

50' R.O.W.

Z2016103

$R=50.00'$ $\Delta=5^{\circ}45'09''$
 $\tan=5.02'$ (P)
 $\Delta=12^{\circ}18'54''$
 $\tan=5.39'$
Chord Bearing= $S87^{\circ}09'44''E$
Chord Distance= $10.73'$ (M)

POINT OF BEGINNING

40' x concrete driveway
3 parking spaces

PORTION OF LOT 6
(7529/141)

REF. BEARING
 $N00^{\circ}07'00''W$ (P)
 $N00^{\circ}07'00''W$ (M)

5' BLDG. SETBACK LINE
(2711/375)

$N89^{\circ}53'00''E$ (P) $47.71'$ (P)
 $N89^{\circ}49'05''E$ (M) $47.88'$ (M)

7.5' SETBACK LINE (PLAT)

PORTION OF LOT 7

25' BLDG. SETBACK LINE
(2711/375)

COV

#527 RESIDENCE

COV

5' BLDG. SETBACK LINE
(2711/375)

$S03^{\circ}25'00''E$ (P)
 $S02^{\circ}23'04''E$ (M)
 $62.11'$ (M)
 $131.27'$ (P)

PORTION OF LOT 8

1/2" IRON ROD SET

$L=70.65'$ $R=370.00'$
 $\Delta=10^{\circ}58'22''$ $\tan=35.54'$ (R)
 $\Delta=10^{\circ}56'28''$
 $\tan=35.43'$
Chord Bearing= $S59^{\circ}49'00''W$
Chord Distance= $70.55'$ (M)

• Whole structure used as office

* " I, Sylvia Duran, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits. "