

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-29 -- NEWMAN UNIVERSITY 2ND ADDITION

OWNER/APPLICANT: Newman University Inc., 3100 McCormick Street, Wichita, KS 67213-2067; Adorers of the Blood of Christ of Wichita, 3228 McCormick Street, Wichita, KS 67213-2067

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

LOCATION: South side of Kellogg, West of Meridian

SITE SIZE: 15.22 acres

NUMBER OF LOTS

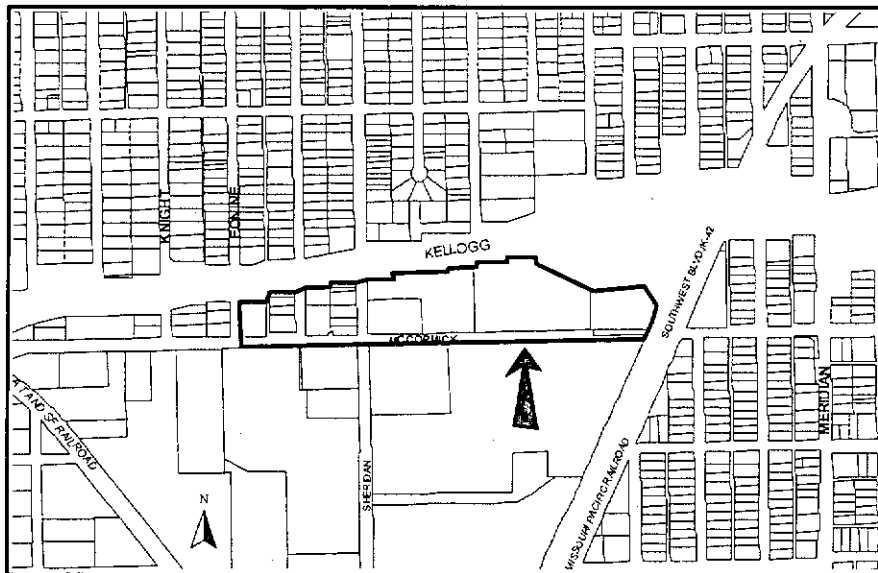
Residential:	2
Office:	
Commercial:	2
Industrial:	
Total:	4

MINIMUM LOT AREA: 1.7 acres

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office; B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Crystal Addition, Martinson's 5th Addition, and College Green Addition. It involves the vacation and relocation of McCormick.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- 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 concept.
- D. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- E. The Applicant shall guarantee the paving of the proposed streets.
- F. Traffic Engineering needs to comment on the need for additional street right-of-way along McCormick.
- G. City Engineering has requested a temporary road easement for McCormick to be established by separate instrument until the improvements to the new alignment of McCormick are completed.
- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- I. 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.
- J. 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.
- K. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The Applicant has platted a 20-foot building setback along McCormick that represents an adjustment of the Zoning Code standard of 25 feet for the portions of the site zoned SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- M. 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.

- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 4/7/05)

CASE NUMBER: SUB 2005-29 -- NEWMAN UNIVERSITY SECOND ADDITION

OWNER/APPLICANT: Newman University Inc., Attn: Gregory Loghkamp, 3100 McCormick St., Wichita, KS 67213-2067; Adorers of the Blood of Christ of Wichita, Attn: Aidan Dunleavy, 3228 McCormick St., Wichita, KS 67213-2067

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

LOCATION: South side of Kellogg, West of Meridian

SITE SIZE: 15.22 acres

NUMBER OF LOTS

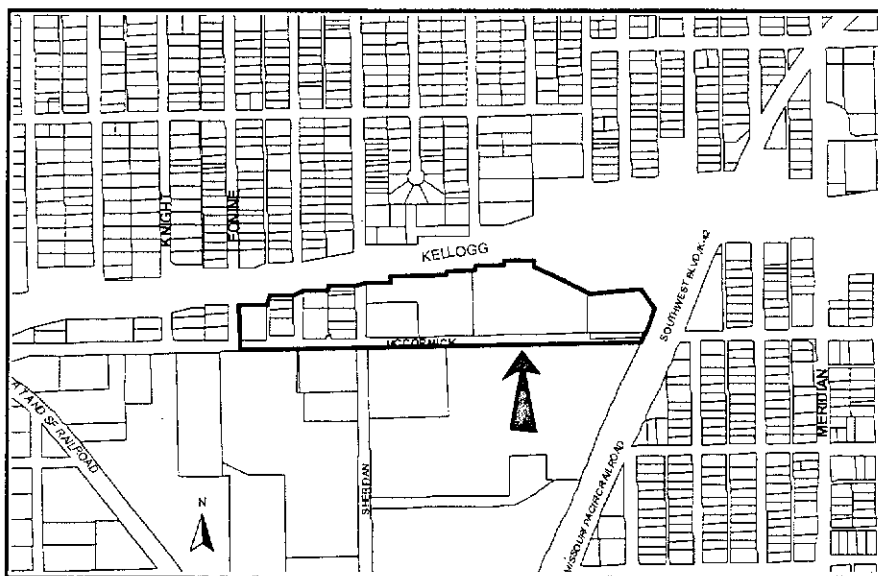
Residential:	2
Office:	
Commercial:	2
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 1.7 acres

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office; B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Crystal Addition, Martinson's 5th Addition, and College Green Addition. It involves the vacation and relocation of McCormick.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer 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. The drainage plan is approved.
- D. City Engineering has requested a temporary road easement for McCormick to be established by separate instrument until the improvements to the new alignment of McCormick are completed.
- E. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- F. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- G. 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.
- H. 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 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.
- I. The 20' drainage and utility easements on Lots 1 & 2, Block 1 need to be located.
- J. The property line common to Lots 1 & 2, Block 1 on the north end needs dimensions.
- K. The reference to the condemnation case on the north should be legible.
- L. The bearing on the south line of Lots 1 & 2, Block 1 in the measured half street right-of-way needs to be shown.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. The Applicant has platted a 20-ft building setback along McCormick which represents an adjustment of the Zoning Code standard of 25 feet for the portions of the site zoned SF-5, Single-Family District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. The modification has been approved.

- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
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- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

Newman University Second Addition

Parcel Closure

Project: J:\CIVIL\03245\

COGO Revisions: none

Date: Wednesday, July 20, 2005

COGO PC Project: None

Client Contact: Harry Pape

Parcel name: Final Plat Boundary Pre Dedication

Line Course: S 88-53-52.6 W Length: 1564.037	North: 1680946.214	East: 1638199.173
Line Course: S 88-48-41.9 W Length: 60.000	North: 1680916.133	East: 1636635.425
Line Course: S 88-43-30.5 W Length: 659.832	North: 1680914.888	East: 1636575.438
Line Course: N 01-20-06.6 W Length: 63.000	North: 1680900.208	East: 1635915.769
Line Course: N 01-21-16.9 W Length: 196.773	North: 1680963.191	East: 1635914.301
Line Course: N 88-44-28.3 E Length: 140.048	North: 1681159.909	East: 1635909.649
Line Course: N 20-27-46.6 E Length: 53.864	North: 1681162.986	East: 1636049.664
Line Course: N 88-44-28.2 E Length: 140.069	North: 1681213.451	East: 1636068.495
Line Course: N 66-06-50.0 E Length: 64.980	North: 1681216.528	East: 1636208.530
Line Course: N 88-44-28.4 E Length: 139.975	North: 1681242.840	East: 1636267.944
Line Course: N 37-24-23.2 E Length: 31.987	North: 1681245.915	East: 1636407.886
Line Course: N 88-44-28.3 E Length: 139.983	North: 1681271.323	East: 1636427.317
Line Course: S 85-11-26.7 E Length: 60.145	North: 1681274.399	East: 1636567.266
Line Course: N 00-46-53.3 W Length: 21.682	North: 1681269.356	East: 1636627.199
Line Course: N 88-53-52.6 E Length: 132.036	North: 1681291.036	East: 1636626.903
Line Course: N 19-14-36.1 E Length: 37.329	North: 1681293.576	East: 1636758.915
Line Course: N 88-53-52.6 E Length: 314.072	North: 1681328.819	East: 1636771.218
Line Course: N 26-23-46.4 E Length: 28.184	North: 1681334.859	East: 1637085.232
Line Course: N 88-53-52.6 E Length: 132.036	North: 1681360.105	East: 1637097.762
Line Course: N 66-15-56.8 E Length: 64.964	North: 1681362.645	East: 1637229.773
Line Course: N 88-53-51.9 E Length: 277.225	North: 1681388.792	East: 1637289.243
Line Course: S 64-35-31.6 E Length: 167.921	North: 1681394.125	East: 1637566.416

Line Course: S 64-33-34.0 E Length: 33.618	North: 1681322.077	East: 1637718.096
Line Course: S 48-05-23.4 E Length: 14.594	North: 1681307.636	East: 1637748.454
Line Course: S 64-33-04.6 E Length: 145.879	North: 1681297.887	East: 1637759.314
Line Course: S 67-09-16.9 E Length: 32.867	North: 1681235.203	East: 1637891.039
Line Course: N 82-06-46.3 E Length: 289.878	North: 1681222.442	East: 1637921.328
Line Course: S 27-39-35.9 E Length: 140.119	North: 1681262.220	East: 1638208.463
Line Course: S 14-08-00.2 W Length: 95.435	North: 1681138.114	East: 1638273.510
Line Course: S 23-10-35.0 W Length: 35.493	North: 1681045.568	East: 1638250.207
Line Course: S 23-10-35.0 W Length: 39.493	North: 1681012.939	East: 1638236.238
Line Course: S 88-53-52.1 W Length: 8.573	North: 1680976.633	East: 1638220.695
Line Course: S 23-10-34.8 W Length: 32.911	North: 1680976.468	East: 1638212.123
	North: 1680946.213	East: 1638199.171

Perimeter: 5359.003 Area: 856,585 sq.ft. 19.66 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 62-59-27.3 W
 Error North: -0.0010 East: -0.0020
 Precision 1: 2,679,501.000

Parcel name: Final Plat Boundary Post Dedication

Line Course: S 88-53-52.6 W Length: 1564.037	North: 1680946.214	East: 1638199.173
Line Course: S 88-48-41.9 W Length: 60.000	North: 1680916.133	East: 1636635.425
Line Course: S 88-43-30.5 W Length: 659.832	North: 1680914.888	East: 1636575.438
Line Course: N 01-20-06.6 W Length: 63.000	North: 1680900.208	East: 1635915.769
Line Course: N 01-21-16.9 W Length: 196.773	North: 1680963.191	East: 1635914.301
Line Course: N 88-44-28.3 E Length: 140.048	North: 1681159.909	East: 1635909.649
Line Course: N 20-27-46.6 E Length: 53.864	North: 1681162.986	East: 1636049.664
Line Course: N 88-44-28.2 E Length: 140.069	North: 1681213.451	East: 1636068.495
Line Course: N 66-06-50.0 E Length: 64.980	North: 1681216.528	East: 1636208.530
Line Course: N 88-44-28.4 E Length: 139.975	North: 1681242.840	East: 1636267.944

Line Course: N 37-24-23.2 E Length: 31.987	North: 1681245.915	East: 1636407.886
Line Course: N 88-44-28.3 E Length: 139.983	North: 1681271.323	East: 1636427.317
Line Course: S 85-11-26.7 E Length: 60.145	North: 1681274.399	East: 1636567.266
Line Course: N 82-14-01.6 E Length: 801.679	North: 1681269.356	East: 1636627.199
Line Course: S 89-52-39.9 E Length: 145.273	North: 1681377.688	East: 1637421.525
Line Course: S 69-55-19.2 E Length: 161.088	North: 1681377.378	East: 1637566.797
Line Course: S 64-33-34.0 E Length: 33.618	North: 1681322.077	East: 1637718.096
Line Course: S 48-05-23.4 E Length: 14.594	North: 1681307.635	East: 1637748.454
Line Course: S 64-33-04.6 E Length: 145.879	North: 1681297.887	East: 1637759.314
Line Course: S 67-09-16.9 E Length: 32.867	North: 1681235.202	East: 1637891.039
Line Course: N 82-06-46.3 E Length: 289.878	North: 1681222.442	East: 1637921.328
Line Course: S 27-39-35.9 E Length: 140.119	North: 1681262.220	East: 1638208.463
Line Course: S 14-08-00.2 W Length: 95.435	North: 1681138.114	East: 1638273.510
Line Course: S 23-10-35.0 W Length: 35.493	North: 1681045.568	East: 1638250.207
Line Course: S 23-10-35.0 W Length: 39.493	North: 1681012.939	East: 1638236.238
Line Course: S 88-53-52.1 W Length: 8.573	North: 1680976.633	East: 1638220.695
Line Course: S 23-10-34.8 W Length: 32.911	North: 1680976.468	East: 1638212.123
	North: 1680946.213	East: 1638199.171

Perimeter: 5291.594 Area: 837,569 sq.ft. 19.22 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 58-01-53.4 W
 Error North: -0.0012 East: -0.0020
 Precision 1: 2,645,796.500

Parcel name: Reserve A

Line Course: S 85-11-26.7 E Length: 60.145	North: 1681274.399	East: 1636567.267
Line Course: N 82-14-01.6 E Length: 189.325	North: 1681269.356	East: 1636627.200
Curve Length: 257.457	Radius: 333.000	North: 1681294.940
Delta: 44-17-52.7	Tangent: 135.549	East: 1636814.788
Chord: 251.093	Course: S 47-39-30.7 W	

Course In: S 20-11-33.0 E Course Out: N 64-29-25.7 W
 RP North: 1680982.407 East: 1636929.732
 End North: 1681125.817 East: 1636629.195
 Curve Length: 97.257 Radius: 267.000
 Delta: 20-52-13.9 Tangent: 49.174
 Chord: 96.720 Course: S 35-56-41.2 W
 Course In: N 64-29-25.7 W Course Out: S 43-37-11.8 E
 RP North: 1681240.804 East: 1636388.223
 End North: 1681047.514 East: 1636572.419
 Line Course: N 01-18-03.8 W Length: 226.943
 North: 1681274.399 East: 1636567.266
 Perimeter: 831.129 Area: 20,567 sq.ft. 0.47 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.000 Course: S 40-08-30.7 W
 Error North: -0.0002 East: -0.0002
 Precision 1: 824,226,000.000

Parcel name: Block 1, Lot 1

Line Course: N 01-18-03.7 W Length: 226.943 North: 1681047.514 East: 1636572.420
 Line Course: S 88-44-28.3 W Length: 139.983 North: 1681274.398 East: 1636567.267
 Line Course: S 37-24-23.2 W Length: 31.987 North: 1681271.323 East: 1636427.318
 Line Course: S 88-44-28.4 W Length: 139.975 North: 1681245.914 East: 1636407.887
 Line Course: S 66-06-50.0 W Length: 64.980 North: 1681242.839 East: 1636267.945
 Line Course: S 88-44-28.2 W Length: 140.069 North: 1681216.528 East: 1636208.531
 Line Course: S 20-27-46.6 W Length: 53.864 North: 1681213.450 East: 1636068.496
 Line Course: S 88-44-28.3 W Length: 140.048 North: 1681162.985 East: 1636049.665
 Line Course: S 01-21-16.9 E Length: 196.773 North: 1681159.909 East: 1635909.650
 Line Course: N 88-43-30.5 E Length: 479.982 North: 1680963.191 East: 1635914.302
 Curve Length: 197.329 Radius: 267.000
 Delta: 42-20-42.3 Tangent: 103.415
 Chord: 192.869 Course: N 67-33-09.4 E
 Course In: N 01-16-29.5 W Course Out: S 43-37-11.8 E
 RP North: 1681240.804 East: 1636388.225
 End North: 1681047.514 East: 1636572.421

Perimeter: 1811.935 Area: 163,384 sq.ft. 3.75 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 89-51-22.2 E
 Error North: 0.0000 East: 0.0015
 Precision 1: 1,807,473.000

Parcel name: Block 2, Lot 1

Line Course: S 88-53-52.6 W Length: 1383.437	North: 1680942.741	East: 1638018.607
Line Course: N 24-02-51.0 W Length: 77.605	North: 1680916.133	East: 1636635.426
Curve Length: 140.336 Radius: 333.000	North: 1680987.002	East: 1636603.802
Delta: 24-08-45.8 Tangent: 71.225		
Chord: 139.299 Course: N 37-34-57.2 E		
Course In: N 40-20-39.9 W Course Out: S 64-29-25.7 E		
RP North: 1681240.804 East: 1636388.224		
End North: 1681097.393 East: 1636688.761		
Curve Length: 272.560 Radius: 267.000		
Delta: 58-29-20.2 Tangent: 149.493		
Chord: 260.879 Course: N 54-45-14.4 E		
Course In: S 64-29-25.7 E Course Out: N 06-00-05.5 W		
RP North: 1680982.407 East: 1636929.732		
End North: 1681247.943 East: 1636901.816		
Line Course: N 83-59-54.5 E Length: 533.781	North: 1681303.753	East: 1637432.672
Curve Length: 327.343 Radius: 267.000		
Delta: 70-14-41.1 Tangent: 187.806		
Chord: 307.223 Course: S 60-52-45.0 E		
Course In: S 06-00-05.5 E Course Out: N 64-14-35.6 E		
RP North: 1681038.216 East: 1637460.588		
End North: 1681154.242 East: 1637701.060		
Line Course: S 25-45-24.4 E Length: 25.835	North: 1681130.974	East: 1637712.287
Curve Length: 379.783 Radius: 333.000		
Delta: 65-20-42.8 Tangent: 213.557		
Chord: 359.532 Course: S 58-25-45.8 E		
Course In: N 64-14-35.6 E Course Out: S 01-06-07.2 E		
RP North: 1681275.679 East: 1638012.202		
End North: 1680942.741 East: 1638018.607		

Perimeter: 3140.680 Area: 362,916 sq.ft. 8.33 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 36-18-18.5 W
 Error North: 0.0003 East: -0.0002
 Precision 1: 3,087,591,000.000

Parcel name: Block 3, Lot 1

Line Course: N 23-10-35.0 E Length: 35.493	North: 1681012.940	East: 1638236.239
Line Course: N 14-08-00.2 E Length: 95.435	North: 1681045.568	East: 1638250.208

Line Course: N 27-39-35.9 W Length: 140.119	North: 1681138.114	East: 1638273.511
Line Course: S 82-06-46.3 W Length: 289.878	North: 1681262.220	East: 1638208.465
Line Course: N 67-09-16.9 W Length: 32.867	North: 1681222.443	East: 1637921.329
Line Course: N 64-33-04.6 W Length: 145.879	North: 1681235.203	East: 1637891.040
Line Course: N 48-05-23.4 W Length: 14.594	North: 1681297.888	East: 1637759.316
Line Course: N 64-33-34.0 W Length: 33.618	North: 1681307.636	East: 1637748.455
Line Course: N 69-55-19.2 W Length: 161.088	North: 1681322.078	East: 1637718.097
Line Course: S 52-09-33.6 E Length: 124.188	North: 1681377.379	East: 1637566.799
Curve Length: 153.450 Radius: 333.000	North: 1681301.194	East: 1637664.873
Delta: 26-24-09.2 Tangent: 78.112		
Chord: 152.096 Course: S 38-57-29.0 E		
Course In: S 37-50-26.4 W Course Out: N 64-14-35.6 E		
RP North: 1681038.217 East: 1637460.588		
End North: 1681182.923 East: 1637760.503		
Line Course: S 25-45-24.4 E Length: 25.835		
	North: 1681159.655	East: 1637771.730
Curve Length: 304.511 Radius: 267.000		
Delta: 65-20-43.0 Tangent: 171.231		
Chord: 288.274 Course: S 58-25-45.9 E		
Course In: N 64-14-35.6 E Course Out: S 01-06-07.4 E		
RP North: 1681275.680 East: 1638012.203		
End North: 1681008.729 East: 1638017.338		
Line Course: N 88-53-52.6 E Length: 218.942		
	North: 1681012.940	East: 1638236.240

Perimeter: 1775.898 Area: 113,821 sq.ft. 2.61 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 35-53-34.3 E
 Error North: 0.0004 East: 0.0003
 Precision 1: 1,758,306,000.000