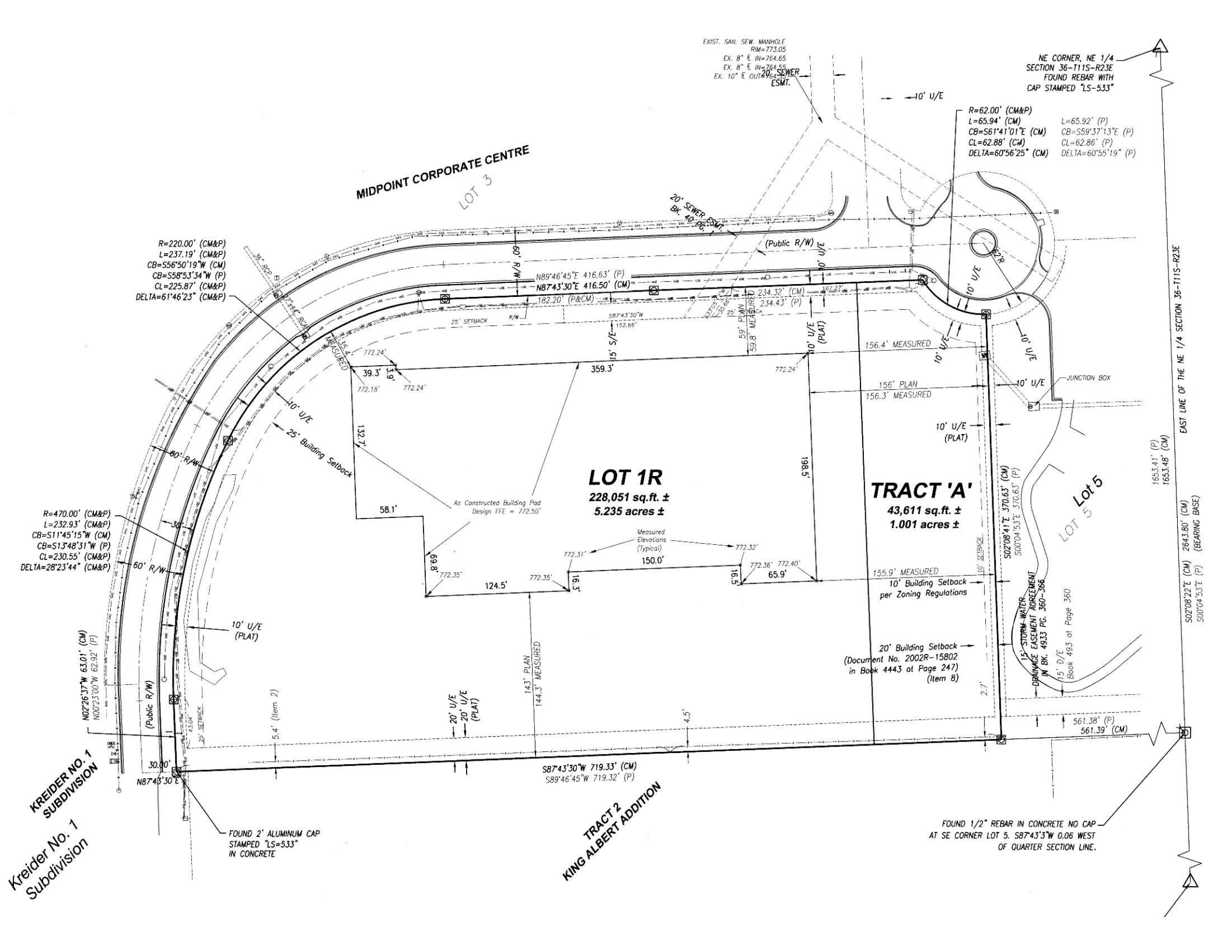
LOT 1R
228,051 sq.ft. ±
5.235 acres ±
TRACT 'A'
43,611 sq.ft. ±
1.001 acres ±
MIDPOINT CORPORATE CENTRE
LOT 3
KREIDER NO. 1 SUBDIVISION
TRACT 2
KING ALBERT ADDITION
Lot 5
LOT 5
EAST LINE OF THE NE 1/4 SECTION 36-T11S-R23E
NE CORNER, NE 1/4 SECTION 36-T11S-R23E FOUND REBAR WITH CAP STAMPED "LS-533"
EXIST. SAN. SEW. MANHOLE RIM=773.05
EX. 8" E. IN=764.65
EX. 8" E. IN=764.55
EX. 10" E. OUT=764.35
20' SEWER ESMT.
20' SEWER ESMT. BK. 40 PG. 1
10' U/E
R=62.00' (CM&P)
L=65.94' (CM)
CB=S61°41'01"E (CM)
CL=62.88' (CM)
DELTA=60°56'25" (CM)
L=65.92' (P)
CB=S59°37'13"E (P)
CL=62.86' (P)
DELTA=60°55'19" (P)
(Public R/W)
R=220.00' (CM&P)
L=237.19' (CM&P)
CB=S56°50'19"W (CM)
CB=S58°53'34"W (P)
CL=225.87' (CM&P)
DELTA=61°46'23" (CM&P)
N89°46'45"E 416.63' (P)
N87°43'30"E 416.50' (CM)
182.20' (P&CM)
234.32' (CM)
234.43' (P)
25' SETBACK
S87°43'30"W 152.66'
59' PLAN
59.8' MEASURED
156.4' MEASURED
156' PLAN
156.3' MEASURED
JUNCTION BOX
772.24'
772.18'
39.3'
3.9'
359.3'
132.7'
198.5'
58.1'
As Constructed Building Pad Design FFE = 772.50'
Measured Elevations (Typical)
772.31'
772.32'
150.0'
772.35'
772.36'
772.40'
65.9'
124.5'
69.8'
16.3'
155.9' MEASURED
10' Building Setback per Zoning Regulations
20' Building Setback (Document No. 2002R-15802 in Book 4443 at Page 247) (Item 8)
25' Building Setback
60' R/W
R=470.00' (CM&P)
L=232.93' (CM&P)
CB=S11°45'15"W (CM)
CB=S13°48'31"W (P)
CL=230.55' (CM&P)
DELTA=28°23'44" (CM&P)
N02°26'37"W 63.01' (CM)
N00°23'00"W 62.92' (P)
43.04'
5.4' (Item 2)
20' U/E
20' U/E (PLAT)
143' PLAN
144.3' MEASURED
4.5'
2.7'
S87°43'30"W 719.33' (CM)
S89°46'45"W 719.32' (P)
30.00'
N87°43'30"E
FOUND 2" ALUMINUM CAP STAMPED "LS=533" IN CONCRETE
FOUND 1/2" REBAR IN CONCRETE NO CAP AT SE CORNER LOT 5. S87°43'3"W 0.06 WEST OF QUARTER SECTION LINE.
S02°08'41"E 370.63' (CM)
S00°04'53"E 370.63' (P)
S02°08'22"E (CM) 2643.80' (CM)
S00°04'53"E (P) (BEARING BASE)
1653.41' (P)
1653.48' (CM)
561.38' (P)
561.39' (CM)
15' STORM WATER DRAINAGE EASEMENT AGREEMENT IN BK. 4933 PG. 360-366
15' D/E Book 493 at Page 360
Kreider No. 1 Subdivision