

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-121 -- REED'S COVE 4TH ADDITION

OWNER/APPLICANT: 21/127 LLC, Attn: Ritchie Development Corp., 8100 E. 22nd St. N.,
Bldg 100, Wichita, KS 67226

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

LOCATION: East side of 127th St. East, South of 21st St. North

SITE SIZE: 13.89 acres

NUMBER OF LOTS

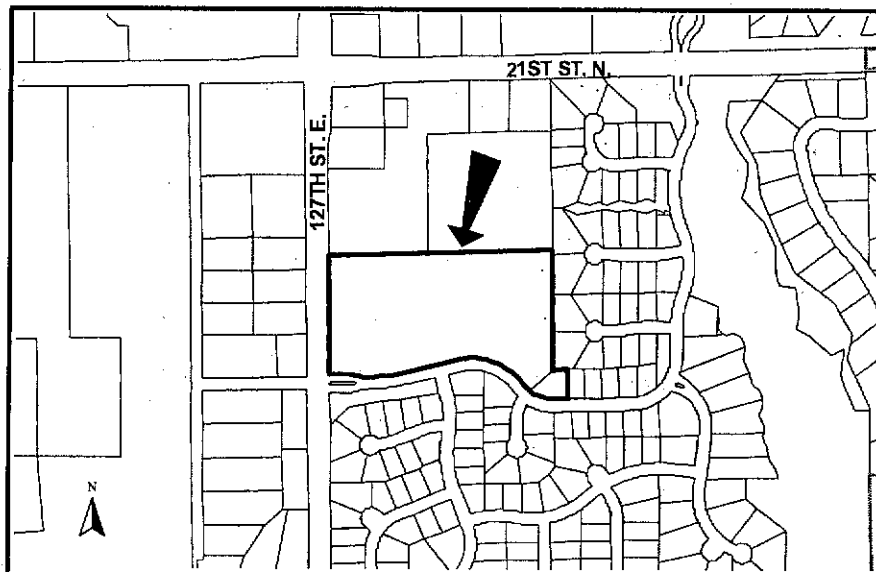
Residential:	33
Office:	
Commercial:	
Industrial:	
Total:	<u>33</u>

MINIMUM LOT AREA: 10,400 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential (Lot 21, Block 1), MF-18 (remainder
of plat)

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Lots 39 and 40, Block 1, Reed's Cove Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The applicant shall contact Debt Management regarding the need for submission of a respread agreement for existing improvements.
- 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 final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- E. 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.
- F. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- G. 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.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. 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.
- J. At the terminus of Shadybrook Ct, the Applicant has platted a 20-ft building setback which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. GIS needs to comment on the plat's street names. Shadybrook needs changed to Churchill and Churchill Ct.
- 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 plat'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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/27/05)

CASE NUMBER: SUB 2005-121 -- REED'S COVE 4TH ADDITION

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Total:	33

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NOTE: This is a replat of Lots 39 and 40, Block 1, Reed's Cove Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. The applicant shall contact **Debt Management** regarding the need for submission of a respread agreement for existing improvements.
- 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. **A lot grading plan is needed. Revisions to the drainage plan are requested.**
- 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.
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- G. The Applicant shall guarantee the paving of the proposed streets.
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- I. At the terminus of Shadybrook Ct, the Applicant has platted a 20-ft building setback which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- J. **GIS** needs to comment on the plat's street names. **The street names are approved.**
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

SUB 2005-121 -- Final Plat of REED'S COVE 4TH ADDITION
December 1, 2005 - Page 3

- M. 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.)
- N. 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.
- O. 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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MKEC ENGINEERING CONSULTANTS, INC.
 411 North Webb Road
 Wichita, Kansas 67206
 T: 316-684-9600 F: 316-684-5100
LETTER OF TRANSMITTAL

PROJECT: Reed's Cove 4th Addition TO: Ms. Vicky Huang, P.E.
 PROJECT NO: 02121 City of Wichita
 455 N. Main – 7th Floor
 Wichita, Kansas 67202
 DATE: October 20, 2005

We are sending you the following items: Attached
 Under separate cover
 Via Courier

Drawings Specifications Maps
 Computer Disks Petitions Other

COMMENTS: Sending two (2) copies of the Drainage Report w/CD of electronic files for the above referenced project.

For Your Approval As Requested
 For Your Use For Your Files
 Approved As Noted For Review and Comment

REMARKS: Please call me if you have any questions.

Signed: Adam Koster by cow
 Adam Koster, EIT

CC: Scott Lindebak, COW

Reed's Cove Fourth Addition

Parcel Closure

Project: H:\CIVIL\02121\Cogo

COGO Revisions: na

Date: January 03, 2005

Client Contact: Rob Ramseyer

Parcel name: Final Plat Boundary

Line Course: N 00-51-35.8 W Length: 575.119	North: 1698410.494 East: 1691594.479
Line Course: N 88-33-26.1 E Length: 1068.051	North: 1698985.548 East: 1691585.848
Line Course: S 00-51-35.8 E Length: 571.842	North: 1699012.440 East: 1692653.560
Line Course: N 88-33-26.1 E Length: 69.992	North: 1698440.662 East: 1692662.143
Line Course: S 00-57-48.2 E Length: 145.000	North: 1698442.424 East: 1692732.112
Line Course: S 88-33-26.1 W Length: 65.383	North: 1698297.445 East: 1692734.550
Curve Length: 170.222 Radius: 174.923	North: 1698295.799 East: 1692669.188
Delta: 55-45-21.6 Tangent: 92.531	
Chord: 163.585 Course: N 63-33-53.1 W	
Course In: N 01-26-33.9 W Course Out: S 54-18-47.7 W	
RP North: 1698470.666 East: 1692664.784	
End North: 1698368.625 East: 1692522.708	
Curve Length: 363.029 Radius: 304.000	
Delta: 68-25-15.9 Tangent: 206.680	
Chord: 341.839 Course: N 69-53-50.3 W	
Course In: S 54-18-47.7 W Course Out: N 14-06-28.2 W	
RP North: 1698191.285 East: 1692275.793	
End North: 1698486.116 East: 1692201.694	
Line Course: S 75-53-31.8 W Length: 252.664	
	North: 1698424.530 East: 1691956.651
Curve Length: 147.955 Radius: 871.000	
Delta: 9-43-57.9 Tangent: 74.156	
Chord: 147.778 Course: S 80-45-30.7 W	
Course In: N 14-06-28.2 W Course Out: S 04-22-30.3 E	
RP North: 1699269.259 East: 1691744.347	
End North: 1698400.797 East: 1691810.791	
Curve Length: 83.525 Radius: 300.000	
Delta: 15-57-07.5 Tangent: 42.034	
Chord: 83.255 Course: N 86-23-56.6 W	
Course In: N 04-22-30.3 W Course Out: S 11-34-37.2 W	
RP North: 1698699.923 East: 1691787.906	
End North: 1698406.026 East: 1691727.701	
Curve Length: 67.679 Radius: 300.000	
Delta: 12-55-32.9 Tangent: 33.984	
Chord: 67.536 Course: N 84-53-09.3 W	
Course In: S 11-34-37.2 W Course Out: N 01-20-55.7 W	
RP North: 1698112.129 East: 1691667.495	
End North: 1698412.046 East: 1691660.433	
Line Course: S 88-39-04.3 W Length: 65.972	
	North: 1698410.493 East: 1691594.480

Perimeter: 3646.434 Area: 623,894 sq.ft. 14.32 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 19-25-26.5 E
 Error North: -0.0008 East: 0.0003
 Precision 1: 3,618,016.000Error

Parcel name: Reserve A

North: 1698438.859 East: 1691741.477

Curve Length: 82.483 Radius: 335.000
 Delta: 14-06-26.3 Tangent: 41.451
 Chord: 82.275 Course: N 84-17-42.6 W
 Course In: S 12-45-30.6 W Course Out: N 01-20-55.7 W
 RP North: 1698112.130 East: 1691667.495
 End North: 1698447.037 East: 1691659.610
 Line Course: S 88-39-04.3 W Length: 65.674

North: 1698445.491 East: 1691593.954

Line Course: S 00-51-35.8 E Length: 35.001

North: 1698410.494 East: 1691594.479

Line Course: N 88-39-04.3 E Length: 65.972

North: 1698412.047 East: 1691660.433

Curve Length: 67.679 Radius: 300.000
 Delta: 12-55-32.9 Tangent: 33.984
 Chord: 67.536 Course: S 84-53-09.3 E
 Course In: S 01-20-55.7 E Course Out: N 11-34-37.2 E
 RP North: 1698112.130 East: 1691667.495
 End North: 1698406.027 East: 1691727.700

Curve Length: 17.006 Radius: 300.000
 Delta: 3-14-52.3 Tangent: 8.505
 Chord: 17.004 Course: S 80-02-49.0 E
 Course In: N 11-34-37.2 E Course Out: S 08-19-44.9 W
 RP North: 1698699.924 East: 1691787.906
 End North: 1698403.088 East: 1691744.448

Curve Length: 35.894 Radius: 1529.000
 Delta: 1-20-42.2 Tangent: 17.948
 Chord: 35.894 Course: N 04-44-52.3 W
 Course In: N 84-34-46.6 E Course Out: S 85-55-28.8 W
 RP North: 1698547.521 East: 1693266.611
 End North: 1698438.859 East: 1691741.477

Perimeter: 369.711 Area: 5,225 sq.ft. 0.11 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 12-38-45.1 W
 Error North: 0.0001 East: -0.0000
 Precision 1: 369,356,000.000

Parcel name: Reserve B

North: 1698450.222 East: 1691956.310

Line Course: N 75-53-31.8 E Length: 184.524

North: 1698495.199 East: 1692135.269

Line Course: N 75-53-31.8 E Length: 62.208

North: 1698510.362 East: 1692195.600

Curve Length: 123.281 Radius: 329.000
 Delta: 21-28-10.5 Tangent: 62.372
 Chord: 122.561 Course: N 86-37-37.1 E
 Course In: S 14-06-28.2 E Course Out: N 07-21-42.3 E
 RP North: 1698191.285 East: 1692275.793

End North: 1698517.573 East: 1692317.949
 Curve Length: 124.289 Radius: 329.000
 Delta: 21-38-42.5 Tangent: 62.894
 Chord: 123.552 Course: S 71-48-56.4 E
 Course In: S 07-21-42.3 W Course Out: N 29-00-24.8 E
 RP North: 1698191.285 East: 1692275.793
 End North: 1698479.016 East: 1692435.331
 Line Course: S 34-03-49.9 W Length: 25.106

North: 1698458.218 East: 1692421.268

Curve Length: 226.545 Radius: 304.000
 Delta: 42-41-51.5 Tangent: 118.823
 Chord: 221.339 Course: N 82-45-32.5 W
 Course In: S 28-35-23.3 W Course Out: N 14-06-28.2 W
 RP North: 1698191.285 East: 1692275.793
 End North: 1698486.116 East: 1692201.694
 Line Course: S 75-53-31.8 W Length: 252.664

North: 1698424.530 East: 1691956.651

Curve Length: 147.955 Radius: 871.000
 Delta: 9-43-57.9 Tangent: 74.156
 Chord: 147.778 Course: S 80-45-30.7 W
 Course In: N 14-06-28.2 W Course Out: S 04-22-30.3 E
 RP North: 1699269.259 East: 1691744.347
 End North: 1698400.797 East: 1691810.791

Curve Length: 7.811 Radius: 300.000
 Delta: 1-29-30.4 Tangent: 3.906
 Chord: 7.811 Course: S 86-22-14.9 W
 Course In: N 04-22-30.3 W Course Out: S 02-52-59.9 E
 RP North: 1698699.923 East: 1691787.906
 End North: 1698400.303 East: 1691802.996

Curve Length: 24.941 Radius: 1471.000
 Delta: 0-58-17.3 Tangent: 12.471
 Chord: 24.941 Course: N 05-15-29.0 W
 Course In: N 84-15-22.3 E Course Out: S 85-13-39.6 W
 RP North: 1698547.521 East: 1693266.611
 End North: 1698425.139 East: 1691800.710

Curve Length: 151.903 Radius: 846.000
 Delta: 10-17-15.8 Tangent: 76.156
 Chord: 151.699 Course: N 81-02-09.7 E
 Course In: N 03-49-12.4 W Course Out: S 14-06-28.2 E
 RP North: 1699269.259 East: 1691744.346
 End North: 1698448.776 East: 1691950.557
 Line Course: N 75-53-31.8 E Length: 5.931

North: 1698450.221 East: 1691956.309

Perimeter: 1337.161 Area: 16,089 sq.ft. 0.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.002 Course: S 60-16-41.9 W
 Error North: -0.0009 East: -0.0015
 Precision 1: 665,057.000

Parcel name: Churchill Street

Line Course: N 05-38-13.3 W Length: 30.483

North: 1698369.847 East: 1691776.859

Curve Length: 125.064 Radius: 1500.000
 Delta: 4-46-37.5 Tangent: 62.568
 Chord: 125.028 Course: N 03-14-54.6 W

North: 1698400.183 East: 1691773.865

Course In: N 84-21-46.7 E Course Out: S 89-08-24.2 W
 RP North: 1698547.522 East: 1693266.611
 End North: 1698525.010 East: 1691766.780
 Line Course: N 00-51-35.8 W Length: 214.876

North: 1698739.862 East: 1691763.555

Curve Length: 140.456 Radius: 90.000
 Delta: 89-25-01.9 Tangent: 89.089
 Chord: 126.630 Course: N 43-50-55.1 E
 Course In: N 89-08-24.2 E Course Out: N 01-26-33.9 W
 RP North: 1698741.212 East: 1691853.545
 End North: 1698831.184 East: 1691851.279
 Line Course: N 88-33-26.1 E Length: 555.025

North: 1698845.158 East: 1692406.128

Curve Length: 142.287 Radius: 90.000
 Delta: 90-34-58.1 Tangent: 90.920
 Chord: 127.925 Course: S 46-09-04.9 E
 Course In: S 01-26-33.9 E Course Out: N 89-08-24.2 E
 RP North: 1698755.187 East: 1692408.394
 End North: 1698756.537 East: 1692498.384
 Line Course: S 00-51-35.8 E Length: 168.026

North: 1698588.530 East: 1692500.906

Curve Length: 121.907 Radius: 200.000
 Delta: 34-55-25.7 Tangent: 62.914
 Chord: 120.029 Course: S 16-36-07.0 W
 Course In: S 89-08-24.2 W Course Out: S 55-56-10.1 E
 RP North: 1698585.529 East: 1692300.928
 End North: 1698473.505 East: 1692466.611
 Line Course: S 34-03-49.9 W Length: 65.674

North: 1698419.100 East: 1692429.826

Parcel name: Churchill Ct.

Line Course: S 00-51-35.8 E Length: 223.445

North: 1698838.206 East: 1692130.121

North: 1698614.786 East: 1692133.474

Parcel name: Block 1, Lot 1

Line Course: S 00-51-35.8 E Length: 26.564

North: 1698551.136 East: 1691737.385

North: 1698524.575 East: 1691737.783

Curve Length: 85.807 Radius: 1529.000
 Delta: 3-12-55.5 Tangent: 42.915
 Chord: 85.796 Course: S 02-28-03.4 E
 Course In: N 89-08-24.3 E Course Out: S 85-55-28.8 W
 RP North: 1698547.522 East: 1693266.611
 End North: 1698438.858 East: 1691741.477

Curve Length: 82.483 Radius: 335.000
 Delta: 14-06-26.3 Tangent: 41.451
 Chord: 82.275 Course: N 84-17-42.6 W
 Course In: S 12-45-30.6 W Course Out: N 01-20-55.7 W
 RP North: 1698112.130 East: 1691667.495
 End North: 1698447.037 East: 1691659.610
 Line Course: S 88-39-04.3 W Length: 65.674

North: 1698445.491 East: 1691593.954

Line Course: N 00-51-35.8 W Length: 102.005

North: 1698547.485 East: 1691592.423

Line Course: N 88-33-26.1 E Length: 145.008

North: 1698551.136 East: 1691737.385

Perimeter: 507.540 Area: 15,126 sq.ft. 0.34 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 46-24-10.8 E
 Error North: -0.0004 East: 0.0004
 Precision 1: 507,322.000

Parcel name: Block 1, Lot 2

Line Course: S 00-51-35.8 E Length: 85.004	North: 1698636.131 East: 1691736.109
Line Course: S 88-33-26.1 W Length: 145.008	North: 1698551.136 East: 1691737.385
Line Course: N 00-51-35.8 W Length: 85.004	North: 1698547.485 East: 1691592.423
Line Course: N 88-33-26.1 E Length: 145.008	North: 1698632.480 East: 1691591.147
	North: 1698636.131 East: 1691736.109

Perimeter: 460.024 Area: 12,325 sq.ft. 0.28 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: 460,024,000.000

Parcel name: Block 1, Lot 3

Line Course: S 00-51-35.8 E Length: 85.004	North: 1698721.126 East: 1691734.833
Line Course: S 88-33-26.1 W Length: 145.008	North: 1698636.131 East: 1691736.109
Line Course: N 00-51-35.8 W Length: 85.004	North: 1698632.480 East: 1691591.147
Line Course: N 88-33-26.1 E Length: 145.008	North: 1698717.475 East: 1691589.871
	North: 1698721.126 East: 1691734.833

Perimeter: 460.024 Area: 12,325 sq.ft. 0.28 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: 460,024,000.000

Parcel name: Block 1, Lot 4

Curve Length: 51.451	Radius: 119.000	North: 1698789.447	East: 1691744.760
Delta: 24-46-21.6	Tangent: 26.134		
Chord: 51.052	Course: S 11-31-35.0 W		
Course In: S 66-05-14.2 E	Course Out: S 89-08-24.2 W		
RP North: 1698741.211	East: 1691853.545		
End North: 1698739.425	East: 1691734.558		
Line Course: S 00-51-35.8 E Length: 18.302			
		North: 1698721.125	East: 1691734.833
Line Course: S 88-33-26.1 W Length: 145.008		North: 1698717.474	East: 1691589.871

Line Course: N 00-51-35.8 W Length: 141.609

North: 1698859.067 East: 1691587.746

Line Course: S 66-05-14.2 E Length: 171.756

North: 1698789.447 East: 1691744.759

Perimeter: 528.126 Area: 15,781 sq.ft. 0.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 44-22-19.7 W

Error North: -0.0007 East: -0.0007

Precision 1: 527,727.000

Parcel name: Block 1, Lot 5

North: 1698789.447 East: 1691744.760

Curve Length: 67.481

Radius: 119.000

Delta: 32-29-25.8

Tangent: 34.675

Chord: 66.580

Course: N 40-09-28.7 E

Course In: S 66-05-14.2 E Course Out: N 33-35-48.4 W

RP North: 1698741.211 East: 1691853.545

End North: 1698840.332 East: 1691787.697

Line Course: N 33-35-48.4 W Length: 177.473

North: 1698988.159 East: 1691689.493

Line Course: S 88-33-26.1 W Length: 103.678

North: 1698985.549 East: 1691585.848

Line Course: S 00-51-35.8 E Length: 126.495

North: 1698859.068 East: 1691587.746

Line Course: S 66-05-14.2 E Length: 171.756

North: 1698789.447 East: 1691744.760

Perimeter: 646.883 Area: 25,693 sq.ft. 0.58 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 03-00-47.6 E

Error North: 0.0001 East: 0.0000

Precision 1: 645,982,000.000

Parcel name: Block 1, Lot 6

North: 1698840.333 East: 1691787.697

Curve Length: 66.782

Radius: 119.000

Delta: 32-09-14.5

Tangent: 34.296

Chord: 65.909

Course: N 72-28-48.8 E

Course In: S 33-35-48.4 E Course Out: N 01-26-33.9 W

RP North: 1698741.211 East: 1691853.545

End North: 1698860.174 East: 1691850.549

Line Course: N 00-51-35.8 W Length: 132.007

North: 1698992.166 East: 1691848.568

Line Course: S 88-33-26.1 W Length: 159.125

North: 1698988.159 East: 1691689.493

Line Course: S 33-35-48.4 E Length: 177.473

North: 1698840.333 East: 1691787.697

Perimeter: 535.387 Area: 15,916 sq.ft. 0.36 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 84-28-30.4 W

Error North: 0.0000 East: -0.0003

Precision 1: 534,514,000.000

Parcel name: Block 1, Lot 7

Line Course: N 88-33-26.1 E Length: 80.000

North: 1698860.174 East: 1691850.549

Line Course: N 00-51-35.8 W Length: 132.007

North: 1698862.188 East: 1691930.524

Line Course: S 88-33-26.1 W Length: 80.000

North: 1698994.180 East: 1691928.542

Line Course: S 00-51-35.8 E Length: 132.007

North: 1698992.166 East: 1691848.568

North: 1698860.174 East: 1691850.549

Perimeter: 424.014 Area: 10,559 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: 424,014,000.000

Parcel name: Block 1, Lot 8

Line Course: N 88-33-26.1 E Length: 85.004

North: 1698862.188 East: 1691930.524

Line Course: N 00-51-35.8 W Length: 132.007

North: 1698864.328 East: 1692015.501

Line Course: S 88-33-26.1 W Length: 85.004

North: 1698996.320 East: 1692013.519

Line Course: S 00-51-35.8 E Length: 132.007

North: 1698994.180 East: 1691928.542

North: 1698862.188 East: 1691930.524

Perimeter: 434.022 Area: 11,220 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: 434,022,000.000

Parcel name: Block 1, Lot 9

Line Course: N 88-33-26.1 E Length: 82.004

North: 1698864.328 East: 1692015.501

Line Course: N 00-51-35.8 W Length: 132.007

North: 1698866.393 East: 1692097.479

Line Course: S 88-33-26.1 W Length: 82.004

North: 1698998.385 East: 1692095.498

Line Course: S 00-51-35.8 E Length: 132.007

North: 1698996.320 East: 1692013.520

North: 1698864.328 East: 1692015.501

Perimeter: 428.022 Area: 10,824 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: 428,022,000.000

Parcel name: Block 1, Lot 10

Line Course: N 88-33-26.1 E Length: 85.004	North: 1698866.393 East: 1692097.479
Line Course: N 00-51-35.8 W Length: 132.007	North: 1698868.533 East: 1692182.456
Line Course: S 88-33-26.1 W Length: 85.004	North: 1699000.525 East: 1692180.475
Line Course: S 00-51-35.8 E Length: 132.007	North: 1698998.385 East: 1692095.498
	North: 1698866.393 East: 1692097.479

Perimeter: 434.022 Area: 11,220 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: 434,022,000.000

Parcel name: Block 1, Lot 11

Line Course: N 88-33-26.1 E Length: 85.004	North: 1698868.533 East: 1692182.457
Line Course: N 00-51-35.8 W Length: 132.007	North: 1698870.673 East: 1692267.434
Line Course: S 88-33-26.1 W Length: 85.004	North: 1699002.665 East: 1692265.453
Line Course: S 00-51-35.8 E Length: 132.007	North: 1699000.525 East: 1692180.475
	North: 1698868.533 East: 1692182.457

Perimeter: 434.022 Area: 11,220 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: 434,022,000.000

Parcel name: Block 1, Lot 12

Line Course: N 88-33-26.1 E Length: 82.004	North: 1698870.673 East: 1692267.434
Line Course: N 00-51-35.8 W Length: 132.007	North: 1698872.738 East: 1692349.412
Line Course: S 88-33-26.1 W Length: 82.004	North: 1699004.730 East: 1692347.431
Line Course: S 00-51-35.8 E Length: 132.007	North: 1699002.665 East: 1692265.453
	North: 1698870.673 East: 1692267.434

Perimeter: 428.022 Area: 10,824 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: 428,022,000.000

Parcel name: Block 1, Lot 13

Line Course: S 88-33-26.1 W Length: 50.000 North: 1699012.440 East: 1692653.561
 Line Course: S 35-52-57.1 W Length: 203.090 North: 1699011.181 East: 1692603.576
 North: 1698846.633 East: 1692484.540

Perimeter: 612.434 Area: 21,116 sq.ft. 0.48 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 23-25-49.0 W
 Error North: -0.0003 East: -0.0001
 Precision 1: 611,896,000.000

Parcel name: Block 1, Lot 16

Line Course: N 00-51-35.8 W Length: 25.634 North: 1698731.341 East: 1692527.765
 North: 1698756.972 East: 1692527.381
 Curve Length: 45.682 Radius: 119.000
 Delta: 21-59-41.0 Tangent: 23.126
 Chord: 45.402 Course: N 11-51-26.3 W
 Course In: S 89-08-24.2 W Course Out: N 67-08-43.2 E
 RP North: 1698755.186 East: 1692408.394
 End North: 1698801.405 East: 1692518.052
 Line Course: N 67-08-43.2 E Length: 149.545 North: 1698859.488 East: 1692655.856
 Line Course: S 00-51-35.8 E Length: 124.887 North: 1698734.615 East: 1692657.731
 Line Course: S 88-33-26.1 W Length: 130.007 North: 1698731.342 East: 1692527.765

Perimeter: 475.755 Area: 13,050 sq.ft. 0.29 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 37-48-54.6 W
 Error North: 0.0006 East: -0.0005
 Precision 1: 475,475.000

Parcel name: Block 1, Lot 17

Line Course: N 00-51-35.8 W Length: 90.000 North: 1698641.351 East: 1692529.116
 North: 1698731.341 East: 1692527.765
 Line Course: N 88-33-26.1 E Length: 130.007 North: 1698734.615 East: 1692657.731
 Line Course: S 00-51-35.8 E Length: 90.000 North: 1698644.625 East: 1692659.082
 Line Course: S 88-33-26.1 W Length: 130.007 North: 1698641.351 East: 1692529.116

Perimeter: 440.013 Area: 11,699 sq.ft. 0.26 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: 440,014,000.000

Parcel name: Block 1, Lot 18

Curve Length: 78.395 Radius: 304.000
 Delta: 14-46-31.3 Tangent: 39.416
 Chord: 78.178 Course: S 43-04-28.0 E
 Course In: S 39-32-16.4 W Course Out: N 54-18-47.7 E
 RP North: 1698191.286 East: 1692275.795
 End North: 1698368.626 East: 1692522.709
 Curve Length: 80.111 Radius: 174.923
 Delta: 26-14-24.7 Tangent: 40.771
 Chord: 79.413 Course: S 48-48-24.7 E
 Course In: N 54-18-47.7 E Course Out: S 28-04-23.0 W
 RP North: 1698470.667 East: 1692664.785
 End North: 1698316.324 East: 1692582.467
 Line Course: N 32-39-07.2 E Length: 147.677

North: 1698440.663 East: 1692662.144

Perimeter: 539.757 Area: 17,364 sq.ft. 0.39 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 73-52-53.4 E
 Error North: -0.0002 East: 0.0005
 Precision 1: 538,809.000

Parcel name: Block 1, Lot 21

Line Course: N 88-33-26.1 E Length: 69.992

North: 1698440.663 East: 1692662.143

Line Course: S 00-57-48.2 E Length: 145.000

North: 1698442.425 East: 1692732.113

Line Course: S 88-33-26.1 W Length: 65.383

North: 1698297.446 East: 1692734.551

North: 1698295.799 East: 1692669.189

Curve Length: 90.111 Radius: 174.923
 Delta: 29-30-56.9 Tangent: 46.079
 Chord: 89.118 Course: N 76-41-05.5 W
 Course In: N 01-26-33.9 W Course Out: S 28-04-23.0 W
 RP North: 1698470.667 East: 1692664.784
 End North: 1698316.324 East: 1692582.466
 Line Course: N 32-39-07.2 E Length: 147.677

North: 1698440.663 East: 1692662.143

Perimeter: 518.163 Area: 16,367 sq.ft. 0.37 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 13-52-21.8 E
 Error North: -0.0004 East: 0.0001
 Precision 1: 517,170,000.000

Parcel name: Block 2, Lot 1

Curve Length: 100.446 Radius: 1471.000
 Delta: 3-54-44.6 Tangent: 50.242
 Chord: 100.426 Course: N 02-48-58.1 W
 Course In: N 85-13-39.6 E Course Out: S 89-08-24.2 W
 RP North: 1698547.522 East: 1693266.611
 End North: 1698525.444 East: 1691795.777
 Line Course: N 00-51-35.8 W Length: 45.263

North: 1698425.139 East: 1691800.711

North: 1698570.702 East: 1691795.098

Line Course: N 88-33-26.1 E Length: 159.610

Line Course: S 00-45-38.7 E Length: 124.510 North: 1698574.721 East: 1691954.657
 Line Course: S 75-53-31.8 W Length: 5.931 North: 1698450.222 East: 1691956.310
 Curve Length: 151.903 Radius: 846.000
 Delta: 10-17-15.8 Tangent: 76.156
 Chord: 151.699 Course: S 81-02-09.7 W
 Course In: N 14-06-28.2 W Course Out: S 03-49-12.4 E
 RP North: 1699269.260 East: 1691744.348
 End North: 1698425.139 East: 1691800.712

Perimeter: 587.663 Area: 21,850 sq.ft. 0.50 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 81-12-22.4 E
 Error North: -0.0001 East: 0.0008
 Precision 1: 587,439.000

Parcel name: Block 2, Lot 2

Line Course: N 00-45-38.7 W Length: 10.000 North: 1698574.721 East: 1691954.657
 Line Course: N 00-45-38.7 W Length: 100.000 North: 1698584.720 East: 1691954.524
 Line Course: S 88-33-26.1 W Length: 159.800 North: 1698684.711 East: 1691953.197
 Line Course: S 00-51-35.8 E Length: 109.998 North: 1698680.687 East: 1691793.447
 Line Course: N 88-33-26.1 E Length: 159.610 North: 1698570.702 East: 1691795.098
 North: 1698574.721 East: 1691954.657

Perimeter: 539.408 Area: 17,566 sq.ft. 0.40 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: S 78-37-19.3 E
 Error North: -0.0001 East: 0.0005
 Precision 1: 539,408,000.000

Parcel name: Block 2, Lot 3

Line Course: N 00-45-38.7 W Length: 7.000 North: 1698684.711 East: 1691953.197
 Line Course: N 00-45-38.7 W Length: 113.000 North: 1698691.710 East: 1691953.104
 Line Course: S 88-33-26.1 W Length: 99.626 North: 1698804.700 East: 1691951.603
 Curve Length: 95.198 Radius: 61.000
 Delta: 89-25-01.9 Tangent: 60.383
 Chord: 85.827 Course: S 43-50-55.1 W
 Course In: S 01-26-33.9 E Course Out: S 89-08-24.2 W
 RP North: 1698741.211 East: 1691853.545
 End North: 1698740.296 East: 1691792.552
 Line Course: S 00-51-35.8 E Length: 59.615 North: 1698680.688 East: 1691793.446
 Line Course: N 88-33-26.1 E Length: 159.800 North: 1698684.711 East: 1691953.196

Perimeter: 534.239 Area: 18,407 sq.ft. 0.42 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 79-37-35.1 W
 Error North: 0.0001 East: -0.0008
 Precision 1: 524,868.000

Parcel name: Block 2, Lot 4

Line Course: S 88-33-26.1 W Length: 150.203	North: 1698695.492 East: 1692103.259
Line Course: N 00-45-38.7 W Length: 113.000	North: 1698691.710 East: 1691953.104
Line Course: N 88-33-26.1 E Length: 150.008	North: 1698804.700 East: 1691951.604
Line Course: S 00-51-35.8 E Length: 112.998	North: 1698808.477 East: 1692101.564
	North: 1698695.492 East: 1692103.260

Perimeter: 526.209 Area: 16,960 sq.ft. 0.38 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 77-29-57.0 E
 Error North: -0.0001 East: 0.0006
 Precision 1: 526,209.000

Parcel name: Block 2, Lot 5

Curve Length: 55.176 Radius: 50.000	North: 1698606.501 East: 1692084.165
Delta: 63-13-37.3 Tangent: 30.776	
Chord: 52.419 Course: N 22-04-33.6 E	
Course In: N 80-27-45.0 E Course Out: N 36-18-37.7 W	
RP North: 1698614.786 East: 1692133.474	
End North: 1698655.077 East: 1692103.866	
Line Course: N 00-51-35.8 W Length: 40.420	
Line Course: S 88-33-26.1 W Length: 150.203	North: 1698695.493 East: 1692103.260
Line Course: S 00-45-38.7 E Length: 7.000	North: 1698691.711 East: 1691953.104
Line Course: S 00-45-38.7 E Length: 100.000	North: 1698684.712 East: 1691953.197
Line Course: N 80-27-45.0 E Length: 131.458	North: 1698584.720 East: 1691954.525
	North: 1698606.502 East: 1692084.166

Perimeter: 484.257 Area: 13,745 sq.ft. 0.31 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 35-34-07.0 E
 Error North: 0.0007 East: 0.0005
 Precision 1: 481,500.000

Parcel name: Block 2, Lot 6

Line Course: S 80-27-45.0 W Length: 131.458	North: 1698606.501 East: 1692084.165
	North: 1698584.720 East: 1691954.524

Line Course: S 00-45-38.7 E Length: 10.000 North: 1698574.721 East: 1691954.657
 Line Course: S 00-45-38.7 E Length: 124.510 North: 1698450.222 East: 1691956.310
 Line Course: N 75-53-31.8 E Length: 184.524 North: 1698495.199 East: 1692135.269
 Line Course: N 00-51-35.8 W Length: 69.600 North: 1698564.791 East: 1692134.224
 Curve Length: 70.967 Radius: 50.000
 Delta: 81-19-20.8 Tangent: 42.948
 Chord: 65.159 Course: N 50-11-55.4 W
 Course In: N 00-51-35.8 W Course Out: S 80-27-45.0 W
 RP North: 1698614.785 East: 1692133.474
 End North: 1698606.501 East: 1692084.164
 Perimeter: 591.059 Area: 21,027 sq.ft. 0.48 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 63-07-43.5 W
 Error North: -0.0004 East: -0.0007
 Precision 1: 585,251.000

Parcel name: Block 2, Lot 7

Line Course: N 85-36-18.1 E Length: 133.345 North: 1698618.618 East: 1692183.327
 Line Course: S 00-51-35.8 E Length: 15.000 North: 1698628.836 East: 1692316.280
 Line Course: S 00-51-35.8 E Length: 96.275 North: 1698613.838 East: 1692316.505
 Curve Length: 123.281 Radius: 329.000
 Delta: 21-28-10.5 Tangent: 62.372
 Chord: 122.561 Course: S 86-37-37.1 W
 Course In: S 07-21-42.3 W Course Out: N 14-06-28.2 W
 RP North: 1698191.286 East: 1692275.794
 End North: 1698510.363 East: 1692195.601
 Line Course: S 75-53-31.8 W Length: 62.208 North: 1698495.200 East: 1692135.270
 Line Course: N 00-51-35.8 W Length: 69.600 North: 1698564.792 East: 1692134.225
 Curve Length: 81.625 Radius: 50.000
 Delta: 93-32-06.1 Tangent: 53.184
 Chord: 72.858 Course: N 42-22-21.2 E
 Course In: N 00-51-35.8 W Course Out: N 85-36-18.1 E
 RP North: 1698614.786 East: 1692133.475
 End North: 1698618.618 East: 1692183.328
 Perimeter: 581.334 Area: 17,902 sq.ft. 0.41 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 81-49-15.6 E
 Error North: -0.0001 East: 0.0005
 Precision 1: 571,847.000

Parcel name: Block 2, Lot 8

Line Course: S 00-51-35.8 E Length: 54.007 North: 1698709.949 East: 1692161.049

Line Course: S 88-33-26.1 W Length: 155.008

North: 1698703.828 East: 1692315.154

Perimeter: 503.208 Area: 16,232 sq.ft. 0.37 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 37-15-50.7 W

Error North: 0.0001 East: -0.0001

Precision 1: 493,473,000.000

Parcel name: Block 2, Lot 11

Line Course: S 00-51-35.8 E Length: 75.000

North: 1698703.828 East: 1692315.154

Line Course: S 00-51-35.8 E Length: 15.000

North: 1698628.836 East: 1692316.280

Line Course: N 88-33-26.1 E Length: 155.008

North: 1698613.838 East: 1692316.505

Line Course: N 00-51-35.8 W Length: 90.000

North: 1698617.741 East: 1692471.464

Line Course: S 88-33-26.1 W Length: 155.008

North: 1698707.730 East: 1692470.113

North: 1698703.828 East: 1692315.154

Perimeter: 490.016 Area: 13,950 sq.ft. 0.32 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.000 Course: N 00-00-00.0 E

Error North: 0.0000 East: 0.0000

Precision 1: 490,016,000.000

Parcel name: Block 2, Lot 12

Line Course: N 34-03-49.9 E Length: 12.954

North: 1698479.016 East: 1692435.331

Curve Length: 104.231 Radius: 171.000

Delta: 34-55-25.7 Tangent: 53.791

Chord: 102.624 Course: N 16-36-07.0 E

Course In: N 55-56-10.1 W Course Out: N 89-08-24.2 E

RP North: 1698585.528 East: 1692300.928

End North: 1698588.093 East: 1692471.909

Line Course: N 00-51-35.8 W Length: 29.650

North: 1698489.748 East: 1692442.587

Line Course: S 88-33-26.1 W Length: 155.008

North: 1698617.740 East: 1692471.464

Line Course: S 00-51-35.8 E Length: 96.275

North: 1698613.837 East: 1692316.505

North: 1698517.573 East: 1692317.950

Curve Length: 124.289 Radius: 329.000

Delta: 21-38-42.5 Tangent: 62.894

Chord: 123.552 Course: S 71-48-56.4 E

Course In: S 07-21-42.3 W Course Out: N 29-00-24.8 E

RP North: 1698191.285 East: 1692275.794

End North: 1698479.016 East: 1692435.331

Perimeter: 522.407 Area: 17,124 sq.ft. 0.39 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: S 11-51-24.4 E

Error North: -0.0006 East: 0.0001
Precision 1: 520,063.000