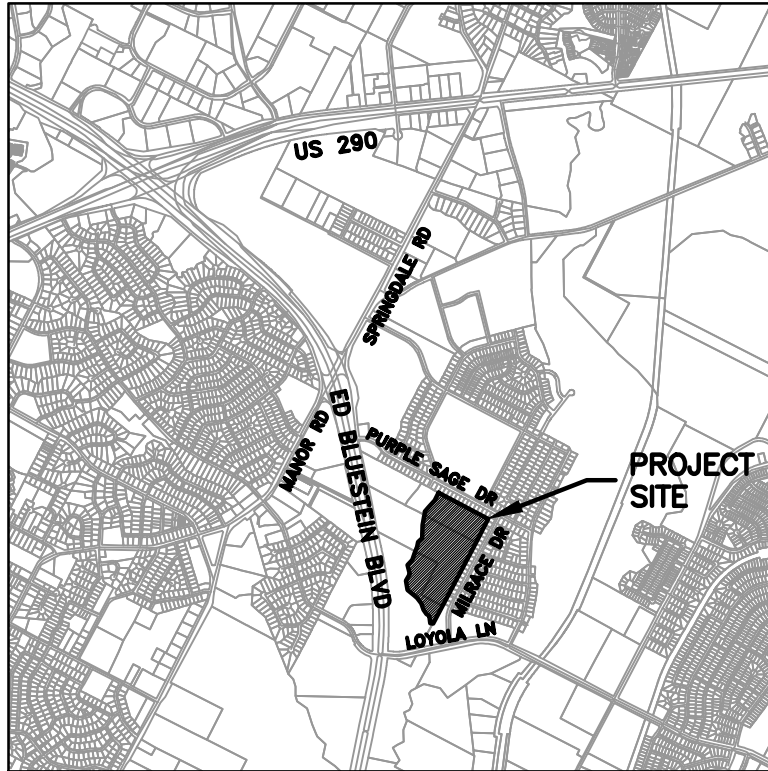


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0141.1A**ZAP DATE:** June 18, 2019**SUBDIVISION NAME:** East Parke final plat**AREA:** 37.4 acres**LOTS:** 130**APPLICANT:** Pulte Group, Central Texas Division (Stephen Ashlock)**AGENT:** Gray Engineering, Inc. (Richard Grayum)**ADDRESS OF SUBDIVISION:** 5601 Durango Pass**GRIDS:** MN26**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2-CO**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all interior streets.

DEPARTMENT COMMENTS: The request is for the approval of the East Parke final plat, comprised of 130 lots on 37.4 acres. The plan contains 125 residential lots and 5 water quality/drainage and parkland lots. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the final plat. It meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP

N.T.S.

EAST PARKE SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

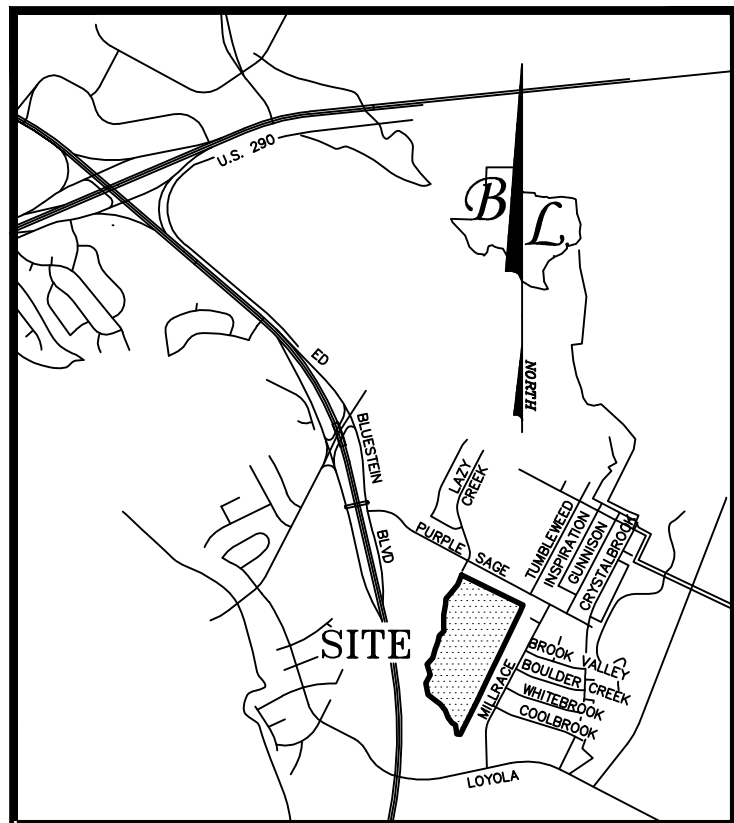
EXHIBIT 1

FILE: H:\Projects\1283\10753 East Parke\EXHIBITS\10753 LOCATION MAP.dwg

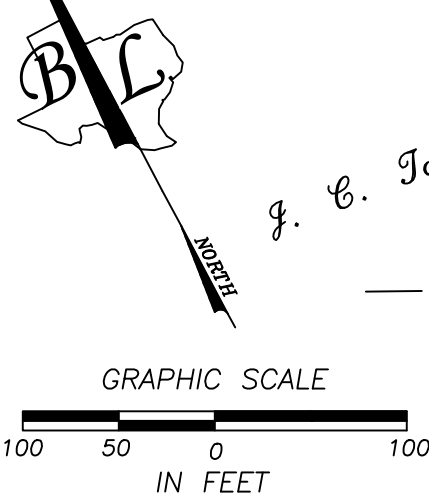
PROJECT NO.	1283-10753	DESIGNED BY:	AVV
FILE NO.	10753 LOCATION MAP	DRAWN BY:	AVV
DATE:	AUGUST 2014	CHECKED BY:	SJB
SCALE:	AS SHOWN	REVIEWED BY:	SJB



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPE FIRM #2946



VICINITY MAP
(NOT TO SCALE)



SEE SHEET 2
FOR CURVE TABLE
SEE SHEET 3
FOR LEGEND & LINE TABLE

OWNERS: PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD.
BLDG. 1, SUITE 150
AUSTIN, TEXAS 78729

ACREAGE: 37.46 ACRES

SURVEY: WALKER WILSON SURVEY NO. 2

DATE: 31 OCTOBER 2017

SURVEYOR: BASELINE LAND SURVEYORS, INC.

ENGINEER: GRAY ENGINEERING, INC.

LINEAR FEET OF NEW STREETS: 4,865'

NUMBER OF LOTS: 130

NUMBER OF LOTS BY TYPE: RESIDENTIAL: 125 LOTS; DRAINAGE ESMT./CEF SETBACK: 2; DRAINAGE/WATER QUALITY: 1; DRAINAGE/PARKLAND: 1; PUBLIC ACCESS EASEMENT: 1.

ACREAGE BY LOT TYPE: R.O.W.: 5.81 AC.; RESIDENTIAL: 19.62 AC.; DRAINAGE & OPEN SPACE: 11.91 AC.; PUBLIC ACCESS EASEMENT: 0.12 AC.

BENCHMARK INFORMATION:

BM#1: IRON PIPE AT THE NORTHEAST CORNER OF THE SUBJECT TRACT, BEING THE SOUTHWEST CORNER OF LOT 4, LAS CIMAS, SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 65, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
ELEVATION = 502.45'

BM#2: IRON REBAR IN THE EAST LINE OF THE SUBJECT TRACT, BEING THE SOUTHWEST CORNER OF LOT 1, CRYSTAL BROOK, SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 55, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THE EXISTING R.O.W. OF COOLBROOK DRIVE.
ELEVATION = 480.91'

{14.294 ACRES}
H.K. JR. INVESTMENT PARTNERSHIP
(14.2558 AC)
VOL. 11562, PG. 1229
R.P.R.T.C.T.

(ED BLUESTEIN BLVD.)
U.S. HWY 183
(R.O.W. VARIES)

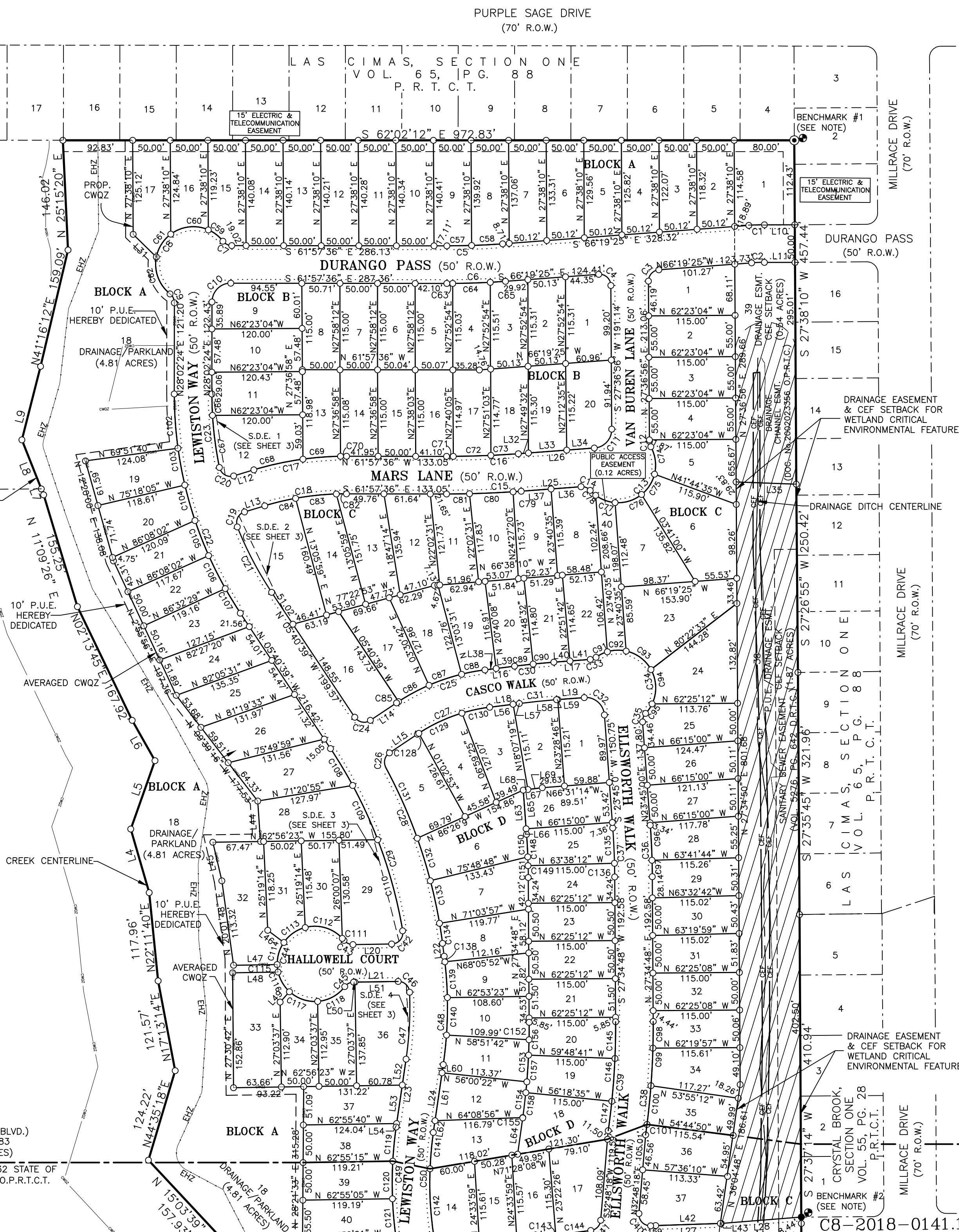
DOC. NO. 2001232132 STATE OF
TEXAS (8.250 AC) O.P.R.T.C.T.

(ED BLUESTEIN BLVD.)
U.S. HWY 183
(R.O.W. VARIES)

DOC. NO. 2001232132 STATE OF
TEXAS (8.250 AC) O.P.R.T.C.T.

MATCHLINE SHEET 1
SHEET 2

J. C. Tannehill League Number 29
Abstract Number 22



BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN TEXAS 78757
OFFICE: (512) 374-9722
REGISTERED FIRM #10015100
ron@baselinelandsurveyors.net

FINAL PLAT EAST PARKE

File: S:\Projects\East Parke\2018 CSD FINAL PLAT East Parke.dwg

Job No. _____ Date: 05/13/19

Scale (Hor.): _____ Scale (Vert.): _____

Checked By: MAM _____ Drawn By: RLW _____

Revision 1: _____

Revision 2: _____

Revision 3: _____

Revision 4: _____

SHEET
1 of 4

C8-2018-0141.1A

J. C. Fannhill League Number 29
Abstract Number 22

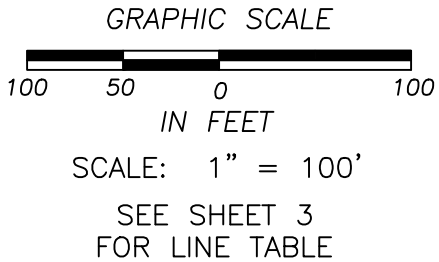
MATCHLINE SHEET 1
SHEET 2

(ED BLUESTEIN BLVD.)
U.S. HWY 183
(R.O.W. VARIES)
DOC. NO. 2001232132 STATE OF
TEXAS (8.250 AC) O.P.R.T.C.T.

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	275.00'	20.78'	4°19'48"	N64°09'30"W	20.78'
C2	225.00'	17.00'	4°19'48"	N64°09'30"W	17.00'
C3	15.00'	22.53'	86°03'40"	S70°38'46"W	20.47'
C4	15.00'	24.59'	93°56'20"	N19°21'14"W	21.93'
C5	975.00'	74.25'	4°21'49"	S64°08'30"E	74.24'
C6	1,025.00'	78.06'	4°21'49"	S64°08'30"E	78.04'
C7	15.00'	13.62'	52°01'12"	S35°57'00"E	13.16'
C8	50.00'	169.33'	194°02'25"	S73°02'24"W	99.25'
C9	15.00'	13.62'	52°01'12"	N2°01'48"E	13.16'
C10	25.00'	39.27'	90°00'00"	S73°02'24"W	35.36'
C11	25.00'	37.55'	86°03'40"	N70°38'46"E	34.12'
C12	15.00'	7.57'	28°54'52"	S13°09'30"W	7.49'
C13	50.00'	145.73'	166°59'44"	N82°11'56"E	99.36'
C14	15.00'	13.62'	52°01'12"	N40°18'48"W	13.16'
C15	1,305.00'	99.39'	4°21'49"	S64°08'30"E	99.36'
C16	1,255.00'	95.58'	4°21'49"	S64°08'30"E	95.56'
C17	425.00'	125.05'	16°51'32"	N70°23'22"W	124.60'
C18	375.00'	110.34'	16°51'32"	N70°23'22"W	109.94'
C19	15.00'	24.87'	94°59'19"	S53°41'13"W	22.12'
C20	15.00'	24.87'	94°59'19"	S31°19'28"E	22.12'
C21	475.00'	98.41'	11°52'13"	S0°15'28"W	98.23'
C22	525.00'	308.95'	33°43'03"	S11°10'53"W	304.51'
C23	475.00'	98.41'	11°52'13"	S22°06'18"W	98.23'
C24	15.00'	23.56'	90°00'00"	S50°40'39"E	21.21'
C25	275.00'	126.45'	26°20'47"	N82°30'15"W	125.34'
C26	15.00'	22.19'	84°44'57"	S41°56'53"W	20.22'
C27	225.00'	103.46'	26°20'47"	N82°30'15"W	102.55'
C28	675.00'	247.12'	20°58'34"	N10°03'41"E	245.74'
C29	625.00'	262.61'	24°04'28"	N6°21'35"E	260.68'
C30	1,000.00'	52.49'	3°00'28"	N67°49'38"W	52.49'
C31	950.00'	49.87'	3°00'28"	N67°49'38"W	49.86'
C32	25.00'	39.30'	90°04'24"	N21°17'12"W	35.38'
C33	15.00'	8.28'	31°36'39"	S82°07'44"E	8.17'
C34	50.00'	147.33'	168°49'35"	N13°31'16"W	99.52'
C35	15.00'	12.34'	47°08'32"	S47°19'16"W	12.00'
C36	1,025.00'	68.52'	3°49'49"	N25°39'54"E	68.51'
C37	975.00'	65.18'	3°49'49"	N25°39'54"E	65.17'
C38	1,025.00'	151.34'	8°27'35"	N31°48'36"E	151.21'
C39	975.00'	145.35'	8°32'30"	N31°51'04"E	145.22'
C40	15.00'	25.42'	97°06'06"	S15°44'45"E	22.49'
C41	15.00'	20.53'	78°25'50"	N72°01'13"E	18.97'
C42	15.00'	25.83'	98°39'48"	N67°43'43"E	22.75'
C43	15.00'	13.62'	52°01'14"	S36°55'47"E	13.16'
C44	50.00'	247.87'	284°02'25"	S27°03'37"W	61.54'
C45	15.00'	13.62'	52°01'12"	N88°56'59"W	13.16'
C46	15.00'	23.17'	88°30'18"	N18°41'14"W	20.93'
C47	475.00'	89.24'	10°45'53"	N30°56'52"E	89.11'
C48	525.00'	144.60'	15°46'50"	N28°26'24"E	144.14'
C49	525.00'	153.54'	16°45'25"	S27°42'28"W	153.00'
C50	475.00'	145.76'	17°34'53"	S27°16'58"W	145.18'
C51	15.00'	13.42'	51°14'51"	N44°57'10"E	12.97'
C52	50.00'	169.39'	194°06'17"	S26°28'32"E	99.24'
C53	15.00'	13.62'	52°01'12"	S82°28'55"W	13.16'
C54	15.00'	23.56'	90°00'00"	S26°30'28"E	21.21'
C55	1,025.00'	49.08'	2°44'36"	N70°08'10"W	49.07'
C56	975.00'	129.12'	7°35'17"	N67°42'50"W	129.03'
C57	975.00'	32.90'	1°56'00"	S62°55'36"E	32.90'
C58	975.00'	41.36'	2°25'49"	S65°06'30"E	41.35'
C59	50.00'	24.71'	28°18'50"	N24°05'48"W	24.46'
C60	50.00'	52.69'	60°22'27"	N68°26'27"W	50.28'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C61	50.00'	36.84'	42°13'05"	S60°15'47"W	36.01'
C62	50.00'	55.09'	63°08'03"	S73°35'13"W	52.35'
C63	1,025.00'	7.83'	0°26'16"	S62°10'44"E	7.83'
C64	1,025.00'	50.03'	2°47'47"	S63°47'46"E	50.02'
C65	1,025.00'	20.20'	1°07'46"	S65°45'32"E	20.20'
C66	475.00'	28.43'	3°25'44"	S26°19'32"W	28.42'
C67	475.00'	69.98'	8°26'29"	S20°23'26"W	69.92'
C68	425.00'	66.85'	9°00'42"	N74°18'46"W	66.78'
C69	425.00'	50.15'	6°45'41"	N66°25'35"W	50.12'
C70	425.00'	8.05'	1°05'08"	N62°30'10"W	8.05'
C71	1,255.00'	8.90'	0°24'22"	S62°09'47"E	8.90'
C72	1,255.00'	50.01'	2°17'00"	S63°30'28"E	50.01'
C73	1,255.00'	36.67'	1°40'27"	S65°29'11"E	36.67'
C74	50.00'	37.70'	43°12'18"	N20°18'13"E	36.82'
C75	50.00'	32.61'	37°21'52"	N60°35'18"E	32.03'
C76	50.00'	37.75'	43°15'45"	S79°05'53"E	36.86'
C77	50.00'	27.91'	31°59'04"	S41°28'29"E	27.55'
C78	50.00'	9.76'	1°10'45"	S19°53'35"E	9.74'
C79	1,305.00'	10.79'	0°28'26"	S66°05'12"E	10.79'
C80	1,305.00'	58.04'	2°32'54"	S64°34'32"E	58.04'
C81	1,305.00'	30.55'	1°20'29"	S62°37'50"E	30.55'
C82	375.00'	13.52'	2°03'55"	N62°59'33"W	13.52'
C83	375.00'	54.58'	8°20'19"	N68°11'40"W	54.53'
C84	375.00'	42.25'	6°27'18"	N75°35'28"W	42.22'
C85	275.00'	3.13'	0°39'06"	S84°38'54"W	3.13'
C86	275.00'	45.98'	9°34'45"	S89°45'50"W	45.92'
C87	275.00'	45.82'	9°32'49"	N80°40'23"W	45.77'
C88	275.00'	31.53'	6°34'07"	N72°36'55"W	31.51'
C89	1,000.00'	24.90'	1°25'35"	N68°37'04"W	24.90'
C90	1,000.00'	27.60'	1°34'52"	N67°06'51"W	27.60'
C91	50.00'	16.91'	19°22'46"	N88°14'41"W	16.83'
C92	50.00'	25.29'	28°58'41"	N64°03'57"W	25.02'
C93	50.00'	42.39'	48°34'47"	N25°17'13"W	41.14'
C94	50.00'	47.34'	54°14'52"	N26°07'36"E	45.59'
C95	50.00'	15.40'	17°38'30"	N62°04'17"E	15.33'
C96	1,025.00'	46.66'	2°36'30"	N25°03'15"E	46.66'
C97	1,025.00'	21.86'	1°13'19"	N26°58'09"E	21.86'
C98	1,025.00'	35.45'	1°58'53"	N28°34'15"E	35.45'
C99	1,025.00'	50.11'	2°48'03"	N30°57'43"E	50.10'
C100	1,025.00'	51.71'	2°53'25"	N33°48'28"E	51.70'
C101	1,025.00'	14.08'	0°47'13"	N35°38'47"E	14.08'
C102	525.00'	72.40'	7°54'04"	S24°05'22"W	72.34'
C103	525.00'	49.85'	5°26'25"	S17°25'07"W	49.83'
C104	525.00'	49.18'	5°22'02"	S12°00'54"W	49.16'
C105	525.00'	50.08'	5°27'54"	S6°35'55"W	50.06'
C106	525.00'	49.22'	5°22'18"	S1°10'50"W	49.20'
C107	525.00'	38.23'	4°10'19"	S3°35'29"E	38.22'
C108	625.00'	57.27'	5°14'59"	N3°03'09"W	57.25'
C109	625.00'	79.43'	7°16'55"	N3°12'48"E	79.38'
C110	625.00'	125.91'	11°32'34"	N12°37'32"E	125.70'
C111	50.00'	3.48'	3°58'58"	N12°54'40"W	3.47'
C112	50.00'	53.94'	61°48'30"	N45°48'24"W	51.36'
C113	50.00'	35.34'	40°29'50"	S83°02'26"W	34.61'
C114	50.00'	31.18'	35°43'54"	S44°55'34"W	30.68'
C115	50.00'	10.07'	11°32'13"	S21°17'30"W	10.05'
C116	50.00'	30.79'	35°16'48"	S2°07'00"E	30.30'
C117	50.00'	40.81'	46°45'39"	S43°08'13"E	39.68'
C118	50.00'	42.27'	48°26'33"	N89°15'41"E	41.03'
C119	525.00'	45.60'	4°58'37"	S33°35'51"W	45.59'
C120	525.00'	50.03'	5°27'34"	S28°22'46"W	50.01'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C121	525.00'	50.04'	5°27'41"	S22°55'08"W	50.02'
C122	525.00'	7.87'	0°51'33"	S19°45'31"W	7.87'
C123	50.00'	30.40'	34°50'12"	S53°09'30"W	29.93'
C124	50.00'	43.24'	49°32'43"	S10°58'03"W	41.90'
C125	50.00'	35.10'	40°13'38"	S33°55'08"E	34.39'
C126	50.00'	32.04'	36°42'53"	S72°23'23"E	31.49'
C127	50.00'	28.61'	32°46'51"	N72°51'45"E	28.22'
C128	225.00'	2.22'	0°33'53"	S84°36'18"W	2.22'
C129	225.00'	63.57'	16°11'13"	N87°01'10"W	63.35'
C130	225.00'	37.68'	9°35'41"	N74°07'43"W	37.63'
C131	675.00'	102.92'	8°44'09"	N3°56'29"E	102.82'
C132	675.00'	59.24'	5°01'43"	N10°49'25"E	59.22'
C133	675.00'	57.93'	4°55'02"	N15°47'47"E	57.91'
C134	675.00'	27.03'	2°17'41"	N19°24'08"E	27.03'
C135	975.00'	65.18'	3°49'49"	N25°39'54"E	65.17'
C136	975.00'	18.21'	1°04'12"	N27°02'42"E	18.21'
C138	525.00'	7.39'	0°48'25"	N20°57'11"E	7.39'
C139	525.00'	47.72'	5°12'30"	N23°57'38"E	47.71'
C140	525.00'	50.00'	5°27'26"	N29°17'36"E	49.99'
C141	475.00'	48.47'	5°50'47"	S33°09'01"W	48.45'
C142	475.00'	97.29'	11°44'06"	S24°21'35"W	97.12'
C143	1,025.00'	2.12'	0°07'08"	N71°46'31"W	2.12'
C144	1,025.00'	46.95'	2°37'29"	N70°03'43"W	46.95'
C145	975.00'	48.89'	2°52'23"	N29°01'00"E	48.89'
C146	975.00'	57.08'	3°21'16"	N32°07'50"E	57.08'
C147	975.00'	39.38'	2°18'51"	N34°57'53"E	39.38'
C148	860.00'	41.73'	2°46'48"	N25°08'23"E	41.72'
C149	860.00'	15.77'	1°03'01"	N27°03'18"E	15.76'
C150	860.00'	30.01'	1°59'58"	N24°44'59"E	30.01'
C151	860.00'	27.48'	1°49'51"	N26°39'53"E	27.48'
C152	860.00'	23.15'	1°32'32"	N28°21'05"E	23.15'
C153	860.00'	56.09'	3°44'12"	N30°59'27"E	56.08'
C154	860.00'	47.79'	3°11'01"	N34°27'04"E	47.78'
C155	860.00'	0.56'	0°02'14"	N36°03'41"E	0.56'
C156	860.00'	43.65'	2°54'30"	N29°02'04"E	43.65'
C157	860.00'	50.06'	3°20'06"	N32°09'21"E	50.05'
C158	860.00'	33.31'	2°13'10"	N34°55'59"E	33.31'
C159	1,025.00'	6.74'	0°22'37"	N64°06'30"W	6.74'



(ED BLUESTEIN BLVD.)
U.S. HWY 183
(R.O.W. VARIES)
DOC. NO. 2001232132 STATE OF
TEXAS (8.250 AC) O.P.R.T.C.T.

LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND (NOTED, IF CAPPED)
⊙	IRON PIPE FOUND
○	1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC."
⬤	BENCHMARK
▲	CALCULATED POINT
-----	PROPOSED SIDEWALK
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
CWQZ	CRITICAL WATER QUALITY ZONE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
WQTZ	WATER QUALITY TRANSITION ZONE
▨	C.E.F. SETBACK
-----	CRITICAL WATER QUALITY ZONE
EHZ	EROSION HAZARD LINE
CEF	WETLAND CEF
---	EASEMENT

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE
(NAD 83). COMBINED SCALE FACTOR: 0.99993409

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S82°40'38"E	50.54'
L2	N55°02'51"W	60.68'
L3	N33°38'48"W	87.77'
L4	N11°44'56"E	88.13'
L5	N47°31'11"E	96.44'
L6	N01°29'43"W	61.63'
L7	N06°22'45"E	8.57'
L8	N06°22'45"E	70.17'
L9	N42°12'36"E	100.86'
L10	S61°59'36"E	40.39'
L11	N61°59'36"W	40.71'
L12	S78°49'07"E	28.07'
L13	N78°49'07"W	28.07'
L14	N84°19'21"E	41.87'
L15	N84°19'21"E	44.77'
L16	S69°19'52"E	39.76'
L17	S66°19'25"E	48.61'
L18	S69°19'52"E	39.76'
L19	S66°19'25"E	36.85'
L20	S62°56'23"E	51.52'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L21	N62°56'23"W	59.31'
L22	N20°32'59"E	17.24'
L23	N36°19'49"E	91.34'
L24	N36°19'49"E	91.23'
L25	N66°19'25"W	79.81'
L26	S66°19'25"E	101.30'
L27	S63°55'12"E	87.16'
L28	S66°33'45"E	106.90'
L29	N63°55'12"W	84.66'
L30	N61°16'38"W	107.22'
L31	N17°36'00"W	43.07'
L32	S66°19'25"E	13.42'
L33	S66°19'25"E	51.08'
L34	S66°19'25"E	36.80'
L35	S59°55'25"E	80.07'
L36	N66°19'25"W	39.94'
L37	N66°19'25"W	39.87'
L38	S69°19'52"E	15.16'
L39	S69°19'52"E	24.60'
L40	S66°19'25"E	21.59'

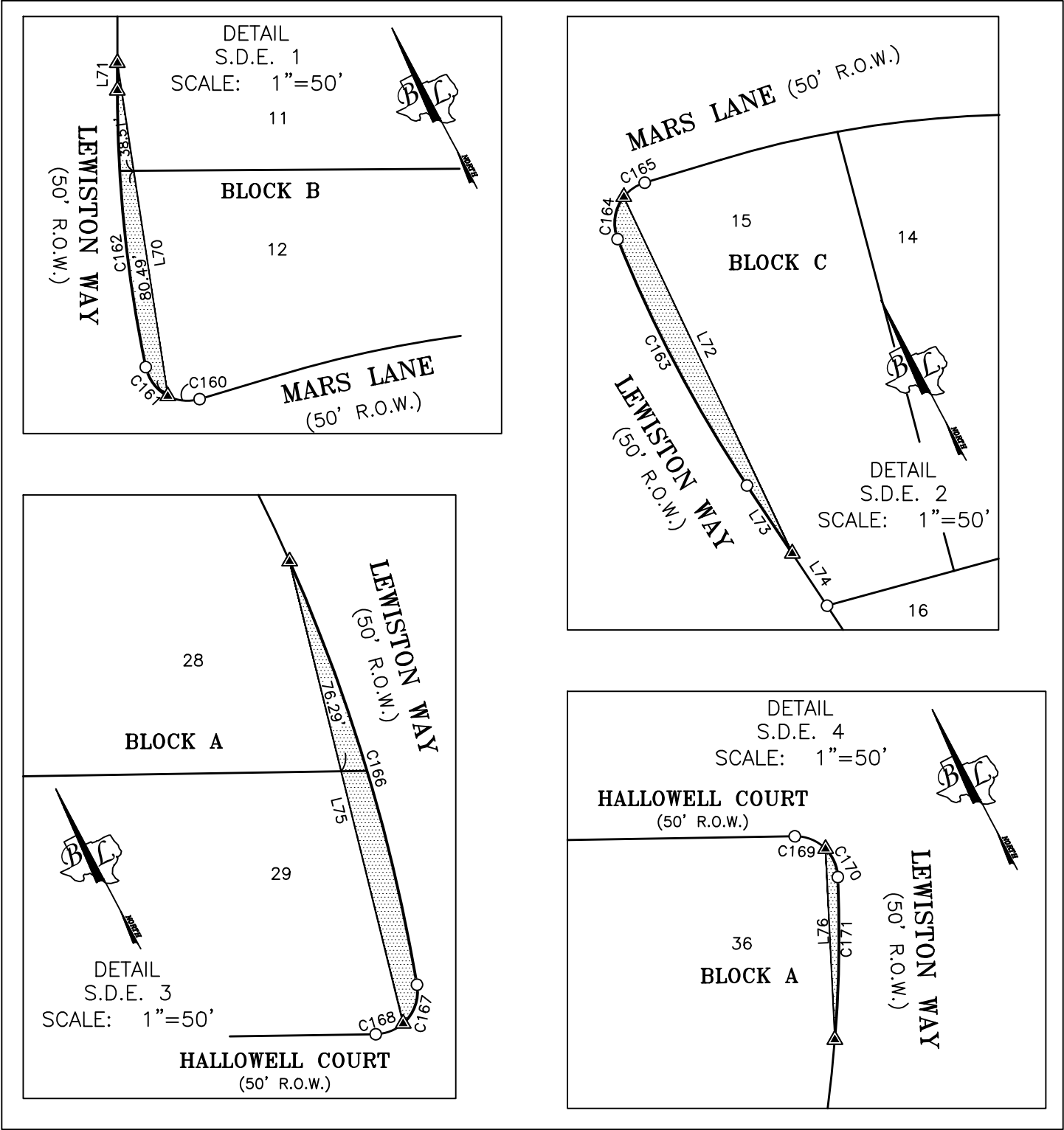
LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	S66°19'25"E	27.02'
L42	N63°55'12"W	85.99'
L43	N63°55'12"W	1.17'
L44	N23°59'32"E	53.97'
L45	N14°54'41"E	52.70'
L46	N24°57'23"W	26.96'
L47	N62°56'23"W	57.94'
L48	S62°56'23"E	60.35'
L49	S70°14'36"W	18.50'
L50	S62°56'23"E	1.89'
L51	S62°56'23"E	57.43'
L52	S36°19'49"W	34.79'
L53	S36°19'49"W	51.77'
L54	S36°19'49"W	4.77'
L55	S09°54'35"E	77.21'
L56	S69°19'52"E	31.35'
L57	S69°19'52"E	8.41'
L58	S66°19'25"E	1.46'
L59	S66°19'25"E	35.39'
L60	S36°19'49"W	11.06'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C160	15.00'	11.57'	44°12'37"	S56°42'49"E	11.29'
C161	15.00'	13.29'	50°46'42"	N9°13'10"W	12.86'
C162	475.00'	98.41'	11°52'13"	N22°06'18"E	98.23'
C163	475.00'	98.41'	11°52'13"	N0°15'28"E	98.23'
C164	15.00'	15.77'	60°14'44"	N36°18'56"E	15.06'
C165	15.00'	9.10'	34°44'35"	N83°48'35"E	8.96'
C166	625.00'	156.47'	14°20'40"	S11°13'29"W	156.06'
C167	15.00'	15.22'	58°08'44"	S47°28'11"W	14.58'
C168	15.00'	10.61'	40°31'03"	N83°11'55"W	10.39'
C169	15.00'	12.06'	46°03'11"	N39°54'48"W	11.73'
C170	15.00'	11.11'	42°27'08"	S4°20'22"W	10.86'
C171	475.00'	57.46'	6°55'54"	S29°01'52"W	57.43'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L61	S36°19'49"W	64.37'
L62	S36°19'49"W	15.79'
L63	S23°45'00"W	58.99'
L64	N36°04'48"E	48.77'
L65	S23°45'00"W	51.62'
L66	S23°45'00"W	7.36'
L67	S69°19'52"E	25.52'
L68	S69°19'52"E	6.18'
L69	S69°19'52"E	19.35'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L70	S19°22'00"W	119.00'
L71	S28°02'24"W	9.69'
L72	S02°40'39"W	139.23'
L73	S05°40'39"E	28.85'
L74	S05°40'39"E	22.16'
L75	N14°09'53"E	168.04'
L76	N25°10'27"E	67.45'

SIGHT DISTANCE EASEMENTS



FINAL PLAT
EAST PARKE

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
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File: S:\Proj\East Parke\Draw\FINAL PLAT East Parke.dwg	Date: 05/13/19
Scale (Hor.): 1"=100'	Drawn By: RLW
Checked By: JSL	Revision 1:
Revision 2:	Revision 3:
Revision 4:	

DEPUTY

FINAL PLAT EAST PARKE

File: S:\Proj\East Panel\Draw\FINAL PLAT East Packed.dwg
Scale (Hor.): 1"=100'
Date: 05/13/19
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:
Revision 4: