

- STANDARD LOT
- DAYLIGHT LOT
- WALKOUT LOT



SOLD

SOLD

PLAT 3

BRIDGEWOOD BOULEVARD

PLAT 2

PARK

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

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SOLD

SOLD

SOLD

WELLINGTON STREET

OVERLOOK AVENUE

ABRAM DRIVE

91ST STREET

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

TURN AROUND

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°04'42"	838.00'	89.53'	N25°30'37"E	89.44'
C2	21°28'32"	440.00'	184.92'	N19°18'41"E	183.98'
C3	12°28'49"	440.00'	95.84'	N21°01'1"E	95.85'
C4	12°28'49"	300.00'	83.35'	S21°01'1"W	83.32'
C5	0°33'38"	1035.00'	10.13'	N10°45'27"W	10.13'
C6	7°05'52"	440.00'	54.51'	N7°29'20"W	54.47'
C7	0°33'38"	1175.00'	11.50'	S10°45'27"E	11.50'
C8	19°34'41"	300.00'	102.51'	S11°43'55"E	102.01'
C9	4°02'08"	1035.00'	72.90'	N8°27'33"W	72.89'
C10	4°02'08"	1175.00'	82.78'	S8°27'33"E	82.75'
C11	4°02'08"	1175.00'	82.78'	S4°29'25"E	82.75'
C12	4°02'08"	1035.00'	72.90'	N4°25'25"W	72.89'
C13	4°02'08"	1035.00'	72.90'	N0°23'10"W	72.89'
C14	4°02'08"	1175.00'	82.78'	S0°23'10"E	82.75'
C15	3°48'10"	1175.00'	78.33'	S3°32'24"W	78.32'
C16	4°27'19"	1035.00'	80.48'	N3°51'21"E	80.46'
C17	5°32'36"	1035.00'	100.09'	N8°51'21"E	100.05'
C18	4°58'31"	25.00'	19.77'	S11°01'42"E	19.28'
C19	8°53'07"	25.00'	39.25'	N33°21'00"W	35.34'
C20	10°34'41"	370.00'	70.48'	N8°34'53"W	70.38'
C21	15°38'12"	130.00'	35.48'	N81°25'08"W	35.37'
C22	10°34'38"	50.00'	9.52'	N78°03'20"W	9.51'
C23	16°35'48"	50.00'	14.77'	S87°01'28"W	14.72'
C24	4°51'44"	55.00'	44.02'	N78°30'32"W	42.86'
C25	8°02'42"	55.00'	57.84'	N25°33'19"W	55.04'
C26	8°26'58"	55.00'	6.18'	N8°42'39"E	8.15'
C27	27°50'22"	50.00'	24.29'	N0°57'15"W	24.06'
C28	15°38'12"	130.00'	35.48'	N70°32'00"W	35.37'
C29	11°57'19"	130.00'	27.12'	N8°44'20"E	27.07'
C30	20°01'03"	50.00'	17.47'	N2°42'21"E	17.36'
C31	7°38'12"	50.00'	8.64'	N11°08'18"W	8.63'
C32	55°50'42"	55.00'	53.29'	N12°50'59"E	51.23'
C33	57°44'58"	55.00'	55.44'	N89°28'49"E	53.12'
C34	0°27'24"	55.00'	0.44'	S81°25'00"E	0.44'
C35	27°37'19"	50.00'	24.10'	N85°00'04"E	23.87'
C36	11°57'08"	130.00'	27.12'	N77°10'00"E	27.07'
C37	9°00'00"	25.00'	38.27'	N38°08'33"E	35.36'
C38	11°01'17"	1035.00'	21.16'	S81°18'16"E	21.16'
C39	4°02'08"	1035.00'	72.90'	S3°40'05"E	72.89'
C40	4°02'08"	1035.00'	72.90'	S0°22'03"W	72.88'
C41	4°02'08"	1035.00'	72.90'	S4°24'11"W	72.88'
C42	3°54'54"	1035.00'	70.72'	S6°22'43"W	70.71'
C43	8°04'33"	25.00'	37.89'	S33°12'07"E	34.44'
C44	4°20'09"	1470.00'	111.21'	S78°54'26"E	111.18'
C45	0°34'09"	1470.00'	14.58'	N80°47'25"W	14.58'
C46	0°21'01"	1530.00'	9.35'	S80°33'08"E	9.35'
C47	4°18'30"	1530.00'	113.71'	N78°35'54"W	113.68'
C48	91°46'40"	25.00'	40.05'	S57°18'31"W	35.60'
C49	4°35'47"	985.00'	83.03'	S6°57'17"W	83.00'
C50	4°38'18"	985.00'	78.12'	S41°01'5"W	78.10'
C51	1°37'50"	985.00'	27.46'	N2°40'01"E	27.46'
C52	0°59'08"	985.00'	16.80'	N1°21'32"E	16.80'
C53	4°35'47"	985.00'	78.13'	S0°28'04"E	78.11'
C54	4°40'14"	985.00'	78.68'	S3°07'21"E	78.64'
C55	3°34'47"	985.00'	80.29'	S91°43'2"E	80.28'
C56	6°52'59"	510.00'	81.27'	S7°35'46"E	81.23'
C57	7°25'57"	510.00'	86.18'	S0°26'18"E	86.11'
C58	7°25'57"	510.00'	86.18'	S8°56'36"W	86.11'
C59	7°25'57"	510.00'	86.18'	S14°25'30"W	86.11'
C60	7°25'57"	510.00'	86.15'	S21°51'31"W	86.11'

CURVE DATA:

C61	8°07'15"	25.00'	38.89'	S18°59'09"E	35.08'
C62	51°28'02"	25.00'	22.44'	S37°46'45"E	21.70'
C63	0°58'06"	985.00'	18.31'	N11°23'38"E	18.31'
C64	81°2'08"	985.00'	138.15'	N23°42'3"W	136.03'
C65	90°21'00"	25.00'	39.42'	S51°40'57"W	35.46'
C66	11°58'28"	25.00'	5.22'	N12°28'40"W	5.22'
C67	29°22'30"	70.00'	35.89'	S88°27'18"W	35.50'
C68	82°22'47"	70.00'	100.65'	S41°57'10"W	92.20'
C69	31°00'10"	70.00'	37.88'	S16°53'31"W	37.42'
C70	31°00'10"	70.00'	37.88'	N14°44'18"W	37.42'
C71	90°00'00"	70.00'	109.96'	S44°41'4"E	98.99'
C72	2°22'17"	430.00'	17.80'	S88°03'05"E	17.80'
C73	8°41'39"	430.00'	65.25'	S82°31'07"E	65.19'
C74	91°51'48"	25.00'	40.08'	N55°53'40"E	35.93'
C75	87°61'3"	985.00'	139.29'	N54°48'4"E	139.17'
C76	0°48'50"	985.00'	13.71'	N2°08'07"E	13.71'
C77	20°31'17"	1000.00'	363.99'	N3°34'12"E	361.88'
C78	20°10'04"	1000.00'	351.99'	N31°33'5"E	350.18'
C79	0°41'14"	1000.00'	11.99'	S13°39'14"W	11.99'
C80	42°22'40"	1500.00'	114.81'	S78°32'43"E	114.58'
C81	29°02'06"	1000.00'	458.84'	N1°28'48"E	453.46'
C82	41°03'13"	475.00'	340.35'	N7°29'21"E	333.11'
C83	8°20'32"	600.00'	87.36'	N25°50'41"E	87.28'
C84	3°33'44"	600.00'	37.30'	S281°40'6"W	37.30'
C85	4°46'49"	600.00'	50.06'	S245°33'50"W	50.04'
C86	12°32'51"	400.00'	87.80'	S82°57'48"E	87.42'
C87	90°00'00"	100.00'	157.08'	S441°41'4"E	141.42'
C88	82°22'47"	100.00'	143.78'	S41°57'10"W	131.71'

AREA SUMMARY

SW 1/4, SE 1/4, SEC 10-78-26	= 189,050 SQUARE FEET (4.34 ACRES)
SE 1/4, SEC 10-78-26	= 796,899 SQUARE FEET (18.29 ACRES)
NE 1/4, NE 1/4, SEC 15-78-26	= 36,300 SQUARE FEET (0.83 ACRES)
TOTAL AREA	= 1,022,249 SQUARE FEET (23.51 ACRES)

COMPREHENSIVE PLAN DESIGNATION

EXISTING: SINGLE FAMILY RESIDENTIAL

ZONING:

SINGLE FAMILY: RS-7

BULK REGULATIONS:

MAXIMUM DENSITY: 8.0 DU/ACRE
MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 50' (PLUS ADDITIONAL 20 FEET FOR CORNER LOTS)
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 15' MINIMUM SUM OF SIDE YARDS, 7' MINIMUM FROM THE PROPERTY LINE TO THE CLOSEST ELEMENT INCLUDING EGRESS WINDOWS, FIREPLACE, DAY WINDOWS OR BUMP-OUTS.

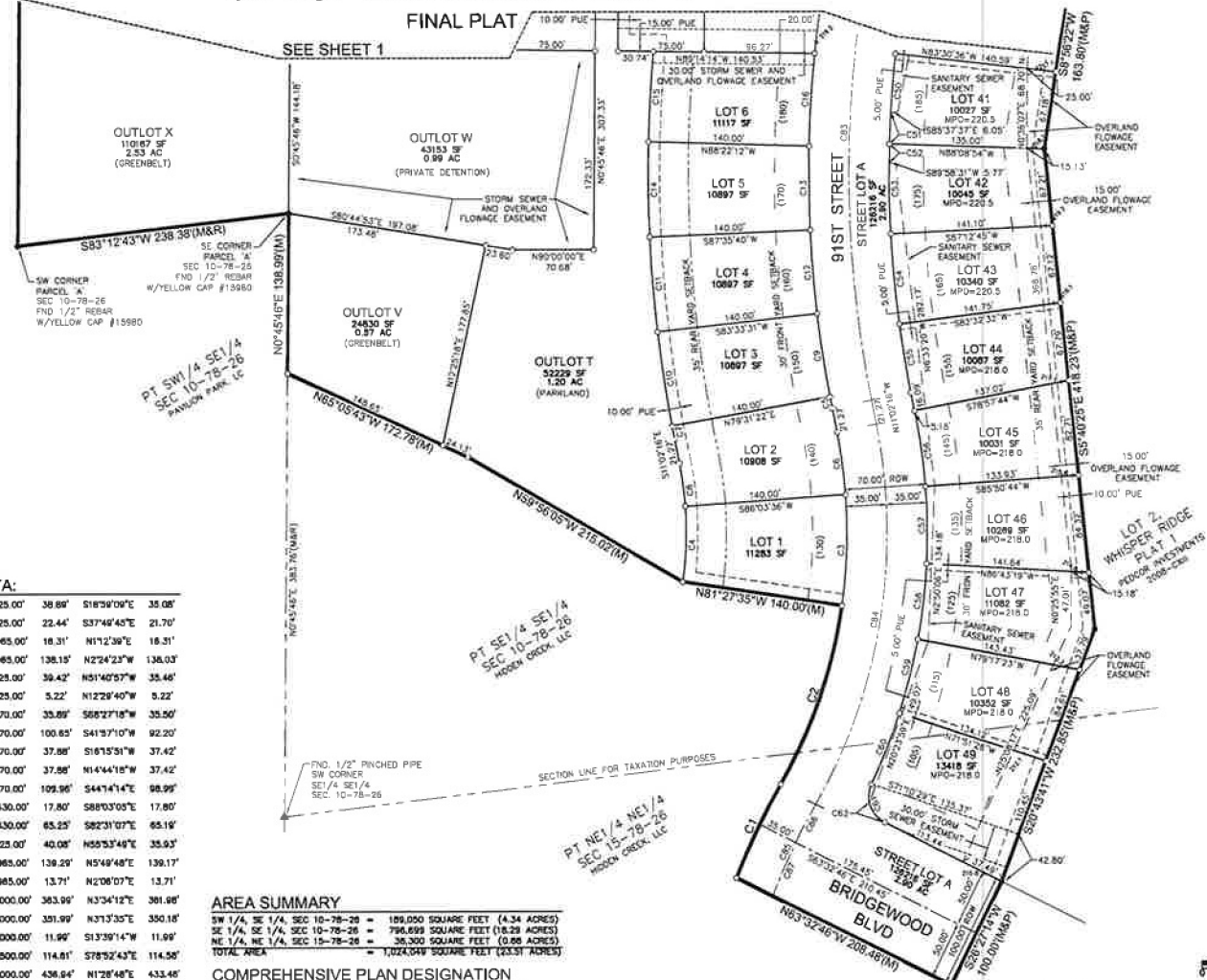
NOTE:

- LOT 49 IS NOT ALLOWED ACCESS OFF OF BRIDGEWOOD BOULEVARD; HOWEVER IF HOUSE FRONTS TO BRIDGEWOOD, CONTACT CITY FOR ASSIGNMENT OF ADDRESS. (HOUSES ARE ADDRESSED ACCORDING TO FRONT OF HOUSE, NOT OPENWAY LOCATION).
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- THE ERROR OF CLOSURE IS WITHIN ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
- ALL EASEMENTS ARE PROPOSED AND PUBLIC UNLESS OTHERWISE NOTED.
- WATER PRESSURE IN THIS AREA WILL BE REDUCED IN THE FUTURE.
- THE TEMPORARY TURNAROUND EASEMENT ON LOT 33 SHALL REMAIN IN EFFECT UNTIL SUCH TIME THAT 91ST STREET IS EXTENDED NORTH.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP (#6747)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	D
RECORDED BEARING & DISTANCE	B	MPO
MINIMUM PROTECTED OPENING ELEVATION	P.U.E.	
PUBLIC UTILITY EASEMENT	---	---
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

WHISPER RIDGE PLAT 2



VICINITY MAP



MICHAEL D. LEE, P.L.S.
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL

SHEETS ONE AND TWO