.182	
Chord: 126.697 Course: S 44-00-07.5 W	
Course In: S 01-15-34.5 E Course Out: S 89-15-49.5 W	
RP North: 1702204.845 East: 1655460.174	
End North: 1702203.688 East: 1655370.181	
Line Course: S 00-44-10.5 E Length: 101.810	North: 1702101.887 East: 1655371.490

Parcel name: 30' STREET DEDICATION

Line Course: N 88-32-48.4 E Length: 60.005	North: 1702579.480 East: 1655664.366
Line Course: N 88-32-48.4 E Length: 121.188	North: 1702581.002 East: 1655724.352
Line Course: S 01-27-11.6 E Length: 30.000	North: 1702584.075 East: 1655845.501
Line Course: S 88-32-48.4 W Length: 181.569	North: 1702554.085 East: 1655846.262
Line Course: N 00-44-10.5 W Length: 30.002	North: 1702549.480 East: 1655664.751
	North: 1702579.480 East: 1655664.366

Perimeter: 422.764 Area: 5,441. sq.ft. 0.12 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 57-28-12.1 W
 Error North: -0.0004 East: -0.0006

Precision 1: 422,764.000

Parcel name: 50' DRAINAGE DEDICATION

Line Course: N 88-44-25.5 E Length: 841.302	North: 1701919.973	East : 1654831.505
Line Course: S 00-44-10.5 E Length: 50.002	North: 1701938.467	East : 1655672.604
Line Course: S 88-44-25.5 W Length: 875.955	North: 1701888.469	East : 1655673.246
Line Course: N 33-48-59.5 E Length: 61.096	North: 1701869.214	East : 1654797.503
	North: 1701919.974	East : 1654831.505

Perimeter: 1828.355 Area: 42,931. sq.ft. 0.98 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 05-27-02.3 W
 Error North: 0.0004 East : -0.0000
 Precision 1: 1,828,355,000.000

Parcel name: RESERVE "A"

Line Course: N 88-41-35.0 E Length: 128.542	North: 1703211.350	East : 1655754.895
Line Course: S 37-37-10.3 W Length: 67.292	North: 1703214.282	East : 1655883.404
Line Course: S 00-18-54.4 E Length: 304.368	North: 1703160.981	East : 1655842.328
Line Course: S 88-44-25.5 W Length: 240.361	North: 1702856.617	East : 1655844.001
Line Course: S 37-37-10.3 W Length: 89.345	North: 1702851.334	East : 1655603.699
Line Course: S 35-27-58.9 W Length: 80.222	North: 1702780.565	East : 1655549.161
Line Course: S 00-44-10.5 E Length: 260.343	North: 1702715.228	East : 1655502.614
Line Course: S 88-44-25.5 W Length: 107.832	North: 1702454.906	East : 1655505.959
Line Course: S 14-03-26.9 E Length: 136.338	North: 1702452.536	East : 1655398.154
Curve Length: 67.917 Radius: 119.000	North: 1702320.281	East : 1655431.269
Delta: 32-42-01.5 Tangent: 34.911		
Chord: 66.999 Course: S 59-35-32.3 W		
Course In: S 14-03-26.9 E Course Out: N 46-45-28.4 W		
RP North: 1702204.845 East : 1655460.174		
End North: 1702286.369 East : 1655373.486		
Line Course: N 46-45-28.4 W Length: 144.998	North: 1702385.705	East : 1655267.860
Line Course: S 35-27-58.9 W Length: 116.857	North: 1702290.530	East : 1655200.057
Line Course: S 00-44-10.5 E Length: 362.382		

Line Course: S 88-44-25.5 W Length: 373.300	North: 1701928.178	East : 1655204.714
Line Course: N 33-48-59.5 E Length: 515.321	North: 1701919.972	East : 1654831.504
Line Course: N 35-27-58.9 E Length: 604.089	North: 1702348.113	East : 1655118.298
Line Course: N 37-37-10.3 E Length: 468.678	North: 1702840.117	East : 1655468.806
	North: 1703211.349	East : 1655754.894

Perimeter: 4068.185 Area: 282,895. sq.ft. 6.49 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 49-48-13.1 W
 Error North: -0.0011 East : -0.0014
 Precision 1: 2,033,633.500

Parcel name: BLOCK 1, LOT 1

Line Course: N 88-44-25.5 E Length: 130.000	North: 1702019.101	East: 1655541.562
Line Course: S 00-44-10.5 E Length: 83.499	North: 1702021.959	East: 1655671.531
Line Course: S 88-44-25.5 W Length: 130.000	North: 1701938.467	East: 1655672.604
Line Course: N 00-44-10.5 W Length: 83.499	North: 1701935.609	East: 1655542.635
	North: 1702019.101	East: 1655541.562

Perimeter: 426.998 Area: 10,854. sq.ft. 0.24 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: 426,998,000.000

Parcel name: BLOCK 1, LOT 2

Line Course: N 88-44-25.5 E Length: 130.000	North: 1702100.843	East: 1655540.512
Line Course: S 00-44-10.5 E Length: 81.749	North: 1702103.701	East: 1655670.480
Line Course: S 88-44-25.5 W Length: 130.000	North: 1702021.959	East: 1655671.531
Line Course: N 00-44-10.5 W Length: 81.749	North: 1702019.101	East: 1655541.562
	North: 1702100.843	East: 1655540.512

Perimeter: 423.498 Area: 10,626. sq.ft. 0.24 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: 423,498,000.000

Parcel name: BLOCK 1, LOT 3

Line Course: N 88-44-25.5 E Length: 130.000	North: 1702182.586 East: 1655539.461
Line Course: S 00-44-10.5 E Length: 81.750	North: 1702185.444 East: 1655669.430
Line Course: S 88-44-25.5 W Length: 130.000	North: 1702103.701 East: 1655670.480
Line Course: N 00-44-10.5 W Length: 81.750	North: 1702100.843 East: 1655540.512
	North: 1702182.586 East: 1655539.461

Perimeter: 423.499 Area: 10,626. sq.ft. 0.24 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: 423,500,000.000

Parcel name: BLOCK 1, LOT 4

Line Course: N 88-44-25.5 E Length: 130.000	North: 1702267.579 East: 1655538.369
Line Course: S 00-44-10.5 E Length: 85.000	North: 1702270.437 East: 1655668.338
Line Course: S 88-44-25.5 W Length: 130.000	North: 1702185.444 East: 1655669.430
Line Course: N 00-44-10.5 W Length: 85.000	North: 1702182.586 East: 1655539.461
	North: 1702267.579 East: 1655538.369

Perimeter: 430.000 Area: 11,049. sq.ft. 0.25 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: 430,000,000.000

Parcel name: BLOCK 1, LOT 5

Line Course: N 88-44-25.5 E Length: 79.555	North: 1702265.830 East: 1655458.834
Line Course: S 00-44-10.5 E Length: 85.000	North: 1702267.579 East: 1655538.369
Line Course: S 88-44-25.5 W Length: 140.000	North: 1702182.586 East: 1655539.462
Line Course: N 00-44-10.5 W Length: 24.555	North: 1702179.509 East: 1655399.495
	North: 1702204.062 East: 1655399.180

Curve Length: 95.261 Radius: 61.000
 Delta: 89-28-36.0 Tangent: 60.445
 Chord: 85.872 Course: N 44-00-07.5 E
 Course In: N 89-15-49.5 E Course Out: N 01-15-34.5 W
 RP North: 1702204.845 East: 1655460.175
 End North: 1702265.831 East: 1655458.834

Perimeter: 424.371 Area: 11,117. sq.ft. 0.25 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 44-00-07.4 E
 Error North: 0.0003 East: 0.0003
 Precision 1: 414,982,000.000

Parcel name: BLOCK 1, LOT 6

Line Course: N 88-44-25.5 E Length: 140.000 North: 1702179.509 East: 1655399.495
 Line Course: S 00-44-10.5 E Length: 70.000 North: 1702182.586 East: 1655539.461
 Line Course: S 88-44-25.5 W Length: 119.556 North: 1702112.592 East: 1655540.361
 Curve Length: 40.134 Radius: 50.000
 Delta: 45-59-22.7 Tangent: 21.218
 Chord: 39.065 Course: N 32-17-27.2 W
 Course In: S 80-42-14.1 W Course Out: N 34-42-51.4 E
 RP North: 1702101.887 East: 1655371.490
 End North: 1702142.987 East: 1655399.964
 Line Course: N 00-44-10.5 W Length: 36.525 North: 1702109.964 East: 1655420.834
 North: 1702179.509 East: 1655399.495

Perimeter: 406.214 Area: 9,353. sq.ft. 0.21 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 01-58-16.6 W
 Error North: 0.0006 East: -0.0000
 Precision 1: 405,146.000

Parcel name: BLOCK 1, LOT 7

Line Course: N 88-44-25.5 E Length: 119.556 North: 1702109.964 East: 1655420.833
 Line Course: S 00-44-10.5 E Length: 176.998 North: 1702112.592 East: 1655540.361
 Line Course: N 45-49-34.9 W Length: 188.619 North: 1701935.609 East: 1655542.635
 Curve Length: 46.661 Radius: 50.000
 Delta: 53-28-11.0 Tangent: 25.186
 Chord: 44.986 Course: N 17-26-19.6 E
 Course In: N 45-49-34.9 W Course Out: N 80-42-14.1 E
 RP North: 1702101.887 East: 1655371.490
 North: 1702067.045 East: 1655407.352

End North: 1702109.963 East: 1655420.833

Perimeter: 531.834 Area: 14,207. sq.ft. 0.32 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 25-01-23.6 W

Error North: -0.0006 East: -0.0003

Precision 1: 530,159.000

Parcel name: BLOCK 1, LOT 8

North: 1702052.120 East: 1655366.670

Curve Length: 44.819 Radius: 50.000
 Delta: 51-21-30.9 Tangent: 24.041
 Chord: 43.333 Course: N 69-51-10.6 E
 Course In: N 05-31-56.0 E Course Out: S 45-49-34.9 E
 RP North: 1702101.887 East: 1655371.490
 End North: 1702067.045 East: 1655407.351

Line Course: S 45-49-34.9 E Length: 188.619

North: 1701935.609 East: 1655542.635

Line Course: S 88-44-25.5 W Length: 187.695

North: 1701931.483 East: 1655354.985

Line Course: N 05-31-56.0 E Length: 121.201

North: 1702052.119 East: 1655366.670

Perimeter: 542.334 Area: 14,833. sq.ft. 0.34 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 20-19-10.1 W

Error North: -0.0006 East: -0.0002

Precision 1: 540,848.000

Parcel name: BLOCK 1, LOT 9

North: 1702071.580 East: 1655331.723

Curve Length: 41.152 Radius: 50.000
 Delta: 47-09-22.9 Tangent: 21.822
 Chord: 40.000 Course: S 60-53-22.6 E
 Course In: N 52-41-18.9 E Course Out: S 05-31-56.0 W
 RP North: 1702101.887 East: 1655371.490
 End North: 1702052.120 East: 1655366.670

Line Course: S 05-31-56.0 W Length: 121.201

North: 1701931.483 East: 1655354.985

Line Course: S 88-44-25.5 W Length: 150.307

North: 1701928.179 East: 1655204.715

Line Course: N 00-44-10.5 W Length: 46.158

North: 1701974.334 East: 1655204.122

Line Course: N 52-41-18.9 E Length: 160.434

North: 1702071.580 East: 1655331.723

Perimeter: 519.252 Area: 15,647. sq.ft. 0.35 acres

Mapcheck Closure - (Uses listed courses and chords)

Line Course: S 73-15-51.5 E Length: 152.521 North: 1702283.032 East: 1655200.154
 Curve Length: 36.288 Radius: 119.000 North: 1702239.112 East: 1655346.215
 Delta: 17-28-19.0 Tangent: 18.286
 Chord: 36.148 Course: S 07-59-59.0 W
 Course In: S 73-15-51.5 E Course Out: S 89-15-49.5 W
 RP North: 1702204.845 East: 1655460.174
 End North: 1702203.316 East: 1655341.184
 Line Course: S 00-44-10.5 E Length: 17.027
 Line Course: S 88-44-25.5 W Length: 140.000 North: 1702186.290 East: 1655341.403
 Line Course: N 00-44-10.5 W Length: 99.827 North: 1702183.213 East: 1655201.437
 Line Course: N 00-44-10.5 W Length: 99.827 North: 1702283.031 East: 1655200.154
 Perimeter: 445.664 Area: 10,870. sq.ft. 0.24 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 38-23-15.7 W
 Error North: -0.0001 East: -0.0001
 Precision 1: 445,523,000.000

Parcel name: BLOCK 1, LOT 13

Line Course: S 46-45-28.4 E Length: 144.998 North: 1702385.706 East: 1655267.861
 Curve Length: 55.052 Radius: 119.000 North: 1702286.370 East: 1655373.487
 Delta: 26-30-23.1 Tangent: 28.028
 Chord: 54.563 Course: S 29-59-20.0 W
 Course In: S 46-45-28.4 E Course Out: N 73-15-51.5 W
 RP North: 1702204.845 East: 1655460.174
 End North: 1702239.112 East: 1655346.215
 Line Course: N 73-15-51.5 W Length: 152.521
 Line Course: N 00-44-10.5 W Length: 7.500 North: 1702283.031 East: 1655200.154
 Line Course: N 00-44-10.5 W Length: 7.500 North: 1702290.531 East: 1655200.058
 Line Course: N 35-27-58.9 E Length: 116.857 North: 1702385.706 East: 1655267.861
 Perimeter: 476.928 Area: 12,978. sq.ft. 0.29 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 62-17-43.9 W
 Error North: -0.0000 East: -0.0001
 Precision 1: 476,439,000.000

Parcel name: BLOCK 1, LOT 14

Line Course: N 88-44-25.5 E Length: 107.832 North: 1702452.536 East: 1655398.154

Line Course: S 00-44-10.5 E Length: 130.000 North: 1702454.907 East: 1655505.960
 Line Course: S 88-44-25.5 W Length: 50.084 North: 1702324.917 East: 1655507.631
 Curve Length: 26.580 Radius: 119.000 North: 1702323.816 East: 1655457.559
 Delta: 12-47-52.4 Tangent: 13.346
 Chord: 26.525 Course: S 82-20-29.3 W
 Course In: S 01-15-34.5 E Course Out: N 14-03-26.9 W
 RP North: 1702204.845 East: 1655460.175
 End North: 1702320.281 East: 1655431.270
 Line Course: N 14-03-26.9 W Length: 136.338 North: 1702452.536 East: 1655398.154

Perimeter: 450.835 Area: 12,047. sq.ft. 0.27 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 50-42-38.5 E
 Error North: 0.0002 East: 0.0003
 Precision 1: 450,779,000.000

Parcel name: BLOCK 1, LOT 15

Line Course: N 88-44-25.5 E Length: 80.000 North: 1702454.907 East: 1655505.960
 Line Course: S 00-44-10.5 E Length: 130.000 North: 1702456.665 East: 1655585.941
 Line Course: S 88-44-25.5 W Length: 80.000 North: 1702326.676 East: 1655587.612
 Line Course: N 00-44-10.5 W Length: 130.000 North: 1702324.917 East: 1655507.631
 Line Course: N 00-44-10.5 W Length: 130.000 North: 1702454.907 East: 1655505.960

Perimeter: 420.000 Area: 10,399. sq.ft. 0.23 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: 420,000,000.000

Parcel name: BLOCK 1, LOT 16

Line Course: N 88-44-25.5 E Length: 80.000 North: 1702456.665 East: 1655585.941
 Line Course: S 00-44-10.5 E Length: 130.000 North: 1702458.424 East: 1655665.922
 Line Course: S 88-44-25.5 W Length: 80.000 North: 1702328.434 East: 1655667.592
 Line Course: N 00-44-10.5 W Length: 130.000 North: 1702326.676 East: 1655587.612
 Line Course: N 00-44-10.5 W Length: 130.000 North: 1702456.665 East: 1655585.941

Perimeter: 420.000 Area: 10,399. sq.ft. 0.23 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: 420,000,000.000

Parcel name: BLOCK 1, LOT 17

Line Course: N 88-44-25.5 E Length: 160.000	North: 1702524.901 East: 1655505.061
Line Course: S 00-44-10.5 E Length: 70.000	North: 1702528.418 East: 1655665.022
Line Course: S 88-44-25.5 W Length: 160.000	North: 1702458.424 East: 1655665.922
Line Course: N 00-44-10.5 W Length: 70.000	North: 1702454.907 East: 1655505.960
	North: 1702524.901 East: 1655505.061

Perimeter: 460.000 Area: 11,199. sq.ft. 0.25 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: 460,000,000.000

Parcel name: BLOCK 1, LOT 18

Line Course: N 88-44-25.5 E Length: 160.000	North: 1702594.895 East: 1655504.161
Line Course: S 00-44-10.5 E Length: 70.000	North: 1702598.412 East: 1655664.123
Line Course: S 88-44-25.5 W Length: 160.000	North: 1702528.418 East: 1655665.022
Line Course: N 00-44-10.5 W Length: 70.000	North: 1702524.901 East: 1655505.061
	North: 1702594.895 East: 1655504.161

Perimeter: 460.000 Area: 11,199. sq.ft. 0.25 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: 460,000,000.000

Parcel name: BLOCK 1, LOT 19

Line Course: S 72-54-09.6 E Length: 128.578	North: 1702715.228 East: 1655502.615
Curve Length: 84.031 Radius: 50.000	North: 1702677.426 East: 1655625.511
Delta: 96-17-31.4 Tangent: 55.816	
Chord: 74.485 Course: S 31-02-55.3 E	
Course In: S 72-54-09.6 E Course Out: S 10-48-19.0 W	

RP North: 1702662.727 East: 1655673.301
 End North: 1702613.613 East: 1655663.928
 Line Course: S 00-44-10.5 E Length: 15.202
 North: 1702598.412 East: 1655664.123
 Line Course: S 88-44-25.5 W Length: 160.000
 North: 1702594.895 East: 1655504.162
 Line Course: N 00-44-10.5 W Length: 120.343
 North: 1702715.228 East: 1655502.615
 Perimeter: 508.154 Area: 13,179. sq.ft. 0.30 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 34-34-57.4 E
 Error North: 0.0003 East: 0.0002
 Precision 1: 498,608,000.000

Parcel name: BLOCK 1, LOT 20

Line Course: N 35-27-58.9 E Length: 80.222
 North: 1702715.228 East: 1655502.615
 North: 1702780.565 East: 1655549.162
 Line Course: N 37-37-10.3 E Length: 89.345
 North: 1702851.334 East: 1655603.699
 Line Course: S 20-15-19.9 E Length: 151.040
 North: 1702709.634 East: 1655655.991
 Curve Length: 45.943 Radius: 50.000
 Delta: 52-38-49.7 Tangent: 24.737
 Chord: 44.344 Course: S 43-25-15.2 W
 Course In: S 20-15-19.9 E Course Out: N 72-54-09.6 W
 RP North: 1702662.726 East: 1655673.301
 End North: 1702677.426 East: 1655625.511
 Line Course: N 72-54-09.6 W Length: 128.578
 North: 1702715.228 East: 1655502.615
 Perimeter: 495.128 Area: 13,255. sq.ft. 0.30 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 28-19-32.3 W
 Error North: -0.0002 East: -0.0001
 Precision 1: 493,529,000.000

Parcel name: BLOCK 1, LOT 21

Line Course: N 88-44-25.5 E Length: 200.556
 North: 1702851.334 East: 1655603.699
 North: 1702855.742 East: 1655804.207
 Line Course: S 34-08-44.2 W Length: 183.220
 North: 1702704.107 East: 1655701.366
 Curve Length: 47.474 Radius: 50.000
 Delta: 54-24-04.1 Tangent: 25.697
 Chord: 45.711 Course: N 83-03-17.8 W
 Course In: S 34-08-44.2 W Course Out: N 20-15-19.9 W
 RP North: 1702662.726 East: 1655673.301

End North: 1702709.634 East: 1655655.990
 Line Course: N 20-15-19.9 W Length: 151.040

North: 1702851.334 East: 1655603.699

Perimeter: 582.289 Area: 17,875. sq.ft. 0.41 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 66-36-58.3 W
 Error North: -0.0001 East: -0.0003
 Precision 1: 580,527,000.000

Parcel name: BLOCK 1, LOT 22

Line Course: N 88-44-25.5 E Length: 39.805 North: 1702855.742 East: 1655804.207
 North: 1702856.617 East: 1655844.002
 Line Course: S 00-18-54.4 E Length: 189.536 North: 1702667.084 East: 1655845.045
 Line Course: S 88-32-48.0 W Length: 121.799 North: 1702663.995 East: 1655723.285
 Curve Length: 47.474 Radius: 50.000
 Delta: 54-24-04.2 Tangent: 25.697
 Chord: 45.711 Course: N 28-39-13.7 W
 Course In: S 88-32-48.4 W Course Out: N 34-08-44.2 E
 RP North: 1702662.727 East: 1655673.301
 End North: 1702704.108 East: 1655701.366
 Line Course: N 34-08-44.2 E Length: 183.220
 North: 1702855.743 East: 1655804.207

Perimeter: 581.833 Area: 18,874. sq.ft. 0.43 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 10-29-36.2 W
 Error North: 0.0010 East: -0.0002
 Precision 1: 580,071.000

Parcel name: BLOCK 1, LOT 23

Line Course: N 88-32-48.0 E Length: 121.799 North: 1702663.995 East: 1655723.285
 North: 1702667.084 East: 1655845.045
 Line Course: S 00-18-54.4 E Length: 83.010 North: 1702584.075 East: 1655845.501
 Line Course: S 88-32-48.4 W Length: 121.188 North: 1702581.002 East: 1655724.352
 Line Course: N 00-44-10.5 W Length: 83.000 North: 1702663.995 East: 1655723.286

Perimeter: 408.997 Area: 10,083. sq.ft. 0.23 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 80-32-56.8 E
 Error North: 0.0001 East: 0.0008

Precision 1: 408,997.000