

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: ARJ Properties LLC

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, RICHARD H. BUENTING
(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): 041-140-23

Printed Name RICHARD H. BUENTING

Signed [Signature]

Address 9000 BELLHAVEN RD
RENO NV 89511

Subscribed and sworn to before me this 4th day of February, 2022

(Notary Stamp)

Washoe, State of Nevada
Notary Public in and for said county and state

My commission expires: June 10, 2023



*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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

2. Please describe the existing conditions, structures, and uses located at the site:

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area				
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

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17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

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19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

26. How are you providing temporary irrigation to the disturbed area?

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

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a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

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a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

a. The existing conditions and uses located at the site:

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b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

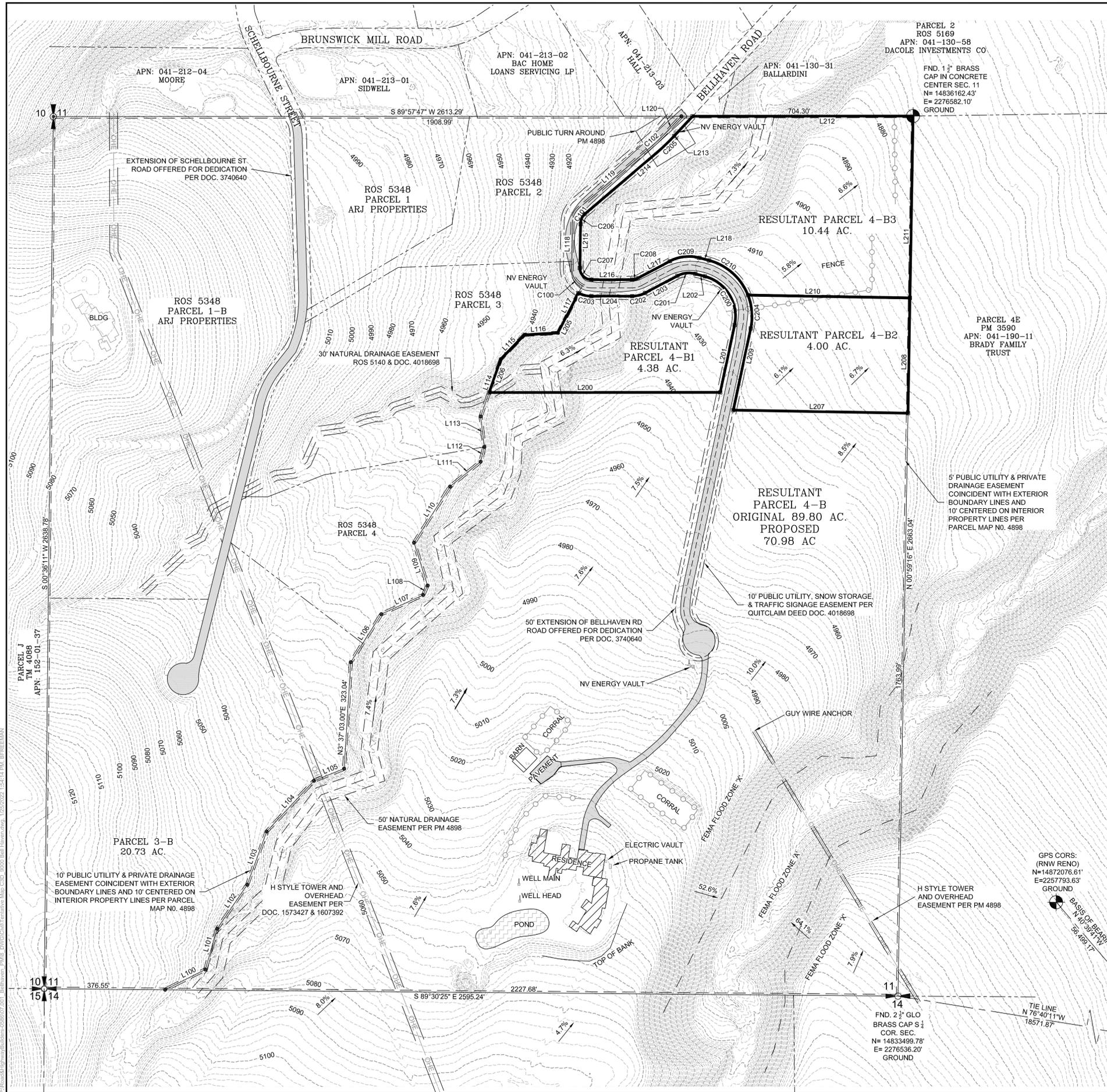
<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

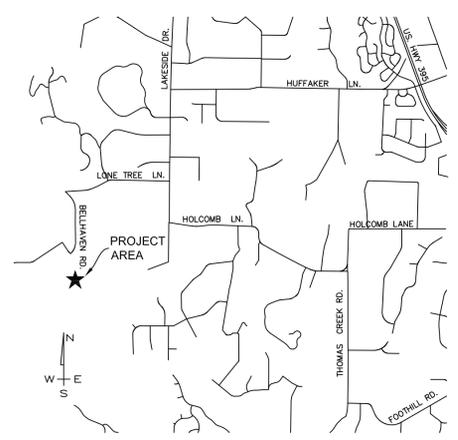
Name	
Address	
Phone	
Fax	
Nevada PLS #	



Line #	Length	Direction
L100	136.78	N63° 19' 35"E
L101	128.40	N16° 18' 56"E
L102	161.59	N34° 22' 44"E
L103	171.42	N20° 10' 53"E
L104	210.13	N43° 07' 09"E
L105	98.88	N68° 12' 34"E
L106	172.28	N32° 32' 52"E
L107	139.70	N65° 36' 45"E
L108	31.68	N24° 27' 21"E
L109	136.00	N17° 23' 45"W
L110	201.56	N32° 43' 16"E
L111	119.81	N51° 00' 46"E
L112	45.95	N14° 02' 37"E
L113	92.79	N6° 50' 08"W
L114	184.66	N19° 32' 02"E
L115	102.07	N44° 19' 32"E
L116	102.21	N86° 44' 59"E
L117	160.80	N27° 23' 00"E
L118	136.67	N0° 57' 46"E
L119	284.79	N49° 43' 15"E
L120	58.88	N43° 04' 06"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C100	66.58	60.00	63°34'45"	S30° 49' 37"E	63.22
C101	51.06	60.00	48°45'29"	S25° 20' 31"W	49.53
C102	72.57	625.00	6°39'09"	N46° 23' 41"E	72.53
C200	190.49	125.00	87°18'51"	N31° 34' 08"W	172.59
C201	55.71	75.00	42°33'33"	S83° 29' 41"W	54.44
C202	41.22	85.00	27°47'06"	N76° 06' 26"E	40.82
C203	40.61	85.00	27°22'38"	S76° 18' 41"E	40.23
C204	102.70	175.00	33°37'29"	N4° 43' 21"W	101.23
C205	75.49	650.00	6°39'15"	N46° 23' 38"E	75.45
C206	29.78	35.00	48°45'02"	S25° 20' 44"W	28.89
C207	55.57	35.00	90°58'10"	S44° 31' 19"E	49.91
C208	16.97	35.00	27°46'49"	N76° 06' 36"E	16.80
C209	92.85	125.00	42°33'33"	S83° 29' 40"W	90.73
C210	163.99	175.00	53°41'27"	N48° 22' 49"W	158.05

Line #	Length	Direction
L200	702.14	S89° 57' 47"W
L201	208.59	N12° 05' 18"E
L202	30.32	N75° 13' 32"W
L203	111.03	S82° 12' 53"W
L204	123.80	N90° 00' 00"W
L205	135.77	N27° 23' 00"E
L206	107.82	N19° 32' 02"E
L207	531.00	S89° 00' 44"E
L208	348.82	N0° 59' 16"E
L209	252.82	S12° 05' 18"W
L210	492.40	S89° 00' 44"E
L211	550.24	N0° 59' 16"E
L212	670.04	S89° 57' 47"W
L213	82.25	S43° 04' 00"W
L214	284.80	S49° 43' 15"W
L215	136.67	S0° 57' 46"W
L216	123.80	N90° 00' 00"E
L217	111.03	N62° 12' 53"E
L218	30.32	S75° 13' 32"E



SURVEYOR
 ROBISON ENGINEERING COMPANY
 SURVEYOR'S NAME
 846 VICTORIAN AVE, SUITE 20
 SPARKS, NV 89431
 (775) 852-4671
 MICHAEL@robisoneng.com

CIVIL ENGINEER
 ROBISON ENGINEERING COMPANY
 ENGINEER'S NAME
 846 VICTORIAN AVE, SUITE 20
 SPARKS, NV 89431
 (775) 852-2251 x 715
 BFREEMAN@robisoneng.com

OWNER
 RICHARD BUENTING
 9000 BELLHAVEN RD.
 RENO, NV. 89511
 (775) 852-7283
 Richard.Buenting@stfco.com

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NO.
BSW/BOW	BACK OF WALK
CMP	CORRUGATED METAL PIPE
COTG	CLEAN OUT TO GRADE
CL	CENTER LINE
CY	CUBIC YARDS
(E)	EXISTING
EG	EXISTING GRADE
FDC	FIRE DEPT. CONNECTION
FFC	FRONT FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FEET
MDD	MAXIMUM DRY DENSITY
NDOT	NV DEPT. OF TRANSPORTATION
OHE	OVERHEAD ELECTRICAL
P	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
PIV	PRESSURE INDICATOR VALVE
POC	POINT OF CONNECTION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDR	STD. DIMENSION RATIO
SF	SQUARE FEET
SS	SANITARY SEWER
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
YH	YARD HYDRANT

LEGEND:

- EXISTING FENCE
- EXISTING MAJOR CONTOUR 10' INTRVL
- EXISTING MINOR CONTOUR 2' INTRVL
- EXISTING ADJACENT BOUNDARY LINE
- PROPOSED PARCEL BOUNDARY
- SUBJECT PROPERTY BOUNDARY
- FEMA FLOOD PLANE
- FOUND MONUMENT
- PROPOSED MONUMENT
- AC PAVEMENT

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF BOUNDARY LINE ADJUSTMENT, QUIT CLAIM DEED PER DOC. 4018698 DATED, MAY 11, 2011.

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983-1994, HIGH ACCURACY REFERENCE NETWORK, AS DETERMINED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCING STATION (CORS) "WS ZOLEZZI". THE BEARING BETWEEN CORS "WS ZOLEZZI" AND CORS "RNW RENO" IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939. THE COORDINATE SYSTEM SHOWN HEREON IS IDENTICAL TO THAT OF RECORD OF SURVEY NO. 3885, RECORDED FEBRUARY 7, 2001 AS FILE NO. 2522262 IN OFFICIAL RECORDS, WASHOE COUNTY, NEVADA

GPS CORS: (RNW RENO)
 N=14872076.61'
 E=2257793.63'
 GROUND

GPS CORS: (WS ZOLEZZI)
 N=14829217.75
 E=2294607.68
 GROUND



9000 BELLHAVEN TENTATIVE PARCEL MAP

THE WET-SEALED AND STAMPED COPY OF THIS PLAN SHALL BE THE ONLY COPY FOR RECORD. THIS PLAN IS VOID WITHOUT THESE NOTES AND CONTRACT AGREEMENT.

PREPARED FOR:
ARJ PROPERTIES
 9000 BELLHAVEN RD.
 RENO, NV. 89511
 (775) 852-2251

DRAWN BY:
BMF
 DATE: 01-21-22

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	CHKD	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				

REVISIONS

APPROVALS

SHEET 1
SHEET 1 OF 1

PROJECT NO: 1586-07-001

WASHOE COUNTY PROJECT NO: 1586-07-001

NEVADA



Segment #1 : Line
Course: S89° 00' 44"E Length: 531.00'

Segment #2 : Line
Course: S0° 59' 16"W Length: 1763.98'

Segment #3 : Line
Course: N89° 30' 25"W Length: 2227.68'

Segment #4 : Line

Course: N63° 19' 35"E Length: 136.78'

Segment #5 : Line
Course: N16° 18' 56"E Length: 128.40'

Segment #6 : Line
Course: N34° 22' 44"E Length: 161.59'

Segment #7 : Line
Course: N20° 10' 53"E Length: 171.42'

Segment #8 : Line
Course: N43° 07' 09"E Length: 210.13'

Segment #9 : Line
Course: N68° 12' 34"E Length: 98.88'

Segment #10 : Line
Course: N3° 37' 03"E Length: 323.04'

Segment #11 : Line
Course: N32° 32' 52"E Length: 172.28'

Segment #12 : Line
Course: N65° 36' 45"E Length: 139.70'

Segment #13 : Line
Course: N24° 27' 21"E Length: 31.68'

Segment #14 : Line
Course: N17° 23' 45"W Length: 136.00'

Segment #15 : Line
Course: N32° 43' 16"E Length: 201.56'

Segment #16 : Line
Course: N51° 00' 46"E Length: 119.81'

Segment #17 : Line
Course: N14° 02' 37"E Length: 45.95'

Segment #18 : Line
Course: N6° 50' 08"W Length: 92.79'

Segment #19 : Line
Course: N19° 32' 02"E Length: 76.84'

Segment #20 : Line
Course: N89° 57' 47"E Length: 702.14'

Segment #21 : Line
Course: S89° 57' 47"W Length: 702.14'

Segment #22 : Line
Course: S19° 32' 02"W Length: 76.84'

Segment #23 : Line
Course: S6° 50' 08"E Length: 92.79'

Segment #24 : Line
Course: S14° 02' 37"W Length: 45.95'

Segment #25 : Line
Course: S51° 00' 46"W Length: 119.81'

Segment #26 : Line
Course: S32° 43' 16"W Length: 201.56'

Segment #27 : Line
Course: S17° 23' 45"E Length: 136.00'

Segment #28 : Line
Course: S24° 27' 21"W Length: 31.68'

Segment #29 : Line
Course: S65° 36' 45"W Length: 139.70'

Segment #30 : Line
Course: S32° 32' 52"W Length: 172.28'

Segment #31 : Line
Course: S3° 37' 03"W Length: 323.04'

Segment #32 : Line
Course: S68° 12' 34"W Length: 98.88'

Segment #33 : Line
Course: S43° 07' 09"W Length: 210.13'

Segment #34 : Line
Course: S20° 10' 53"W Length: 171.42'

Segment #35 : Line
Course: S34° 22' 44"W Length: 161.59'

Segment #36 : Line
Course: S16° 18' 56"W Length: 128.40'

Segment #37 : Line
Course: S63° 19' 35"W Length: 136.78'

Segment #38 : Line
Course: S89° 30' 25"E Length: 2227.68'

Segment #39 : Line
Course: N0° 59' 16"E Length: 1763.98'

Segment #40 : Line
Course: N89° 00' 44"W Length: 531.00'

Segment #41 : Line
Course: N12° 05' 18"E Length: 252.82'

Segment #42 : Curve
Length: 102.70' Radius: 175.00'
Delta: 33.6247 (d) Tangent: 52.88'
Chord: 101.23' Course: N4° 43' 21"W
Course In: N77° 54' 36"W Course Out: N68° 27' 55"E

Segment #43 : Curve

Length: 163.99' Radius: 175.00'
Delta: 53.6908 (d) Tangent: 88.57'
Chord: 158.05' Course: N48° 22' 49"W
Course In: S68° 27' 55"W Course Out: N14° 46' 28"E

Segment #44 : Line
Course: N75° 13' 32"W Length: 30.32'

Segment #45 : Curve
Length: 92.85' Radius: 125.00'
Delta: 42.5593 (d) Tangent: 48.68'
Chord: 90.73' Course: S83° 29' 40"W
Course In: S14° 46' 26"W Course Out: N27° 47' 07"W

Segment #46 : Line
Course: S62° 12' 53"W Length: 111.03'
North: 14833002.0069' East: 2285346.8310'

Segment #47 : Curve
Length: 16.97' Radius: 35.00'
Delta: 27.7803 (d) Tangent: 8.66'
Chord: 16.80' Course: S76° 06' 36"W
Course In: N27° 46' 49"W Course Out: S0° 00' 00"E

Segment #48 : Line
Course: N90° 00' 00"W Length: 123.80'

Segment #49 : Curve
Length: 55.57' Radius: 35.00'
Delta: 90.9693 (d) Tangent: 35.60'
Chord: 49.91' Course: N44° 31' 19"W
Course In: N0° 00' 24"W Course Out: N89° 02' 14"W
RP North: 14833032.9739' East: 2285206.7182'
End North: 14833033.5589' East: 2285171.7263'

Segment #50 : Line
Course: N0° 57' 46"E Length: 136.67'

Segment #51 : Curve
Length: 29.78' Radius: 35.00'
Delta: 48.7505 (d) Tangent: 15.86'
Chord: 28.89' Course: N25° 20' 44"E
Course In: S89° 01' 47"E Course Out: N40° 16' 45"W

Segment #52 : Line
Course: N49° 43' 15"E Length: 284.80'

Segment #53 : Curve
Length: 75.49' Radius: 650.00'
Delta: 6.6542 (d) Tangent: 37.79'
Chord: 75.45' Course: N46° 23' 38"E
Course In: N40° 16' 45"W Course Out: S46° 56' 00"E

Segment #54 : Line
Course: N43° 04' 00"E Length: 82.25'

Segment #55 : Line
Course: S89° 59' 49"W Length: 34.24'

Segment #56 : Line
Course: S43° 04' 06"W Length: 58.88'

Segment #57 : Curve
Length: 72.57' Radius: 625.00'
Delta: 6.6525 (d) Tangent: 36.32'
Chord: 72.53' Course: S46° 23' 41"W
Course In: N46° 55' 54"W Course Out: S40° 16' 45"E

Segment #58 : Line
Course: S49° 43' 15"W Length: 284.79'

Segment #59 : Curve
Length: 51.06' Radius: 60.00'
Delta: 48.7581 (d) Tangent: 27.19'
Chord: 49.53' Course: S25° 20' 30"W
Course In: S40° 16' 45"E Course Out: N89° 02' 14"W

Segment #60 : Line
Course: S0° 57' 46"W Length: 136.67'

Segment #61 : Curve
Length: 66.58' Radius: 60.00'
Delta: 63.5792 (d) Tangent: 37.19'
Chord: 63.22' Course: S30° 49' 37"E
Course In: S89° 02' 15"E Course Out: S27° 23' 00"W

Segment #62 : Line
Course: S27° 23' 00"W Length: 25.03'

Segment #63 : Curve
Length: 40.61' Radius: 85.00'
Delta: 27.3772 (d) Tangent: 20.70'
Chord: 40.23' Course: S76° 18' 41"E
Course In: N27° 22' 38"E Course Out: S0° 00' 00"E

Segment #64 : Line
Course: N90° 00' 00"E Length: 123.80'

Segment #65 : Curve
Length: 41.22' Radius: 85.00'
Delta: 27.7851 (d) Tangent: 21.02'
Chord: 40.82' Course: N76° 06' 26"E
Course In: N0° 00' 01"W Course Out: S27° 47' 07"E

Segment #66 : Line
Course: N62° 12' 53"E Length: 111.03'

Segment #67 : Curve
Length: 55.71' Radius: 75.00'
Delta: 42.5593 (d) Tangent: 29.21'
Chord: 54.44' Course: N83° 29' 41"E
Course In: S27° 47' 05"E Course Out: N14° 46' 28"E

Segment #68 : Line
Course: S75° 13' 32"E Length: 30.32'

Segment #69 : Curve
Length: 190.49' Radius: 125.00'
Delta: 87.3142 (d) Tangent: 119.27'
Chord: 172.59' Course: S31° 34' 08"E
Course In: S14° 46' 27"W Course Out: S77° 54' 42"E
RP North: 14832887.0912' East: 2285519.8889'
End North: 14832860.9099' East: 2285642.1200'

Segment #70 : Line
Course: S12° 05' 18"W Length: 208.59'

Segment #71 : Line
Course: N12° 05' 18"E Length: 208.59'

Segment #72 : Curve
Length: 190.49' Radius: 125.00'
Delta: 87.3142 (d) Tangent: 119.27'
Chord: 172.59' Course: N31° 34' 08"W
Course In: N77° 54' 42"W Course Out: N14° 46' 27"E

Segment #73 : Line
Course: N75° 13' 32"W Length: 30.32'

Segment #74 : Curve
Length: 55.71' Radius: 75.00'
Delta: 42.5593 (d) Tangent: 29.21'
Chord: 54.44' Course: S83° 29' 41"W
Course In: S14° 46' 28"W Course Out: N27° 47' 05"W

Segment #75 : Line
Course: S62° 12' 53"W Length: 111.03'

Segment #76 : Curve
Length: 41.22' Radius: 85.00'
Delta: 27.7851 (d) Tangent: 21.02'
Chord: 40.82' Course: S76° 06' 26"W
Course In: N27° 47' 07"W Course Out: S0° 00' 01"E

Segment #77 : Line
Course: N90° 00' 00"W Length: 123.80'

Segment #78 : Curve
Length: 40.61' Radius: 85.00'
Delta: 27.3772 (d) Tangent: 20.70'
Chord: 40.23' Course: N76° 18' 41"W
Course In: N0° 00' 00"E Course Out: S27° 22' 38"W

Segment #79 : Line
Course: N27° 23' 00"E Length: 25.03'

Segment #80 : Curve
Length: 66.58' Radius: 60.00'
Delta: 63.5792 (d) Tangent: 37.19'
Chord: 63.22' Course: N30° 49' 37"W
Course In: N27° 23' 00"E Course Out: N89° 02' 15"W

Segment #81 : Line

Course: N0° 57' 46"E Length: 136.67'

Segment #82 : Curve

Length: 51.06' Radius: 60.00'

Delta: 48.7581 (d) Tangent: 27.19'

Chord: 49.53' Course: N25° 20' 30"E

Course In: S89° 02' 14"E Course Out: N40° 16' 45"W

Segment #83 : Line

Course: N49° 43' 15"E Length: 284.79'

North: 14833399.5326' East: 2285387.4953'

Segment #84 : Curve

Length: 72.57' Radius: 625.00'

Delta: 6.6525 (d) Tangent: 36.32'

Chord: 72.53' Course: N46° 23' 41"E

Course In: N40° 16' 45"W Course Out: S46° 55' 54"E

Segment #85 : Line

Course: N43° 04' 06"E Length: 58.88'

Segment #86 : Line

Course: N89° 59' 49"E Length: 34.24'

Segment #87 : Line

Course: S43° 04' 00"W Length: 82.25'

Segment #88 : Curve

Length: 75.49' Radius: 650.00'

Delta: 6.6542 (d) Tangent: 37.79'

Chord: 75.45' Course: S46° 23' 38"W

Course In: N46° 56' 00"W Course Out: S40° 16' 45"E

Segment #89 : Line

Course: S49° 43' 15"W Length: 284.80'

Segment #90 : Curve

Length: 29.78' Radius: 35.00'

Delta: 48.7505 (d) Tangent: 15.86'

Chord: 28.89' Course: S25° 20' 44"W

Course In: S40° 16' 45"E Course Out: N89° 01' 47"W

Segment #91 : Line

Course: S0° 57' 46"W Length: 136.67'

Segment #92 : Curve
Length: 55.57' Radius: 35.00'
Delta: 90.9693 (d) Tangent: 35.60'
Chord: 49.91' Course: S44° 31' 19"E
Course In: S89° 02' 14"E Course Out: S0° 00' 24"E

Segment #93 : Line
Course: N90° 00' 00"E Length: 123.80'

Segment #94 : Curve
Length: 16.97' Radius: 35.00'
Delta: 27.7803 (d) Tangent: 8.66'
Chord: 16.80' Course: N76° 06' 36"E
Course In: N0° 00' 00"E Course Out: S27° 46' 49"E

Segment #95 : Line
Course: N62° 12' 53"E Length: 111.03'

Segment #96 : Curve
Length: 92.85' Radius: 125.00'
Delta: 42.5593 (d) Tangent: 48.68'
Chord: 90.73' Course: N83° 29' 40"E
Course In: S27° 47' 07"E Course Out: N14° 46' 26"E

Segment #97 : Line
Course: S75° 13' 32"E Length: 30.32'

Segment #98 : Curve
Length: 163.99' Radius: 175.00'
Delta: 53.6908 (d) Tangent: 88.57'
Chord: 158.05' Course: S48° 22' 49"E
Course In: S14° 46' 28"W Course Out: N68° 27' 55"E

Segment #99 : Curve
Length: 102.70' Radius: 175.00'
Delta: 33.6247 (d) Tangent: 52.88'
Chord: 101.23' Course: S4° 43' 21"E
Course In: S68° 27' 55"W Course Out: S77° 54' 36"E

Segment #100 : Line
Course: S12° 05' 18"W Length: 252.82'

Perimeter: 21124.56' Area: 0.00 Sq. Ft.

Error Closure: 0.0000 Course: N0° 00' 00"E
Error North: 0.00000 East: 0.00000

Precision 1: 21042220000.00

Segment #1 : Line
Course: S89° 57' 47"W Length: 702.14'

Segment #2 : Line
Course: N19° 32' 02"E Length: 107.82'

Segment #3 : Line
Course: N44° 19' 32"E Length: 102.07'

Segment #4 : Line
Course: N86° 44' 59"E Length: 102.21'

Segment #5 : Line
Course: N27° 23' 00"E Length: 135.77'

Segment #6 : Curve
Length: 40.61' Radius: 85.00'
Delta: 27.3772 (d) Tangent: 20.70'
Chord: 40.23' Course: S76° 18' 41"E
Course In: N27° 22' 38"E Course Out: S0° 00' 00"E

Segment #7 : Line
Course: N90° 00' 00"E Length: 123.80'

Segment #8 : Curve
Length: 41.22' Radius: 85.00'
Delta: 27.7851 (d) Tangent: 21.02'
Chord: 40.82' Course: N76° 06' 26"E
Course In: N0° 00' 01"W Course Out: S27° 47' 07"E

Segment #9 : Line
Course: N62° 12' 53"E Length: 111.03'

Segment #10 : Curve
Length: 55.71' Radius: 75.00'
Delta: 42.5593 (d) Tangent: 29.21'
Chord: 54.44' Course: N83° 29' 41"E
Course In: S27° 47' 05"E Course Out: N14° 46' 28"E

Segment #11 : Line
Course: S75° 13' 32"E Length: 30.32'

Segment #12 : Curve
Length: 190.49' Radius: 125.00'

Delta: 87.3142 (d) Tangent: 119.27'
Chord: 172.59' Course: S31° 34' 08"E
Course In: S14° 46' 27"W Course Out: S77° 54' 42"E

Segment #13 : Line
Course: S12° 05' 18"W Length: 208.59'

Segment #14 : Line
Course: N12° 05' 18"E Length: 208.59'

Segment #15 : Curve
Length: 190.49' Radius: 125.00'
Delta: 87.3142 (d) Tangent: 119.27'
Chord: 172.59' Course: N31° 34' 08"W
Course In: N77° 54' 42"W Course Out: N14° 46' 27"E

Segment #16 : Line
Course: N75° 13' 32"W Length: 30.32'

Segment #17 : Curve
Length: 55.71' Radius: 75.00'
Delta: 42.5593 (d) Tangent: 29.21'
Chord: 54.44' Course: S83° 29' 41"W
Course In: S14° 46' 28"W Course Out: N27° 47' 05"W

Segment #18 : Line
Course: S62° 12' 53"W Length: 111.03'

Segment #19 : Curve
Length: 41.22' Radius: 85.00'
Delta: 27.7851 (d) Tangent: 21.02'
Chord: 40.82' Course: S76° 06' 26"W
Course In: N27° 47' 07"W Course Out: S0° 00' 01"E

Segment #20 : Line
Course: N90° 00' 00"W Length: 123.80'

Segment #21 : Curve
Length: 40.61' Radius: 85.00'
Delta: 27.3772 (d) Tangent: 20.70'
Chord: 40.23' Course: N76° 18' 41"W
Course In: N0° 00' 00"E Course Out: S27° 22' 38"W

Segment #22 : Line

Course: S27° 23' 00"W Length: 135.77'

Segment #23 : Line

Course: S86° 44' 59"W Length: 102.21'

Segment #24 : Line

Course: S44° 19' 32"W Length: 102.07'

Segment #25 : Line

Course: S19° 32' 02"W Length: 107.82'

Segment #26 : Line

Course: N89° 57' 47"E Length: 702.14'

North: 14832762.7022' East: 2287075.5999'

Perimeter: 3903.58' Area: 0.00 Sq. Ft.

Error Closure: 0.0000 Course: N0° 00' 00"E

Error North: 0.00000 East: 0.00000

Precision 1: 3863660000.00

Segment #1 : Line
Course: N89° 00' 44"W Length: 531.00'

Segment #2 : Line
Course: N12° 05' 18"E Length: 252.82'

Segment #3 : Curve
Length: 102.70' Radius: 175.00'
Delta: 33.6247 (d) Tangent: 52.88'
Chord: 101.23' Course: N4° 43' 21"W
Course In: N77° 54' 36"W Course Out: N68° 27' 55"E

Segment #4 : Line
Course: S89° 00' 44"E Length: 492.40'

Segment #5 : Line
Course: S0° 59' 16"W Length: 348.82'

Perimeter: 1727.73' Area: 174281.72 Sq. Ft.
Error Closure: 0.0043 Course: S55° 26' 33"E
Error North: -0.00245 East: 0.00356

Precision 1: 401458.14

Segment #1 : Line
Course: S89° 00' 44"E Length: 492.40'

Segment #2 : Line
Course: N0° 59' 16"E Length: 550.24'

Segment #3 : Line
Course: S89° 57' 47"W Length: 670.04'

Segment #4 : Line
Course: S43° 04' 00"W Length: 82.25'

Segment #5 : Curve
Length: 75.49' Radius: 650.00'
Delta: 6.6542 (d) Tangent: 37.79'
Chord: 75.45' Course: S46° 23' 38"W
Course In: N46° 56' 00"W Course Out: S40° 16' 45"E

Segment #6 : Line
Course: S49° 43' 15"W Length: 284.80'

Segment #7 : Curve
Length: 29.78' Radius: 35.00'
Delta: 48.7505 (d) Tangent: 15.86'
Chord: 28.89' Course: S25° 20' 44"W
Course In: S40° 16' 45"E Course Out: N89° 01' 47"W

Segment #8 : Line
Course: S0° 57' 46"W Length: 136.67'

Segment #9 : Curve
Length: 55.57' Radius: 35.00'
Delta: 90.9693 (d) Tangent: 35.60'
Chord: 49.91' Course: S44° 31' 19"E
Course In: S89° 02' 14"E Course Out: S0° 00' 24"E

Segment #10 : Line
Course: N90° 00' 00"E Length: 123.80'

Segment #11 : Curve
Length: 16.97' Radius: 35.00'
Delta: 27.7803 (d) Tangent: 8.66'
Chord: 16.80' Course: N76° 06' 36"E
Course In: N0° 00' 00"E Course Out: S27° 46' 49"E

Segment #12 : Line
Course: N62° 12' 53"E Length: 111.03'

Segment #13 : Curve
Length: 92.85' Radius: 125.00'
Delta: 42.5593 (d) Tangent: 48.68'
Chord: 90.73' Course: N83° 29' 40"E
Course In: S27° 47' 07"E Course Out: N14° 46' 26"E

Segment #14 : Line
Course: S75° 13' 32"E Length: 30.32'

Segment #15 : Curve
Length: 163.99' Radius: 175.00'
Delta: 53.6908 (d) Tangent: 88.57'
Chord: 158.05' Course: S48° 22' 49"E
Course In: S14° 46' 28"W Course Out: N68° 27' 55"E

Perimeter: 2916.20' Area: 454793.10 Sq. Ft.
Error Closure: 0.0142 Course: N73° 23' 35"W
Error North: 0.00407 East: -0.01364

Precision 1: 204322.54