

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Clasen Quality Chocolate			
Project Description: Abandonment and dedication of a portion of Hawco Court and public utility, plowed snow storage, and traffic control signage easements. The proposed dedication would relocate the cul-de-sac and utilities.			
Project Address: 600 Hawco Court, Washoe County, Nevada 89441			
Project Area (acres or square feet): 39,217 Square Feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Northeast of the Ingenuity Avenue and Hawco Court intersection.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-171-11	40.00		
538-161-11	6.18		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Clasen Quality Chocolate, Inc.		Name: US Geomatics	
Address: 600 Hawco Court		Address: P.O. Box 3299	
Sparks, Nevada                      Zip: 89441		Reno, Nevada                      Zip: 89505	
Phone:                                      Fax:		Phone: (775) 786-5111      Fax:	
Email:		Email: garmstrong@usgeomatics.com	
Cell:                                      Other:		Cell:                                      Other:	
Contact Person:		Contact Person: Glen C. Armstrong	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Tectonics Design Group		Name:	
Address: 730 Sandhill Road		Address:	
Reno, Nevada                      Zip: 89521		Zip:	
Phone: (775) 824-9988      Fax:		Phone:                              Fax:	
Email: matt@tdg-inc.com		Email:	
Cell:                                      Other:		Cell:                                      Other:	
Contact Person: Matt Rasmussen		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Clasen Quality Chocolate, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, JAY S. JENSEN  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 538-161-11 & 538-171-11

Printed Name JAY S. JENSEN

Signed Jay S. Jensen

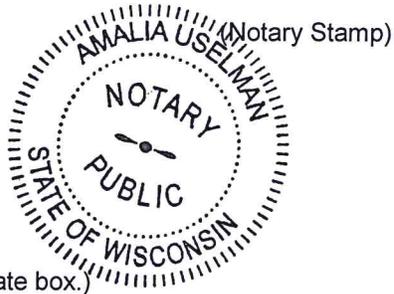
Address 5126 W. TERRACE DR.

MADISON, WI. 53718

Subscribed and sworn to before me this 22<sup>nd</sup> day of March, 2022.

[Signature]  
Notary Public in and for said county and state

My commission expires: 02/10/2026



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**Abandonment Application  
Supplemental Information**  
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Partial revocation and rededication of a relocated cul-de-sac for Hawco Court in Section 14, T21N, R20E, MDM

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Document 3609972

3. What is the proposed use for the vacated area?

commercial

4. What replacement easements are proposed for any to be abandoned?

replacements of all in kind

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

the applicant in the owner of all property surrounding the proposed abandonment and rededication (relocation)

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No
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**IMPORTANT**

**NOTICE REGARDING ABANDONMENTS:**

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.



A LAND SURVEYING / WATER RIGHTS COMPANY

April 4, 2022

Washoe County  
Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, Nevada 89512-2845

RE: Right-of-way abandonment and dedication of a portion of Hawco Court and associated public utility plowed snow storage, and traffic control signage easement

APN: 538-161-11 and 538-171-11

### Project Narrative

The proposed abandonment would abandon a portion of Hawco Court and the associated public utility, plowed snow storage, and traffic control signage easement, all dedicated and accepted per Document No. 3609972, and as shown upon Parcel Map No. 5124, both Official Records of Washoe County, Nevada. The proposed dedication would provide for a relocated cul-de-sac and public utility, plowed snow storage, and traffic control signage easement. These actions are necessary to relocate the platted cul-de-sac to facilitate additional commercial development of the applicant's two abutting parcels (APNs 538-161-11 and 538-171-11).

The portion of the right-of-way to be abandoned currently only provides access to the two abutting parcels. The northerly abutting parcel (538-171-11) is developed for commercial purposes and the southerly abutting parcel (538-161-11) is vacant and undeveloped. Existing utilities appear to be limited to underground water, storm drain, and sanitary sewer providing service to the abutting parcels. Any existing utilities within the proposed abandonment will be relocated during development of the properties, and any necessary easements will be negotiated with the utility companies.

No known public amenities exist within the proposed abandonment.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
P.O. Box 3299  
Reno, Nevada, 89505

WHEN RECORDED MAIL TO:

Engineering and Capital Projects Division  
1001 E. Ninth Street  
Reno, Nevada 89512

APN: 538-161-11 & 538-171-11

IRREVOCABLE OFFER OF DEDICATION

THIS INDENTURE, made this 22<sup>nd</sup> day of March, 2022, by and between Clasen Quality Chocolate, Inc., hereinafter referred to as "Offerors", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter referred to as "Offeree".

WITNESSETH:

That the Offerors, do by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, and more particularly described in Exhibit "A" and shown in Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER WITH, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the premises together with the appurtenances unto the said Offeree and to its assigns, forever

THE OFFER OF DEDICATION is rejected at this time, but the Irrevocable Offer of Dedication shall remain open indefinitely in accordance with NRS 278.390, and the Offeree may by resolution at any later date and without any further action by the Offerors, accept this dedication, which acceptance shall be recorded in the office of the Washoe County Recorder.



## EXHIBIT A

### LEGAL DESCRIPTION FOR DEDICATION OF HAWCO COURT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South  $57^{\circ}31'18''$  West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of  $58^{\circ}26'43''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of  $263^{\circ}35'59''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of  $28^{\circ}14'44''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of  $3^{\circ}05'28''$ ;

THENCE, South  $20^{\circ}20'52''$  East, 56.00 feet, to the Point of Beginning.

Containing 11973 square feet of land, more or less.

### LEGAL DESCRIPTION FOR DEDICATION OF A PUBLIC UTILITY, PLOWED SNOW STORAGE, AND TRAFFIC CONTROL SIGNAGE EASEMENT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 10 foot wide strip of land the left side of which is more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South  $57^{\circ}31'18''$  West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of  $58^{\circ}26'43''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of  $263^{\circ}35'59''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of  $28^{\circ}14'44''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of  $3^{\circ}05'28''$ , and the point of termination.

Containing 3803 square feet of land, more or less.

**BASIS OF BEARING:**

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
P.O. Box 3299  
Reno, Nevada, 89505

FOR REVIEW



## EXHIBIT A

### LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF HAWCO COURT

A portion of Hawco Court, as described in the acceptance of dedication recorded as Document No. 3609972, and as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South  $57^{\circ}31'18''$  West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of  $25^{\circ}47'42''$ , to a point of compound curvature;

THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of  $46^{\circ}56'03''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of  $127^{\circ}19'33''$ , to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;

THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of  $140^{\circ}25'35''$ , to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of  $41^{\circ}22'29''$ , to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of  $26^{\circ}21'05''$ ;

THENCE, leaving said Hawco Court right of way, South  $20^{\circ}20'52''$  East, 56.00 feet, to the Point of Beginning.

Containing 29209 square feet of land, more or less.

### LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF A PUBLIC UTILITY, PLOWED SNOW STORAGE, AND TRAFFIC CONTROL SIGNAGE EASEMENT

A portion of a Public Utility, Plowed Snow Storage, and Traffic Control Signage Easement, as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 10 foot wide strip of land the left side of which is more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South  $57^{\circ}31'18''$  West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of 25°47'42", to a point of compound curvature;  
THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of 46°56'03", to a point of reverse curvature;  
THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of 127°19'33", to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;  
THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of 140°25'35", to a point of reverse curvature;  
THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of 41°22'29", to a point of reverse curvature;  
THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of 26°21'05", to the point of termination.

Containing 10008 square feet of land, more or less.

**BASIS OF BEARING:**

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

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US Geomatics  
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Reno, Nevada, 89505

FOR REVIEW



**BASIS OF BEARING:**

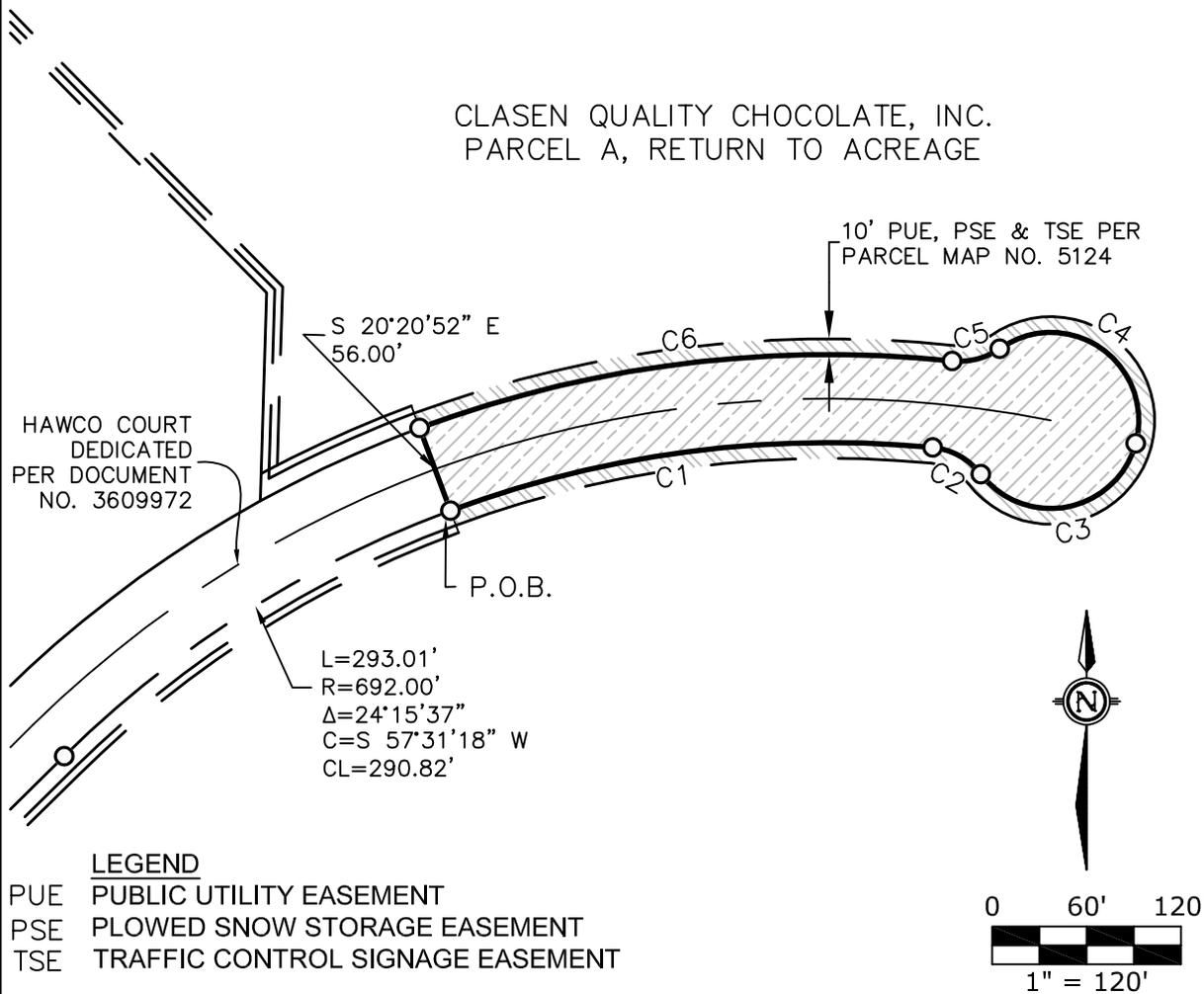
IDENTICAL TO THAT OF PARCEL MAP NO. 5269,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	692.00'	25°47'42"	311.55'
C2	44.00'	46°56'03"	36.04'
C3	56.00'	127°19'33"	124.45'
C4	56.00'	140°25'35"	137.25'
C5	44.00'	41°22'29"	31.77'
C6	748.00'	26°21'05"	344.02'

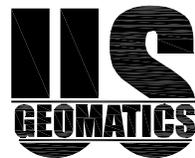
**TOTAL AREAS OF ABANDONMENT:**

- RIGHT OF WAY: 29209 SQUARE FEET ±
- PUE, PSE, AND TSE: 10008 SQUARE FEET ±

CLASEN QUALITY CHOCOLATE, INC.  
PARCEL A, RETURN TO ACREAGE



- LEGEND**
- PUE PUBLIC UTILITY EASEMENT
  - PSE PLOWED SNOW STORAGE EASEMENT
  - TSE TRAFFIC CONTROL SIGNAGE EASEMENT



P.O. Box 3299  
Reno, NV 89505  
P. 775.786.5111  
www.usgeomatics.com

**EXHIBIT B**

**ABANDONMENT OF A PORTION OF  
HAWCO COURT & ASSOCIATED EASEMENTS**

**A PORTION OF THE S 1/2 OF  
SECTION 14, T.21N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1  
of  
1

## EXHIBIT A

### LEGAL DESCRIPTION FOR DEDICATION OF A PRIVATE FIRE WATERLINE EASEMENT

A portion of land situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 15 foot wide strip of land the left side of which is more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South 57°31'18" West, 290.82 feet;

THENCE, along a compound curve to the right, having a Radius of 44.00 feet, an Arc Length of 44.88 feet, and a Delta Angle of 58°26'43", to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 257.64 feet, and a Delta Angle of 263°35'59", to a point of reverse curvature;

THENCE, along said reverse curve to the right, having a Radius of 44.00 feet, an Arc Length of 21.69 feet, and a Delta Angle of 28°14'44", to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 748.00 feet, an Arc Length of 40.34 feet, and a Delta Angle of 3°05'28", to the point of termination.

Containing 5822 square feet of land, more or less.

#### BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
P.O. Box 3299  
Reno, Nevada, 89505

FOR REVIEW



## EXHIBIT A

### LEGAL DESCRIPTION FOR A PARTIAL ABANDONMENT OF A PRIVATE FIRE WATERLINE EASEMENT

A portion of a Private Fire Waterline Easement, as shown upon Parcel Map No. 5124, situated in the South Half of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, Washoe County, Nevada, and being a 15 foot wide strip of land the left side of which is more particularly described as follows:

**BEGINNING AT A POINT** on the southerly right of way of Hawco Court, from which a point of curvature bears South  $57^{\circ}31'18''$  West, 290.82 feet;

THENCE, along said right of way, being a curve to the right having a Radius of 692.00 feet, an Arc Length of 311.55 feet, and a Delta Angle of  $25^{\circ}47'42''$ , to a point of compound curvature;

THENCE, along said compound curve, having a Radius of 44.00 feet, an Arc Length of 36.04 feet, and a Delta Angle of  $46^{\circ}56'03''$ , to a point of reverse curvature;

THENCE, along said reverse curve to the left, having a Radius of 56.00 feet, an Arc Length of 124.45 feet, and a Delta Angle of  $127^{\circ}19'33''$ , to a point on the right of way at the intersection with the boundary between Parcels 3A and 2A, as shown upon Record of Survey No. 5769;

THENCE, continuing along said curve to the left, having a Radius of 56.00 feet, an Arc Length of 137.25 feet, and a Delta Angle of  $140^{\circ}25'35''$ , to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 44.00 feet, an Arc Length of 31.77 feet, and a Delta Angle of  $41^{\circ}22'29''$ , to a point of reverse curvature;

THENCE, along said reverse curve, having a Radius of 748.00 feet, an Arc Length of 344.02 feet, and a Delta Angle of  $26^{\circ}21'05''$ , to the point of termination.

Containing 15130 square feet of land, more or less.

#### BASIS OF BEARING:

Identical to that of Record of Survey No. 5269, "PARCEL MAP FOR MYSTIC MOUNTAIN, LLC", filed on December 14, 2016, as Document No. 4661885, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

FOR REVIEW

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
P.O. Box 3299  
Reno, Nevada, 89505



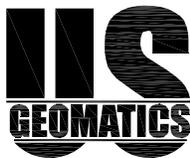
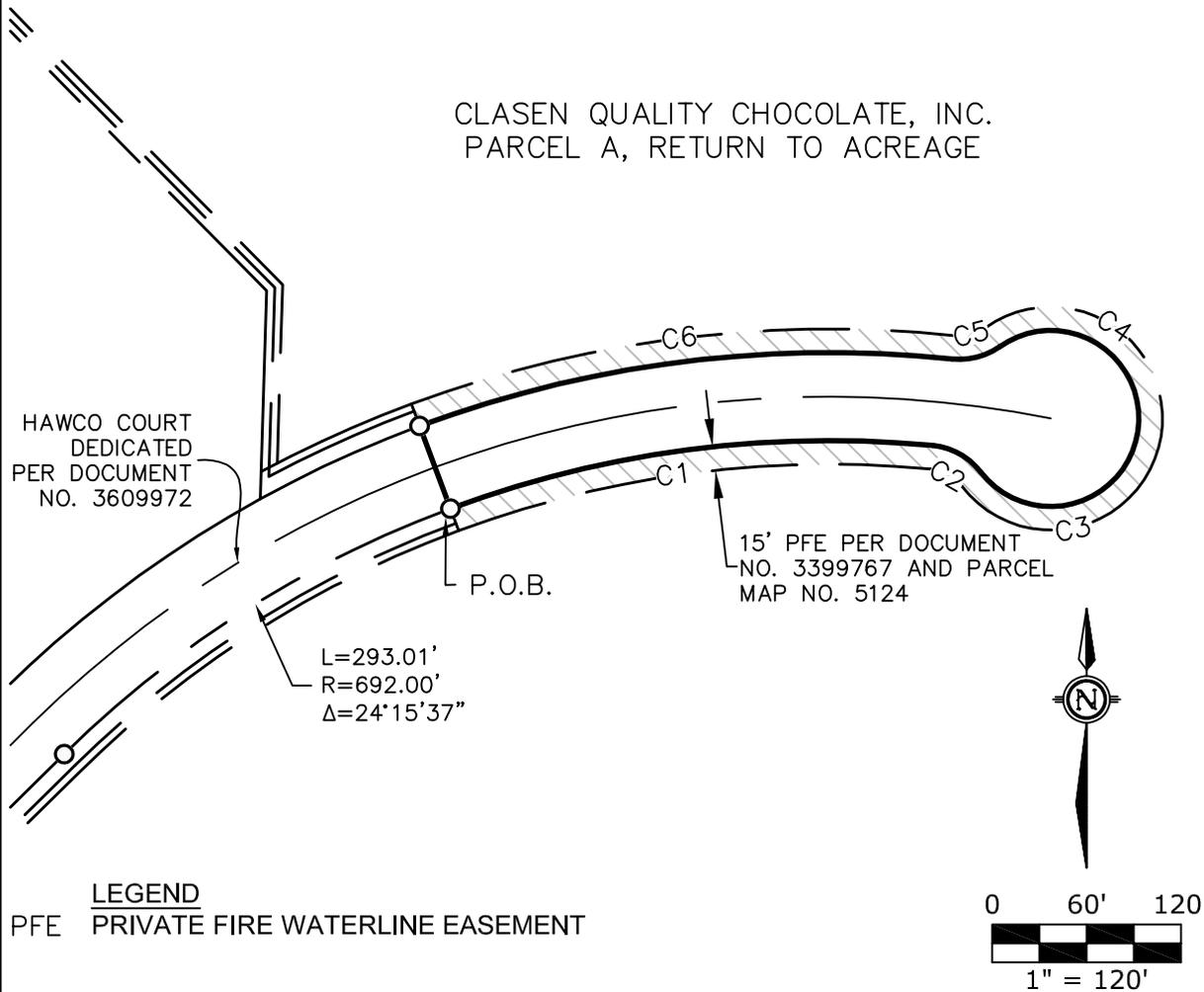
**BASIS OF BEARING:**

IDENTICAL TO THAT OF PARCEL MAP NO. 5269,  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**TOTAL AREAS OF ABANDONMENT:**

PFE: 15130 SQUARE FEET ±

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	692.00'	25°47'42"	311.55'
C2	44.00'	46°56'03"	36.04'
C3	56.00'	127°19'33"	124.45'
C4	56.00'	140°25'35"	137.25'
C5	44.00'	41°22'29"	31.77'
C6	748.00'	26°21'05"	344.02'



P.O. Box 3299  
Reno, NV 89505  
P. 775.786.5111  
www.usgeomatics.com

**EXHIBIT B**

**ABANDONMENT OF A PORTION OF  
PRIVATE FIRE WATERLINE EASEMENT**

**A PORTION OF THE S 1/2 OF  
SECTION 14, T.21N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1  
of  
1

Survey Computations

CLOSURE REPORT FOR THE PARTIAL ABANDONMENT OF HAWCO COURT:

Bearing      Distance (')    Radius (')    Arc Len(')    Delta    Tangent  
Radius: 56.00    Length: 137.25    Chord: 105.39    Delta: 140°25'35"  
Chord BRG: S 55°09'29" E    Rad-In: S 35°22'16" E    Rad-Out: N 74°56'41" W  
Radius Pt: 2 14923515.82,2313619.88    Tangent: 155.66 Dir: Right  
Tangent-In: N 54°37'44" E    Tangent-Out: S 15°03'19" W    Tangential-Out

Radius: 56.00    Length: 124.45    Chord: 100.37    Delta: 127°19'33"  
Chord BRG: S 78°43'05" W    Rad-In: N 74°56'41" W    Rad-Out: N 52°22'52" E  
Radius Pt: 2 14923515.82,2313619.88    Tangent: 113.12 Dir: Right  
Tangent-In: S 15°03'19" W    Tangent-Out: N 37°37'08" W    Tangential-In    Tangential-Out

Radius: 44.00    Length: 36.04    Chord: 35.04    Delta: 46°56'03"  
Chord BRG: N 61°05'09" W    Rad-In: S 52°22'52" W    Rad-Out: S 05°26'49" W  
Radius Pt: 5 14923454.78,2313540.67    Tangent: 19.10 Dir: Left  
Tangent-In: N 37°37'08" W    Tangent-Out: N 84°33'11" W    Tangential-In    Tangential-Out

Radius: 692.00    Length: 311.55    Chord: 308.92    Delta: 25°47'42"  
Chord BRG: S 82°32'58" W    Rad-In: S 05°26'49" W    Rad-Out: S 20°20'53" E  
Radius Pt: 7 14922809.70,2313479.16    Tangent: 158.46 Dir: Left  
Tangent-In: N 84°33'11" W    Tangent-Out: S 69°39'07" W    Tangential-In    Non Tangential-Out

N 20°20'52" W    56.00

Radius: 748.00    Length: 344.02    Chord: 341.00    Delta: 26°21'05"  
Chord BRG: N 82°49'40" E    Rad-In: S 20°20'53" E    Rad-Out: S 06°00'12" W  
Radius Pt: 7 14922809.70,2313479.16    Tangent: 175.11 Dir: Right  
Tangent-In: N 69°39'07" E    Tangent-Out: S 83°59'48" E    Non Tangential-In    Tangential-Out

Radius: 44.00    Length: 31.77    Chord: 31.09    Delta: 41°22'29"  
Chord BRG: N 75°18'58" E    Rad-In: N 06°00'12" E    Rad-Out: N 35°22'16" W  
Radius Pt: 11 14923597.36,2313561.99    Tangent: 16.62 Dir: Left  
Tangent-In: S 83°59'48" E    Tangent-Out: N 54°37'44" E    Tangential-In

Closure Error Distance > 0.0167'    Error Bearing > N 83°25'14" W  
Closure Precision > 1 in 62174.2    Total Distance > 1041.08'  
Area: 29209 S.F., 0.67 AC.

CLOSURE REPORT FOR THE DEDICATION OF HAWCO COURT:

Bearing      Distance (')    Radius (')    Arc Len(')    Delta    Tangent

N 20°20'52" W 56.00

Radius: 748.00 Length: 40.35 Chord: 40.35 Delta: 3°05'28"  
Chord BRG: N 71°11'51" E Rad-In: S 20°20'53" E Rad-Out: S 17°15'25" E  
Radius Pt: 14 14922655.33,2313508.88 Tangent: 20.18 Dir: Right  
Tangent-In: N 69°39'07" E Tangent-Out: N 72°44'35" E Non Tangential-In Tangential-Out

Radius: 44.00 Length: 21.69 Chord: 21.47 Delta: 28°14'44"  
Chord BRG: N 58°37'13" E Rad-In: N 17°15'25" W Rad-Out: N 45°30'09" W  
Radius Pt: 16 14923411.67,2313273.92 Tangent: 11.07 Dir: Left  
Tangent-In: N 72°44'35" E Tangent-Out: N 44°29'51" E Tangential-In Tangential-Out

Radius: 56.00 Length: 257.64 Chord: 83.49 Delta: 263°35'59"  
Chord BRG: S 03°42'10" E Rad-In: S 45°30'09" E Rad-Out: N 38°05'50" E  
Radius Pt: 18 14923341.59,2313345.25 Tangent: 62.63 Dir: Right  
Tangent-In: N 44°29'51" E Tangent-Out: N 51°54'10" W Tangential-In Tangential-Out

Radius: 44.00 Length: 44.88 Chord: 42.96 Delta: 58°26'43"  
Chord BRG: N 81°07'32" W Rad-In: S 38°05'50" W Rad-Out: S 20°20'53" E  
Radius Pt: 20 14923262.89,2313283.55 Tangent: 24.61 Dir: Left  
Tangent-In: N 51°54'10" W Tangent-Out: S 69°39'07" W Tangential-In

Closure Error Distance > 0.0020' Error Bearing > S 10°31'25" W  
Closure Precision > 1 in 211814.2 Total Distance > 420.57'  
Area: 11973 S.F., 0.27 AC.