



Item No. 15 Town of Atherton

CITY COUNCIL STAFF REPORT - CONSENT AGENDA

TO: HONORABLE MAYOR AND CITY COUNCIL

THROUGH: GEORGE RODERICKS, CITY MANAGER

FROM: STEPHANIE B. DAVIS, AICP SENIOR PLANNER

DATE: OCTOBER 19, 2016

SUBJECT: 142 BRITTON AVENUE – STREET VACATION

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution approving a Street Vacation at 142 Britton Avenue.

BACKGROUND

The subject site at 142 Britton Avenue currently includes a portion of the Britton Avenue roadway that bisects through its property boundary at the southern end. This roadway was constructed in the early 1940's with the property owners at that time creating a public roadway easement with the Town in order to allow for the roadways construction. This roadway bi-section effectively "split" the private property into two pieces; Piece "A" as one large piece in which a residence is located, and Piece "B" as a smaller, triangular "island" piece, undeveloped and separated from the main piece of land. Please see Figure 1 for existing conditions. The red dashed lines indicate the portion of the Britton Avenue roadway that bisects the property.

The original purpose of this roadway construction was to allow for better fire truck access at this section of Britton Avenue. The existing Town easement not only encompasses the portion of the roadway which bisects this property, but does include the entire area of Piece "B". Please see Figure 2 for complete property area included in the existing public easement.

FIGURE 1 – EXISTING CONDITIONS

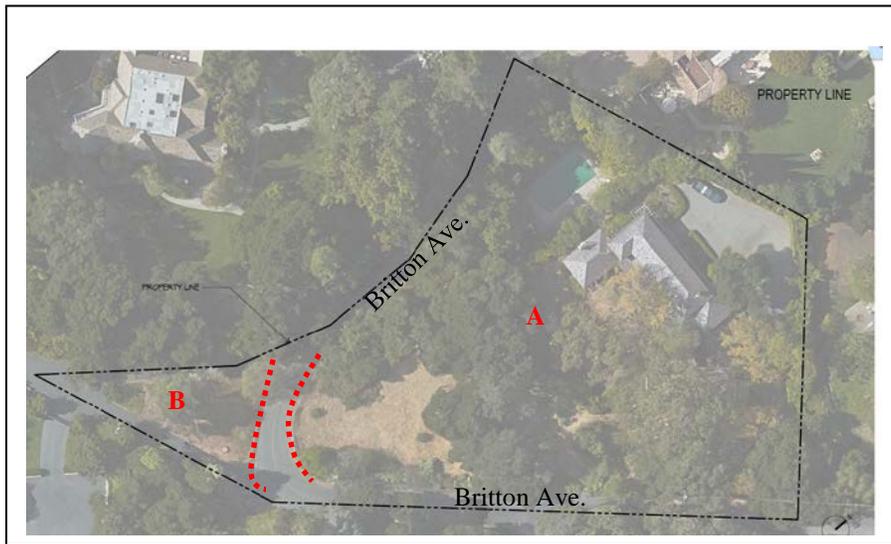
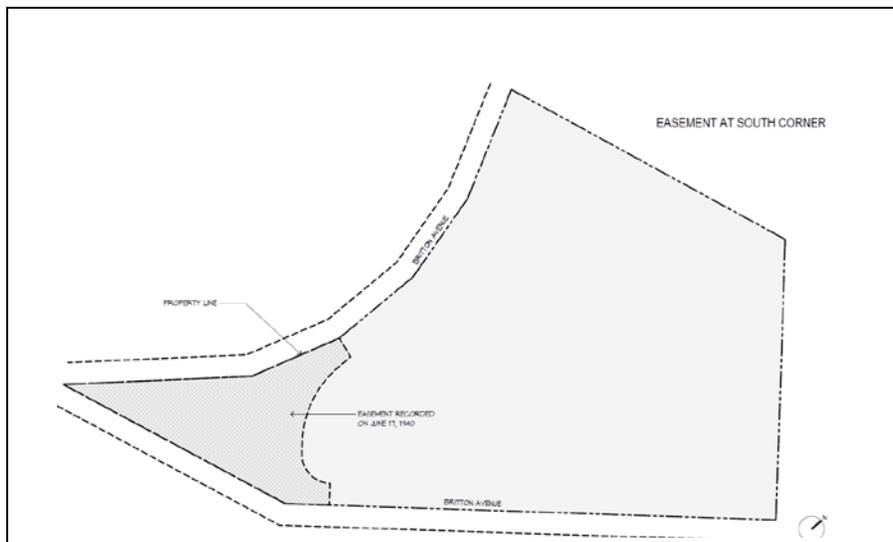


FIGURE 2 – EXISTING PUBLIC EASEMENT



The current property owners approached the Town in late 2015 to inquire on the possibility of removing the portion of this existing public roadway easement that covers the small, “island” area of the property at its southern end; or Piece B, as shown in Figure 1 above. It was determined that the procedure for such a request was through a Street Vacation by Resolution of the City Council in accordance with the California Streets and Highway Code.

ANALYSIS

The applicant is requesting that the Town vacate, or abandon, a portion of an existing roadway easement that covers a small section of their private property. The area of the easement to be abandoned is approximately 2,196 square feet in area, is currently undeveloped, and is too small in area to allow any future development. However, through this abandonment, it allows this 2,196

square feet of area to revert back to the property for purposes of gross buildable lot area, which in turn will allow for a greater development potential in accordance with the Town's Zoning Ordinance.

Menlo Park Fire Department (MPFD) has reviewed the request and has been working with the applicant and Town Staff on future roadway improvements to this segment of Britton Avenue in order to support the request. Specifically, improvements to the existing roadway that increases its width to a minimum of 20 feet, in accordance with current MPFD standards, as the current roadway does not meet current standards and is still difficult for a fire truck to maneuver. Additionally, there is an existing fire hydrant that is located on the property of which MPFD would like to formally allow for its future access and use. These improvements are shown on Attachment 4. As part of the easement abandonment request, a new Emergency Vehicle Access (EVA) easement would be created, that would encompass the entire portion of the Britton Avenue roadway – including the future roadway improvements – on the property, as well as for the access to, and use of, the existing fire hydrant. The applicant has agreed to all improvements noted, and has developed the accompanying plat maps and new easement language accordingly.

Public Works staff has determined that there are no existing utilities in the area of the easement to be abandoned, nor is there any identified future need for Town use of this area. The applicant has sent letters of this request to all public utility companies for comment and has received no comment. The proposed plat maps and easement language have been reviewed by the Town Engineer and found to be in compliance with the provisions of the State's Streets and Highway Code.

It is for these reasons that staff recommends adoption of the Resolution allowing the Street Vacation.

ENVIRONMENTAL IMPACT

The proposal has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 which includes the minor alteration of existing public facilities involving negligible or no expansion of use, including existing highways, streets and other similar facilities.

POLICY FOCUS

Menlo Park Fire Department (MPFD) is an integral part of the Town's emergency response framework. The project improves the public right-of-way, as well as the ability of safer and more efficient MPFD emergency vehicle and personnel access which will provide a benefit to the community.

FISCAL IMPACT

All costs covering the processing of this application and roadway improvements proposed are paid for by the applicants.

PUBLIC NOTICE

Public notification was achieved by posting three copies of a public notice of the vacation in front of the subject property and was published in the Almanac, at least two weeks before tonight's hearing. Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials.

ATTACHMENTS

1. Draft Resolution, 142 Britton Avenue Street Vacation
2. Proposed Letter of Request and Street Vacation Diagrams, dated March 7, 2016
3. Proposed Emergency Vehicle Access (EVA) Easement Exhibits, dated August 16, 2016
4. Proposed Firetruck Roadway Improvements Exhibits, dated March 7, 2016

Resolution 16-XX
A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ATHERTON TO
APPROVE A GENERAL VACATION TO ABANDON A PUBLIC ROAD AND
HIGHWAY EASEMENT AT 142 BRITTON AVENUE (APN 070-213-030) IN
ATHERTON

The Atherton City Council hereby resolves as follows:

WHEREAS, Section 8220-8235 of the California Streets and Highway Code requires the legislative body of a local agency to initiate the proceedings for a general vacation of a street or highway easement upon petition of request of an interested person; and

WHEREAS, an agent of the property owners of 142 Britton Avenue, Atherton, California (APN 070-213-030) has petitioned such request for a public road and highway easement recorded 06/17/1940, Book 902, Page 239 at this property; and

WHEREAS, associated with such request is the creation of a new Emergency Vehicle Access (EVA) easement and improvements to a portion of Britton Avenue roadway as displayed and described in Exhibit A; and

WHEREAS, on September 28, 2016 notice of the hearing on the proposed vacation was published in the Daily Almanac, mailed to all property owners within 500 feet of the site and three notices of hearing posted along Britton Avenue not more than 300 feet apart; and

WHEREAS, the Menlo Park Fire Department (MPFD) and Town of Atherton staff have determined such improvements and easement meet the minimum required standards of the MPFD and Town of Atherton as may be conditioned and that are no existing utilities in the area of the easement to be abandoned, nor is there any identified future need for Town use of this area; and

WHEREAS, the improvements noted in Exhibit B shall be fully constructed to the satisfaction of the MPFD and Town of Atherton staff prior to recordation of this general vacation resolution; and

WHEREAS, once all improvements noted in Exhibit B have been satisfied to the satisfaction of the MPFD and Town of Atherton Staff, the City Clerk may record this Resolution.

NOW, THEREFORE, BE IT RESOLVED that City Council of the Town of Atherton hereby authorizes the general vacation to abandon a public road and highway easement at 142 Britton Avenue in Atherton California.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the Town of Atherton at a regular meeting thereof held on the 19th day of October, 2016, by the following vote:

AYES: *COUNCILMEMBERS:*
NOES: *COUNCILMEMBERS:*
ABSENT: *COUNCILMEMBERS:*

Elizabeth Lewis, Mayor
Town of Atherton

ATTEST:

Theresa N. DellaSanta, City Clerk

APPROVED AS TO FORM:

William B. Conners, City Attorney

EXHIBIT A TO RESOLUTION 2016-XX

EXHIBIT B TO RESOLUTION 2016-XX

RECEIVED

MAR 11 2016

TOWN OF ATHERTON
PLANNING DEPT.

March 4th, 2016

Town of Atherton
Planning Department
91 Ashfield Road
Atherton, CA 94027

RE: 142 Britton Avenue (APN 070-213-030) – General Street Vacation Request

The property owners of 142 Britton Avenue, Jason and Kaitlin Godfrey, are requesting the abandonment of the existing easement on the south end of their property.

The property developed its unique kite shape by virtue of the road, Britton Avenue, which abuts the property along the majority of its perimeter. Britton Avenue currently divides the property into two pieces: the main property to the north and a smaller triangular island to the south. In the 1950s, the original owner voluntarily gifted an easement to the Town of Atherton to allow the construction of a road that bisects the property. The purpose of the gift was to create better access for fire trucks around an otherwise impassible curve. The result was the creation of an "island" condition at the southern end of the property.

Jason and Kaitlin Godfrey have voluntarily agreed to widen this bisecting road to accommodate the request of the Menlo Park Fire Marshal. Working with both the Town of Atherton and the Menlo Park Fire Department, a new easement boundary has been proposed to address the following:

1. The bisecting road will be reconfigured to meet the minimum fire truck turning radius standards.
2. The improvements will bring the road up to code and make it safer for pedestrians.
3. The existing easement covers the entire area of the south island. The proposed easement will incorporate the Town of Atherton standards for public roads and highways only, freeing up the interior area of the island to be counted towards the total Net Area of the property.

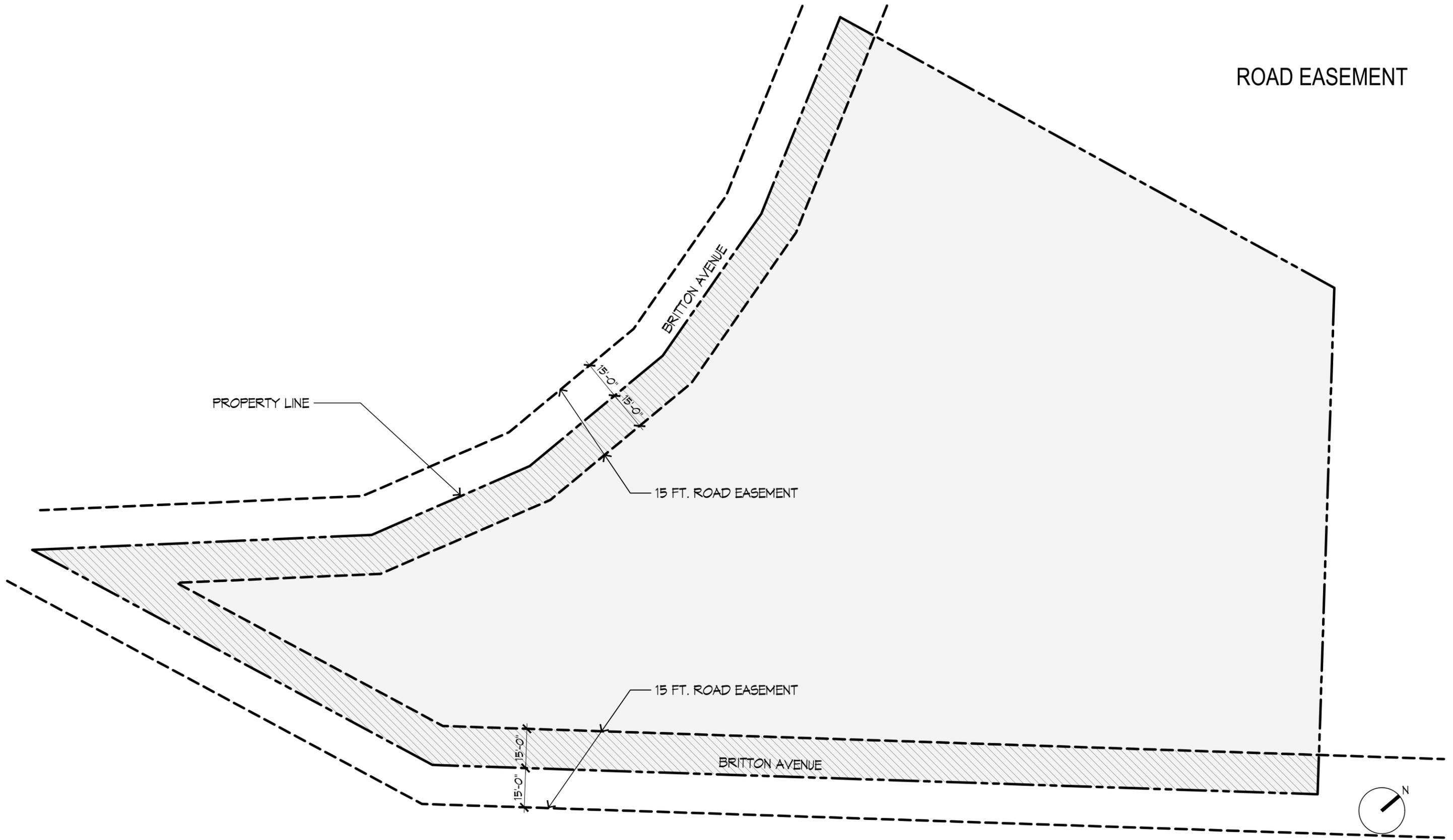
Thank you for your consideration for the request,



W. Jason Alden, Architect
Alden Architecture
611 Tanbark Terrace
San Rafael, CA 94903



ROAD EASEMENT



PROPERTY LINE

BRITTON AVENUE

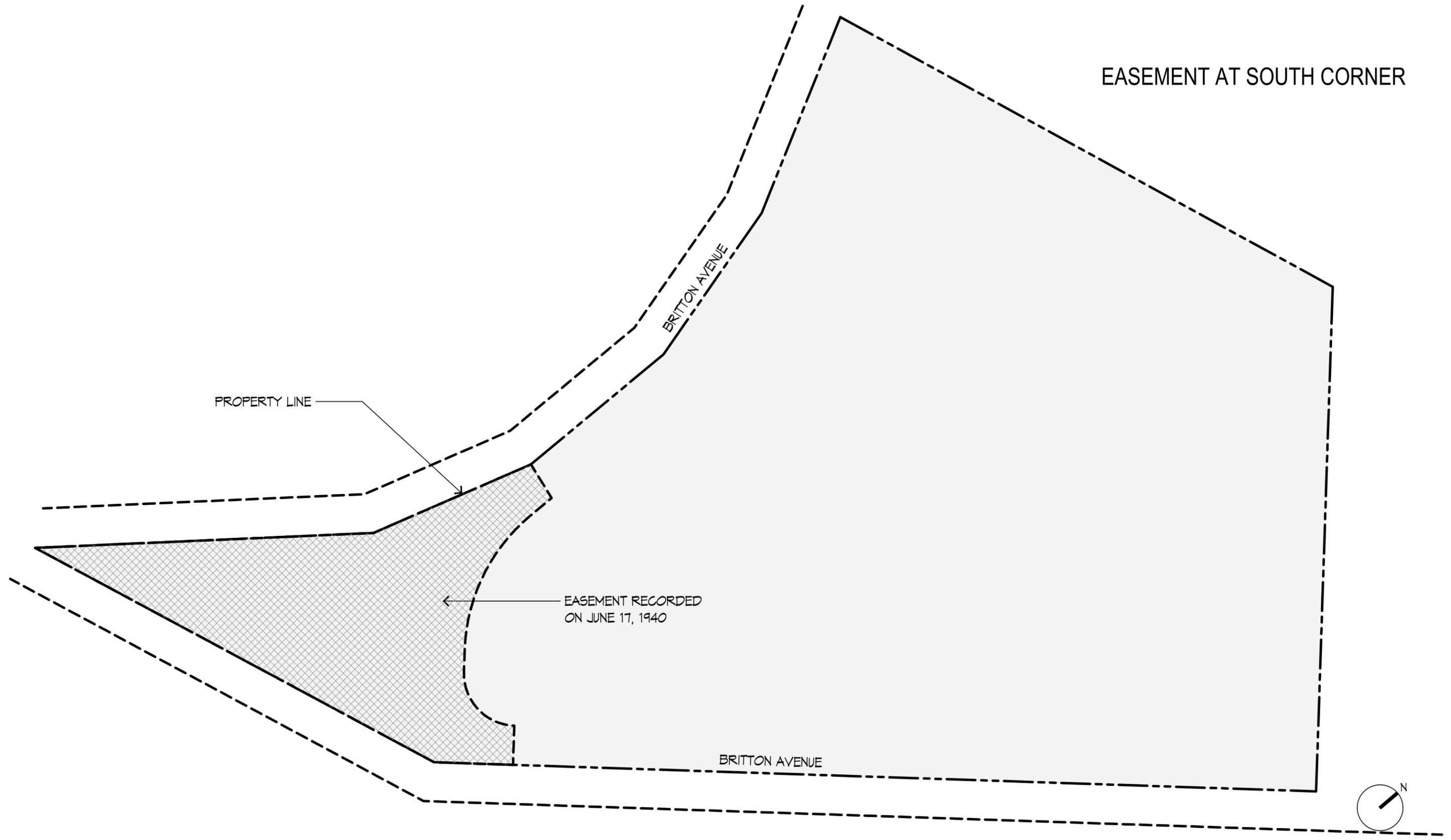
15 FT. ROAD EASEMENT

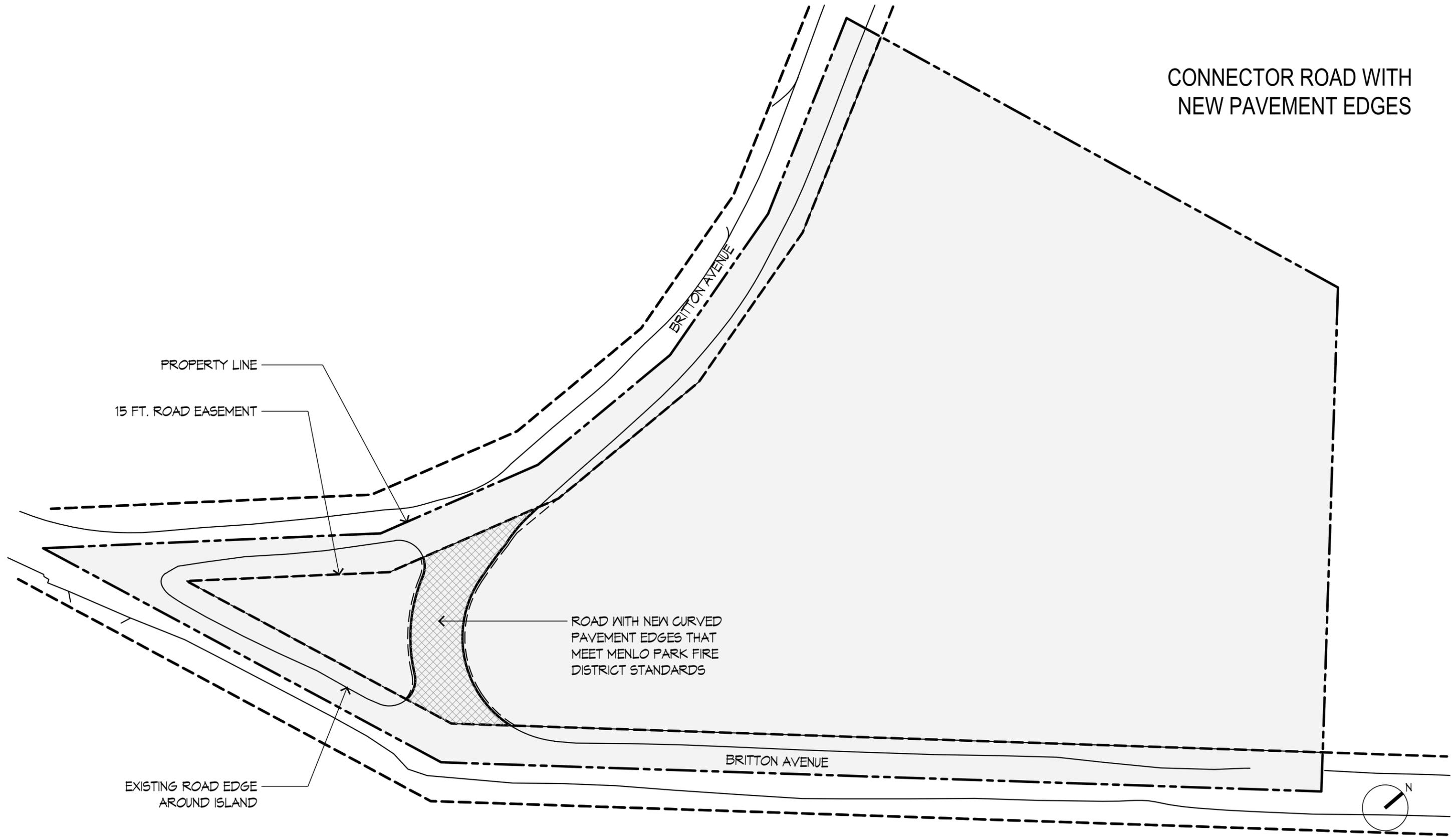
15 FT. ROAD EASEMENT

BRITTON AVENUE



EASEMENT AT SOUTH CORNER





CONNECTOR ROAD WITH
NEW PAVEMENT EDGES

PROPERTY LINE

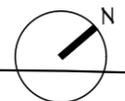
15 FT. ROAD EASEMENT

BRITTON AVENUE

ROAD WITH NEW CURVED
PAVEMENT EDGES THAT
MEET MENLO PARK FIRE
DISTRICT STANDARDS

BRITTON AVENUE

EXISTING ROAD EDGE
AROUND ISLAND



EASEMENT
ABANDONMENT AT
ISLAND

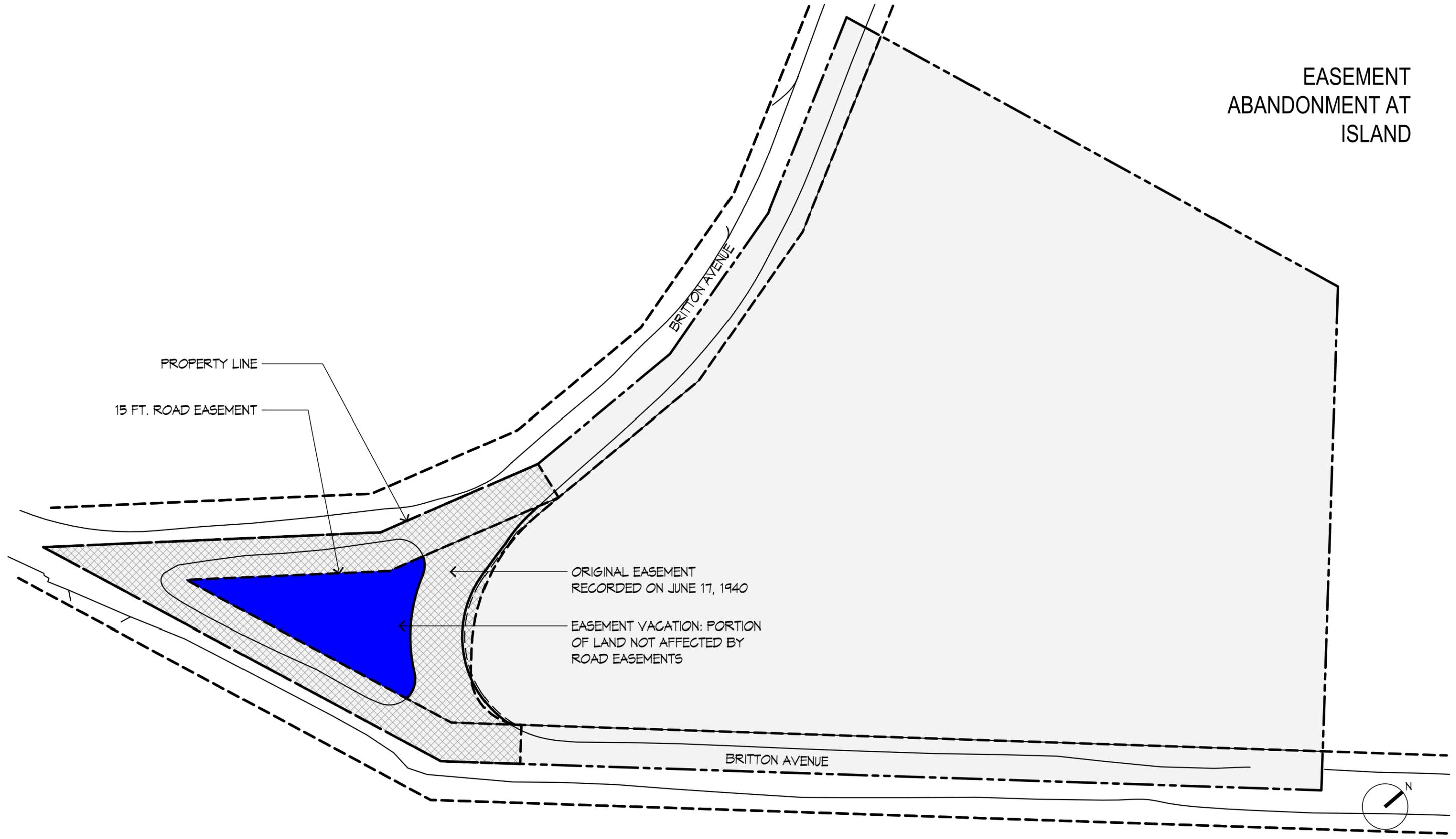


EXHIBIT "A"
LEGAL DESCRIPTION FOR
EMERGENCY ACCESS EASEMENT "E.V.A."
CITY OF ATHERTON, SAN MATEO, CALIFORNIA

BEING A PORTION OF THAT PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED OCTOBER 01, 2014 AS DOCUMENT 2014-089034, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN SAID DEED, SAID POINT BEING AT AN ANGLE POINT IN THE CENTER LINE OF A 30 FOOT ROAD KNOWN AS BRITTON AVENUE; THENCE ALONG SAID BOUNDARY AS DESCRIBED IN SAID DEED THE FOLLOWING EIGHT (8) COURSES: 1) S 41°42'00" W 338.93 FEET TO A POINT HEREAFTER REFERRED TO AS **POINT "A"**; 2) S 68°01'00" W 173.77 FEET; 3) N 37°17'30" E 129.98 FEET; 4) N 16°19'30" E 66.00 FEET; 5) N 00°11'30" E 66.00 FEET; 6) N 15°20'30" W 66.00 FEET; 7) N 28°16'30" W 81.00 FEET; AND 8) N 68°28'30" E 15.10 FEET; THENCE LEAVING SAID BOUNDARY LINE AS DESCRIBED IN SAID DEED S 28°16'30" E 80.92 FEET; THENCE S 15°20'30" E 69.75 FEET; THENCE S 00°11'30" W 70.17 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 48°29'30" AND A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 59.24 FEET; THENCE S 48°18'00" E 8.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 90°00'42" AND A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 31.42 FEET; THENCE N 41°42'00" E 88.14 FEET; THENCE N 41°42'00" E 88.14 FEET; THENCE N 48°18'00" W 2.09 FEET; THENCE N 41°42'00" E 6.00 FEET; THENCE S 48°18'00" E 2.09 FEET; THENCE N 41°42'00" E 214.42 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LAND AS DESCRIBED IN SAID DEED; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID DEED S 48°18'00" E 15.00 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT AFOREMENTIONED **POINT "A"**; THENCE S 68°01'00" W 23.55 FEET; THENCE N 21°59'00" W 15.00 FEET TO THE **POINT OF BEGINNING**; THENCE S 68°01'00" W 95.63 FEET; THENCE N 37°17'30" E 78.16 FEET; THENCE N 16°19'30" E 13.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 42°54'14", A RADIUS OF 9.00 FEET AND A RADIAL BEARING OF N 19°52'36" E; THENCE SOUTHEASTERLY ALONG SAID CURVE 6.74 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 36°19'48" AND A RADIUS OF 61.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 38.68 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 56°07'14" AND A RADIUS OF 10.30 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 10.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 15,003 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "B" AND BY REFERENCE MADE A PART HEREOF.

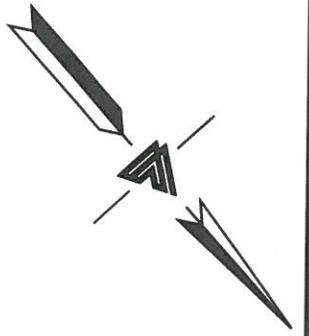
END OF DESCRIPTION

PREPARED BY OR UNDER
THE SUPERVISION OF:

MICHAEL J. WALTERS, PLS 5528

02-18-16
DATE

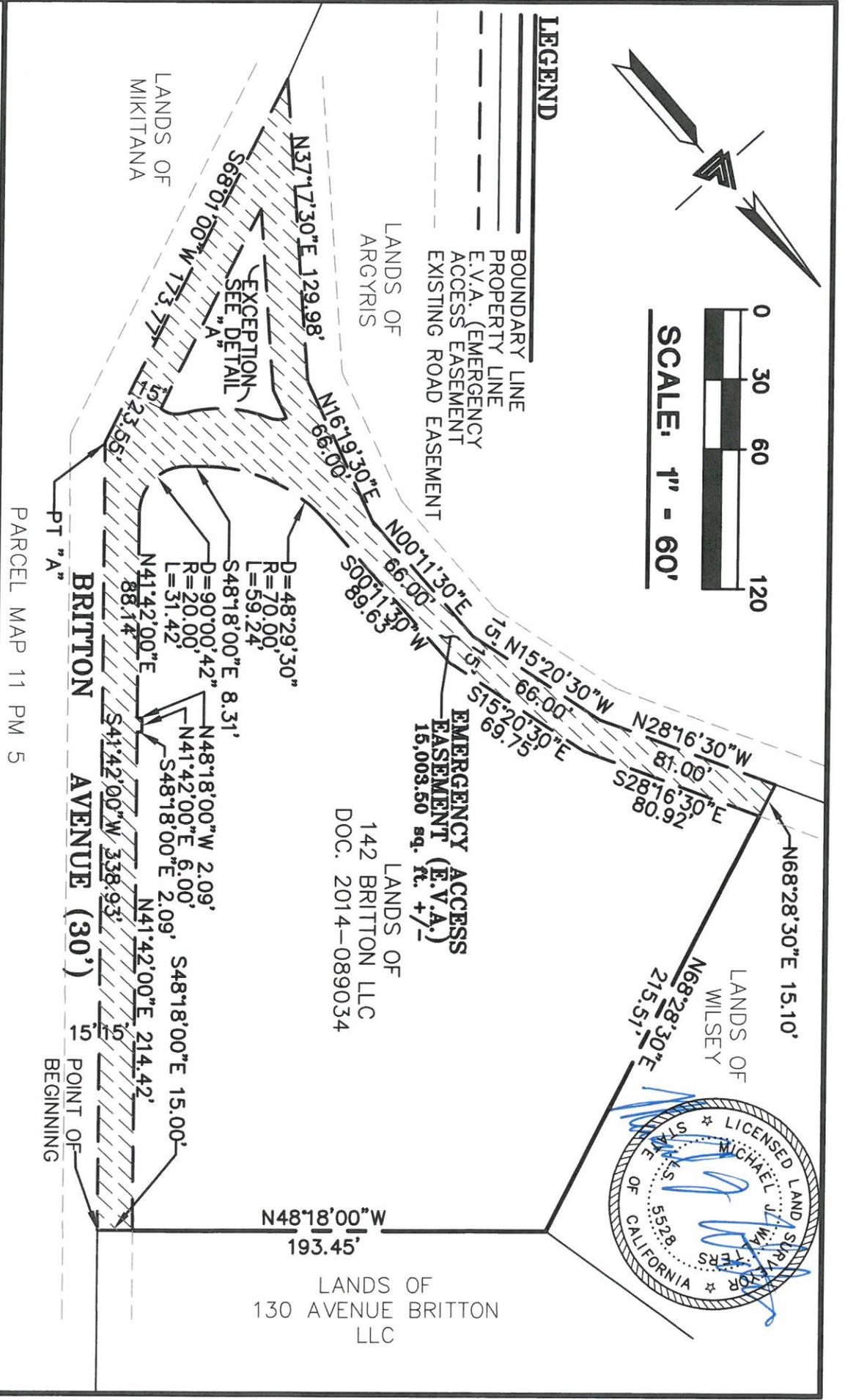




SCALE: 1" = 60'

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- E.V.A. (EMERGENCY ACCESS EASEMENT)
- EXISTING ROAD EASEMENT



PARCEL MAP 11 PM 5

LANDS OF
142 BRITTON LLC
DOC. 2014-089034

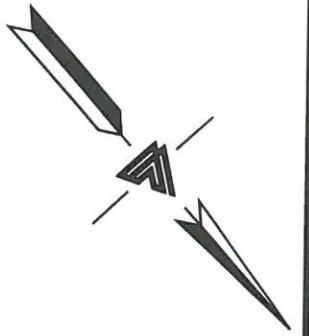


LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 2495 INDUSTRIAL PKWY WEST
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086
 (F) (510) 887-3019
 WWW.LEABRAZE.COM

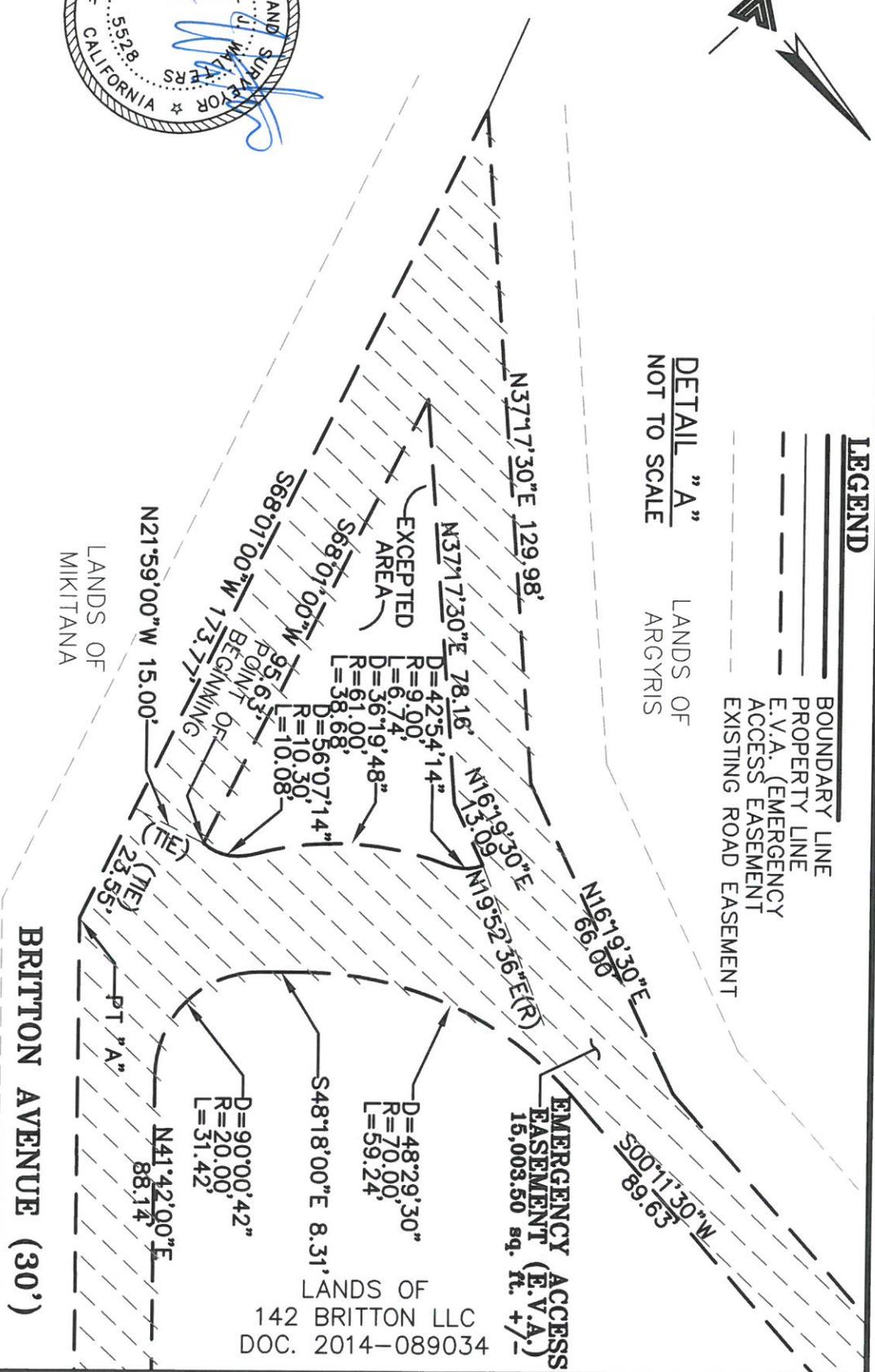
EXHIBIT "B"
 PLAT TO ACCOMPANY
 LEGAL DESCRIPTION FOR
 EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.)
 142 BRITTON AVENUE
 ATHERTON, CALIFORNIA

APN: 070-213-030
 JOB #2140699SU/2141165CI



LEGEND

- BOUNDARY LINE
 - PROPERTY LINE
 - E.V.A. (EMERGENCY ACCESS EASEMENT)
 - EXISTING ROAD EASEMENT
- DETAIL "A"**
NOT TO SCALE
- LANDS OF ARGYRIS



LANDS OF
142 BRITTON LLC
DOC. 2014-089034

BRITTON AVENUE (30')

PARCEL MAP 11 PM 5

LANDS OF
MIKITANA

LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS · LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
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SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363

EXHIBIT "B"

PLAT TO ACCOMPANY
LEGAL DESCRIPTION FOR
EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.)
142 BRITTON AVENUE
ATHERTON, CALIFORNIA

APN: 070-213-030
JOB #2140699SU/2141165CI

EXHIBIT "A"
LEGAL DESCRIPTION FOR
QUITCLAIM
CITY OF ATHERTON, SAN MATEO, CALIFORNIA

BEING A PORTION OF LAND DESCRIBED AS AN "EASEMENT FOR PUBLIC ROAD AND HIGHWAY" AS GRANTED BY DEED FROM MARY LOUISE DARLING AND BLAKE DARLING, HUSBAND TO TOWN OF ATHERTON, A MUNICIPAL CORPORATION, DATED MAY 28, 1940 AND RECORDED IN BOOK 902 OF OFFICIAL RECORDS AT PAGE 239, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN ALEJANDRA AVENUE ON THE NORTHEASTERLY LINE OF LOT 4, VALPARAISO PARK, A MAP OF WHICH IS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, IN VOLUME "E" OF MAPS AT PAGE 49, SAID LAST MENTIONED POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 6.977 ACRE TRACT CONVEYED TO CHARLES P. MICHAELS BY DEED RECORDED IN VOLUME 41 OF THE OFFICIAL RECORDS OF THE SAN MATEO COUNTY OF SAN MATEO, STATE OF CALIFORNIA AT PAGE 20; THENCE ALONG THE CENTER LINE OF A 30 FOOT ROAD KNOWN AS BRITTON AVENUE S 41° 42' 00" W 679.63 FEET THE **POINT OF BEGINNING** SAID EASEMENT FOR PUBLIC ROAD AND HIGHWAY, AS GRANTED BY DEED FROM MARY LOUISE DARLING AND BLAKE DARLING, HUSBAND TO TOWN OF ATHERTON, A MUNICIPAL CORPORATION, DATED MAY 28, 1940 AND RECORDED IN BOOK 902 OF OFFICIAL RECORDS AT PAGE 239, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE CONTINUING ALONG THE CENTER LINE OF SAID BRITTON AVENUE S 41° 42' 00" W 30.37 FEET TO A POINT HEREAFTER REFERRED TO AS **POINT "A"**; THENCE ON AND ALONG THE LAST MENTIONED CENTER LINE S 68° 01' 00" W 173.77 FEET TO AN ANGLE POINT IN A 30 FOOT ROAD; THENCE CONTINUING ON AND ALONG THE LAST MENTIONED CENTER LINE OF SAID ROAD N 37° 17' 30" E 129.98 FEET AND N 16° 19' 30" E 66.00 FEET; THENCE LEAVING SAID CENTER LINE OF THE AFOREMENTIONED 30 FOOT ROAD AND RUNNING S 81° 44' 30" E 15.15 FEET; THENCE S 00° 11' 30" W 10.46 FEET; THENCE ON AND ALONG THE ARC OF A CURVE, THE CENTER LINE OF WHICH BEARS S 89° 48' 30" E 70.00 FEET, A DISTANCE OF 59.24 FEET; THENCE S 48° 18' 00" E 8.31 FEET; THENCE ON AND ALONG THE ARC OF A CURVE, THE CENTER LINE OF WHICH BEARS N 41° 42' 00" E 20.00 FEET, A DISTANCE OF 31.42 FEET; THENCE S 48° 18' 00" E 15.00 FEET TO THE AFOREMENTIONED CENTER LINE OF BRITTON AVENUE AND THE **POINT OF BEGINNING**.

QUITCLAIMING THEREFROM A PORTION OF THE LAND DESCRIBED ABOVE AS FOLLOWS:

COMMENCING AT AFOREMENTIONED **POINT "A"**; THENCE S 68°01'00" W 23.55 FEET; THENCE N 21°59'00" W 15.00 FEET TO THE **POINT OF BEGINNING**; THENCE S 68°01'00" W 95.63 FEET; THENCE N 37°17'30" E 78.16 FEET; THENCE N 16°19'30" E 13.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 42°54'14", A RADIUS OF 9.00 FEET AND A RADIAL BEARING OF N 19°52'36" E; THENCE SOUTHEASTERLY ALONG SAID CURVE 6.74 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 36°19'48" AND A RADIUS OF 61.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 38.68 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 56°07'14" AND A RADIUS OF 10.30 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 10.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,197 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIPTION SHOWN ON EXHIBIT "B" AND BY REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY OR UNDER
THE SUPERVISION OF:

MICHAEL J. WALTERS, PLS 5528

02-22-16
DATE





SCALE: 1" = 30'

LANDS OF ARCYRIS

ESMT. FOR PUBLIC ROAD AND HWY. PER 902 OR 239

N37°17'30"E 129.98'

N37°17'30"E 78.16'

D=42°54'14"

R=9.00'

L=6.74'

D=36°19'48"

R=61.00'

L=38.68'

D=56°07'14"

R=10.30'

L=10.08'

S68°01'00"W 173.77'

S68°01'00"W 95.63'

N16°19'30"E 13.09'

N19°52'36"E (R)

N16°19'30"E 80.69'

N19°52'36"E 100.39'

S00°11'30"W 10.46'

S81°44'30"E 15.15'

S00°11'30"W 10.46'

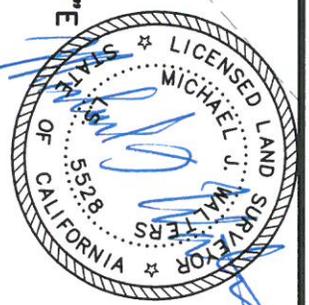
S48°18'00"E 8.31'

D=90°00'42"

R=20.00'

L=31.42'

LANDS OF 142 BRITTON LLC DOC. 2014-089034



QUITCLAIMED AREA 2,197 SQ. FT. +/-

LANDS OF MIKITANA

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- QUITCLAIMED AREA
- ROAD EASEMENT 902 O.R. 239
- EXISTING ROAD EASEMENT

POINT OF BEGINNING OF ROAD EASEMENT PER 902 OR 239

POINT OF BEGINNING QUITCLAIM

PT "A"

POINT OF COMMENCEMENT

BRITTON AVENUE (30')

LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 966-1338
(F) (916) 97-7363

EXHIBIT "B"

PLAT TO ACCOMPANY
LEGAL DESCRIPTION FOR
QUITCLAIM

142 BRITTON AVENUE
ATHERTON, CALIFORNIA

APN: 070-213-030

JOB #2140699SU/2141165CI

Parcel name: EVA OUTSIDE JOB # 2140699

North: 4765.53 East : 2868.30
Line Course: S 41-42-00 W Length: 338.93
North: 4512.47 East : 2642.84
Line Course: S 68-01-00 W Length: 173.77
North: 4447.42 East : 2481.70
Line Course: N 37-17-30 E Length: 129.98
North: 4550.83 East : 2560.45
Line Course: N 16-19-30 E Length: 66.00
North: 4614.17 East : 2579.00
Line Course: N 00-11-30 E Length: 66.00
North: 4680.17 East : 2579.22
Line Course: N 15-20-30 W Length: 66.00
North: 4743.82 East : 2561.76
Line Course: N 28-16-30 W Length: 81.00
North: 4815.15 East : 2523.39
Line Course: N 68-28-30 E Length: 15.10
North: 4820.69 East : 2537.44
Line Course: S 28-16-30 E Length: 80.92
North: 4749.43 East : 2575.77
Line Course: S 15-20-30 E Length: 69.75
North: 4682.16 East : 2594.23
Line Course: S 00-11-30 W Length: 80.63
North: 4601.53 East : 2593.96
Curve Length: 59.24 Radius: 70.00
Delta: 48-29-30 Tangent: 31.53
Chord: 57.49 Course: S 24-03-15 E
Course In: S 89-48-30 E Course Out: S 41-42-00 W
RP North: 4601.30 East : 2663.96
End North: 4549.03 East : 2617.39
Line Course: S 48-18-00 E Length: 8.31
North: 4543.51 East : 2623.59
Curve Length: 31.42 Radius: 20.00
Delta: 90-00-42 Tangent: 20.00
Chord: 28.29 Course: N 86-41-39 E
Course In: N 41-42-00 E Course Out: S 48-18-42 E
RP North: 4558.44 East : 2636.90
End North: 4545.14 East : 2651.83
Line Course: N 41-42-00 E Length: 88.14
North: 4610.95 East : 2710.47
Line Course: N 48-18-00 W Length: 2.09
North: 4612.34 East : 2708.91
Line Course: N 41-42-00 E Length: 6.00
North: 4616.82 East : 2712.90
Line Course: S 48-18-00 E Length: 2.09
North: 4615.43 East : 2714.46
Line Course: N 41-42-00 E Length: 214.42



North: 4775.52 East : 2857.10
Line Course: S 48-18-00 E Length: 15.01
North: 4765.53 East : 2868.30

Perimeter: 1594.81 Area: 17,200 sq. ft. 0.39 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: N 15-29-47 E
Error North: 0.006 East : 0.002
Precision 1: 159,480.00

Parcel name: EVA INSIDE

North: 4517.56 East : 2615.39
Line Course: S 68-01-00 W Length: 95.63
North: 4481.77 East : 2526.71
Line Course: N 37-17-30 E Length: 78.16
North: 4543.95 East : 2574.06
Line Course: N 16-19-30 E Length: 13.09
North: 4556.51 East : 2577.74
Curve Length: 6.74 Radius: 9.00
Delta: 42-54-15 Tangent: 3.54
Chord: 6.58 Course: S 48-40-17 E
Course In: S 19-52-36 W Course Out: N 62-46-51 E
RP North: 4548.05 East : 2574.68
End North: 4552.16 East : 2582.69
Curve Length: 38.68 Radius: 61.00
Delta: 36-19-49 Tangent: 20.01
Chord: 38.03 Course: S 45-23-03 E
Course In: N 62-46-51 E Course Out: S 26-27-02 W
RP North: 4580.06 East : 2636.93
End North: 4525.45 East : 2609.76
Curve Length: 10.09 Radius: 10.30
Delta: 56-07-15 Tangent: 5.49
Chord: 9.69 Course: S 35-29-20 E
Course In: S 26-27-02 W Course Out: N 82-34-17 E
RP North: 4516.23 East : 2605.17
End North: 4517.56 East : 2615.39

Perimeter: 242.38 Area: 2,197 sq. ft. 0.05 acres

Mapcheck Closure - (Uses listed courses, radii, and delta)
Error Closure: 0.01 Course: S 06-35-22 E
Error North: -0.005 East : 0.001
Precision 1: 24,239.00



