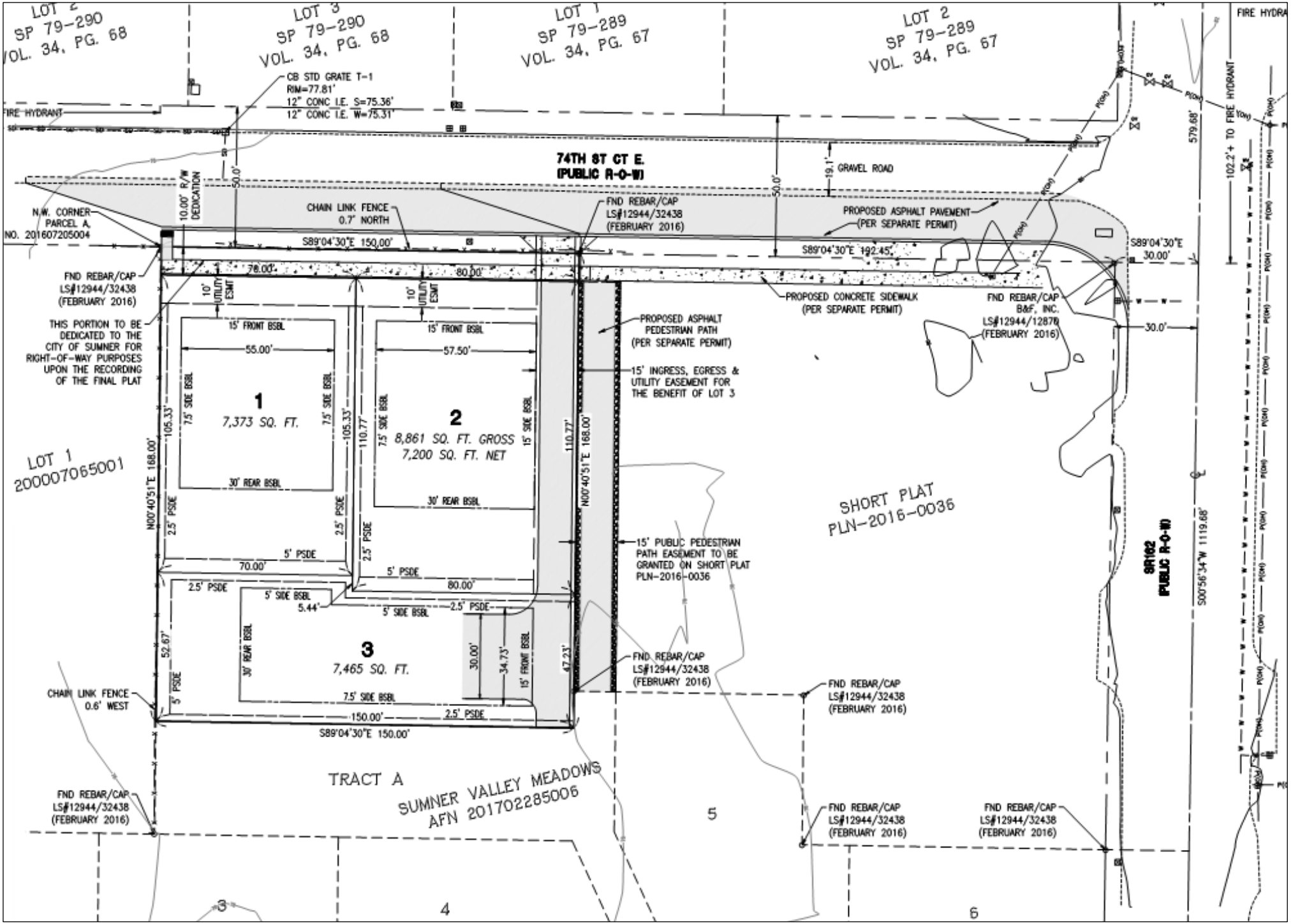
LOT 2
SP 79-290
VOL. 34, PG. 68
LOT 3
SP 79-290
VOL. 34, PG. 68
LOT 1
SP 79-289
VOL. 34, PG. 67
LOT 2
SP 79-289
VOL. 34, PG. 67
FIRE HYDRANT
CB STD GRATE T-1
RIM=77.81'
12" CONC I.E. S=75.36'
12" CONC I.E. W=75.31'
74TH ST CT E.
(PUBLIC R-O-W)
10.00' R/W DEDICATION
50.0'
19.1' GRAVEL ROAD
N.W. CORNER PARCEL A, NO. 201607205004
CHAIN LINK FENCE 0.7' NORTH
FND REBAR/CAP LS#12944/32438 (FEBRUARY 2016)
PROPOSED ASPHALT PAVEMENT (PER SEPARATE PERMIT)
S89°04'30"E 150.00'
S89°04'30"E 192.45'
S89°04'30"E 30.00'
78.00'
80.00'
10' UTILITY ESMT
FND REBAR/CAP LS#12944/32438 (FEBRUARY 2016)
PROPOSED CONCRETE SIDEWALK (PER SEPARATE PERMIT)
FND REBAR/CAP B&F, INC. LS#12944/12878 (FEBRUARY 2016)
30.0'
THIS PORTION TO BE DEDICATED TO THE CITY OF SUMNER FOR RIGHT-OF-WAY PURPOSES UPON THE RECORDING OF THE FINAL PLAT
15' FRONT BSBL
55.00'
57.50'
PROPOSED ASPHALT PEDESTRIAN PATH (PER SEPARATE PERMIT)
15' INGRESS, EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 3
1
7,373 SQ. FT.
2
8,861 SQ. FT. GROSS
7,200 SQ. FT. NET
7.5' SIDE BSBL
15' SIDE BSBL
105.33'
110.77'
30' REAR BSBL
LOT 1
200007065001
N00°40'51"E 168.00'
2.5' PSDE
5' PSDE
70.00'
80.00'
SHORT PLAT
PLN-2016-0036
15' PUBLIC PEDESTRIAN PATH EASEMENT TO BE GRANTED ON SHORT PLAT PLN-2016-0036
5' SIDE BSBL
5.44'
52.67'
3
7,465 SQ. FT.
30.00'
34.73'
15' FRONT BSBL
47.23'
FND REBAR/CAP LS#12944/32438 (FEBRUARY 2016)
CHAIN LINK FENCE 0.6' WEST
150.00'
S89°04'30"E 150.00'
TRACT A
SUMNER VALLEY MEADOWS
AFN 20170285006
SR162
(PUBLIC R-O-W)
S00°56'34"W 1119.68'
579.68'
102.2'+ TO FIRE HYDRANT
FIRE HYDRA
3
4
5
6