

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-97 -- WILSON FARMS THIRD ADDITION

OWNER/APPLICANT: Wilson Residential Company, LLC, 8100 E. 22nd St. N., Bldg. 1000, Wichita, KS 67226; Barbara Waddell 3306 Diablo Way, Castle Rock, CO 80104

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

LOCATION: South side of 21st St. N., West of Webb Road

SITE SIZE: 25.41 Acres

NUMBER OF LOTS

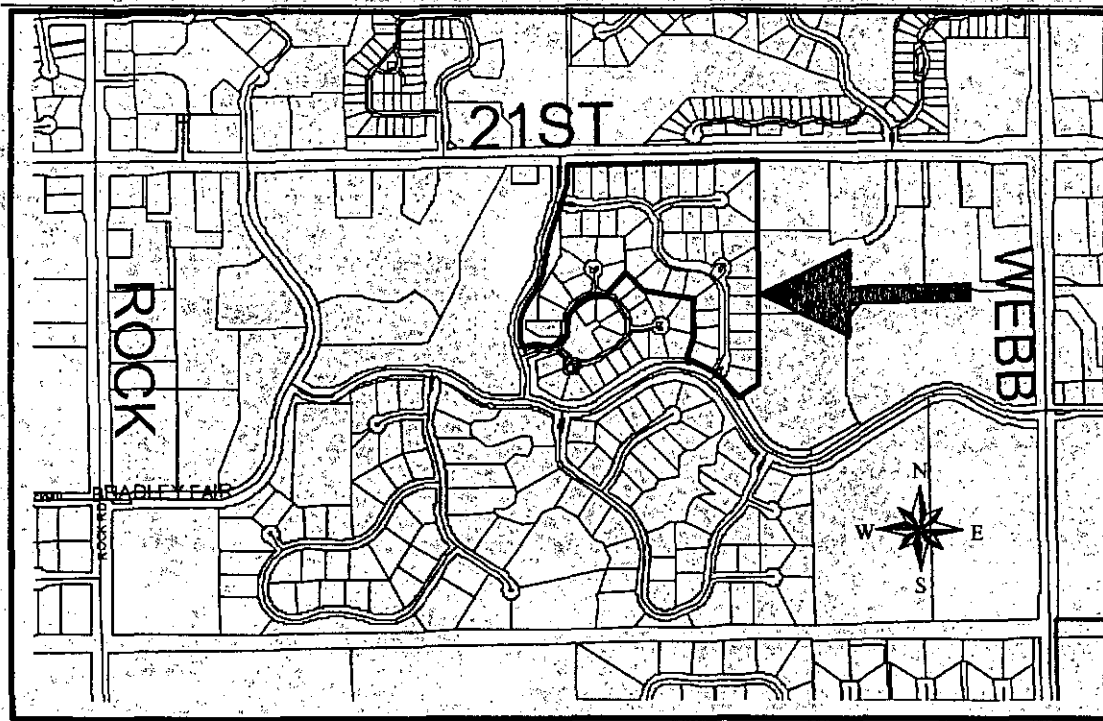
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

MINIMUM LOT AREA: 11,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of Wilson Farms 2nd Addition. The street configuration has been revised to create a cul-de-sac for Shadybrook/ Paddock Green. The lot layout has been revised to create 18 fewer lots. The site encompasses Parcels 5 and 6 of the Wilson Estates Residential CUP (DP-201).

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for guarantees or a respread agreement for existing special assessments.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The applicant shall guarantee the installation of the proposed interior private streets to the equivalent standard of a public street, but as private improvements such guarantees cannot be provided through the use of petitions.
- E. A CUP adjustment may be needed. The Applicant shall contact MAPD Zoning staff to determine if the parcel boundaries of the CUP need to be adjusted to correspond with the lot layout being platted.
- F. 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 or 32-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.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- H. 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.
- I. For those reserves being platted for private streets and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the private streets and 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.
- J. 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.

- K. City Fire Department needs to comment on the street length of (1,350 feet) Shadybrook/Paddock Green. The Subdivision Regulations limit cul-de-sacs to 600 feet in length and a modification will need to be approved by the Subdivision Committee.
- L. An emergency access easement has been platted extending from the turnaround of the Shadybrook cul-de-sac to Red Brush Street. The paving guarantee shall provide for construction of an all weather surface within the emergency access easement along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access drive.
- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Wilson Estates Residential CUP (DP-201).
- O. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 18, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. The City Fire Department /GIS needs to comment on the plat's street names.
- Q. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.

- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

Wilson Farms Third Addition

Parcel Closures

Project: 98186 Wilson Farms Third Addition Final Plat
 COGO Revisions: Friday, December 21, 2001 (Lots 6, 7, 10, 11, 12)
 Tuesday, October 09, 2001 (Lots 2-4)
 Monday, November 12, 2001 (64' to 58')
 Thursday, November 15, 2001 (Lots 21-23)

Date: Tuesday, October 02, 2001
 COGO Project: 98 168 30650
 Client: 154

Parcel name: WF3, PLAT BOUNDARY

Line Course: N 89-10-54.3 E Length: 1060.002	North: 17092.5031 East: 16030.6690
Line Course: S 00-42-30.6 E Length: 395.000	North: 17107.6407 East: 17090.5629
Line Course: N 89-10-54.0 E Length: 20.000	North: 16712.6709 East: 17095.4472
Line Course: S 00-42-30.6 E Length: 865.000	North: 16712.9565 East: 17115.4451
Line Course: S 89-10-54.3 W Length: 20.000	*North: 15848.0226 East: 17126.1412 North: 15848.0228 East: 17126.1428
Line Course: S 57-24-50.0 W Length: 166.658	North: 15847.7372 East: 17106.1448
Line Course: N 32-35-10.0 W Length: 63.188	North: 15757.9807 East: 16965.7216
Curve Length: 296.631 Radius: 358.000	North: 15811.2219 East: 16931.6907
Delta: 47-28-26.4 Tangent: 157.427	
Chord: 288.218 Course: N 56-19-23.2 W	
Course In: S 57-24-50.0 W Course Out: N 09-56-23.6 E	
RP North: 15618.4150 East: 16630.0460	
End North: 15971.0413 East: 16691.8421	
Line Course: N 16-23-16.6 E Length: 145.403	North: 16110.5371 East: 16732.8660
Line Course: N 00-42-30.6 W Length: 220.000	North: 16330.5202 East: 16730.1456
Line Course: N 80-00-07.6 W Length: 279.041	North: 16378.9651 East: 16455.3421
Line Course: N 45-06-44.2 W Length: 144.084	North: 16480.6480 East: 16353.2599
Line Course: S 42-07-04.6 W Length: 143.996	North: 16373.8367 East: 16256.6877
Line Course: S 23-15-24.8 W Length: 32.000	North: 16344.4369 East: 16244.0523
Curve Length: 104.403 Radius: 109.000	
Delta: 54-52-45.9 Tangent: 56.596	
Chord: 100.458 Course: S 85-49-01.9 W	
Course In: S 23-15-24.8 W Course Out: N 31-37-21.1 W	
RP North: 16244.2938 East: 16201.0132	
End North: 16337.1096 East: 16143.8619	
Line Course: S 58-22-38.9 W Length: 57.743	

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0016 Course: S 85-28-09.3 W

Error North: -0.00013 East: -0.00163

Precision 1: 3,393,427.964

Parcel name: WF3, Reserve "A"

Curve Length: 103.425 Radius: 84.000 North: 16108.1793 East: 15985.3622
 Delta: 70-32-44.7 Tangent: 59.416
 Chord: 97.015 Course: S 67-01-41.0 W
 Course In: N 58-14-41.4 W Course Out: S 12-18-03.3 W
 RP North: 16152.3877 East: 15913.9366
 End North: 16070.3163 East: 15896.0409

Curve Length: 125.088 Radius: 209.250
 Delta: 34-15-03.3 Tangent: 64.476
 Chord: 123.234 Course: S 85-10-31.7 W
 Course In: S 12-18-03.3 W Course Out: N 21-57-00.0 W
 RP North: 15865.8702 East: 15851.4610
 End North: 16059.9517 East: 15773.2435

Line Course: N 20-10-00.0 W Length: 8.101

Curve Length: 237.044 Radius: 271.000 North: 16067.5561 East: 15770.4507
 Delta: 50-07-00.0 Tangent: 126.705
 Chord: 229.559 Course: N 04-53-30.0 E
 Course In: N 69-50-00.0 E Course Out: N 60-03-00.0 W
 RP North: 16160.9839 East: 16024.8367
 End North: 16296.2790 East: 15790.0256

Line Course: N 29-57-00.0 E Length: 139.972

Curve Length: 142.118 Radius: 329.000 North: 16417.5593 East: 15859.9058
 Delta: 24-45-00.0 Tangent: 72.185
 Chord: 141.015 Course: N 17-34-30.0 E
 Course In: N 60-03-00.0 W Course Out: S 84-48-00.0 E
 RP North: 16581.8106 East: 15574.8400
 End North: 16551.9921 East: 15902.4858

Line Course: N 05-12-00.0 E Length: 40.585

Curve Length: 121.526 Radius: 471.000 North: 16592.4100 East: 15906.1642
 Delta: 14-47-00.0 Tangent: 61.103
 Chord: 121.190 Course: N 12-35-30.0 E
 Course In: S 84-48-00.0 E Course Out: N 70-01-00.0 W
 RP North: 16549.7221 East: 16375.2257
 End North: 16710.6852 East: 15932.5837

Line Course: N 19-59-00.0 E Length: 290.939

Line Course: N 00-42-30.6 W Length: 108.404 North: 16984.1074 East: 16032.0112

Line Course: N 89-10-54.3 E Length: 27.369 North: 17092.5031 East: 16030.6708

Line Course: S 00-42-30.6 E Length: 212.572 North: 17092.8940 East: 16058.0370

Curve Length: 85.830 Radius: 50.000 North: 16880.3382 East: 16060.6655

Delta: 98-21-15.5 Tangent: 57.879
 Chord: 75.673 Course: S 14-49-43.8 W
 Course In: S 25-59-38.5 E Course Out: S 55-39-06.0 W
 RP North: 16835.3962 East: 16082.5794
 End North: 16807.1855 East: 16041.2983

Line Course: S 55-39-06.0 W Length: 62.931	North: 16771.6784 East: 15989.3411
Line Course: S 00-42-30.6 E Length: 181.327	North: 16590.3653 East: 15991.5832
Line Course: S 29-57-00.0 W Length: 274.997	North: 16352.0910 East: 15854.2926
Line Course: S 03-12-30.6 E Length: 145.640	North: 16206.6793 East: 15862.4440
Line Course: N 89-59-59.9 W Length: 67.956	North: 16206.6793 East: 15794.4880
Line Course: S 03-12-30.6 E Length: 40.120	North: 16166.6222 East: 15796.7335
Line Course: S 54-47-00.1 E Length: 101.346	North: 16108.1791 East: 15879.5309
Line Course: S 90-00-00.0 E Length: 105.831	North: 16108.1791 East: 15985.3619

Perimeter: 2623.121 Area: 61,504. sq.ft. 1.41 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: S 47-37-25.3 W
 Error North: -0.00024 East: -0.00026
 Precision 1: 7,377,381.119

Parcel name: WF3, Reserve "B"

Line Course: N 14-13-18.0 W Length: 17.189	North: 16370.3615 East: 16137.8647
Curve Length: 16.407 Radius: 24.902	North: 16387.0237 East: 16133.6418
Delta: 37-44-57.2 Tangent: 8.513	
Chord: 16.111 Course: N 04-39-10.6 E	
Course In: N 75-46-42.0 E Course Out: N 66-28-20.8 W	
RP North: 16393.1415 East: 16157.7806	
End North: 16403.0816 East: 16134.9487	
Curve Length: 5.261 Radius: 2.119	
Delta: 142-15-02.8 Tangent: 6.199	
Chord: 4.011 Course: S 85-20-49.4 E	
Course In: S 66-28-20.8 E Course Out: N 75-46-42.0 E	
RP North: 16402.2357 East: 16136.8915	
End North: 16402.7563 East: 16138.9465	
Line Course: S 14-13-18.0 E Length: 13.948	North: 16389.2357 East: 16142.3731
Line Course: N 75-46-42.0 E Length: 31.790	North: 16397.0457 East: 16173.1889
Line Course: N 14-13-18.0 W Length: 13.948	North: 16410.5662 East: 16169.7622
Curve Length: 5.261 Radius: 2.119	

Course In: S 18-06-32.8 W Course Out: N 09-56-23.6 E
 RP North: 15618.4149 East: 16630.0465
 End North: 15971.0410 East: 16691.8430

Perimeter: 869.773 Area: 25,767. sq.ft. 0.59 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.0004 Course: S 59-44-43.3 E
 Error North: -0.00020 East: 0.00034
 Precision 1: 2,197,902.060

Parcel name: WF3, Res. "E"

Line Course: N 25-12-33.2 E Length: 19.951	North: 15920.9876 East: 16821.3939
Line Course: S 64-47-26.8 E Length: 106.834	North: 15939.0385 East: 16829.8916
Line Course: S 32-35-10.0 E Length: 135.312	North: 15893.5352 East: 16926.5505
Line Course: S 57-24-50.0 W Length: 40.000	North: 15779.5236 East: 16999.4251
Line Course: N 32-35-10.0 W Length: 63.188	North: 15757.9809 East: 16965.7217
Curve Length: 156.860 Radius: 358.000	North: 15811.2221 East: 16931.6908
Delta: 25-06-16.4 Tangent: 79.709	
Chord: 155.609 Course: N 45-08-18.2 W	
Course In: S 57-24-50.0 W Course Out: N 32-18-33.6 E	
RP North: 15618.4152 East: 16630.0461	
End North: 15920.9882 East: 16821.3932	

Perimeter: 522.145 Area: 8,403. sq.ft. 0.19 acres

Mapcheck Closure - (Uses listed courses and chords)
 Error Closure: 0.0009 Course: N 54-26-21.7 W
 Error North: 0.00055 East: -0.00077
 Precision 1: 550,700.842

Parcel name: WF3, CHURCHILL CIR.

Line Course: N 69-50-00.0 E Length: 97.246	North: 16005.9304 East: 15762.1900
Curve Length: 66.451 Radius: 216.000	North: 16039.4561 East: 15853.4742
Delta: 17-37-36.3 Tangent: 33.490	
Chord: 66.190 Course: N 78-38-48.1 E	
Course In: S 20-10-00.0 E Course Out: N 02-32-23.7 W	
RP North: 15836.6983 East: 15927.9406	
End North: 16052.4862 East: 15918.3690	
Curve Length: 150.298 Radius: 100.000	
Delta: 86-06-51.9 Tangent: 93.438	
Chord: 136.546 Course: N 44-24-10.4 E	
Course In: N 02-32-23.7 W Course Out: S 88-39-15.6 E	

RP North: 16152.3879 East: 15913.9374
 End North: 16150.0398 East: 16013.9101
 Line Course: N 01-20-44.4 E Length: 46.226

North: 16196.2530 East: 16014.9957

Curve Length: 149.309 Radius: 150.000
 Delta: 57-01-54.5 Tangent: 81.497
 Chord: 143.221 Course: N 29-51-41.7 E
 Course In: S 88-39-15.6 E Course Out: N 31-37-21.1 W
 RP North: 16192.7304 East: 16164.9543
 End North: 16320.4587 East: 16086.3063

Line Course: N 58-22-38.9 E Length: 57.743

North: 16350.7345 East: 16135.4757

Curve Length: 119.728 Radius: 125.000
 Delta: 54-52-45.9 Tangent: 64.904
 Chord: 115.204 Course: N 85-49-01.9 E
 Course In: S 31-37-21.1 E Course Out: N 23-15-24.8 E
 RP North: 16244.2944 East: 16201.0158
 End North: 16359.1374 East: 16250.3729

Parcel name: WF3, CHURCHILL (Bulb)

Line Course: N 16-11-46.6 W Length: 30.000

North: 16364.3325 East: 16166.1481

North: 16393.1419 East: 16157.7803

Parcel name: WF3, KEENELAND ST, KEENELAND Cir.

Line Course: N 25-12-33.2 E Length: 121.129

North: 15916.0806 East: 16770.1758

Curve Length: 173.198 Radius: 250.000
 Delta: 39-41-38.2 Tangent: 90.237
 Chord: 169.755 Course: N 05-21-44.1 E
 Course In: N 64-47-26.8 W Course Out: N 75-30-55.0 E
 RP North: 16132.1543 East: 16595.5781
 End North: 16194.6852 East: 16837.6317

North: 16025.6731 East: 16821.7677

Curve Length: 138.502 Radius: 250.000
 Delta: 31-44-32.2 Tangent: 71.078
 Chord: 136.737 Course: N 01-23-11.1 E
 Course In: N 75-30-55.0 E Course Out: N 72-44-32.8 W
 RP North: 16257.2156 East: 17079.6853
 End North: 16331.3822 East: 16840.9401

Line Course: N 17-15-27.2 E Length: 56.241

North: 16385.0912 East: 16857.6249

Curve Length: 237.650 Radius: 140.000
 Delta: 97-15-34.8 Tangent: 158.966
 Chord: 210.127 Course: N 31-22-20.2 W
 Course In: N 72-44-32.8 W Course Out: N 09-59-52.4 E
 RP North: 16426.6247 East: 16723.9276
 End North: 16564.4983 East: 16748.2335

Line Course: N 80-00-07.6 W Length: 20.000

North: 16567.9705 East: 16728.5373

Line Course: N 80-00-07.6 W Length: 76.545

North: 16581.2596 East: 16653.1547
 Curve Length: 182.683 Radius: 300.000
 Delta: 34-53-23.4 Tangent: 94.273
 Chord: 179.873 Course: N 62-33-25.9 W
 Course In: N 09-59-52.4 E Course Out: S 44-53-15.8 W
 RP North: 16876.7039 East: 16705.2382
 End North: 16664.1564 East: 16493.5225
 Line Course: N 45-06-44.2 W Length: 142.051

North: 16764.4046 East: 16392.8807
 Curve Length: 199.430 Radius: 250.000
 Delta: 45-42-21.5 Tangent: 105.363
 Chord: 194.184 Course: N 67-57-55.0 W
 Course In: S 44-53-15.8 W Course Out: N 00-49-05.7 W
 RP North: 16587.2818 East: 16216.4507
 End North: 16837.2563 East: 16212.8805
 Line Course: S 89-10-54.3 W Length: 130.314

North: 16835.3953 East: 16082.5798

Parcel name: WF3, KEENELAND CT.

North: 16567.9715 East: 16728.5372
 Line Course: N 09-59-52.4 E Length: 56.397

North: 16623.5121 East: 16738.3284
 Curve Length: 99.091 Radius: 250.000
 Delta: 22-42-36.1 Tangent: 50.205
 Chord: 98.444 Course: N 01-21-25.7 W
 Course In: N 80-00-07.6 W Course Out: N 77-17-16.3 E
 RP North: 16666.9151 East: 16492.1248
 End North: 16721.9285 East: 16735.9968

Curve Length: 177.838 Radius: 100.000
 Delta: 101-53-38.0 Tangent: 123.256
 Chord: 155.313 Course: N 38-14-05.3 E
 Course In: N 77-17-16.3 E Course Out: N 00-49-05.7 W
 RP North: 16743.9338 East: 16833.5456
 End North: 16843.9239 East: 16832.1178

Line Course: N 89-10-54.3 E Length: 132.475

North: 16845.8157 East: 16964.5793

Parcel name: WF3, B1, Lot 1

North: 16206.6794 East: 15794.4880
 Line Course: S 89-59-59.9 E Length: 205.052

North: 16206.6793 East: 15999.5400
 Curve Length: 10.067 Radius: 166.000
 Delta: 3-28-29.0 Tangent: 5.035
 Chord: 10.066 Course: S 03-04-58.9 W
 Course In: S 85-10-46.6 E Course Out: N 88-39-15.6 W
 RP North: 16192.7299 East: 16164.9528
 End North: 16196.6279 East: 15998.9986

Line Course: S 01-20-44.4 W Length: 46.226

North: 16150.4146 East: 15997.9130
 Curve Length: 44.583 Radius: 84.000
 Delta: 30-24-34.2 Tangent: 22.830

Chord: 44.061 Course: S 16-33-01.5 W
 Course In: N 88-39-15.6 W Course Out: S 58-14-41.4 E
 RP North: 16152.3873 East: 15913.9362
 End North: 16108.1791 East: 15985.3619
 Line Course: N 90-00-00.0 W Length: 105.831
 North: 16108.1791 East: 15879.5309
 Line Course: N 54-47-00.1 W Length: 101.346
 North: 16166.6222 East: 15796.7335
 Line Course: N 03-12-30.6 W Length: 40.120
 North: 16206.6794 East: 15794.4880

 Perimeter: 553.225 Area: 17,301. sq.ft. 0.39 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0001 Course: S 32-56-38.5 W
 Error North: -0.00004 East: -0.00003
 Precision 1: 10,863,341.063

Parcel name: WF3, B1, Lot 2

Line Course: N 29-57-00.0 E Length: 11.044
 North: 16352.0907 East : 15854.2921
 Line Course: S 61-01-51.8 E Length: 182.787
 North: 16361.6599 East : 15859.8058
 North: 16273.1296 East : 16019.7229
 Curve Length: 69.965 Radius: 165.840
 Delta: 24-10-20.0 Tangent: 35.511
 Chord: 69.448 Course: S 16-53-40.8 W
 Course In: S 61-01-09.2 E Course Out: N 85-11-29.2 W
 RP North: 16192.7775 East : 16164.7968
 End North: 16206.6790 East : 15999.5404
 Line Course: N 89-59-59.9 W Length: 137.097
 North: 16206.6790 East : 15862.4434
 Line Course: N 03-12-30.6 W Length: 145.640
 North: 16352.0908 East : 15854.2920

 Perimeter: 546.533 Area: 17,099. sq.ft. 0.39 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0002 Course: N 63-25-00.8 W
 Error North: 0.00007 East : -0.00014
 Precision 1: 3,384,928.324

Parcel name: WF3, B1, 3

Line Course: N 29-57-00.0 E Length: 127.521
 North: 16361.6597 East : 15859.8057
 Line Course: S 42-04-32.1 E Length: 203.418
 North: 16472.1518 East : 15923.4698
 North: 16321.1624 East : 16059.7823
 Curve Length: 62.922 Radius: 166.000
 Delta: 21-43-04.0 Tangent: 31.843
 Chord: 62.546 Course: S 39-49-40.2 W

Course In: S 39-18-47.8 E Course Out: N 61-01-51.8 W
 RP North: 16192.7293 East : 16164.9533
 End North: 16273.1288 East : 16019.7227
 Line Course: N 61-01-51.8 W Length: 182.787

North: 16361.6590 East : 15859.8055

Perimeter: 576.648 Area: 17,826. sq.ft. 0.40 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0007 Course: S 12-06-09.4 W
 Error North: -0.00070 East : -0.00015
 Precision 1: 809,346.657

Parcel name: WF3, B1, Lot 4

Line Course: N 29-57-00.0 E Length: 89.361

North: 16472.1520 East : 15923.4699

Line Course: S 42-04-32.1 E Length: 208.511

North: 16549.5799 East : 15968.0829

Curve Length: 14.230 Radius: 50.000
 Delta: 16-18-22.5 Tangent: 7.163
 Chord: 14.182 Course: S 06-14-24.9 E
 Course In: S 88-05-13.7 E Course Out: S 75-36-23.8 W
 RP North: 16393.1412 East : 16157.7804
 End North: 16380.7122 East : 16109.3498

North: 16394.8102 East : 16107.8083

Curve Length: 41.913 Radius: 33.000
 Delta: 72-46-15.1 Tangent: 24.317
 Chord: 39.152 Course: S 21-59-31.4 W
 Course In: S 75-36-23.8 W Course Out: S 31-37-21.1 E
 RP North: 16372.5091 East : 16077.3856
 End North: 16344.4091 East : 16094.6883

Line Course: S 58-22-38.9 W Length: 19.697

North: 16334.0815 East : 16077.9158

Curve Length: 22.282 Radius: 166.000
 Delta: 7-41-26.7 Tangent: 11.158
 Chord: 22.265 Course: S 54-31-55.5 W
 Course In: S 31-37-21.1 E Course Out: N 39-18-47.8 W
 RP North: 16192.7291 East : 16164.9531
 End North: 16321.1623 East : 16059.7823

Line Course: N 42-04-32.1 W Length: 203.418

North: 16472.1517 East : 15923.4698

Perimeter: 599.411 Area: 18,511. sq.ft. 0.42 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: S 19-35-09.6 W
 Error North: -0.00033 East : -0.00012
 Precision 1: 1,702,407.466

Parcel name: WF3, B1, Lot 5

North: 16549.5802 East: 15968.0830

Line Course: N 29-57-00.0 E Length: 47.071
 North: 16590.3654 East: 15991.5830
 Line Course: N 89-10-54.3 E Length: 125.872
 North: 16592.1629 East: 16117.4421
 Line Course: S 11-27-27.8 E Length: 153.068
 North: 16442.1453 East: 16147.8483
 Curve Length: 66.872 Radius: 50.000
 Delta: 76-37-45.9 Tangent: 39.508
 Chord: 61.998 Course: S 40-13-39.2 W
 Course In: S 11-27-27.8 E Course Out: N 88-05-13.7 W
 RP North: 16393.1417 East: 16157.7805
 End North: 16394.8107 East: 16107.8084
 Line Course: N 42-04-32.1 W Length: 208.511
 North: 16549.5804 East: 15968.0831
 Perimeter: 601.393 Area: 20,345. sq.ft. 0.46 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0003 Course: N 01-39-26.3 E
 Error North: 0.00026 East: 0.00001
 Precision 1: 2,316,834.556

Parcel name: WF3, B1, Lot 6

Line Course: N 89-10-54.3 E Length: 19.128
 North: 16592.1627 East: 16117.4419
 Line Course: S 75-06-24.7 E Length: 160.575
 North: 16592.4359 East: 16136.5680
 Line Course: S 37-21-15.1 W Length: 158.036
 North: 16551.1654 East: 16291.7487
 North: 16425.5426 East: 16195.8619
 Curve Length: 53.290 Radius: 50.000
 Delta: 61-03-56.3 Tangent: 29.491
 Chord: 50.803 Course: N 70-55-29.7 W
 Course In: S 49-36-28.5 W Course Out: N 11-27-27.8 W
 RP North: 16393.1418 East: 16157.7805
 End North: 16442.1453 East: 16147.8484
 Line Course: N 11-27-27.8 W Length: 153.068
 North: 16592.1629 East: 16117.4423
 Perimeter: 544.096 Area: 16,440. sq.ft. 0.37 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: N 60-18-13.7 E
 Error North: 0.00020 East: 0.00036
 Precision 1: 1,324,430.125

Parcel name: WF3, B1, Lot 7

Line Course: S 75-06-25 E Length: 56.91
 North: 16551.1655 East: 16291.7485
 Line Course: S 06-38-58 E Length: 56.27
 North: 16536.5387 East: 16346.7468

Line Course: S 42-07-05 W Length: 144.00 North: 16480.6472 East: 16353.2625
 Curve Length: 27.00 Radius: 141.00 North: 16373.8331 East: 16256.6874
 Delta: 10-58-21 Tangent: 13.54
 Chord: 26.96 Course: N 72-13-45 W
 Course In: S 23-15-25 W Course Out: N 12-17-04 E
 RP North: 16244.2903 East: 16201.0128
 End North: 16382.0619 East: 16231.0127
 Curve Length: 36.25 Radius: 33.00
 Delta: 62-56-25 Tangent: 20.20
 Chord: 34.46 Course: N 46-14-44 W
 Course In: N 12-17-04 E Course Out: S 75-13-29 W
 RP North: 16414.3063 East: 16238.0340
 End North: 16405.8904 East: 16206.1252
 Curve Length: 22.35 Radius: 50.00
 Delta: 25-37-00 Tangent: 11.37
 Chord: 22.17 Course: N 27-35-01 W
 Course In: S 75-13-29 W Course Out: N 49-36-29 E
 RP North: 16393.1389 East: 16157.7785
 End North: 16425.5396 East: 16195.8600
 Line Course: N 37-21-15 E Length: 158.04 North: 16551.1656 East: 16291.7492

Perimeter: 500.82 Area: 15,098 sq.ft. 0.35 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0006 Course: N 77-38-39 E
 Error North: 0.00014 East: 0.00063
 Precision 1: 770,626.53

Parcel name: WF3, B1,8

Line Course: S 80-00-07.6 E Length: 72.686 North: 16548.5589 East: 16671.6161
 Curve Length: 188.423 Radius: 111.000 North: 16535.9397 East: 16743.1983
 Delta: 97-15-34.8 Tangent: 126.037
 Chord: 166.601 Course: S 31-22-20.2 E
 Course In: S 09-59-52.4 W Course Out: S 72-44-32.8 E
 RP North: 16426.6254 East: 16723.9274
 End North: 16393.6953 East: 16829.9302
 Line Course: S 17-15-27.2 W Length: 56.241 North: 16339.9863 East: 16813.2453
 Curve Length: 23.840 Radius: 279.000
 Delta: 4-53-44.7 Tangent: 11.927
 Chord: 23.832 Course: S 14-48-34.9 W
 Course In: S 72-44-32.8 E Course Out: N 77-38-17.5 W
 RP North: 16257.2160 East: 17079.6850
 End North: 16316.9460 East: 16807.1537
 Line Course: N 80-00-07.6 W Length: 173.690 North: 16347.1006 East: 16636.1013
 Line Course: N 09-59-52.4 E Length: 204.566

North: 16548.5601 East: 16671.6164

Perimeter: 719.446 Area: 34,462. sq.ft. 0.79 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0012 Course: N 12-47-30.1 E

Error North: 0.00121 East: 0.00027

Precision 1: 563,299.105

Parcel name: WF3, B1,9

Curve Length: 95.673 Radius: 329.000 North: 16582.6810 East: 16557.6206
 Delta: 16-39-41.5 Tangent: 48.176
 Chord: 95.336 Course: S 71-40-16.9 E
 Course In: N 26-39-33.9 E Course Out: S 09-59-52.4 W
 RP North: 16876.7048 East: 16705.2384
 End North: 16552.7010 East: 16648.1201
 Line Course: S 80-00-07.6 E Length: 23.858 North: 16548.5590 East: 16671.6158
 Line Course: S 09-59-52.4 W Length: 204.566 North: 16347.0995 East: 16636.1007
 Line Course: N 80-00-07.6 W Length: 183.545 North: 16378.9651 East: 16455.3430
 Line Course: N 26-39-33.9 E Length: 227.949 North: 16582.6807 East: 16557.6205

Perimeter: 735.591 Area: 31,744. sq.ft. 0.72 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: S 17-13-19.7 W

Error North: -0.00034 East: -0.00011

Precision 1: 2,045,976.179

Parcel name: WF3, B1,10

Line Course: S 45-06-44 E Length: 13.93 North: 16653.4400 East: 16463.1892
 Curve Length: 104.67 Radius: 329.00 North: 16643.6093 East: 16473.0585
 Delta: 18-13-42 Tangent: 52.78
 Chord: 104.23 Course: S 54-13-35 E
 Course In: N 44-53-16 E Course Out: S 26-39-34 W
 RP North: 16876.7027 East: 16705.2405
 End North: 16582.6789 East: 16557.6227
 Line Course: S 26-39-34 W Length: 227.95 North: 16378.9625 East: 16455.3446
 Line Course: N 45-06-44 W Length: 144.08 North: 16480.6427 East: 16353.2653
 Line Course: N 06-38-58 W Length: 56.27 North: 16536.5341 East: 16346.7495
 Line Course: N 44-53-16 E Length: 165.00 North: 16653.4351 East: 16463.1934

Perimeter: 711.90 Area: 30,876 sq.ft. 0.71 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0065 Course: S 40-06-11 E
 Error North: -0.00495 East: 0.00417
 Precision 1: 110,085.17

Parcel name: WF3, B1, 11

	North: 16781.6667	East: 16321.5981
Curve Length: 63.56	Radius: 221.00	
Delta: 16-28-39	Tangent: 32.00	
Chord: 63.34	Course: S 53-21-04 E	
Course In: S 28-24-37 W	Course Out: N 44-53-16 E	
RP North: 16587.2832	East: 16216.4503	
End North: 16743.8596	East: 16372.4145	
Line Course: S 45-06-44 E Length: 128.12		
	North: 16653.4427	East: 16463.1863
Line Course: S 44-53-16 W Length: 165.00		
	North: 16536.5418	East: 16346.7424
Line Course: N 75-06-25 W Length: 122.60		
	North: 16568.0519	East: 16228.2609
Line Course: N 23-36-09 E Length: 233.12		
	North: 16781.6703	East: 16321.5996

Perimeter: 712.40 Area: 30,545 sq.ft. 0.70 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0039 Course: N 22-13-23 E
 Error North: 0.00361 East: 0.00147
 Precision 1: 182,735.79

Parcel name: WF3, B1, 12

	North: 16807.1268	East: 16133.9132
Line Course: N 89-10-54 E Length: 79.39		
	North: 16808.2606	East: 16213.2951
Curve Length: 112.74	Radius: 221.00	
Delta: 29-13-43	Tangent: 57.62	
Chord: 111.52	Course: S 76-12-15 E	
Course In: S 00-49-06 E	Course Out: N 28-24-37 E	
RP North: 16587.2832	East: 16216.4514	
End North: 16781.6666	East: 16321.5992	
Line Course: S 23-36-09 W Length: 233.12		
	North: 16568.0482	East: 16228.2605
Line Course: N 75-06-25 W Length: 94.88		
	North: 16592.4339	East: 16136.5678
Line Course: N 00-42-31 W Length: 214.71		
	North: 16807.1275	East: 16133.9124

Perimeter: 734.83 Area: 32,695 sq.ft. 0.75 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0010 Course: N 45-45-42 W
 Error North: 0.00069 East: -0.00071
 Precision 1: 739,211.22

Parcel name: WF3, B1, 13

Curve Length: 96.883 Radius: 50.000 North: 16807.1854 East: 16041.2980
 Delta: 111-01-09.8 Tangent: 72.777
 Chord: 82.422 Course: S 89-51-28.9 E
 Course In: N 55-39-06.0 E Course Out: S 55-22-03.8 E
 RP North: 16835.3966 East: 16082.5791
 End North: 16806.9812 East: 16123.7197
 Line Course: N 89-10-54.3 E Length: 10.194 North: 16807.1268 East: 16133.9127
 Line Course: S 00-42-30.6 E Length: 214.707 North: 16592.4362 East: 16136.5676
 Line Course: S 89-10-54.3 W Length: 145.000 North: 16590.3655 East: 15991.5824
 Line Course: N 00-42-30.6 W Length: 181.327 North: 16771.6786 East: 15989.3402
 Line Course: N 55-39-06.0 E Length: 62.931 North: 16807.1857 East: 16041.2975

Perimeter: 711.042 Area: 29,095. sq.ft. 0.66 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0006 Course: N 58-41-42.6 W
 Error North: 0.00030 East: -0.00049
 Precision 1: 1,205,139.058

Parcel name: WF3, B1, 14

Line Course: N 89-10-54.3 E Length: 151.610 North: 17092.8940 East: 16058.0368
 Line Course: S 00-42-30.6 E Length: 228.822 North: 17095.0591 East: 16209.6313
 Line Course: S 89-10-54.3 W Length: 89.578 North: 16866.2546 East: 16212.4608
 Curve Length: 69.573 Radius: 50.000 North: 16864.9754 East: 16122.8919
 Delta: 79-43-30.8 Tangent: 41.751
 Chord: 64.095 Course: N 76-07-53.1 W
 Course In: S 53-43-52.3 W Course Out: N 25-59-38.5 W
 RP North: 16835.3966 East: 16082.5794
 End North: 16880.3387 East: 16060.6654
 Line Course: N 00-42-30.6 W Length: 212.572 North: 17092.8944 East: 16058.0369

Perimeter: 752.155 Area: 33,678. sq.ft. 0.77 acres

Mapcheck Closure - (Uses listed courses and chords)

Line Course: S 65-00-30.0 E Length: 238.489 North: 16899.1928 East: 16500.4650
 Curve Length: 84.889 Radius: 129.000 North: 16798.4345 East: 16716.6240
 Delta: 37-42-13.7 Tangent: 44.046
 Chord: 83.366 Course: S 06-08-23.2 W
 Course In: S 65-00-30.0 E Course Out: S 77-17-16.3 W
 RP North: 16743.9337 East: 16833.5457
 End North: 16715.5467 East: 16707.7077
 Curve Length: 87.597 Radius: 221.000
 Delta: 22-42-36.1 Tangent: 44.381
 Chord: 87.024 Course: S 01-21-25.7 E
 Course In: S 77-17-16.3 W Course Out: S 80-00-07.6 E
 RP North: 16666.9150 East: 16492.1249
 End North: 16628.5471 East: 16709.7688
 Line Course: S 09-59-52.4 W Length: 27.397
 Line Course: N 80-00-07.6 W Length: 47.545 North: 16601.5661 East: 16705.0123
 Curve Length: 165.023 Radius: 271.000 North: 16609.8205 East: 16658.1894
 Delta: 34-53-23.4 Tangent: 85.160
 Chord: 162.486 Course: N 62-33-25.9 W
 Course In: N 09-59-52.4 E Course Out: S 44-53-15.8 W
 RP North: 16876.7051 East: 16705.2382
 End North: 16684.7043 East: 16513.9877
 Line Course: N 45-06-44.2 W Length: 15.535
 Line Course: N 00-42-30.6 W Length: 203.541 North: 16695.6676 East: 16502.9813
 North: 16899.1931 East: 16500.4644

Perimeter: 870.016 Area: 45,110. sq.ft. 1.03 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0006 Course: N 66-04-04.2 W
 Error North: 0.00023 East: -0.00052
 Precision 1: 1,519,768.049

Parcel name: WF3, B1, 18

Line Course: N 89-10-54.3 E Length: 232.633 North: 17099.1776 East: 16497.9919
 Line Course: S 16-01-07.6 E Length: 244.051 North: 17102.4997 East: 16730.6012
 Curve Length: 110.299 Radius: 129.000 North: 16867.9249 East: 16797.9476
 Delta: 48-59-22.4 Tangent: 58.774
 Chord: 106.969 Course: S 49-29-11.2 W
 Course In: S 16-01-07.6 E Course Out: N 65-00-30.0 W
 RP North: 16743.9338 East: 16833.5455
 End North: 16798.4348 East: 16716.6242
 Line Course: N 65-00-30.0 W Length: 238.489
 North: 16899.1932 East: 16500.4651

Line Course: N 00-42-30.6 W Length: 200.000

North: 17099.1779 East: 16497.9920

Perimeter: 1025.472 Area: 67,873. sq.ft. 1.55 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0004 Course: N 21-09-43.6 E

Error North: 0.00036 East: 0.00014

Precision 1: 2,620,466.161

Parcel name: WF3, B1, 19

Line Course: N 89-10-54.3 E Length: 190.000 North: 17102.4997 East: 16730.6013
 Line Course: S 00-42-30.6 E Length: 231.000 North: 17105.2131 East: 16920.5820
 Line Course: S 89-10-54.3 W Length: 91.744 North: 16874.2307 East: 16923.4383
 Curve Length: 34.224 Radius: 129.000 North: 16872.9206 East: 16831.7037
 Delta: 15-12-01.9 Tangent: 17.213
 Chord: 34.123 Course: S 81-34-53.3 W
 Course In: S 00-49-05.7 E Course Out: N 16-01-07.6 W
 RP North: 16743.9337 East: 16833.5459
 End North: 16867.9249 East: 16797.9484
 Line Course: N 16-01-07.6 W Length: 244.051 North: 17102.4997 East: 16730.6019

Perimeter: 791.019 Area: 36,642. sq.ft. 0.84 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0006 Course: S 83-42-56.8 E

Error North: -0.00007 East: 0.00059

Precision 1: 1,322,673.549

Parcel name: WF3, B1, 20

Line Course: N 89-10-54.3 E Length: 170.000 North: 17105.2131 East: 16920.5820
 Line Course: S 00-42-30.6 E Length: 260.000 North: 17107.6408 East: 17090.5646
 Line Course: S 89-10-54.3 W Length: 79.214 North: 16847.6607 East: 17093.7796
 Curve Length: 126.143 Radius: 50.000 North: 16846.5295 East: 17014.5737
 Delta: 144-32-58.1 Tangent: 156.432
 Chord: 95.253 Course: N 73-05-34.7 W
 Course In: S 89-10-54.3 W Course Out: N 55-22-03.8 W
 RP North: 16845.8154 East: 16964.5788
 End North: 16874.2309 East: 16923.4377
 Line Course: N 00-42-30.6 W Length: 231.000 North: 17105.2132 East: 16920.5813

Perimeter: 866.357 Area: 40,454. sq.ft. 0.92 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0006 Course: N 77-44-08.3 W
 Error North: 0.00014 East: -0.00063
 Precision 1: 1,295,701.475

Parcel name: WF3, B1, 21

Line Course: S 00-42-30.6 E Length: 113.687	North: 16712.9567 East: 17115.4468
Line Course: S 89-10-54.3 W Length: 189.889	North: 16599.2784 East: 17116.8526
Line Course: N 00-42-30.6 W Length: 219.687	North: 16596.5666 East: 16926.9830
Curve Length: 126.143 Radius: 50.000	North: 16816.2368 East: 16924.2665
Delta: 144-32-58.0 Tangent: 156.432	
Chord: 95.253 Course: N 71-27-23.3 E	
Course In: N 53-43-52.3 E Course Out: N 89-10-54.3 E	
RP North: 16845.8155 East: 16964.5790	
End North: 16846.5297 East: 17014.5742	
Line Course: N 89-10-54.3 E Length: 79.214	
Line Course: S 00-42-30.6 E Length: 135.000	North: 16847.6609 East: 17093.7801
Line Course: N 89-10-54.0 E Length: 20.000	North: 16712.6712 East: 17095.4494
	North: 16712.9569 East: 17115.4474

Perimeter: 883.620 Area: 40,779. sq.ft. 0.93 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0006 Course: N 70-52-44.7 E
 Error North: 0.00018 East: 0.00053
 Precision 1: 1,529,846.993

Parcel name: WF3, B1, 22

Line Course: N 89-10-54.3 E Length: 91.744	North: 16814.9265 East: 16832.5317
Line Course: S 00-42-30.6 E Length: 219.687	North: 16816.2367 East: 16924.2664
Line Course: S 89-10-54.3 W Length: 164.388	North: 16596.5665 East: 16926.9829
Line Course: N 09-59-52.4 E Length: 24.633	North: 16594.2189 East: 16762.6116
Curve Length: 110.586 Radius: 279.000	North: 16618.4779 East: 16766.8882
Delta: 22-42-36.1 Tangent: 56.028	
Chord: 109.863 Course: N 01-21-25.7 W	
Course In: N 80-00-07.6 W Course Out: N 77-17-16.3 E	
RP North: 16666.9156 East: 16492.1251	
End North: 16728.3100 East: 16764.2862	

Curve Length: 126.265 Radius: 71.000
 Delta: 101-53-38.0 Tangent: 87.512
 Chord: 110.272 Course: N 38-14-05.3 E
 Course In: N 77-17-16.3 E Course Out: N 00-49-05.7 W
 RP North: 16743.9338 East: 16833.5458
 End North: 16814.9266 East: 16832.5319

Perimeter: 737.304 Area: 33,986. sq.ft. 0.78 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0002 Course: N 72-40-28.2 E
 Error North: 0.00007 East: 0.00022
 Precision 1: 3,076,858.346

Parcel name: WF3, B1,23

Line Course: N 09-59-52.4 E Length: 3.004 North: 16591.2602 East: 16762.0899
 Line Course: N 89-10-54.3 E Length: 354.277 North: 16594.2186 East: 16762.6114
 Line Course: S 00-42-30.6 E Length: 140.000 North: 16599.2779 East: 17116.8523
 Line Course: S 89-10-54.3 W Length: 228.257 North: 16459.2886 East: 17118.5834
 Curve Length: 197.416 Radius: 169.000
 Delta: 66-55-46.9 Tangent: 111.710
 Chord: 186.382 Course: N 43-29-04.5 W
 Course In: S 79-58-49.0 W Course Out: N 13-03-02.1 E
 RP North: 16426.6251 East: 16723.9273
 End North: 16591.2602 East: 16762.0892

Perimeter: 922.955 Area: 37,459. sq.ft. 0.85 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0007 Course: S 88-08-52.4 W
 Error North: -0.00002 East: -0.00069
 Precision 1: 1,315,294.210

Parcel name: WF3, B1,24

Line Course: N 89-10-54.3 E Length: 228.257 North: 16456.0292 East: 16890.3502
 Line Course: S 00-42-30.6 E Length: 140.000 North: 16459.2888 East: 17118.5839
 Line Course: S 89-10-54.3 W Length: 253.783 North: 16319.2995 East: 17120.3151
 Curve Length: 7.401 Radius: 221.000
 Delta: 1-55-07.9 Tangent: 3.701
 Chord: 7.401 Course: N 16-17-53.2 E
 Course In: S 74-39-40.7 E Course Out: N 72-44-32.8 W
 RP North: 16257.2154 East: 17079.6857

End North: 16322.7789 East: 16868.6349
 Line Course: N 17-15-27.2 E Length: 56.241

Curve Length: 80.457 Radius: 169.000
 Delta: 27-16-38.2 Tangent: 41.006
 Chord: 79.700 Course: N 03-37-08.1 E
 Course In: N 72-44-32.8 W Course Out: N 79-58-49.0 E
 RP North: 16426.6248 East: 16723.9281
 End North: 16456.0291 East: 16890.3505

Perimeter: 766.140 Area: 32,899. sq.ft. 0.75 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0003 Course: S 72-26-15.3 E
 Error North: -0.00009 East: 0.00027
 Precision 1: 2,659,904.767

Parcel name: WF3, B1, 25

Line Course: N 89-10-54.3 E Length: 253.783 North: 16315.6753 East: 16866.5576
 Line Course: S 00-42-30.6 E Length: 140.000 North: 16319.2995 East: 17120.3147
 Line Course: S 89-10-54.3 W Length: 249.595 North: 16179.3102 East: 17122.0458
 Line Course: N 14-29-05.0 W Length: 27.053 North: 16175.7458 East: 16872.4763
 Curve Length: 115.034 Radius: 221.000
 Delta: 29-49-24.3 Tangent: 58.852
 Chord: 113.740 Course: N 00-25-37.1 E
 Course In: N 75-30-55.0 E Course Out: N 74-39-40.7 W
 RP North: 16257.2159 East: 17079.6851
 End North: 16315.6758 East: 16866.5573

Perimeter: 785.465 Area: 36,198. sq.ft. 0.83 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0005 Course: N 27-12-42.9 W
 Error North: 0.00046 East: -0.00023
 Precision 1: 1,528,872.185

Parcel name: WF3, B1, 26

Line Course: N 89-10-54.3 E Length: 249.595 North: 16175.7458 East: 16872.4764
 Line Course: S 00-42-30.6 E Length: 140.000 North: 16179.3102 East: 17122.0460
 Line Course: S 89-10-54.3 W Length: 252.632 North: 16039.3209 East: 17123.7771
 Curve Length: 141.655 Radius: 270.202
 Delta: 30-02-15.7 Tangent: 72.496

Chord: 140.039 Course: N 00-32-02.8 E
Course In: N 74-26-49.3 W Course Out: N 75-30-55.0 E
RP North: 16108.1622 East: 16610.8629
End North: 16175.7461 East: 16872.4763

Perimeter: 783.882 Area: 34,291. sq.ft. 0.78 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0003 Course: N 25-24-30.4 W
Error North: 0.00025 East: -0.00012
Precision 1: 2,843,403.727

Parcel name: WF3, B1, 27

Line Course: N 89-10-54.3 E Length: 252.632	North: 16035.7132 East: 16871.1710
Line Course: S 00-42-30.6 E Length: 191.313	North: 16039.3209 East: 17123.7772
Line Course: S 89-10-54.3 W Length: 20.000	North: 15848.0226 East: 17126.1429
Line Course: S 57-24-50.0 W Length: 126.658	North: 15847.7369 East: 17106.1449
Line Course: N 32-35-10.0 W Length: 135.312	North: 15779.5232 East: 16999.4250
Line Course: N 64-47-26.8 W Length: 106.834	North: 15893.5348 East: 16926.5505
Line Course: N 25-12-33.2 E Length: 59.726	North: 15939.0380 East: 16829.8915
Curve Length: 45.538	North: 15993.0756 East: 16855.3303
Radius: 270.202	
Delta: 9-39-22.5	Tangent: 22.823
Chord: 45.484	Course: N 20-22-51.9 E
Course In: N 64-47-26.8 W	Course Out: S 74-26-49.3 E
RP North: 16108.1614	East: 16610.8628
End North: 16035.7122	East: 16871.1707

Perimeter: 938.013 Area: 51,615. sq.ft. 1.18 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0010 Course: S 15-21-16.8 W
Error North: -0.00097 East: -0.00027
Precision 1: 931,391.692