

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-91 - OAK RIDGE 3RD ADDITION

OWNER/APPLICANT: Freedom Development, Inc., 1377 N. Clearwater, KS 67026

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of 29th St. North, East side of Tyler

SITE SIZE: 5.81 Acres

NUMBER OF LOTS

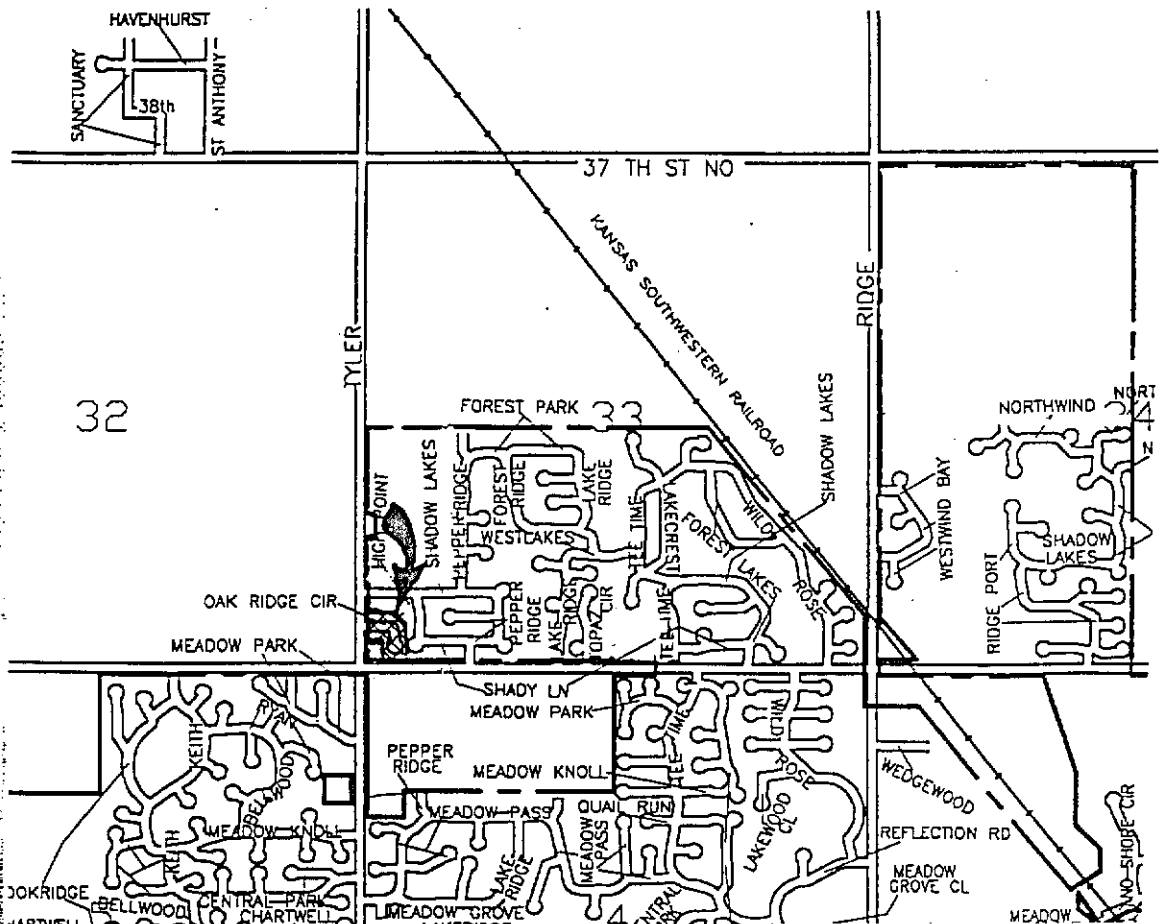
| | |
|--------------|-----------|
| Residential: | 21 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>21</u> |

MINIMUM LOT AREA: 7,740 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Oak Ridge 2nd Addition which increases the number of lots from 13 to 21. The street layout has remained the same. The Applicant is proposing single-family residential development.

STAFF COMMENTS:

- A. Petitions have previously been submitted for paving, drainage, sewer and water improvements for the Oak Ridge 2nd Addition. City Engineering needs to indicate the need for a respread agreement for special assessments due to the lot reconfiguration.
- 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. 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.
- E. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- F. The County Surveyor requests the closure of all of the lots.
- G. The tie point at the northwest corner of the plat should read "SW ¼".
- H. The legal description appears to be incomplete.
- I. The street right-of-way dimensions need to be added at the taper to the section lines.
- J. The distance from the tie points to the property needs to be denoted.
- K. 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.
- 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 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.

- 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 316-729-0102) 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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*OAK RIDGE 3RD ADDITION - FINAL PLAT

*DATE -02/11/00

*PROJECT NO. 99245 (COGOPC 96 167 30631)

*CLIENT NO. 411

*

DESCRIBE FIGURE BEARINGS

131*A PORTION OF WEST LINE OF SW 1/4, SEC. 33, T26S, R1W, 6TH P.M.

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 2 | | | 1704522.1791 | 1618941.0107 |
| | N 00 31 19.000 W | 458.9940 | | |
| 32 | | | 1704981.1540 | 1618936.8295 |

132*A PORTION OF WEST LINE OF SW 1/4, SEC. 33, T26S, R1W, 6TH P.M.

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 32 | | | 1704981.1540 | 1618936.8295 |
| | N 00 31 19.000 W | 2180.5960 | | |
| 3 | | | 1707161.6596 | 1618916.9653 |

133*WEST LINE OF SW 1/4, SEC. 33, T26S, R1W, 6TH P.M.

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 2 | | | 1704522.1791 | 1618941.0107 |
| | N 00 31 19.000 W | 2639.5900 | | |
| 3 | | | 1707161.6596 | 1618916.9653 |

134*SOUTH LINE OF SW 1/4, SEC. 33, T26S, R1W, 6TH P.M.

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------|---------------------|--------------------|
| 2 | | | 1704522.1791 | 1618941.0107 |
| | N 89 24 17.000 E | 2636.4600 | | |
| 5 | | | 1704549.5703 | 1621577.3284 |

10*Oak Ridge Circle

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------------|---------------------|--------------------|
| 32 | | | 1704981.1540 | 1618936.8295 |
| | N 89 24 17.000 E | 373.8979 | | |
| 85 | | | 1704985.0386 | 1619310.7072 |
| | S 00 35 43.000 E | 80.0000(RADIAL) | | |
| 88 | | CURVE CENTER | 1704905.0429 | 1619311.5383 |
| | N 89 28 41.000 E | 80.0000(RADIAL) | | |
| 101 | | | 1704905.7717 | 1619391.5350 |
| | S 00 31 19.000 E | 168.8913 | | |
| 102 | | | 1704736.8873 | 1619393.0735 |

CIRCULAR CURVE 85 88 101 R
 CENTRAL ANGLE = 90 04 24.000
 CHORD DIRECTION = S 45 33 31.000 E
 RADIUS = 80.0000
 LENGTH = 125.7661
 TANGENT = 80.1025
 CHORD = 113.2095
 EXTERNAL = 33.2096
 MIDDLE ORDINATE = 23.4677

157*Commencement point

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 2 | | | 1704522.1791 | 1618941.0107 |
| | N 00 31 19.000 W | 617.9941 | | |
| 1073 | | | 1705140.1476 | 1618935.3810 |
| | N 89 24 17.000 E | 50.0000 | | |
| 38 | | | 1705140.6670 | 1618985.3784 |

AREA BEARINGS

135*FINAL PLAT BOUNDARY

AREA = 253133.1692 (ACRES = 5.8111)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 38 | | | 1705140.6670 | 1618985.3784 |
| | N 89 24 17.000 E | 505.8366 | | |
| 1039 | | | 1705145.9224 | 1619491.1877 |
| | S 14 22 32.841 E | 263.4843 | | |
| 22 | | | 1704890.6882 | 1619556.6058 |
| | S 00 31 19.000 E | 312.0939 | | |
| 126 | | | 1704578.6073 | 1619559.4488 |
| | S 89 24 17.000 W | 268.8949 | | |
| 82 | | | 1704575.8137 | 1619290.5684 |
| | N 76 33 32.524 W | 56.7073 | | |
| 77 | | | 1704588.9949 | 1619235.4142 |
| | N 00 31 19.000 W | 236.2466 | | |
| 25 | | | 1704825.2318 | 1619233.2621 |
| | S 89 24 17.000 W | 232.4962 | | |
| 48 | | | 1704822.8163 | 1619000.7784 |
| | N 14 33 29.476 W | 51.5551 | | |
| 41 | | | 1704872.7161 | 1618987.8194 |
| | N 00 31 19.000 W | 267.9620 | | |
| 38 | | | 1705140.6670 | 1618985.3784 |

16*RESERVE "A"

AREA = 274.8691 (ACRES = .0063)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------------|---------------------|--------------------|
| 46 | | | 1704986.7381 | 1618994.6913 |
| | S 04 11 05.691 W | 5.0000(RADIAL) | | |
| 45 | | CURVE CENTER | 1704981.7514 | 1618994.3264 |
| | S 05 22 31.691 E | 5.0000(RADIAL) | | |
| 47 | | | 1704976.7734 | 1618994.7948 |
| | N 84 37 28.309 E | 29.8957 | | |
| 57 | | | 1704979.5741 | 1619024.5590 |
| | N 05 22 31.690 W | 2.5000(RADIAL) | | |
| 55 | | CURVE CENTER | 1704982.0631 | 1619024.3248 |
| | N 04 11 05.691 E | 2.5000(RADIAL) | | |
| 56 | | | 1704984.5564 | 1619024.5072 |
| | N 85 48 54.309 W | 29.8957 | | |
| 46 | | | 1704986.7381 | 1618994.6913 |

CIRCULAR CURVE 46 45 47 L
 CENTRAL ANGLE = 189 33 37.381

CHORD DIRECTION = S 00 35 43.000 E
 RADIUS = 5.0000
 LENGTH = 16.5423
 TANGENT = *****
 CHORD = 9.9652
 EXTERNAL = *****
 MIDDLE ORDINATE = 5.4167

CIRCULAR CURVE 57 55 56 L
 CENTRAL ANGLE = 170 26 22.619
 CHORD DIRECTION = N 00 35 43.000 W
 RADIUS = 2.5000
 LENGTH = 7.4368
 TANGENT = 29.8957
 CHORD = 4.9826
 EXTERNAL = 27.5000
 MIDDLE ORDINATE = 2.2917

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AREA BEARINGS

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136*LOT 1-1

AREA = 9611.0848 (ACRES = .2206)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 38 | | | 1705140.6670 | 1618985.3784 |
| | N 89 24 17.000 E | 76.0001 | | |
| 131 | | | 1705141.4566 | 1619061.3743 |
| | S 00 31 19.000 E | 127.9232 | | |
| 1053 | | | 1705013.5388 | 1619062.5397 |
| | N 88 23 33.263 W | 76.0525 | | |
| 39 | | | 1705015.6721 | 1618986.5171 |
| | N 00 31 19.000 W | 125.0001 | | |
| 38 | | | 1705140.6670 | 1618985.3784 |

137*LOT 2-1

AREA = 8621.4288 (ACRES = .1979)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
| 1034 | | | 1705141.4566 | 1619061.3743 |

| | | | | |
|------|------------------|----------|--------------|--------------|
| 1035 | N 89 24 17.000 E | 66.7500 | 1705142.1501 | 1619128.1208 |
| 1054 | S 00 31 19.000 E | 130.0001 | 1705012.1554 | 1619129.3050 |
| 63 | S 89 24 17.000 W | 12.7500 | 1705012.0230 | 1619116.5557 |
| 1053 | N 88 23 33.263 W | 54.0373 | 1705013.5388 | 1619062.5397 |
| 1034 | N 00 31 19.000 W | 127.9232 | 1705141.4566 | 1619061.3743 |

138*LOT 3-1

AREA = 8775.0000 (ACRES = .2014)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1035 | N 89 24 17.000 E | 67.5000 | 1705142.1501 | 1619128.1208 |
| 1036 | S 00 31 19.000 E | 130.0001 | 1705142.8514 | 1619195.6171 |
| 1055 | S 89 24 17.000 W | 67.5000 | 1705012.8567 | 1619196.8014 |
| 1054 | N 00 31 19.000 W | 130.0001 | 1705012.1554 | 1619129.3050 |
| 1035 | N 89 24 17.000 E | 67.5000 | 1705142.1501 | 1619128.1208 |

139*LOT 4-1

AREA = 4387.5000 (ACRES = .1007)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1036 | S 27 58 37.972 E | 146.4029 | 1705142.8514 | 1619195.6171 |
| 1056 | S 89 24 17.000 W | 67.5000 | 1705013.5580 | 1619264.2977 |
| 1055 | N 00 31 19.000 W | 130.0001 | 1705012.8567 | 1619196.8014 |
| 1036 | S 27 58 37.972 E | 146.4029 | 1705142.8514 | 1619195.6171 |

140*LOT 5-1

AREA = 9616.9808 (ACRES = .2208)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
|-------|---------|----------|---------------------|--------------------|

| | | | | |
|------|------------------|------------------|--------------|--------------|
| 1037 | | | 1705143.5527 | 1619263.1135 |
| | N 89 24 17.000 E | 84.2500 | | |
| 1038 | | | 1705144.4280 | 1619347.3589 |
| | S 08 30 38.144 W | 133.0503 | | |
| 1057 | | | 1705012.8428 | 1619327.6685 |
| | S 08 30 36.246 W | 109.0000(RADIAL) | | |
| 88 | | CURVE CENTER | 1704905.0429 | 1619311.5383 |
| | N 00 35 43.000 W | 109.0000(RADIAL) | | |
| 84 | | | 1705014.0370 | 1619310.4059 |
| | S 89 24 17.000 W | 46.1106 | | |
| 1056 | | | 1705013.5580 | 1619264.2977 |
| | N 00 31 19.000 W | 130.0001 | | |
| 1037 | | | 1705143.5527 | 1619263.1135 |

CIRCULAR CURVE 1057 88 84 L
 CENTRAL ANGLE = 9 06 19.246
 CHORD DIRECTION = N 86 02 33.377 W
 RADIUS = 109.0000
 LENGTH = 17.3221
 TANGENT = 8.6793
 CHORD = 17.3039
 EXTERNAL = .3450
 MIDDLE ORDINATE = .3439

141*LOT 6-1

AREA = 14263.8925 (ACRES = .3275)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|------------------|---------------------|--------------------|
| 1038 | | | 1705144.4280 | 1619347.3589 |
| | N 89 24 17.000 E | 143.8366 | | |
| 1039 | | | 1705145.9224 | 1619491.1877 |
| | S 36 42 59.547 W | 191.4943 | | |
| 1058 | | | 1704992.4200 | 1619376.7016 |
| | S 36 42 52.228 W | 109.0000(RADIAL) | | |
| 88 | | CURVE CENTER | 1704905.0429 | 1619311.5383 |
| | N 08 30 36.246 E | 109.0000(RADIAL) | | |
| 1057 | | | 1705012.8428 | 1619327.6685 |
| | N 08 30 38.144 E | 133.0503 | | |
| 1038 | | | 1705144.4280 | 1619347.3589 |

CIRCULAR CURVE 1058 88 1057 L
 CENTRAL ANGLE = 28 12 15.982
 CHORD DIRECTION = N 67 23 15.763 W
 RADIUS = 109.0000
 LENGTH = 53.6564

TANGENT = 27.3834
 CHORD = 53.1163
 EXTERNAL = 3.3871
 MIDDLE ORDINATE = 3.2850

142*LOT 7-1

AREA = 13470.3494 (ACRES = .3092)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|------------------|---------------------|--------------------|
| 1058 | | | 1704992.4200 | 1619376.7016 |
| | N 36 42 59.547 E | 191.4943 | | |
| 1039 | | | 1705145.9224 | 1619491.1877 |
| | S 14 22 32.841 E | 139.0893 | | |
| 1040 | | | 1705011.1882 | 1619525.7209 |
| | S 63 38 20.879 W | 130.0418 | | |
| 1059 | | | 1704953.4466 | 1619409.2014 |
| | S 63 38 09.994 W | 109.0000(RADIAL) | | |
| 88 | | CURVE CENTER | 1704905.0429 | 1619311.5383 |
| | N 36 42 52.228 E | 109.0000(RADIAL) | | |
| 1058 | | | 1704992.4200 | 1619376.7016 |

CIRCULAR CURVE 1059 88 1058 L
 CENTRAL ANGLE = 26 55 17.766
 CHORD DIRECTION = N 39 49 28.889 W
 RADIUS = 109.0000
 LENGTH = 51.2159
 TANGENT = 26.0897
 CHORD = 50.7461
 EXTERNAL = 3.0789
 MIDDLE ORDINATE = 2.9943

143*LOT 8-1

AREA = 10550.6991 (ACRES = .2422)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1059 | | | 1704953.4466 | 1619409.2014 |
| | N 63 38 20.879 E | 130.0418 | | |
| 1040 | | | 1705011.1882 | 1619525.7209 |
| | S 14 22 32.841 E | 112.5368 | | |
| 1041 | | | 1704902.1752 | 1619553.6616 |
| | S 89 24 17.000 W | 133.0805 | | |
| 1060 | | | 1704900.7925 | 1619420.5883 |
| | N 00 35 43.322 W | 5.2436 | | |

| | | | |
|------|------------------|---------------------------|--------------|
| 106 | | 1704906.0359 | 1619420.5338 |
| | S 89 28 41.000 W | 109.0000(RADIAL) | |
| 88 | | CURVE CENTER 1704905.0429 | 1619311.5383 |
| | N 63 38 09.994 E | 109.0000(RADIAL) | |
| 1059 | | 1704953.4466 | 1619409.2014 |

CIRCULAR CURVE 106 88 1059 L
 CENTRAL ANGLE = 25 50 31.006
 CHORD DIRECTION = N 13 26 34.503 W
 RADIUS = 109.0000
 LENGTH = 49.1619
 TANGENT = 25.0063
 CHORD = 48.7463
 EXTERNAL = 2.8316
 MIDDLE ORDINATE = 2.7599

144*LOT 9-1
 AREA = 8818.6596 (ACRES = .2024)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1060 | | | 1704900.7925 | 1619420.5883 |
| | N 89 24 17.000 E | 133.0805 | | |
| 1041 | | | 1704902.1752 | 1619553.6616 |
| | S 14 22 32.841 E | 11.8582 | | |
| 22 | | | 1704890.6882 | 1619556.6058 |
| | S 00 31 19.000 E | 53.4832 | | |
| 1042 | | | 1704837.2073 | 1619557.0930 |
| | S 89 24 17.000 W | 135.9266 | | |
| 1061 | | | 1704835.7951 | 1619421.1737 |
| | N 00 30 57.677 W | 65.0001 | | |
| 1060 | | | 1704900.7925 | 1619420.5883 |

145*LOT 10-1
 AREA = 8804.9586 (ACRES = .2021)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1061 | | | 1704835.7951 | 1619421.1737 |
| | N 89 24 17.000 E | 135.9266 | | |
| 1042 | | | 1704837.2073 | 1619557.0930 |
| | S 00 31 19.000 E | 65.0001 | | |
| 1043 | | | 1704772.2099 | 1619557.6851 |
| | S 89 24 17.000 W | 127.9516 | | |
| 1062 | | | 1704770.8806 | 1619429.7404 |

S 47 10 00.792 W 50.0000(RADIAL)
 102 CURVE CENTER 1704736.8873 1619393.0735
 N 34 55 42.954 E 50.0000(RADIAL)
 109 1704777.8807 1619421.7013
 N 00 31 19.000 W 57.9169
 1061 1704835.7951 1619421.1737

CIRCULAR CURVE 1062 102 109 L
 CENTRAL ANGLE = 12 14 17.838
 CHORD DIRECTION = N 48 57 08.127 W
 RADIUS = 50.0000
 LENGTH = 10.6799
 TANGENT = 5.3604
 CHORD = 10.6596
 EXTERNAL = .2865
 MIDDLE ORDINATE = .2849

146*LOT 11-1

AREA = 9094.3418 (ACRES = .2088)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------------|---------------------|--------------------|
| 1062 | | | 1704770.8806 | 1619429.7404 |
| | N 89 24 17.000 E | 127.9516 | | |
| 1043 | | | 1704772.2099 | 1619557.6851 |
| | S 00 31 19.000 E | 101.2881 | | |
| 1044 | | | 1704670.9260 | 1619558.6078 |
| | N 68 16 26.152 W | 128.1922 | | |
| 1063 | | | 1704718.3789 | 1619439.5218 |
| | N 68 16 26.152 W | 50.0000(RADIAL) | | |
| 102 | | | 1704736.8873 | 1619393.0735 |
| | N 47 10 00.792 E | 50.0000(RADIAL) | | |
| 1062 | | | 1704770.8806 | 1619429.7404 |

CIRCULAR CURVE 1063 102 1062 L
 CENTRAL ANGLE = 64 33 33.056
 CHORD DIRECTION = N 10 33 12.680 W
 RADIUS = 50.0000
 LENGTH = 56.3385
 TANGENT = 31.5838
 CHORD = 53.4051
 EXTERNAL = 9.1400
 MIDDLE ORDINATE = 7.7274

147*LOT 12-1

AREA = 15027.7188 (ACRES = .3450)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------------|---------------------|--------------------|
| 1063 | | | 1704718.3789 | 1619439.5218 |
| | S 68 16 26.152 E | 128.1922 | | |
| 1044 | | | 1704670.9260 | 1619558.6078 |
| | S 00 31 19.000 E | 92.3225 | | |
| 126 | | | 1704578.6073 | 1619559.4488 |
| | S 89 24 17.000 W | 105.6080 | | |
| 142 | | | 1704577.5101 | 1619453.8465 |
| | N 20 52 21.350 W | 120.5709 | | |
| 1064 | | | 1704690.1686 | 1619410.8881 |
| | N 20 52 21.350 W | 50.0000(RADIAL) | | |
| 102 | | CURVE CENTER | 1704736.8873 | 1619393.0735 |
| | S 68 16 26.152 E | 50.0000(RADIAL) | | |
| 1063 | | | 1704718.3789 | 1619439.5218 |

CIRCULAR CURVE 1064 102 1063 L
 CENTRAL ANGLE = 47 24 04.802
 CHORD DIRECTION = N 45 25 36.249 E
 RADIUS = 50.0000
 LENGTH = 41.3655
 TANGENT = 21.9492
 CHORD = 40.1958
 EXTERNAL = 4.6055
 MIDDLE ORDINATE = 4.2171

148*LOT 13-1
 AREA = 10163.0288 (ACRES = .2333)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------------|---------------------|--------------------|
| 1065 | | | 1704692.0192 | 1619371.0089 |
| | N 26 11 10.818 E | 50.0000(RADIAL) | | |
| 102 | | CURVE CENTER | 1704736.8873 | 1619393.0735 |
| | S 20 52 21.350 E | 50.0000(RADIAL) | | |
| 1064 | | | 1704690.1686 | 1619410.8881 |
| | S 20 52 21.350 E | 120.5709 | | |
| 1045 | | | 1704577.5101 | 1619453.8465 |
| | S 89 24 17.000 W | 139.8712 | | |
| 1046 | | | 1704576.0570 | 1619313.9828 |
| | N 26 11 10.818 E | 129.2254 | | |
| 1065 | | | 1704692.0192 | 1619371.0089 |

CIRCULAR CURVE 1065 102 1064 L
 CENTRAL ANGLE = 47 03 32.168

CHORD DIRECTION = S 87 20 35.266 E
 RADIUS = 50.0000
 LENGTH = 41.0667
 TANGENT = 21.7712
 CHORD = 39.9221
 EXTERNAL = 4.5343
 MIDDLE ORDINATE = 4.1573

149*LOT 14-1

AREA = 13779.4296 (ACRES = .3163)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|-----------------|---------------------|--------------------|
| 1047 | | | 1704687.1119 | 1619234.5204 |
| | N 72 34 15.839 E | 116.1827 | | |
| 1066 | | | 1704721.9112 | 1619345.3691 |
| | N 72 34 15.839 E | 50.0000(RADIAL) | | |
| 102 | | CURVE CENTER | 1704736.8873 | 1619393.0735 |
| | S 26 11 10.818 W | 50.0000(RADIAL) | | |
| 1065 | | | 1704692.0192 | 1619371.0089 |
| | S 26 11 10.818 W | 129.2254 | | |
| 1046 | | | 1704576.0570 | 1619313.9828 |
| | S 89 24 17.000 W | 23.4157 | | |
| 82 | | | 1704575.8137 | 1619290.5684 |
| | N 76 33 32.524 W | 56.7073 | | |
| 77 | | | 1704588.9949 | 1619235.4142 |
| | N 00 31 19.000 W | 98.1210 | | |
| 1047 | | | 1704687.1119 | 1619234.5204 |

CIRCULAR CURVE 1066 102 1065 L
 CENTRAL ANGLE = 46 23 05.021
 CHORD DIRECTION = S 40 37 16.672 E
 RADIUS = 50.0000
 LENGTH = 40.4783
 TANGENT = 21.4221
 CHORD = 39.3819
 EXTERNAL = 4.3958
 MIDDLE ORDINATE = 4.0406

150*LOT 15-1

AREA = 8748.3085 (ACRES = .2008)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
| 1048 | | | 1704780.6032 | 1619233.8335 |

| | | | | |
|------|------------------|-----------------|--------------|--------------|
| 1067 | N 89 24 17.000 E | 129.8353 | 1704781.9521 | 1619363.6618 |
| 99 | S 00 31 19.000 E | 4.6000 | 1704777.3523 | 1619363.7037 |
| 102 | S 35 58 20.953 E | 50.0000(RADIAL) | | |
| | CURVE CENTER | 1704736.8873 | 1619393.0735 | |
| 1066 | S 72 34 15.839 W | 50.0000(RADIAL) | 1704721.9112 | 1619345.3691 |
| 1047 | S 72 34 15.839 W | 116.1827 | 1704687.1119 | 1619234.5204 |
| 1048 | N 00 25 15.392 W | 93.4939 | 1704780.6032 | 1619233.8335 |

CIRCULAR CURVE 99 102 1066 L
 CENTRAL ANGLE = 71 27 23.208
 CHORD DIRECTION = S 18 17 57.443 W
 RADIUS = 50.0000
 LENGTH = 62.3575
 TANGENT = 35.9660
 CHORD = 58.3941
 EXTERNAL = 11.5918
 MIDDLE ORDINATE = 9.4102

151*LOT 16-1

AREA = 8405.0844 (ACRES = .1930)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 146 | | | 1704846.2046 | 1619243.2541 |
| | N 89 24 17.000 E | 119.8175 | | |
| 1068 | | | 1704847.4495 | 1619363.0651 |
| | S 00 31 19.000 E | 65.5001 | | |
| 1067 | | | 1704781.9521 | 1619363.6618 |
| | S 89 24 17.000 W | 129.8353 | | |
| 1048 | | | 1704780.6032 | 1619233.8335 |
| | N 00 44 00.673 W | 44.6322 | | |
| 25 | | | 1704825.2318 | 1619233.2621 |
| | N 25 28 26.848 E | 23.2314 | | |
| 1049 | | | 1704846.2046 | 1619243.2541 |

152*LOT 17-1

AREA = 12515.7038 (ACRES = .2873)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
|-------|---------|----------|---------------------|--------------------|

| | | | | |
|------|------------------|-----------------|--------------|--------------|
| 1069 | | | 1704955.3258 | 1619242.2531 |
| | N 89 24 17.000 E | 68.7591 | | |
| 86 | | | 1704956.0402 | 1619311.0085 |
| | S 00 35 43.000 E | 51.0000(RADIAL) | | |
| 88 | | CURVE CENTER | 1704905.0429 | 1619311.5383 |
| | N 89 28 41.000 E | 51.0000(RADIAL) | | |
| 97 | | | 1704905.5075 | 1619362.5362 |
| | S 00 31 19.000 E | 58.0605 | | |
| 1068 | | | 1704847.4495 | 1619363.0651 |
| | S 89 24 17.000 W | 119.8175 | | |
| 1049 | | | 1704846.2046 | 1619243.2541 |
| | N 00 31 32.069 W | 109.1258 | | |
| 1069 | | | 1704955.3258 | 1619242.2531 |

CIRCULAR CURVE 86 88 97 R
 CENTRAL ANGLE = 90 04 24.000
 CHORD DIRECTION = S 45 33 31.000 E
 RADIUS = 51.0000
 LENGTH = 80.1759
 TANGENT = 51.0653
 CHORD = 72.1710
 EXTERNAL = 21.1711
 MIDDLE ORDINATE = 14.9606

153*LOT 18-1

AREA = 7696.8201 (ACRES = .1767)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|---------------------|--------------------|
| 1070 | | | 1704954.7024 | 1619182.2562 |
| | N 89 24 17.000 E | 60.0000 | | |
| 1069 | | | 1704955.3258 | 1619242.2531 |
| | S 00 31 32.069 E | 109.1258 | | |
| 1049 | | | 1704846.2046 | 1619243.2541 |
| | S 25 28 26.848 W | 23.2314 | | |
| 25 | | | 1704825.2318 | 1619233.2621 |
| | S 89 16 11.532 W | 49.8247 | | |
| 1050 | | | 1704824.5969 | 1619183.4415 |
| | N 00 31 19.000 W | 130.1110 | | |
| 1070 | | | 1704954.7024 | 1619182.2562 |

154*LOT 19-1

AREA = 7806.6585 (ACRES = .1792)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|---------|----------|---------------------|--------------------|
|-------|---------|----------|---------------------|--------------------|

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|------------------|-----------------|
| 1071 | | | 1704954.0791 | 1619122.2594 |
| | N 89 24 17.000 E | 60.0000 | | |
| 1070 | | | 1704954.7024 | 1619182.2562 |
| | S 00 31 19.000 E | 130.1110 | | |
| 1050 | | | 1704824.5969 | 1619183.4415 |
| | S 89 24 17.000 W | 60.0000 | | |
| 1051 | | | 1704823.9735 | 1619123.4447 |
| | N 00 31 19.000 W | 130.1110 | | |
| 1071 | | | 1704954.0791 | 1619122.2594 |

155*LOT 20-1

AREA = 7748.8563 (ACRES = .1779)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|------------------|-----------------|
| 1072 | | | 1704951.3472 | 1619062.2818 |
| | N 87 12 08.043 E | 54.8676 | | |
| 64 | | | 1704954.0253 | 1619117.0841 |
| | N 89 24 17.000 E | 5.1757 | | |
| 1071 | | | 1704954.0791 | 1619122.2594 |
| | S 00 31 19.000 E | 130.1110 | | |
| 1051 | | | 1704823.9735 | 1619123.4447 |
| | S 89 24 17.000 W | 60.0000 | | |
| 1052 | | | 1704823.3501 | 1619063.4479 |
| | N 00 31 19.000 W | 128.0023 | | |
| 1072 | | | 1704951.3472 | 1619062.2818 |

156*LOT 21-1

AREA = 9196.0399 (ACRES = .2111)

| POINT | BEARING | DISTANCE | NORTH COORDINATE | EAST COORDINATE |
|-------|------------------|----------|------------------|-----------------|
| 40 | | | 1704947.6749 | 1618987.1365 |
| | N 87 12 08.043 E | 75.2350 | | |
| 1072 | | | 1704951.3472 | 1619062.2818 |
| | S 00 31 19.000 E | 128.0023 | | |
| 1052 | | | 1704823.3501 | 1619063.4479 |
| | S 89 30 42.952 W | 62.6717 | | |
| 48 | | | 1704822.8163 | 1619000.7784 |
| | N 14 33 29.476 W | 51.5551 | | |
| 41 | | | 1704872.7161 | 1618987.8194 |
| | N 00 31 19.000 W | 74.9619 | | |
| 40 | | | 1704947.6749 | 1618987.1365 |

*** END OF BATCH INPUT HAS BEEN REACHED ***
NUMBER OF LINES IN BATCH INPUT IS 44
** PRINTER HAS BEEN TURNED OFF