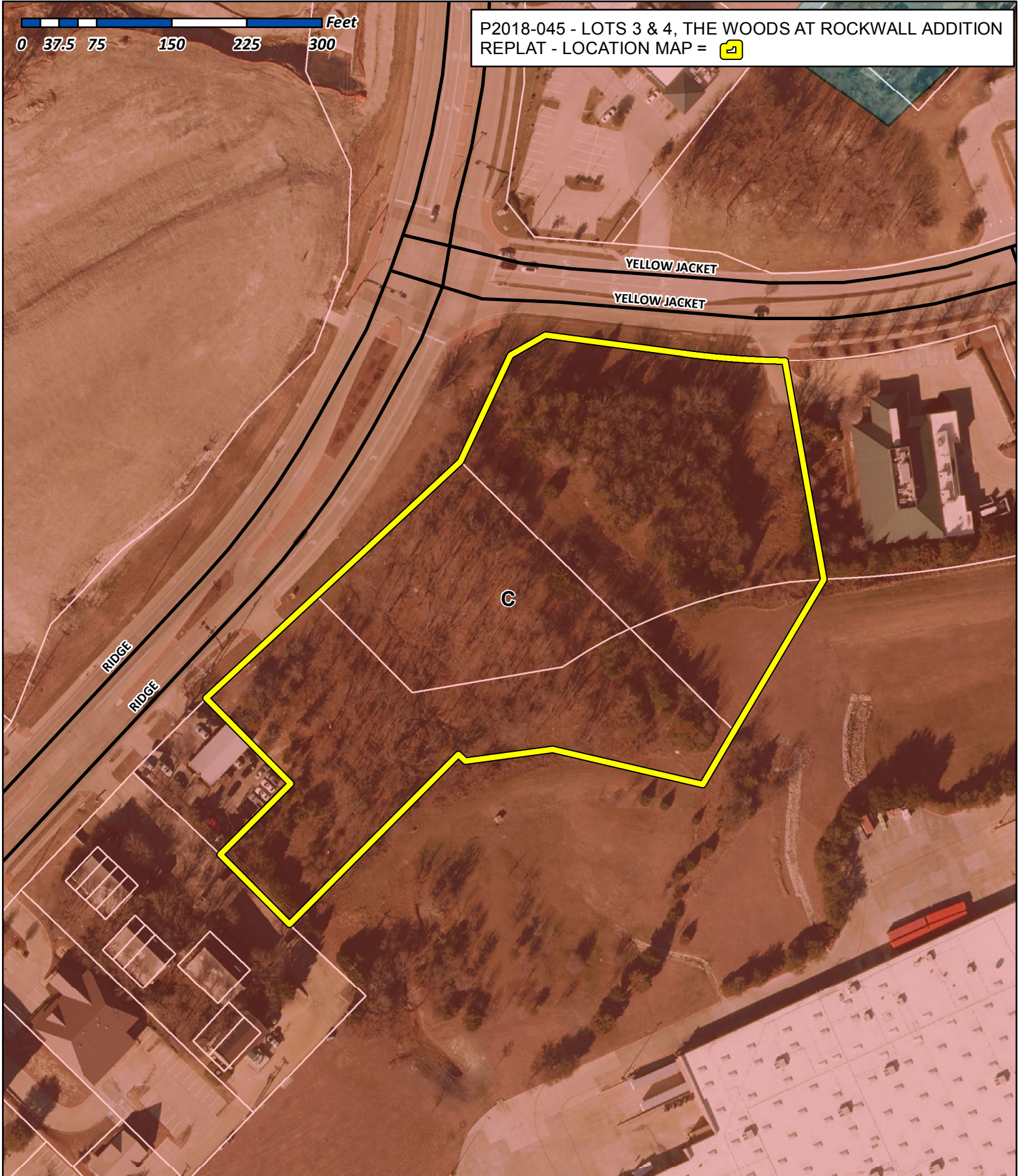


0 37.5 75 150 225 300 Feet

P2018-045 - LOTS 3 & 4, THE WOODS AT ROCKWALL ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

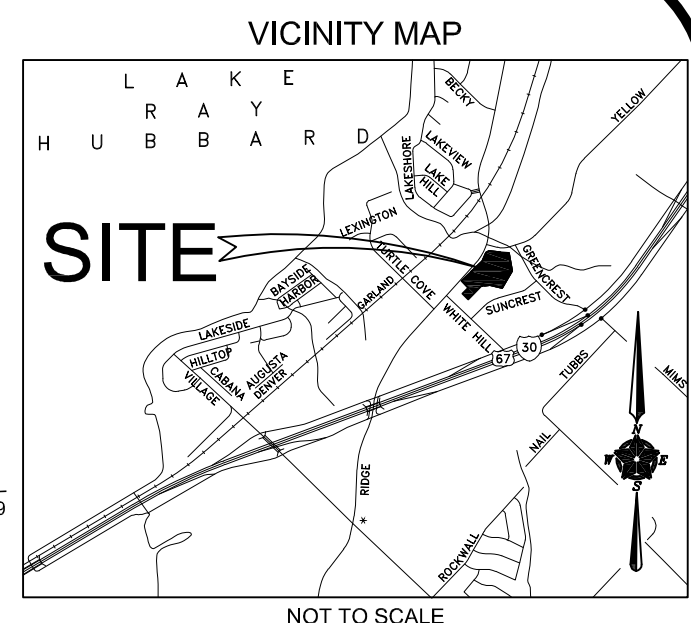
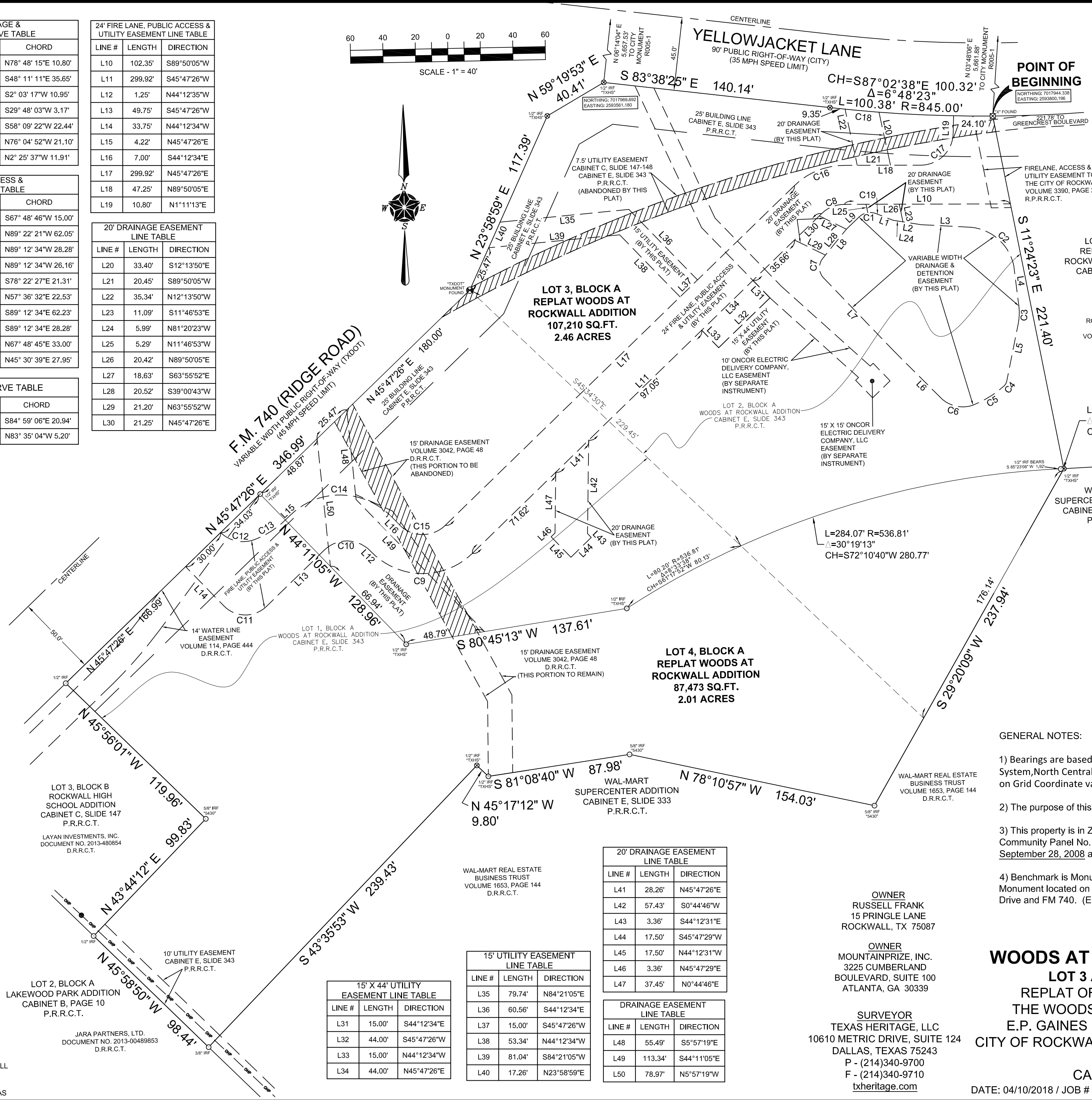
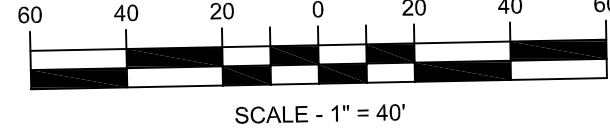
24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'35"W
L13	49.75'	S45°47'26"W
L14	33.75'	N44°12'34"W
L15	4.22'	N45°47'26"E
L16	7.00'	S44°12'34"E
L17	299.92'	N45°47'26"E
L18	47.25'	N89°50'05"E
L19	10.80'	N1°11'13"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	29.06'	18.50'	90°00'00"	N89° 12' 34"W 26.16'
C12	22.48'	20.00'	64°23'49"	S78° 22' 27"E 21.31'
C13	22.69'	55.00'	23°38'13"	N57° 36' 32"E 22.53'
C14	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C15	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C16	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C17	30.94'	20.00'	86°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L20	33.40'	S12°13'50"E
L21	20.45'	S89°50'05"W
L22	35.34'	N12°13'50"W
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	5.29'	N11°46'53"W
L26	20.42'	N89°50'05"E
L27	18.63'	S63°55'52"E
L28	20.52'	S39°00'43"W
L29	21.20'	N63°55'52"W
L30	21.25'	N45°47'26"E

20' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C18	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'
C19	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E



LOT 3R, BLOCK B
REPLAT WOODS AT
ROCKWALL ADDITION NO. 1
CABINET E, SLIDE 389
P.R.R.C.T.

ROCKWALL ASC REAL
ESTATE, LLP
VOLUME 3076, PAGE 112
D.R.R.C.T.

L=1.75' R=772.78'
Δ=0°07'47"
CH=S87°16'29"W 1.75'

WAL-MART
SUPERCENTER ADDITION
CABINET E, SLIDE 333
P.R.R.C.T.

GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.
- 2) The purpose of this plat is to reconfigure 2 lots.
- 3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.
- 4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

**REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 1 OF 2
CASE NO: P2017-019**

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

20' DRAINAGE EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L41	28.26'	N45°47'26"E
L42	57.43'	S0°44'46"W
L43	3.36'	S44°12'31"E
L44	17.50'	S45°47'29"W
L45	17.50'	N44°12'31"W
L46	3.36'	N45°47'29"E
L47	37.45'	N0°44'46"E

15' UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L35	79.74'	N84°21'05"E
L36	60.56'	S44°12'34"E
L37	15.00'	S45°47'26"W
L38	53.34'	N44°12'34"W
L39	81.04'	S84°21'05"W
L40	17.26'	N23°58'59"E

15' X 44' UTILITY EASEMENT CURVE TABLE		
LINE #	LENGTH	DIRECTION
L31	15.00'	S44°12'34"E
L32	44.00'	S45°47'26"W
L33	15.00'	N44°12'34"W
L34	44.00'	N45°47'26"E

LEGEND

IRF
P.R.R.C.T.

IRON ROD FOUND
PLAT RECORDS, ROCKWALL
COUNTY, TEXAS
DEED RECORDS,
ROCKWALL COUNTY, TEXAS

JARA PARTNERS, LTD.
DOCUMENT NO. 2013-00489853
D.R.R.C.T.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

Thence South 29 Degrees 20 Minutes 09 Seconds West, along the Northwest line of said Wal-Mart Supercenter Addition, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 78 Degrees 10 Minutes 57 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 81 Degrees 08 Minutes 40 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 43 Degrees 35 Minutes 53 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 45 Degrees 58 Minutes 50 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 43 Degrees 44 Minutes 12 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 45 Degrees 56 Minutes 01 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

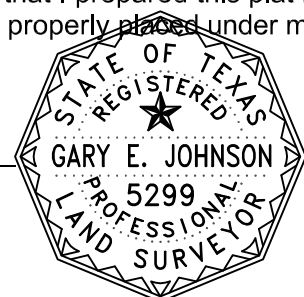
Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gary E. Johnson, R.P.L.S. No. 5299



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bears total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

Until an escrow deposit sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Mountainprize, Inc.

Brian Thornton, Vice President of Real Estate and Engineering

Russell Frank

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

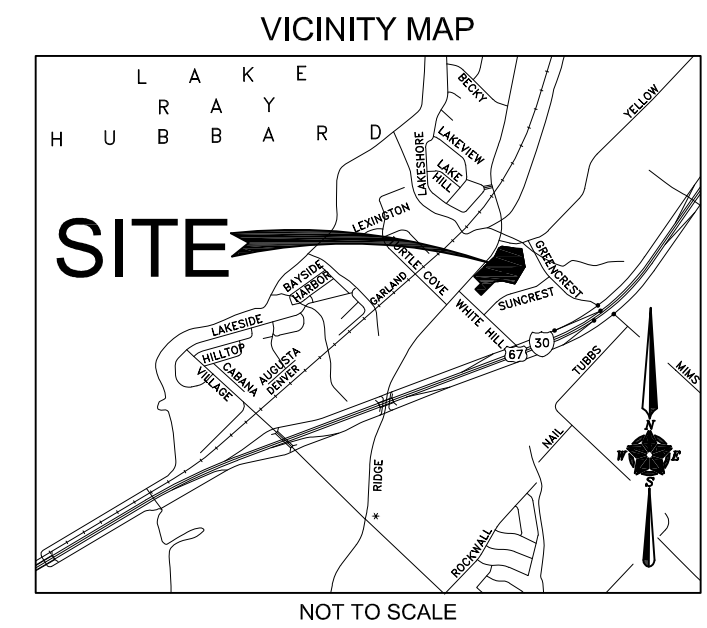
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

LEGEND

- Ø IRF
P.R.R.C.T.
D.R.R.C.T.
IRON ROD FOUND
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DEED RECORDS, ROCKWALL COUNTY, TEXAS



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Signature

My commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the _____ day of _____, 2018.

WITNESS OUR HANDS, on this the _____ day of _____, 2018.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

Parcel Map Check Report

Client:

Prepared by: Chris

Lot 3

Date: 12/13/2018 9:35:16 AM

Parcel Name: Propoposed Lots - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,016,250.2536'

East: 2,593,800.1959'

Segment# 1: Line

Course: S11°24'23"E

Length: 221.40'

North: 7,016,033.2265'

East: 2,593,843.9814'

Segment# 2: Curve

Length: 1.75'

Radius: 772.78'

Delta: 0.1297 (d)

Tangent: 0.87'

Chord: 1.75'

Course: S87°16'29"W

Course In: N2°47'24"W

Course Out: S2°39'37"E

RP North: 7,016,805.0905'

East: 2,593,806.3660'

End North: 7,016,033.1433'

East: 2,593,842.2337'

Segment# 3: Curve

Length: 284.07'

Radius: 536.81'

Delta: 30.3202 (d)

Tangent: 145.45'

Chord: 280.77'

Course: S72°10'40"W

Course In: S2°39'44"E

Course Out: N32°58'57"W

RP North: 7,015,496.9127'

East: 2,593,867.1674'

End North: 7,015,947.2087'

East: 2,593,574.9372'

Segment# 4: Line

Course: S80°45'13"W

Length: 137.61'

North: 7,015,925.0975'

East: 2,593,439.1153'

Segment# 5: Line

Course: N44°11'05"W
North: 7,016,017.5742'

Length: 128.96'
East: 2,593,349.2335'

Segment# 6: Line

Course: N45°47'26"E
North: 7,016,143.0852'

Length: 180.00'
East: 2,593,478.2567'

Segment# 7: Line

Course: N23°58'59"E
North: 7,016,250.3404'

Length: 117.39'
East: 2,593,525.9718'

Segment# 8: Line

Course: N59°19'53"E
North: 7,016,270.9524'

Length: 40.41'
East: 2,593,560.7298'

Segment# 9: Line

Course: S83°38'25"E
North: 7,016,255.4291'

Length: 140.14'
East: 2,593,700.0073'

Segment# 10: Curve

Length: 100.38'
Delta: 6.8063 (d)
Chord: 100.32'
Course In: N6°21'33"E
RP North: 7,017,095.2299'
End North: 7,016,250.2556'

Radius: 845.00'
Tangent: 50.25'
Course: S87°02'38"E
Course Out: S0°26'49"E
East: 2,593,793.6001'
East: 2,593,800.1916'

Perimeter: 1,352.11'
Error Closure: 0.0047
Error North : 0.00196

Area: 107,210.45Sq.Ft.
Course: N65°18'14"W
East: -0.00426

Precision 1: 287,682.98

Parcel Name: Propoposed Lots - AVAT_P - Lots : 4

Description: Lot 4

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,015,914.8831' East:2,593,843.9816'

Segment# 1: Line

Course: S29°20'09"W Length: 237.94'
North: 7,015,707.4558' East: 2,593,727.4082'

Segment# 2: Line

Course: N78°10'57"W Length: 154.03'
North: 7,015,739.0003' East: 2,593,576.6429'

Segment# 3: Line

Course: S81°08'40"W Length: 87.98'
North: 7,015,725.4564' East: 2,593,489.7116'

Segment# 4: Line

Course: N46°24'07"W Length: 9.80'
North: 7,015,732.2144' East: 2,593,482.6145'

Segment# 5: Line

Course: S43°35'53"W Length: 239.43'
North: 7,015,558.8203' East: 2,593,317.5048'

Segment# 6: Line

Course: N45°58'50"W Length: 98.44'
North: 7,015,627.2265' East: 2,593,246.7162'

Segment# 7: Line

Course: N43°44'12"E Length: 99.83'
North: 7,015,699.3562' East: 2,593,315.7331'

Segment# 8: Line

Course: N45°56'01"W Length: 119.96'
North: 7,015,782.7873' East: 2,593,229.5378'

Segment# 9: Line

Course: N45°47'26"E Length: 166.99'

North: 7,015,899.2266'

East: 2,593,349.2355'

Segment# 10: Line

Course: S44°11'05"E

North: 7,015,806.7499'

Length: 128.96'

East: 2,593,439.1172'

Segment# 11: Line

Course: N80°45'13"E

North: 7,015,828.8611'

Length: 137.61'

East: 2,593,574.9392'

Segment# 12: Curve

Length: 284.07'

Delta: 30.3202 (d)

Chord: 280.77'

Course In: S32°58'57"E

RP North: 7,015,378.5651'

End North: 7,015,914.7957'

Radius: 536.81'

Tangent: 145.45'

Course: N72°10'40"E

Course Out: N2°39'44"W

East: 2,593,867.1693'

East: 2,593,842.2357'

Segment# 13: Curve

Length: 1.75'

Delta: 0.1297 (d)

Chord: 1.75'

Course In: N2°39'37"W

RP North: 7,016,686.7429'

End North: 7,015,914.8789'

Radius: 772.78'

Tangent: 0.87'

Course: N87°16'29"E

Course Out: S2°47'24"E

East: 2,593,806.3679'

East: 2,593,843.9833'

Perimeter: 1,766.79'

Error Closure: 0.0045

Error North : -0.00416

Area: 87,472.57Sq.Ft.

Course: S22°56'19"E

East: 0.00176

Precision 1: 392,620.00

Parcel Map Check Report

Client:

Prepared by: CN

OVERALL

Date: 12/13/2018 9:54:02 AM

Parcel Name: Propoposed Lots - AVAT_P - Lots : 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,016,250.2536'

East: 2,593,800.1959'

Segment# 1: Line

Course: S11°24'23"E

Length: 221.40'

North: 7,016,033.2265'

East: 2,593,843.9814'

Segment# 2: Line

Course: S29°20'09"W

Length: 237.94'

North: 7,015,825.7992'

East: 2,593,727.4080'

Segment# 3: Line

Course: N78°10'57"W

Length: 154.03'

North: 7,015,857.3438'

East: 2,593,576.6427'

Segment# 4: Line

Course: S81°08'40"W

Length: 87.98'

North: 7,015,843.7998'

East: 2,593,489.7114'

Segment# 5: Line

Course: N46°24'07"W

Length: 9.80'

North: 7,015,850.5578'

East: 2,593,482.6143'

Segment# 6: Line

Course: S43°35'53"W

Length: 239.43'

North: 7,015,677.1637'

East: 2,593,317.5046'

Segment# 7: Line
Course: N45°58'50"W Length: 98.44'
North: 7,015,745.5699' East: 2,593,246.7160'

Segment# 8: Line
Course: N43°44'12"E Length: 99.83'
North: 7,015,817.6996' East: 2,593,315.7330'

Segment# 9: Line
Course: N45°56'01"W Length: 119.96'
North: 7,015,901.1307' East: 2,593,229.5376'

Segment# 10: Line
Course: N45°47'26"E Length: 346.99'
North: 7,016,143.0811' East: 2,593,478.2585'

Segment# 11: Line
Course: N23°58'59"E Length: 117.39'
North: 7,016,250.3363' East: 2,593,525.9736'

Segment# 12: Line
Course: N59°19'53"E Length: 40.41'
North: 7,016,270.9483' East: 2,593,560.7315'

Segment# 13: Line
Course: S83°38'25"E Length: 140.14'
North: 7,016,255.4249' East: 2,593,700.0091'

Segment# 14: Curve
Length: 100.38' Radius: 845.00'
Delta: 6.8063 (d) Tangent: 50.25'
Chord: 100.32' Course: S87°02'38"E
Course In: N6°21'33"E Course Out: S0°26'49"E
RP North: 7,017,095.2257' East: 2,593,793.6019'
End North: 7,016,250.2514' East: 2,593,800.1934'

Perimeter: 2,014.12' Area: 194,683.01Sq.Ft.

Error Closure: 0.0033
Error North : -0.00220

Course: S48°37'11"W
East: -0.00250

Precision 1: 610,339.39