

Letter of Transmittal

Project: Kay's Subdivision Ph 1
 Case Number: 2008-016-SUB

To: Naomi Hansen
 From: Carolina Allat
carolina@clarkcountytittle.com
360.694.4722

Date: 2/16/2018

<u>NO.</u>	<u>Description</u>	
4	<u>copies of full Plat</u>	✓
1	<u>will email full submittal</u>	
1	<u>Master Land Use application & fee \$1360.00</u>	✓
1	<u>copy of Decisions</u>	✓
1	<u>set of lot closures</u>	✓
1	<u>copy of legal description</u>	✓
1	<u>copy of plat dedication w/platting cert.</u>	✓
1	<u>Narrative</u>	✓
	Approval <u>X</u> Review w/comments	As required

VENDOR NO.	VENDOR NAME	CHECK NUMBER
2655	City of La Center	3011

Trans Record	Reference	Date	Description	Gross Amount	Discount	Retainage	Previous	Balance	Net Amount
118 1	PERMIT010318	01/03/18	PERMIT	1,360.00	0.00	0.00	0.00	0.00	1,360.00
Vendor No.				Gross Amount	Discount	Retainage	Previous	Balance	Net Amount
2655				1,360.00	0.00	0.00	0.00	0.00	1,360.00

WARNING: ORIGINAL DOCUMENTS MAY VARY Slightly FROM WHAT YOU SEE ON THIS SCREEN. PLEASE CHECK FOR DISCREPANCIES.

WARAC LLC

Phone Number:

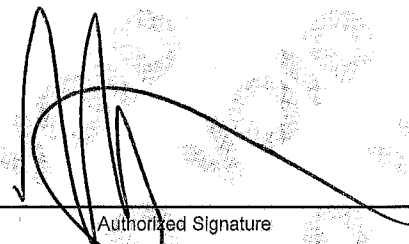
Columbia Bank
805 SW Broadway 2700
97205, OR

34-827/1251
1079

DATE	CHECK NO.	AMOUNT
01/03/18	3011	\$1,360.00

Pay: *****One thousand three hundred sixty and xx / 100 Dollars*****

PAY TO THE ORDER OF
City of La Center
214 E 4th Street
La Center WA 98629


Authorized Signature

⑈00000301⑈ ⑆125108272⑆ 7000734090⑈

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address N/A (#47 John Timmons & Andrew Breezee HD CL)

Legal Description PTN of the N Half of the NW 1/4 of SEC 3, in a PTN of GOV Lot 3 & 4 T4N, R1E WM (see legal desc)

Assessor's Serial Number 209488-000

Lot Size (square feet) approx. 514,008 sq. ft. (11.8 acres)

Zoning/Comprehensive Plan Designation LDR-7.5 (Comp Plan: UL)

Existing Use of Site Bare land/developable land

Contact Information

APPLICANT:

Contact Name Jerry Nutter

Company WARAC LLC

Phone 360-253-1100 Email jerrynutter@icloud.com

Complete Address 7211 A NE 43rd Ave, Vancouver WA 98661

Signature _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Carolina Alilat

Company Clark County Title

Phone cell: 360.487.9156 Email carolina@clarkcountyttitle.com

Complete Address 1400 Washington Street, suite 100, Vancouver WA 98660

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Same as Applicant

Company _____

Phone _____ Email _____

Complete Address _____

Signature _____

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Kay's Subdivision Phase 1 (FINAL PLAT review)

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number _____

Description of Proposal To develop Phase 1 of Kay's Subdivision into 11 single family residential lots in a LDR-7.5 zone.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Order No. CL8276

Plat Dedication

Description

See Attached Exhibit "A"

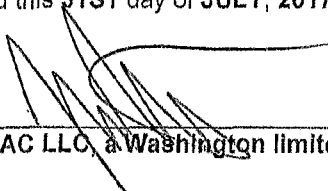
Dedication

We, the undersigned owners of the above described real estate, do hereby lay out and plat the same into streets and lots, as shown upon the accompanying plat; said plat to be known as:

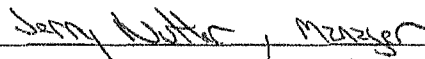
KAY'S SUBDIVISION PHASE I

according to the recorded plat thereof, in Clark County, Washington, and we hereby dedicate the said streets to the public use forever, but subject to easements as set forth on the plat, and subject to the conditions and restrictions, a copy of which is attached hereto and by reference made a part hereof.

Dated this 31ST day of JULY, 2017



WARAC LLC, a Washington limited liability company



STATE OF Washington }
COUNTY OF Clallam } ss

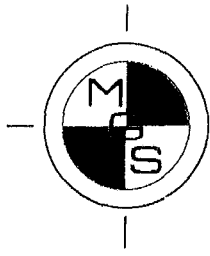
I certify that I know or have satisfactory evidence that Jerry Notten
is the person who appeared before me, and said person acknowledged that he signed this
instrument, on oath state that Jerry is authorized to execute the instrument and
acknowledge it as the Manager
of WARAC LLC to be the free and
voluntary act of such part for the uses and purposes mentioned in this instrument.

Dated: 1-3-18

Notary Public
State of Washington
Lana M Cotton
Commission Expires 05-27-2020

Lana M Cotton

Notary Public in and for the State of Washington
Residing in YOUNGBOVER, WA
My Appointment expires MAY 27, 2020



**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office -- 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office -- 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

**PERIMETER DESCRIPTION
FOR
KAY'S SUBDIVISION PHASE 1
June 28, 2017**

A tract of land in a portion of the North half of the Northwest quarter of Section 3,
In a portion of Government lots 3 and 4, Township 4 North, Range 1 East, Willamette
Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at the Northwest corner of said Northwest quarter of said Section 3;

Thence South $88^{\circ}31'40''$ East, along the North line of said Section 3, 454.45 feet to a 3
1/2 brass disk marking an angle in the North line of said Section 3;

Thence South $88^{\circ}31'43''$ East, along the North line of said Section 3, 217.55 feet, to the
Northwest corner of that certain tract of land conveyed to WARAC LLC, by deed
recorded under Auditors File NO. 4051768 records of Clark County, Washington, said
point being the TRUE POINT OF BEGINNING;

Thence continuing South $88^{\circ}31'43''$ East, along the Said North line 520.54 feet to
the Northeast corner of said WARAC LLC parcel, and the Northerly extension of
the West line of Rasmussen's Addition to La Center according to the plat thereof
recorded in Book "C" of plats at page 31 records of Clark County, Washington;

Thence South $14^{\circ}22'43''$ East, along said West line 761.10 feet, to a 5/8"
Iron rod at the Southwest corner of West 8th Street;

Thence South $14^{\circ}22'25''$ East, along said West line 100.07 feet, to the South line
of said WARAC LLC, parcel;

Thence South $75^{\circ}37'22''$ West, along the South line of said WARAC LLC parcel,
395.53 feet;

Thence South $33^{\circ}19'13''$ West, along the South line of said WARAC LLC parcel,
55.00 feet;

Thence North 20°00'13" West, along the South line of said WARAC LLC parcel,
212.66 feet;

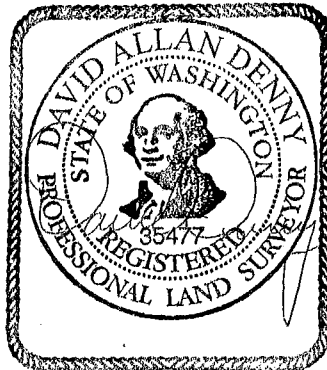
Thence North 54°24'15" West, along the South line of said WARAC LLC parcel,
103.17 feet;

Thence North 87°37'21" West, along the South line of said WARAC LLC parcel,
178.69 feet, to the Southwest corner thereof;

Thence North 01°57'54" East, along the West line of said WARAC LLC parcel,
724.58 feet, to the TRUE POINT OF BEGINNING;

Containing 12.19 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent
or of record.



7-10-17

Clark County Title Company
1400 Washington Street, Ste. 100
Vancouver, WA 98660

Certificate for Platting

To: **Clark County**
Clark, Washington

This is to certify that in connection with the recordation of the plat and dedication of

KAY'S SUBDIVISION PHASE I

The following comprises all necessary parties signatory hereto:

WARAC LLC, a Washington limited liability company

This company further certifies that the taxes levied thereon have been fully paid up to and including the year 2018.

This certificate does not purport to reflect a full report on the condition of title, nor the nature and extent of the interest vested in each of the parties above, and shall have no force and effect except in fulfilling the purpose for which it was requested.

Dated this **15th** day of **February, 2018**

Clark County Title Company

by 
MICHELLE SULLIVAN

January 9, 2018

Warac LLC

Kays Subdivision

Narrative of how we met Conditions of Approval

- 1 Plans were approved by the City of La center on 1/9/17
- 2 Design was approved by the City of La Center on 1/9/17 and final construction was completed and approved on _____.
- 3 Erosion Control Plan was approved on 1/9/17.
- 4 Plans were approved by the City of La center on 1/9/17
- 5 As constructed drawings were submitted on _____.
- 6 Plans were approved by the City of La center on 1/9/17
- 7 Plans were approved by the City of La center on 1/9/17
- 8 8a,b,c,d,e The mentioned reports were incorporated in the final plans that were approved by the City of La Center on 1/9/17.
- 9 Fencing was installed along Wetland C and associated buffers, riparian habitat conservation area and shoreline.
- 10 Kevin Grosz with the Resource Company reviewed the proposed excavation and confirmed that the excavation would not cause adverse impacts to the trees.
- 11 Permanent signs were installed on _____.
- 12 The City of La Center Engineer inspected and approved the pipeline on 8/29/17. (See attachment)
- 13 The applicant will monitor all mitigation areas for a period of 10 years.
- 14 Watering of the mitigation area will only take place between 6:00am and 9:00am.
- 15 All erosion control measures were completed.
- 16 Plans were approved by the City of La center on 1/9/17
- 17 All erosion control measures were complete by 10/1/17.

John Kelley

From: Anthony Cooper <acooper@ci.lacenter.wa.us>
Sent: Tuesday, August 29, 2017 3:01 PM
To: John Kelley
Subject: Testing of offsite sewer and storm drain at Kays subdivision
Attachments: offsite storm and sanitary sewer testing.pdf

John:

Per section 3.09 of the City of La Center Engineering Standards, the offsite stormwater system has been video-taped, mandrelled and witnessed by the city and meets the city testing standard.

Per section 4.09 of the City of La Center Engineering Standards, the offsite sanitary sewer system has been video-taped, mandrelled, and pressure tested and witnessed by the city and meets the city testing standard.

See the attached plans showing segments of offsite sewer and storm piping that have met the city testing standard.

Please note, when the project is completed and approved by the city, a 2 year maintenance period will be implemented before final approval.

Let me know if you have questions.

Thanks

Tony Cooper, P.E.
City of La Center
City Engineer
Ph. 360-263 2889
Fax 360-263 7666
acooper@ci.lacenter.wa.us

Jerry Nutter

From: Jerry Nutter <jerrynutter@icloud.com>
Sent: Friday, December 22, 2017 3:49 PM
To: Jerry Nutter
Subject: Fwd: Kay's Subdivision Phase 1-Final plat narrative needed also
Attachments: image001.jpg; ATT00001.htm; image002.jpg; ATT00002.htm; image005.jpg; ATT00003.htm; image001.jpg; ATT00004.htm; image002.jpg; ATT00005.htm; image003.jpg; ATT00006.htm; image001.jpg; ATT00007.htm; image002.jpg; ATT00008.htm; image006.jpg; ATT00009.htm; @ FDO 2008-016-SUB (KAYS).pdf; ATT00010.htm

Jerry Nutter
360-253-1100

Begin forwarded message:

From: Carolina Alilat <carolina@clarkcountytitle.com>
Date: December 22, 2017 at 3:51:25 PM CST
To: Jerry Nutter <jerrynutter@icloud.com>
Subject: FW: Kay's Subdivision Phase 1-Final plat narrative needed also

Jerry,

I forgot to mention that I will also need a Narrative (word file) stating how conditions for approval were met. This can be as simple as a list indicating items were completed or submitted. Please find attached the Hearing Examiner's report listing the conditions for final plat approval.

Please feel free to email me this item and I'll forward it to the City with the plat submittal.

Thank you in advance!!

**BEFORE THE LAND USE HEARING EXAMINER
FOR THE CITY OF LA CENTER, WASHINGTON**

Regarding a request by Tim Nutter for a approval of) **REVISED FINAL ORDER**¹
Shoreline and Critical Areas permits for a stormwater) **File No. 2015-005-SMP**
outfall west of W. 5th Street, downslope to the Lewis) **(Kay's Subdivision**
River, in the City of La Center, Washington) **Stormwater Outfall)**

A. SUMMARY

1. Tim Nutter (the "applicant") requests approval of a portion of a proposed underground stormwater line serving the previously approved Kays Subdivision, a 37 lot single-family residential project approved in 2015 (See 2015-0016-SUB), located south of Pacific Highway and one block west of 'E' Street in the NW ¼ of Sec 3, T4N R1E, WM. PIN: 209488000. The applicant proposes to extend an underground stormwater line from the southern terminus of West G Street, across adjacent property to the south, then southwest (downhill) within the West 5th Street right-of-way to the East Fork of the Lewis River. The project is within the Urban Conservancy shorelands zone. The outfall will be located at the Ordinary High Water Mark (OHWM) of the Lewis River. The portion of the pipeline subject to City jurisdiction will cross shorelands, Riparian Habitat Conservation Areas, 440 square feet of a Category IV wetland, Oregon white oak stands, and steep slopes. The conveyance pipe and outfall will be located within the floodplain and floodway of the Lewis River. This Final Order is limited to those portions of the pipeline located within La Center shorelands and critical areas. The portion of the pipeline located on the Barnhart property, between West G and 5th Streets, is subject to Clark County review.

2. The City of La Center issued a Determination of Nonsignificance ("DNS") for the portion of the pipeline subject to City jurisdiction pursuant to the State Environmental Policy Act ("SEPA"). Hearing Examiner Joe Turner (the "examiner") conducted a public hearing to receive testimony and evidence about the application. City staff and consultants recommended that the examiner approve the application and preliminary plat subject to conditions. See the Staff Report dated June 15, 2015 (the "Staff Report"), as modified at the hearing. The applicant accepted those findings and conditions, as modified, without exceptions. No one else testified orally or in writing.

3. Based on the findings provided or incorporated herein, the examiner concludes that the applicant sustained the burden of proof that the proposed use does or can comply with the relevant approval standards of the La Center Municipal Code (the "LCMC"), RCW 90.58, WAC 173-27, and the La Center Shoreline Master Program, provided the applicant complies with conditions of approval recommended by City staff to ensure the proposed use does comply in fact with those standards. Therefore the examiner approves the Shoreline Substantial Development and Critical Areas Permits, and recommends

¹ The hearings officer issued a Final Order in this case on July 9, 2015. However that Final Order failed to address the Shoreline Substantial Development Permit. This Revised Final Order is intended to address that error. The public notice for this application did address the Shoreline Substantial Development Permit.

approval of the Shoreline Conditional Use Permit to the Department of Ecology, subject to the conditions at the end of this final order.

B. HEARING AND RECORD HIGHLIGHTS

1. Hearing Examiner Joe Turner (the "examiner") received testimony at the public hearing about this application on July 1, 2015. That testimony and evidence, including a recording of the public hearing and the casefile maintained by the City, are included herein as exhibits, and they are filed at City Hall. The following is a summary by the examiner of selected testimony and evidence offered at the hearing.

2. La Center consulting city planner Eric Eisemann summarized the Staff Report. He requested the examiner add a condition of approval requiring an arborist review and approve the portion of the pipeline located within the dripline of any Oregon white oak trees.

3. La Center city engineer Tony Cooper requested the examiner add a condition requiring the applicant's engineer examine the pipeline and submit a monitoring report to the city engineer prior to final plat approval as recommended by the applicant's geotechnical engineer.

4. Habitat biologist Kevin Grosz and the applicant, Tim Nutter, appeared and summarized the proposed project, its critical area impacts and proposed mitigation. They accepted the recommended conditions of approval in the Staff Report as modified at the hearing without exceptions.

5. No one else testified orally or in writing about the application. The examiner closed the record at the end of the hearing and announced his intention to approve the application subject to the conditions in the Staff Report.

C. DISCUSSION

1. City staff recommended approval of the application, based on affirmative findings and subject to conditions of approval in the Staff Report, as modified at the hearing. The applicant accepted those revised findings and conditions without exception.

2. The examiner concludes the Staff Report identifies the applicable approval standards in the LCMC for the application and contains affirmative findings showing that the proposal does or can comply with those standards, provided that the applicant complies with the recommended conditions of approval. The examiner adopts the affirmative findings in the Staff Report as his own, except to the extent they are inconsistent with the following findings.

3. This application is also subject to Subsection B of the La Center Shoreline Master Program, which provides:

B. Shoreline Substantial Development Permit Required

1. Substantial development as defined by this program and RCW 90.58.030 shall not be undertaken by any person on the shorelines of the state without first obtaining a substantial development permit from the Shoreline Administrator, unless the use or development is specifically identified as exempt from a substantial development permit, in which case a letter of exemption is required.
2. The Shoreline Administrator may grant a substantial development permit only when the development proposed is consistent with the policies and procedures of RCW 90.58, the provisions of WAC 173-27, and this program.
3. Within an urban growth area, a shoreline substantial development permit is not required on land that is brought under shoreline jurisdiction due to a shoreline restoration project creating a landward shift in the OHWM.

Subsection B does not add any additional approval criteria. The shoreline issues for this application are identical for the SDP and SCUP. The examiner finds that the proposed Shoreline Substantial Development and Shoreline Conditional Use permits comply with the applicable provisions of the La Center Shoreline Master Program and Municipal Code and state law, based on the affirmative findings in the Staff Report.

D. CONCLUSION

Based on the findings and discussion provided or incorporated herein, the examiner concludes that File No. 2015-005-SMP (Kays Subdivision Outfall) should be approved, because the application does or can comply with applicable standards of the LCMC, provided it is subject to conditions that ensure timely compliance in fact with the LCMC. The examiner can approve the Shoreline Substantial Development Permit and the Critical Areas Permit. The proposed Shoreline Conditional Use Permit must be reviewed and approved by the proper state and federal agencies, in this instance, the Washington State Department of Ecology.

E. ORDER

1. The Hearings Examiner hereby revokes the July 9, 2015 Final Order in this and replaces it with this Revised Final Order.

2. The Hearings Examiner recommends APPROVAL of the proposed Shoreline Conditional Use permit to the Department of Ecology, subject to the following conditions of approval; and

3. The Hearing Examiner APPROVES the Shoreline Substantial Development and Critical Areas Permits subject to the following conditions of approval:

Conditions of Approval:

1. The applicant, at time of engineering approval, shall demonstrate compliance with all applicable La Center regulations, goals and policies contained herein.

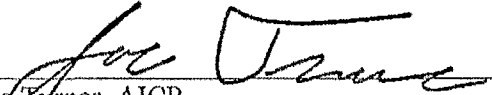
Kevin Grasz
Resource Company

2. The design and construction of storm drainage shall be in accordance with the LCMC and applicable city engineering standards for public works.
3. Construction shall not proceed without an approved erosion control plan.
4. Prior to site disturbance, the applicant shall consult with the City Public Works Director and Public Works Engineer to incorporate the recommendations made by Columbia West Engineering into the site grading, erosion control plans, structural fills, and suitable crushed aggregate trench backfill.
5. As-constructed drawing(s) will be provided in '*.dwg' electronic format as well as Mylar and paper.
6. Construction plans shall identify staging areas for all equipment, contractors, deliveries, and supplies prior to construction plan approval.
7. Construction plans shall identify and show all utilities with trench and location details.
8. The findings and recommendations of the following reports shall be incorporated herein and considered as conditions of approval through final design of the outfall project except as otherwise noted herein:
 - a. "Kays Subdivision Stormwater Outfall: Wetland Delineation and Assessment", The Resource Company, July 10, 2014;
 - b. "Kays Subdivision Wetland and Habitat Mitigation" The Resource Company, March 4, 2015;
 - c. "Geotechnical Recommendation for Proposed Stormwater Discharge", Columbia West, Inc., November 20, 2008;
 - d. "Cultural Resource Survey of the Kays Subdivision Stormwater Outfall Project Area" Archaeological Services, LLC, March 22, 2015; and
 - e. "Technical Information Report: Kays Subdivision, MacKay & Sposito, June 6, 2014 Geotechnical Recommendations for Proposed Stormwater Discharge" Columbia West Engineering, Inc., November 20, 2008.
9. Prior to soil disturbance, the developer shall install flags, stakes, fencing and/or signs, consistent with LCMC 18.300.090 and -.110, along Wetland C and associated buffers, riparian habitat conservation area and shorelines.
10. Prior to soil disturbance within the dripline of any Oregon white oak trees, a professional arborist shall review the proposed excavation and confirm that the excavation will not cause adverse impacts to the trees.
11. The developer shall install permanent signs along the perimeter of Wetland C at the conclusion of advising the public of the presence of protected areas. Signage will read "Wetland Buffer to Remain in Natural Vegetated State" or an approved equal. An affidavit of posting will must be returned to the City prior to final

plating. Codes, Covenants and Restrictions (CC&R's) shall include a provision requiring that such signs be permanently maintained.

12. Prior to final plat approval of the Kays Subdivision the applicant's engineer shall review the pipeline for leaks and proper water conveyance as recommended in the "Geotechnical Recommendation for Proposed Stormwater Discharge," Columbia West, Inc., November 20, 20008, and submit a report of the analysis to the City engineer.
13. The applicant shall monitor all mitigation areas for a period of ten (10) years, and submit yearly monitoring reports to the City. The required yearly monitoring activity shall include a complete count (not transects) of all woody vegetation within the wetland and buffer enhancement areas.
14. Watering of the mitigation area shall take place only between 6:00 am and 9:00 am.
15. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC. Where these standards differ, the more stringent shall apply. All erosion control measures shall be in place prior to removal of vegetation or any construction activity and shall be maintained during all phases of construction.
16. Construction plans shall identify staging areas for all equipment, contractors, deliveries, and supplies prior to construction plan approval.
17. Site development earthwork for site grading and construction of sewer, storm drain, water, and street systems within critical areas shall be limited to the dry weather season between May 1st and October 31st with planting and seeding erosion control measures completed by October 1st.

DATED this 4th day of August 2015.



Joe Turner, AICP
City of La Center Hearing Examiner

Deed Report

Wed Jun 28 11:18:47 2017

Deed Name: PERIMETER

Starting Coordinates: Northing 201962.21, Easting 1085175.34

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 88°31'43" E	520.54	LINE					
S 14°22'43" E	761.10	LINE					
S 14°22'25" E	100.07	LINE					
S 75°37'22" W	395.53	LINE					
S 33°19'13" W	55.00	LINE					
N 20°00'13" W	212.66	LINE					
N 54°24'15" W	103.17	LINE					
N 87°37'21" W	178.69	LINE					
N 01°07'54" E	724.58	LINE					

Ending Coordinates: Northing 201962.21, Easting 1085175.34

Area: 530902.93 S.F., 12.1879 Acres

Total Perimeter Distance> 3051.34

Closure Error Distance> 0.0068 Error Bearing> S 85°26'25" W

Closure Precision> 1 in 447537.9

Deed Name: LOT 1

Starting Coordinates: Northing 201383.02, Easting 1085778.83

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 59°28'38" E	62.46	LINE					
S 14°22'43" E	154.75	LINE					
S 75°37'05" W	59.99	LINE					
N 14°22'55" W	137.39	LINE					

Ending Coordinates: Northing 201383.02, Easting 1085778.83

Area: 8763.23 S.F., 0.2012 Acres

Total Perimeter Distance> 414.59

Closure Error Distance> 0.0040 Error Bearing> N 30°19'53" W

Closure Precision> 1 in 103891.6

Deed Name: LOT 2

Starting Coordinates: Northing 201346.01, Easting 1085716.06

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 59°28'38" E	72.87	LINE					
S 14°22'55" E	137.39	LINE					
S 75°37'05" W	70.00	LINE					
N 14°22'55" W	117.13	LINE					

Ending Coordinates: Northing 201346.00, Easting 1085716.05

Area: 8908.25 S.F., 0.2045 Acres

Total Perimeter Distance> 397.39

Closure Error Distance> 0.0033 Error Bearing> S 33°43'54" W

Closure Precision> 1 in 121123.6

Deed Name: LOT 3

Starting Coordinates: Northing 201312.74, Easting 1085633.87

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 67°57'52" E	88.66	LINE					
S 14°22'55" E	117.13	LINE					
S 75°37'05" W	52.59	LINE					
N 59°01'07" W	22.77	CURVE R	16.00	25.34	90°43'36"	16.20	
							Rad-In: N 14°22'55" W Rad-Out: N 76°20'41" E
N 20°49'16" W	25.95	CURVE L	104.00	26.02	14°20'01"	13.08	
							Rad-In: S 76°20'45" W Rad-Out: S 62°00'43" W
N 27°59'12" W	43.97	LINE					
N 30°41'48" W	21.46	CURVE L	227.00	21.47	5°25'10"	10.74	
							Rad-In: S 62°00'47" W Rad-Out: S 56°35'37" W

Ending Coordinates: Northing 201312.74, Easting 1085633.87

Area: 8388.01 S.F., 0.1926 Acres

Total Perimeter Distance> 375.17

Closure Error Distance> 0.0027 Error Bearing> N 33°23'27" W

Closure Precision> 1 in 138045.4

Deed Name: LOT 4

Starting Coordinates: Northing 201473.43, Easting 1085509.69

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 88°31'43" E	84.14	LINE					
N 86°50'09" E	16.16	CURVE L	100.00	16.18	9°16'16"	8.11	
							Rad-In: N 01°28'17" E Rad-Out: N 07°47'59" W
S 64°27'35" E	17.59	CURVE R	16.00	18.62	66°41'28"	10.53	
							Rad-In: S 07°48'19" E Rad-Out: S 58°53'09" W
S 41°21'50" E	14.23	CURVE L	40.00	14.31	20°29'31"	7.23	
							Rad-In: N 58°52'56" E Rad-Out: N 38°23'24" E
S 24°48'22" W	103.16	LINE					
N 54°01'22" W	36.13	CURVE L	227.00	36.17	9°07'44"	18.12	
							Rad-In: S 40°32'30" W Rad-Out: S 31°24'46" W
N 58°35'16" W	53.43	LINE					
N 28°33'29" W	50.04	CURVE R	50.00	52.41	60°03'33"	28.90	
							Rad-In: N 31°24'44" E Rad-Out: S 88°31'43" E
N 01°28'17" E	4.56	LINE					
N 46°28'17" E	22.63	CURVE R	16.00	25.13	90°00'00"	16.00	
							Rad-In: S 88°31'43" E Rad-Out: S 01°28'17" W

Ending Coordinates: Northing 201473.43, Easting 1085509.70

Area: 10278.57 S.F., 0.2360 Acres

Total Perimeter Distance> 408.11

Closure Error Distance> 0.0074 Error Bearing> S 63°01'01" E

Closure Precision> 1 in 55463.7

Deed Name: LOT 5

Starting Coordinates: Northing 201448.15, Easting 1085674.97

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 21°54'39" E	110.09	LINE					
S 67°57'52" W	88.66	LINE					
N 41°25'56" W	63.39	CURVE L	227.00	63.60	16°03'08"	32.01	

Rad-In: S 56°35'38" W Rad-Out: S 40°32'30" W
 N 24°48'22" E 103.16 LINE
 S 81°45'34" E 40.18 CURVE L 40.00 42.10 60°17'53" 23.23
 Rad-In: N 38°23'22" E Rad-Out: N 21°54'30" W

Ending Coordinates: Northing 201448.15, Easting 1085674.97

Area: 10442.67 S.F., 0.2397 Acres
 Total Perimeter Distance> 407.60
 Closure Error Distance> 0.0081 Error Bearing> N 25°08'55" W
 Closure Precision> 1 in 50312.5

Deed Name: LOT 32
 Starting Coordinates: Northing 201321.83, Easting 1085553.71

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 47°58'47" W	85.93	LINE					
N 72°54'06" W	40.81	LINE					
N 07°26'27" W	64.57	LINE					
N 18°47'28" W	33.28	LINE					
N 60°31'32" E	33.48	LINE					
S 48°10'39" E	37.58	CURVE L	104.00	37.79	20°49'05"	19.10	
							Rad-In: N 52°13'53" E Rad-Out: N 31°24'49" E
S 58°35'16" E	53.43	LINE					
S 54°41'42" E	23.49	CURVE R	173.00	23.51	7°47'08"	11.77	
							Rad-In: S 31°24'44" W Rad-Out: S 39°11'52" W

Ending Coordinates: Northing 201321.83, Easting 1085553.71

Area: 8147.55 S.F., 0.1870 Acres
 Total Perimeter Distance> 372.80
 Closure Error Distance> 0.0056 Error Bearing> N 75°10'51" W
 Closure Precision> 1 in 66402.6

Deed Name: LOT 33
 Starting Coordinates: Northing 201260.17, Easting 1085601.81

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 47°58'47" W	107.96	LINE					
N 40°21'34" W	22.34	LINE					
N 16°12'14" W	61.84	LINE					
N 47°58'47" E	85.93	LINE					
S 39°23'40" E	68.43	CURVE R	173.00	68.88	22°48'49"	34.90	
							Rad-In: S 39°11'55" W Rad-Out: S 62°00'45" W
S 27°59'12" E	9.93	LINE					

Ending Coordinates: Northing 201260.18, Easting 1085601.81

Area: 8067.83 S.F., 0.1852 Acres
 Total Perimeter Distance> 356.88
 Closure Error Distance> 0.0086 Error Bearing> N 05°06'08" W
 Closure Precision> 1 in 41642.9

Deed Name: LOT 34
 Starting Coordinates: Northing 201260.17, Easting 1085601.81

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 27°59'12" E	34.03	LINE					
S 04°28'52" E	39.88	CURVE R	50.00	41.02	47°00'39"	21.75	
					Rad-In: S 62°00'48" W		Rad-Out: N 70°58'33" W
S 02°19'25" W	59.77	CURVE L	104.00	60.63	33°24'04"	31.20	
					Rad-In: S 70°58'33" E		Rad-Out: N 75°37'23" E
S 54°16'51" W	39.90	LINE					
N 42°01'06" W	39.06	LINE					
N 31°25'29" W	26.84	LINE					
N 40°21'34" W	37.59	LINE					
N 47°58'47" E	107.96	LINE					

Ending Coordinates: Northing 201260.18, Easting 1085601.80

Area: 8753.95 S.F., 0.2010 Acres

Total Perimeter Distance> 387.03

Closure Error Distance> 0.0105 Error Bearing> N 71°20'37" W

Closure Precision> 1 in 36923.0

Deed Name: LOT 35

Starting Coordinates: Northing 201179.39, Easting 1085739.14

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 14°22'38" E	105.03	LINE					
S 75°37'22" W	75.00	LINE					
N 14°22'38" W	87.77	LINE					
N 10°08'06" W	7.40	CURVE R	50.00	7.40	8°29'04"	3.71	
					Rad-In: N 75°37'22" E		Rad-Out: N 84°06'26" E
N 42°10'14" E	23.80	CURVE R	16.00	26.84	96°06'13"	17.80	
					Rad-In: N 84°07'07" E		Rad-Out: S 00°13'21" W
N 82°55'53" E	25.44	CURVE L	100.00	25.51	14°36'56"	12.82	
					Rad-In: N 00°14'21" E		Rad-Out: N 14°22'35" W
N 75°37'05" E	29.36	LINE					

Ending Coordinates: Northing 201179.39, Easting 1085739.14

Area: 7919.03 S.F., 0.1818 Acres

Total Perimeter Distance> 356.91

Closure Error Distance> 0.0034 Error Bearing> N 51°46'26" W

Closure Precision> 1 in 105233.3

Deed Name: LOT 36

Starting Coordinates: Northing 201179.39, Easting 1085739.14

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 75°37'05" E	75.00	LINE					
S 14°22'38" E	105.03	LINE					
S 75°37'22" W	75.00	LINE					
N 14°22'38" W	105.03	LINE					

Ending Coordinates: Northing 201179.40, Easting 1085739.14

Area: 7877.02 S.F., 0.1808 Acres

Total Perimeter Distance> 360.06

Closure Error Distance> 0.0062 Error Bearing> N 14°22'46" W

Closure Precision> 1 in 58249.2

Deed Name: LOT 37

Starting Coordinates: Northing 201198.02, Easting 1085811.79

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 75°37'05" E	74.01	LINE					
S 14°22'43" E	4.97	LINE					
S 14°22'25" E	100.07	LINE					
S 75°37'22" W	74.00	LINE					
N 14°22'38" W	105.03	LINE					

Ending Coordinates: Northing 201198.02, Easting 1085811.80

Area: 7773.08 S.F., 0.1784 Acres

Total Perimeter Distance> 358.08

Closure Error Distance> 0.0055 Error Bearing> S 58°43'57" E

Closure Precision> 1 in 65649.4

Deed Name: TRACT A

Starting Coordinates: Northing 201462.47, Easting 1085165.47

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 73°24'52" E	55.25	LINE					
S 89°15'42" E	72.70	LINE					
S 31°43'42" E	34.33	LINE					
S 84°48'00" E	121.74	LINE					
N 60°31'32" E	18.11	LINE					
S 29°28'28" E	30.00	CURVE L	104.00	30.10	16°35'08"	15.16	
			Rad-In: N 68°49'06" E Rad-Out: N 52°13'58" E				
S 60°31'32" W	33.48	LINE					
S 18°47'28" E	33.28	LINE					
S 07°26'27" E	64.57	LINE					
S 72°54'06" E	40.81	LINE					
S 16°12'14" E	61.84	LINE					
S 40°21'34" E	59.93	LINE					
S 31°25'29" E	26.84	LINE					
S 42°01'06" E	48.59	LINE					
S 10°18'26" E	64.96	LINE					
S 75°37'22" W	80.18	LINE					
S 33°19'13" W	55.00	LINE					
N 20°00'13" W	212.66	LINE					
N 54°24'15" W	103.17	LINE					
N 87°37'21" W	178.69	LINE					
N 01°07'54" E	224.73	LINE					

Ending Coordinates: Northing 201462.46, Easting 1085165.47

Area: 86166.16 S.F., 1.9781 Acres

Total Perimeter Distance> 1620.96

Closure Error Distance> 0.0041 Error Bearing> S 51°47'38" W

Closure Precision> 1 in 396882.2

Deed Name: TRACT B

Starting Coordinates: Northing 201107.34, Easting 1085586.08

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
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N 54°16'51" E 39.90 LINE
 S 14°22'38" E 87.76 LINE
 S 75°37'22" W 37.35 LINE
 N 10°18'26" W 64.96 LINE
 N 42°01'06" W 9.53 LINE

Ending Coordinates: Northing 201107.34, Easting 1085586.08

Area: 2835.67 S.F., 0.0651 Acres
 Total Perimeter Distance> 239.50
 Closure Error Distance> 0.0032 Error Bearing> N 85°22'44" E
 Closure Precision> 1 in 75240.5

Deed Name: TRACT C

Starting Coordinates: Northing 201962.21, Easting 1085175.34

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 88°31'43" E	520.54	LINE					
S 14°22'43" E	551.38	LINE					
S 59°28'38" W	135.33	LINE					
N 21°54'39" W	110.09	LINE					
N 71°30'54" W	51.84	CURVE R	40.00	56.40	80°46'55"	34.03	
							Rad-In: N 21°54'22" W Rad-Out: N 58°52'34" E
N 64°27'35" W	17.59	CURVE L	16.00	18.62	66°41'28"	10.53	
							Rad-In: S 58°53'09" W Rad-Out: S 07°48'19" E
S 86°50'09" W	16.16	CURVE R	100.00	16.18	9°16'09"	8.11	
							Rad-In: N 07°47'55" W Rad-Out: N 01°28'13" E
N 88°31'43" W	55.70	LINE					
N 01°28'17" E	50.00	LINE					
N 88°31'43" W	100.63	LINE					
N 76°57'59" W	20.04	CURVE R	50.00	20.18	23°07'29"	10.23	
							Rad-In: N 01°28'17" E Rad-Out: N 24°35'46" E
S 24°35'46" W	54.00	LINE					
S 73°39'56" E	29.89	CURVE L	103.69	29.99	16°34'28"	15.10	
							Rad-In: N 24°37'18" E Rad-Out: N 08°02'50" E
S 41°06'45" E	20.92	CURVE R	16.00	22.80	81°39'00"	13.82	
							Rad-In: S 08°03'45" W Rad-Out: S 89°42'45" W
S 01°28'17" W	1.85	LINE					
S 09°51'19" E	40.85	CURVE L	104.00	41.12	22°39'11"	20.83	
							Rad-In: S 88°31'43" E Rad-Out: N 68°49'06" E
S 60°31'32" W	18.11	LINE					
N 84°48'00" W	121.74	LINE					
N 31°43'42" W	34.33	LINE					
N 89°15'42" W	72.70	LINE					
N 73°24'52" W	55.25	LINE					
N 01°07'54" E	499.85	LINE					

Ending Coordinates: Northing 201962.21, Easting 1085175.36

Area: 302238.93 S.F., 6.9385 Acres
 Total Perimeter Distance> 2586.79
 Closure Error Distance> 0.0165 Error Bearing> S 68°32'38" E
 Closure Precision> 1 in 157121.2

Deed Name: CL G AVE, 9TH ST AND 8TH ST

Starting Coordinates: Northing 201052.33, Easting 1085666.42

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 14°22'38" W	87.76	LINE					
N 02°19'24" E	44.25	CURVE R	77.00	44.89	33°24'04"	23.10	
							Rad-In: N 75°37'22" E Rad-Out: S 70°58'34" E
N 04°28'53" W	61.42	CURVE L	77.00	63.18	47°00'39"	33.49	
							Rad-In: N 70°58'34" W Rad-Out: S 62°00'47" W
N 27°59'12" W	43.97	LINE					
N 43°17'14" W	105.55	CURVE L	200.00	106.82	30°36'03"	54.72	
							Rad-In: S 62°00'48" W Rad-Out: S 31°24'45" W
N 58°35'16" W	53.43	LINE					
N 28°33'26" W	77.07	CURVE R	77.00	80.71	60°03'33"	44.51	
							Rad-In: N 31°24'48" E Rad-Out: S 88°31'39" E
N 01°28'17" E	45.56	LINE					
S 88°31'43" E	71.44	LINE					
N 01°28'17" E	25.00	LINE					
N 88°31'43" W	100.63	LINE					
N 76°57'59" W	20.04	CURVE R	50.00	20.18	23°07'29"	10.23	
							Rad-In: N 01°28'17" E Rad-Out: N 24°35'46" E
S 24°35'46" W	27.00	LINE					
S 76°57'59" E	30.87	CURVE L	77.00	31.08	23°07'37"	15.75	
							Rad-In: N 24°35'50" E Rad-Out: N 01°28'12" E
S 88°31'43" E	29.20	LINE					
S 01°28'17" W	43.56	LINE					
S 28°33'30" E	77.07	CURVE L	77.00	80.71	60°03'33"	44.51	
							Rad-In: S 88°31'43" E Rad-Out: N 31°24'44" E
S 58°35'16" E	53.43	LINE					
S 43°17'14" E	105.55	CURVE R	200.00	106.82	30°36'03"	54.72	
							Rad-In: S 31°24'44" W Rad-Out: S 62°00'47" W
S 27°59'12" E	43.97	LINE					
S 10°38'16" E	45.92	CURVE R	77.00	46.63	34°41'52"	24.05	
							Rad-In: S 62°00'48" W Rad-Out: N 83°17'20" W
S 83°17'20" E	27.19	LINE					
N 86°09'52" E	27.46	CURVE L	75.00	27.61	21°05'35"	13.96	
							Rad-In: N 06°42'40" E Rad-Out: N 14°22'55" W
N 75°37'05" E	178.37	LINE					
S 14°22'43" E	29.97	LINE					
S 14°22'25" E	100.07	LINE					
S 75°37'22" W	251.00	LINE					

Ending Coordinates: Northing 201052.33, Easting 1085666.43

Area: 29554.66 S.F., 0.6785 Acres

Total Perimeter Distance> 1820.18

Closure Error Distance> 0.0177 Error Bearing> N 85°54'52" E

Closure Precision> 1 in 102781.3