



Variance Application**VAR-25-8**

Submitted On: Jan 21, 2025

Applicant

 Adam Hoffman
 404-952-3428
@ permitting@outbackdeck.net

Primary Location

756 PARK MANOR DR SE
SMYRNA, GA 30082

Applicant Information**First Name**

Adam

Last Name

Hoffman

Street Address

501 Hickory Ridge Trail

City

Woodstock

State

GA

Zip Code

30188

Email

permitting@outbackdeck.net

Phone Number

(404) 952-3428

Are you the titleholder of the subject property?

No

Titleholder Information**Full Name (i.e., First and Last Name, or Name of Entity)**

Geoff Pettit

Street Address

756 Park Manor Dr SE

City

Smyrna

State

GA

Zip Code

30082

Email Address

geoffpettit@gmail.com

Phone Number

(678) 612-4315

Property Information**Property Address**

756 Park Manor Dr SE Smyrna, GA 30082

Description of Requested Variances

1. A request for the reduction of a rear setback from 30 ft to 23 ft.
2. For the Increase in the maximum impervious surface area from 45% to 51%.

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

true

****If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to submittal of the variance application.****

Please contact the Engineering Plans Reviewer, Clara Hodges, with any questions relating to the stormwater mitigation plan: 404-576-5401 or chodges@smyrnaga.gov (<mailto:chodges@smyrnaga.gov>).

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and
7. Whether issuance of the variance is at least as protective of natural resources and the environment.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Mr. Geoffrey Pettit has contracted with Outback Deck Inc. to convert his existing, rotted, 2nd story deck into a beautiful new porch. This is with intent to create extra entertaining and recreational-use space for his family for years to come. He will be converting his current deck into a 2nd story, covered porch with stairs leading down to a large concrete pad for additional use beneath.

Mr. Pettit is an active member of the community who loves the city of Smyrna and intends to expand his family while remaining in the city. This porch will allow him to remain at his current residence in Smyrna while giving him full enjoyment of his property.

Currently, the lot is only allowed 45% impervious surface area(ISA). The 30ft rear setback keeps this porch from being built and does not allow Mr. Pettit to utilize a significant amount of his backyard the way he would like to. The builder built 43.55%, greatly limiting Mr. Pettit from doing anything to his property. He also installed a 5 ft tall, crosstie wall to separate the back yard into two levels and built the existing deck right up to the rear setback line. This has put a hard cap on Mr. Pettit's plans for his home and may also contribute to future stormwater issues. Mr Pettit was unaware of this and wishes to remedy the situation with this plan.

Mr. Pettit will take it upon himself to remove the pavers and all impervious landscaping so that we are only asking for the minimal increase in allowable ISA. After the removal of pavers and the addition of the porch the ISA will be 50.14%. In order to account for increase in ISA, Mr Pettit contacted Mark Lee(surveyor) of Paul Lee Consulting Engineering Associates, Inc., to create a stormwater runoff plan. The plan is for an installation in the lower area behind the crosstie wall, near the rear property line.

We seek to:

1. Reduce the rear setback line from 30ft to 23ft.
2. Increase the allowable impervious surface area of the lot to 51%.
3. Allow for the installation of the surveyor's mitigation plan within the area hidden behind the wall

This would allow for Mr. Pettit to get his beautiful new porch while changing only the minimum amount to his property. The total impervious surface of the

lot will increase to 50.14%, but will add the measure of the stormwater mitigation plan to protect the community and environment from runoff issues that may be existing or will happen in the future.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080

Office Phone 770-319-5387 / Fax 770-431-2808

I, Geoffrey Pettit, swear that I am the Property Owner of the property

located at: 756 Park Manor Dr SE Smyrna, GA 30082

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Adam Hoffman

Address: 501 Hickory Ridge Trail, Woodstock, GA 30188

Telephone: (404) 952-3428 Email: ahoffman@outbackdeck.net

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Geoffrey Pettit (Jan 20, 2025 03:52 EST)

Signature of Property Owner

756 Park Manor Dr SE

Address

Geoffrey Pettit

Name of Property Owner (print clearly)

Smyrna, GA, 30082

City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Geoff Pettit, of 756 Park Manor Dr.

Smyrna, GA 30082

Intends to make an application for a variance for the purpose of increasing the allowable impervious surface area

Reducing the rear setback

on the premises described in the application.

NAME

Sandeep Singh

ADDRESS

752 Park Manor Dr SE

760 Park Manor Dr SE

2241 Austin Lake Dr SE of the build

761 Park Manor Dr SE

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



WINDY HILL
3000 WINDY HILL RD SE STE T5
MARIETTA, GA 30067-9997
(800)275-8777

01/21/2025

10:48 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Smyrna, GA 30082			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 01/23/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 1763 2421 85			\$2.62
e-Return Receipt			\$3.20
Total			\$0.73

First-Class Mail® Letter	1		\$0.73
Smyrna, GA 30082			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 01/23/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 1763 2422 08			\$2.62
e-Return Receipt			\$3.20
Total			\$0.73

First-Class Mail® Letter	1		\$0.73
Smyrna, GA 30082			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 01/23/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 0895 6711 08			\$2.62
e-Return Receipt			\$3.20
Total			\$0.73

First-Class Mail® Letter	1		\$0.73
Smyrna, GA 30082			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 01/23/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 1763 2421 92			\$2.62
e-Return Receipt			\$3.20
Total			\$0.73

Grand Total: \$32.80

Credit Card Remit
Card Name: AMEX
Account #: XXXXXXXXXXXX8004
Approval #: 826436
Transaction #: 632
AID: A000000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

9589 0710 5270 0895 6711 08

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 2.62
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.73
Total Postage and Fees	8.20
Sent To	LUCAS DANIEL ZARZECZNY & ADITI DEWAN
Street and Apt. No., or PO Box No.	761 PARK MANOR DR SE
City, State, ZIP+4®	Smyrna, GA 30082
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 1763 2422 08

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 2.62
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.73
Total Postage and Fees	8.20
Sent To	TIFFANY BROWN
Street and Apt. No., or PO Box No.	2241 AUSTIN LAKE DR SE
City, State, ZIP+4®	Smyrna, GA 30082
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 1763 2421 92

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 2.62
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.73
Total Postage and Fees	8.20
Sent To	SANDEEP R SINGH
Street and Apt. No., or PO Box No.	752 PARK MANOR DR SE
City, State, ZIP+4®	Smyrna, GA 30082
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 1763 2421 85

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee	4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input checked="" type="checkbox"/> Return Receipt (electronic)	\$ 2.62
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.73
Total Postage and Fees	8.20
Sent To	CHANDRIKA B MODI
Street and Apt. No., or PO Box No.	760 PARK MANOR DR SE
City, State, ZIP+4®	Smyrna, GA 30082
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Geoffrey Pettit

Representative's Name(print): Adam Hoffman

Address: 756 Park Manor Dr Smyrna, GA 30082

Business Phone: (404) 952-3428 Cell Phone: _____ Home Phone: _____

E-Mail Address: ahoffman@outbackdeck.net

Signature of Representative: _____

Adam Hoffman

TITLEHOLDER: Geoffrey Pettit

Address: 756 Park Manor Dr SE Smyrna, GA 30082

Business Phone: _____ Cell Phone: (678) 612-4315 Home Phone: _____

Signature: Geoffrey Pettit

VARIANCE:

Present Zoning: RAD Single-Family A/D Type of Variance: Increase the allowable Impervious Surface Area to 51%. Reduction of rear setback to 23ft.

Explain intended Use: For the intent of replacing and extending the existing deck structure for use by family and friends. And for the installation of a minimally invasive flow well, or equivalent product for the purpose of mitigating stormwater runoff.

Location: 756 Park Manor Dr SE, Smyrna, GA 30082

Land Lot(s): 382 District: 17 Size of Tract: Lot Size: 0.114 Acres

CONTIGUOUS ZONING

North: 760 Park Manor Dr SE, Smyrna, GA 30082; RAD Single-Family A/D

East: 2241 Austin Lake Dr SE, Smyrna, GA 30082; RAD Single-Family A/D

South: 752 Park Manor Dr SE, Smyrna, GA 30082; RAD Single-Family A/D

West: 761 Park Manor Dr SE, Smyrna, GA 30082; RAD Single-Family A/D

ZONING ORDINANCE

SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Mr. Geoffrey Pettit has contracted with Outback Deck Inc. to convert his existing, rotted, 2nd story deck into a beautiful new porch. This is with intent to create extra entertaining and recreational-use space for his family for years to come. He will be converting his current deck into a 2nd story, covered porch with stairs leading down to a large concrete pad for additional use beneath.

Mr. Pettit is an active member of the community who loves the city of Smyrna and intends to expand his family while remaining in the city. This porch will go a long way for the full enjoyment of his property.

Currently, the existing rear setback does not allow for this porch and does not let Mr. Pettit fully utilize his backyard the way he hopes to. There is a large, crosstie wall in his back yard which makes building anything in or near this area complicated. It was found, upon survey, that the builder was right next to the line into this setback and built beyond the impervious surface allowed for the lot.

This has put a hard cap on Mr. Pettit's plans for his home, which may also contribute to future stormwater issues.

We are asking for a variance to help address all of these issues.

Mr. Pettit will take it upon himself to remove his pavers to get closer to the allowable impervious limit. He would also like to install a flow well or similar measure planned by a licensed Surveyor to account for additional rainwater runoff this project could produce to keep from negatively affecting the environment or community.

These variances (increasing impervious surface limit, and reducing the setback) will allow for these measures to be enacted and for Mr. Pettit to build the porch he hopes to enjoy with his family.

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2024 Property Tax Notice

PETTIT GEOFFREY M
756 PARK MANOR DR SE
SMYRNA, GA 30082

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:
1) \$10,000 Age sixty-two (62) or older by January 1.
2) \$22,000 Disabled with limited income.
3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2024 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
13746	756 PARK MANOR DR SE STREET LIGHT RESIDENTIAL	17-0382-0-0700	543,960.00	217,584.00	0.00	217,584.00	8.99	1,956.08 50.00

Pay online at <https://payments.smyrnaga.gov/>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00	Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600	Pen	0.00	
		Int	0.00	
		Fees	0.00	
		Adjustments	0.00	
		Payments	0.00	
		Back Taxes	0.00	
		TOTAL DUE		2006.08
		DATE DUE		11/15/2024

PETTIT GEOFFREY M
756 PARK MANOR DR SE
SMYRNA, GA 30082

← If this address is incorrect, please write the correct address on this portion.

PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, self-addressed envelope.
- We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
13746	17-0382-0-0700 STREET LIG	1956.08 50.00
DATE DUE		TOTAL DUE
11/15/2024		2006.08

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



Printed: 1/21/2025

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
WELLS FARGO BANK 936

PETTIT GEOFFREY M

Payment Date: 10/14/2024

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2024	17038200700	10/15/2024	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,909.58	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

OWNERS ACKNOWLEDGMENT:

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF SMYRNA FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATERWAYS, SEWER LINES AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACK WATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSE OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF SMYRNA SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIM OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENDING DRIVES, STRUCTURES, STREETS, CURBS OR SIDEWALKS, THE CHANGING OF COURSE OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SEE AND CONVEY THE LAND ACCORDING TO THIS PLAT AND HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY WRIT OF THESE PRESENTS.

GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 44,011. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-503.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 225,546.

ALL L.P.'S ARE 1/2" REBAR.

BEARINGS SHOWN HEREON ARE BASED ON THE GEORGIA STATE PLANE CO-ORDINATE SYSTEM.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0010 P. 4 & 13067C 0015 P. 6, DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

SITE DATA ~

EXISTING ZONING: RAD CONDITIONAL
TOTAL ACRES: 11.603 ACRES
TOTAL LOTS/LOTS: 7
DENSITY: 7.90 D.U./AC.
EXTERIOR SETBACKS: 10 FT.
SHERWOOD DRIVE: 30 FT.
SOUTH PROP. LINE: 30 FT.
EAST PROP. LINE: 30 FT.
ALL OTHERS: AS SHOWN
INTERIOR SETBACKS: 10 FT.
SIDE: 0 FT. (10 FT. BETWEEN HOMES)
REAR: 30 FT.

AREA = 505,434 SQ. FT.
11.603 ACRES

CENTERLINE ROAD DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S89°58'22"E	113.24'	1	S89°58'22"E	113.24'
2	S89°58'22"E	113.24'	2	S89°58'22"E	113.24'
3	S89°58'22"E	113.24'	3	S89°58'22"E	113.24'
4	S89°58'22"E	113.24'	4	S89°58'22"E	113.24'
5	S89°58'22"E	113.24'	5	S89°58'22"E	113.24'
6	S89°58'22"E	113.24'	6	S89°58'22"E	113.24'
7	S89°58'22"E	113.24'	7	S89°58'22"E	113.24'
8	S89°58'22"E	113.24'	8	S89°58'22"E	113.24'
9	S89°58'22"E	113.24'	9	S89°58'22"E	113.24'
10	S89°58'22"E	113.24'	10	S89°58'22"E	113.24'
11	S89°58'22"E	113.24'	11	S89°58'22"E	113.24'
12	S89°58'22"E	113.24'	12	S89°58'22"E	113.24'
13	S89°58'22"E	113.24'	13	S89°58'22"E	113.24'
14	S89°58'22"E	113.24'	14	S89°58'22"E	113.24'
15	S89°58'22"E	113.24'	15	S89°58'22"E	113.24'
16	S89°58'22"E	113.24'	16	S89°58'22"E	113.24'
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18	S89°58'22"E	113.24'	18	S89°58'22"E	113.24'
19	S89°58'22"E	113.24'	19	S89°58'22"E	113.24'
20	S89°58'22"E	113.24'	20	S89°58'22"E	113.24'
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22	S89°58'22"E	113.24'	22	S89°58'22"E	113.24'
23	S89°58'22"E	113.24'	23	S89°58'22"E	113.24'
24	S89°58'22"E	113.24'	24	S89°58'22"E	113.24'
25	S89°58'22"E	113.24'	25	S89°58'22"E	113.24'
26	S89°58'22"E	113.24'	26	S89°58'22"E	113.24'
27	S89°58'22"E	113.24'	27	S89°58'22"E	113.24'
28	S89°58'22"E	113.24'	28	S89°58'22"E	113.24'
29	S89°58'22"E	113.24'	29	S89°58'22"E	113.24'
30	S89°58'22"E	113.24'	30	S89°58'22"E	113.24'
31	S89°58'22"E	113.24'	31	S89°58'22"E	113.24'
32	S89°58'22"E	113.24'	32	S89°58'22"E	113.24'
33	S89°58'22"E	113.24'	33	S89°58'22"E	113.24'
34	S89°58'22"E	113.24'	34	S89°58'22"E	113.24'
35	S89°58'22"E	113.24'	35	S89°58'22"E	113.24'
36	S89°58'22"E	113.24'	36	S89°58'22"E	113.24'
37	S89°58'22"E	113.24'	37	S89°58'22"E	113.24'
38	S89°58'22"E	113.24'	38	S89°58'22"E	113.24'
39	S89°58'22"E	113.24'	39	S89°58'22"E	113.24'
40	S89°58'22"E	113.24'	40	S89°58'22"E	113.24'
41	S89°58'22"E	113.24'	41	S89°58'22"E	113.24'
42	S89°58'22"E	113.24'	42	S89°58'22"E	113.24'
43	S89°58'22"E	113.24'	43	S89°58'22"E	113.24'
44	S89°58'22"E	113.24'	44	S89°58'22"E	113.24'
45	S89°58'22"E	113.24'	45	S89°58'22"E	113.24'
46	S89°58'22"E	113.24'	46	S89°58'22"E	113.24'
47	S89°58'22"E	113.24'	47	S89°58'22"E	113.24'
48	S89°58'22"E	113.24'	48	S89°58'22"E	113.24'
49	S89°58'22"E	113.24'	49	S89°58'22"E	113.24'
50	S89°58'22"E	113.24'	50	S89°58'22"E	113.24'
51	S89°58'22"E	113.24'	51	S89°58'22"E	113.24'
52	S89°58'22"E	113.24'	52	S89°58'22"E	113.24'
53	S89°58'22"E	113.24'	53	S89°58'22"E	113.24'
54	S89°58'22"E	113.24'	54	S89°58'22"E	113.24'
55	S89°58'22"E	113.24'	55	S89°58'22"E	113.24'
56	S89°58'22"E	113.24'	56	S89°58'22"E	113.24'
57	S89°58'22"E	113.24'	57	S89°58'22"E	113.24'
58	S89°58'22"E	113.24'	58	S89°58'22"E	113.24'
59	S89°58'22"E	113.24'	59	S89°58'22"E	113.24'
60	S89°58'22"E	113.24'	60	S89°58'22"E	113.24'
61	S89°58'22"E	113.24'	61	S89°58'22"E	113.24'
62	S89°58'22"E	113.24'	62	S89°58'22"E	113.24'
63	S89°58'22"E	113.24'	63	S89°58'22"E	113.24'
64	S89°58'22"E	113.24'	64	S89°58'22"E	113.24'
65	S89°58'22"E	113.24'	65	S89°58'22"E	113.24'
66	S89°58'22"E	113.24'	66	S89°58'22"E	113.24'
67	S89°58'22"E	113.24'	67	S89°58'22"E	113.24'
68	S89°58'22"E	113.24'	68	S89°58'22"E	113.24'
69	S89°58'22"E	113.24'	69	S89°58'22"E	113.24'
70	S89°58'22"E	113.24'	70	S89°58'22"E	113.24'
71	S89°58'22"E	113.24'	71	S89°58'22"E	113.24'
72	S89°58'22"E	113.24'	72	S89°58'22"E	113.24'
73	S89°58'22"E	113.24'	73	S89°58'22"E	113.24'
74	S89°58'22"E	113.24'	74	S89°58'22"E	113.24'
75	S89°58'22"E	113.24'	75	S89°58'22"E	113.24'
76	S89°58'22"E	113.24'	76	S89°58'22"E	113.24'
77	S89°58'22"E	113.24'	77	S89°58'22"E	113.24'
78	S89°58'22"E	113.24'	78	S89°58'22"E	113.24'
79	S89°58'22"E	113.24'	79	S89°58'22"E	113.24'
80	S89°58'22"E	113.24'	80	S89°58'22"E	113.24'
81	S89°58'22"E	113.24'	81	S89°58'22"E	113.24'
82	S89°58'22"E	113.24'	82	S89°58'22"E	113.24'
83	S89°58'22"E	113.24'	83	S89°58'22"E	113.24'
84	S89°58'22"E	113.24'	84	S89°58'22"E	113.24'
85	S89°58'22"E	113.24'	85	S89°58'22"E	113.24'
86	S89°58'22"E	113.24'	86	S89°58'22"E	113.24'
87	S89°58'22"E	113.24'	87	S89°58'22"E	113.24'
88	S89°58'22"E	113.24'	88	S89°58'22"E	113.24'
89	S89°58'22"E	113.24'	89	S89°58'22"E	113.24'
90	S89°58'22"E	113.24'	90	S89°58'22"E	113.24'
91	S89°58'22"E	113.24'	91	S89°58'22"E	113.24'
92	S89°58'22"E	113.24'	92	S89°58'22"E	113.24'
93	S89°58'22"E	113.24'	93	S89°58'22"E	113.24'
94	S89°58'22"E	113.24'	94	S89°58'22"E	113.24'
95	S89°58'22"E	113.24'	95	S89°58'22"E	113.24'
96	S89°58'22"E	113.24'	96	S89°58'22"E	113.24'
97	S89°58'22"E	113.24'	97	S89°58'22"E	113.24'
98	S89°58'22"E	113.24'	98	S89°58'22"E	113.24'
99	S89°58'22"E	113.24'	99	S89°58'22"E	113.24'
100	S89°58'22"E	113.24'	100	S89°58'22"E	113.24'

CURVE DATA

CURVE	APC	RAJ	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C2	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C3	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C4	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C5	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C6	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C7	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C8	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C9	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C10	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C11	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C12	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C13	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C14	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C15	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C16	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C17	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C18	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C19	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C20	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C21	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C22	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C23	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C24	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C25	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C26	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C27	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C28	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C29	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C30	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C31	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C32	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C33	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C34	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C35	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C36	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C37	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C38	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C39	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C40	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C41	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C42	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C43	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C44	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C45	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C46	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C47	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C48	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C49	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'
C50	24.30'	113.24'	S89°58'22"E	113.24'	S89°58'22"E	113.24'