#45

JAN 23 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-001**

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT13-0020 CANTABRIA

Request: Final Plat (FPT) approval

Location: Northwest corner of Lindsay and Ocotillo roads

Applicant: Chris Patton; Rick Engineering

Project Info: 90 single-family residential lots on approximately 36 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, and in conformance with the site's Planned Area Development (PAD) zoning, Planning Staff recommends approval.

BACKGROUND

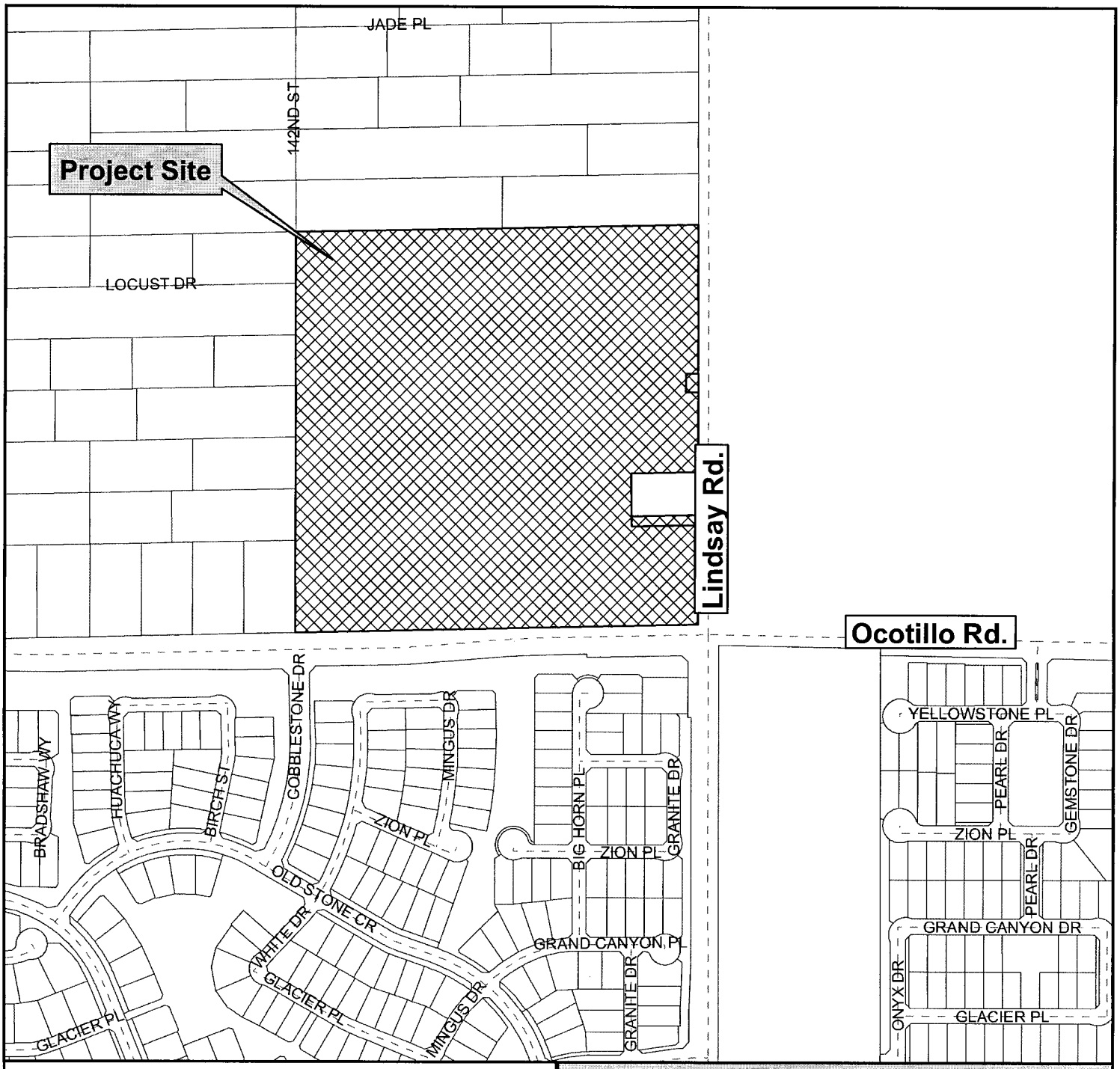
This Final Plat is for the Cantabria subdivision that was approved by Council late last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

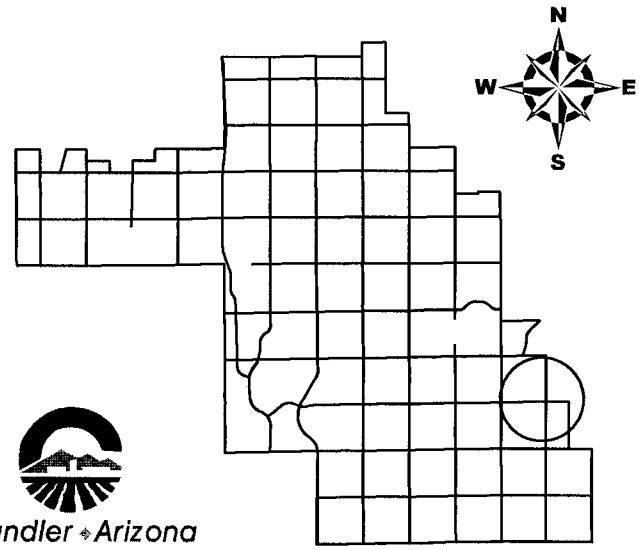
Move to approve Final Plat FPT13-0020 CANTABRIA, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

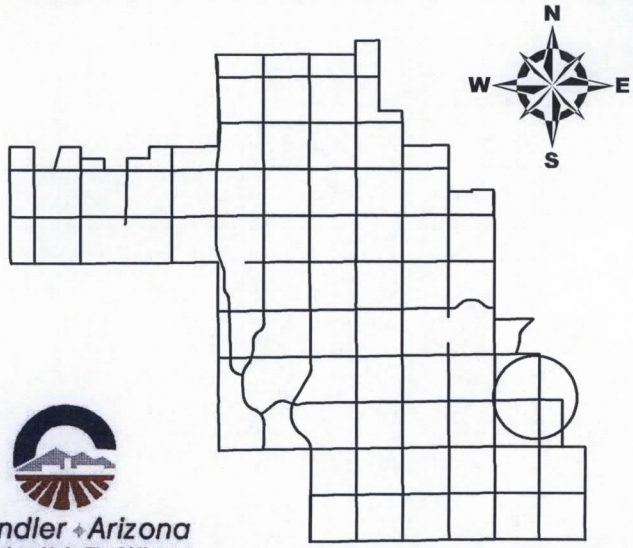


Cantabria

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/3/2014

Vicinity Map



Chandler Arizona
Where Values Make The Difference

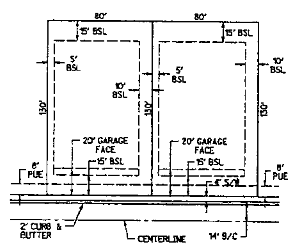
Cantabria

CITY OF CHANDLER 1/3/2014

FPT13-0020

GENERAL NOTES:

1. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
2. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
5. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
6. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLE-HOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
7. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.



TYPICAL LOT SETBACK DETAIL
N.T.S.

* FRONT SETBACKS ARE MEASURED TO THE FACE OF THE GARAGE DOOR. LIVABLE SPACE FORWARD OF THE GARAGE MAY ENCROACH UP TO EIGHT (8) FEET.

** A COVERED PATIO MAY BE CONSIDERED A SINGLE STORY ELEMENT AND EXTEND INTO THE REAR YARD NO MORE THAN TEN (10) FEET.

*** STREET SIDE YARDS ON LOTS SHALL INCLUDE THE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO THE TEN (10) FOOT LANDSCAPE TRACT, A FIVE (5) FOOT SIDE YARD WILL STILL BE DESIGNED ON THE LOT.

**** PORCHES, POT SHELVES, FIREPLACES, BATHTUB POP-OUTS, ENTERTAINMENT CENTERS, BAY WINDOWS, SPECIALTY ROOMS AND OTHER ARCHITECTURAL PROJECTIONS WILL BE ALLOWED TO PROJECT UP TO TWO (2) FEET FROM THE STRUCTURE, BUT NO CLOSER THAN THREE (3) FEET TO THE PROPERTY LINE. THE LENGTH OF THE FEATURE CAN BE NO GREATER THAN TEN (10) FEET.

THE LOT COVERAGE, WHICH INCLUDES ANY STRUCTURE OR BUILDING ABOVE GROUND, WILL RANGE FOR THE STANDARD FLOOR PLANS FROM 29-44%. NO MORE THAN ONE HALF WILL EXCEED 45% LOT COVERAGE.

DEDICATION:

KNOWN BY ALL MEN BY THESE PRESENTS: THAT STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF CANTABRIA, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF SAID CANTABRIA, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT OR TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET R.O.W. AS SHOWN ON SAID FINAL PLAT AND INCLUDED WITHIN THE ABOVE DESCRIBED PREMISES.

ALL TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N" ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE CANTABRIA HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "A" IS HEREBY DECLARED AS A PRIVATE STREET FOR THE USE AND BENEFIT OF ALL THE HOMEOWNERS WITHIN THE PLAT OF CANTABRIA WHICH IS HEREBY DEDICATED TO THE CITY OF CHANDLER AND ALL APPLICABLE UTILITY COMPANIES AND SERVICE PROVIDERS, AN EASEMENT FOR PUBLIC UTILITIES, REFUSE COLLECTION, WATER, AND SEWER FACILITIES AND EMERGENCY AND SERVICE TYPE VEHICLES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS. TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N" ARE HEREBY DECLARED FOR USES AS NOTED IN THE TRACT TABLE.

PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT, INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICLE ACCESS.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IN WITNESS THEREOF: STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS OFFICERS' NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF

__________ AND __________

ON THE ____ DAY OF ________, 2014.

BY:__________ BY:__________

NAME:__________ NAME:__________

TITLE:__________ TITLE:__________

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS______DAY OF________20___, BEFORE THE UNDERSIGNED

NOTARY PUBLIC PERSONALLY APPEARED __________

THE __________ AND __________

THE __________ OF STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT AS THE LEGAL OWNER, THEY HAVE EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:__________, 20___

HOMEOWNERS ASSOCIATION RATIFICATION:

BY THIS RATIFICATION __________
DULY ELECTED __________ OF CANTABRIA HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

____
BY: DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS______DAY OF________20___, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED__________WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

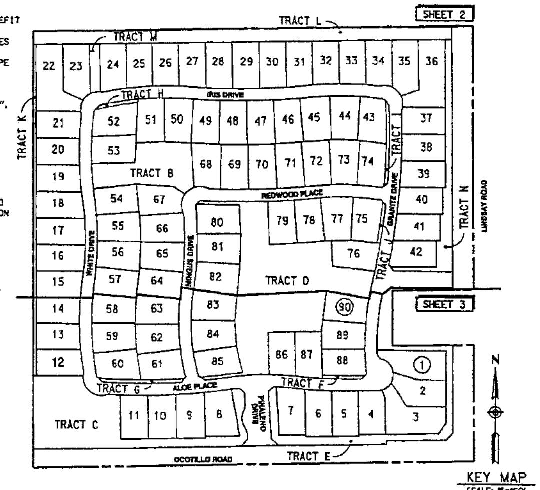
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC DATE

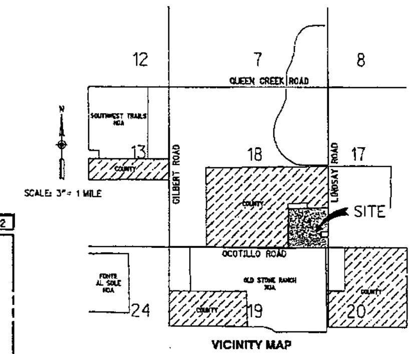
MY COMMISSION EXPIRES:__________, 20___

FINAL PLAT FOR
CANTABRIA

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



KEY MAP
SCALE: 1"=160'



VICINITY MAP

LEGEND:

————	INDICATES PROPERTY/BOUNDARY LINE
— - —	CENTERLINE
————	LOT LINES
- - - -	EASEMENT LINES
○	SURVEY MONUMENT AS NOTED
●	LOT, PARCEL, AND TRACT MONUMENTATION TO BE SET AT THE COMPLETION OF MASS GRADING
⊕	BRASS CAP FLUSH (TO BE SET AFTER COMPLETION OF STREET CONSTRUCTION)
RAD	RADIAL BEARING (AS NOTED)
PAE	PEDESTRIAN ACCESS EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
R/W	RIGHT OF WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2 & 3	FINAL PLAT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 589 AT PAGE 47, RECORDING NO. 2002-0382658 RECORDS OF THE MARICOPA COUNTY RECORDER, AS MONUMENTED BY A BRASS DISC IN A HAND WELL AT THE SOUTHEAST CORNER OF SAID SECTION 18 & BY A C.O.C. BRASS DISC AT THE EAST ONE QUARTER CORNER OF SAID SECTION 18; SAID BEARING BEING: N00°08'08"W.

AREA:

1,709,867 SQ FT OR 39.253 ACRES (CM)

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 28236 — YSMAEL A. VEGA — ARIZONA, U.S.A. — Expires 9-30-15

YSMAEL A VEGA
ARIZONA REGISTERED LAND SURVEYOR NO. 28236
6150 N 16TH STREET
PHOENIX, ARIZONA 85016

CITY OF CHANDLER:
APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS______DAY OF__________, 20___

BY:
____
MAYOR DATE

ATTEST:
____
CITY CLERK DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

____
PLANNING AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

____
CITY ENGINEER DATE

C.O.C. LOG No.________

CANTABRIA
OCOTILLO ROAD & LINDSAY ROAD
CHANDLER, ARIZONA

FINAL PLAT

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX)602.285.2396
rickengineering.com

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DESIGNED: CGP DRAWN: MAH
PROJECT NO: 4185 DATE: 11-NOV-2013

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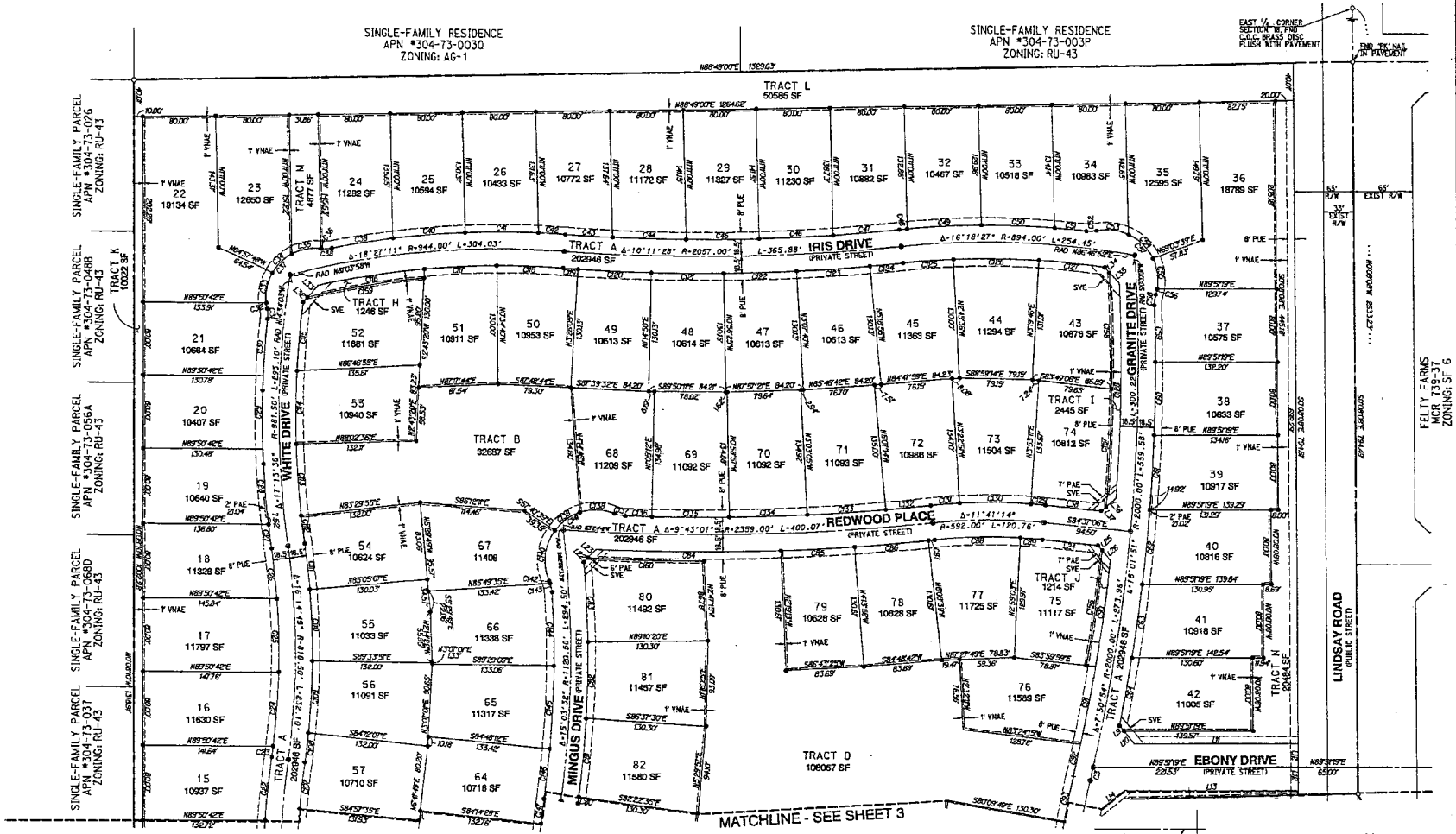
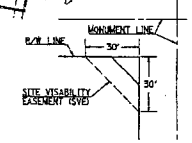
11-NOV-2013



LOT DATA TABLE:

LOT 15	10937 SF	LOT 32	10467 SF	LOT 49	10613 SF	LOT 72	10986 SF
LOT 16	11630 SF	LOT 33	10518 SF	LOT 50	10953 SF	LOT 73	11504 SF
LOT 17	11797 SF	LOT 34	10983 SF	LOT 51	10911 SF	LOT 74	10812 SF
LOT 18	11328 SF	LOT 35	12595 SF	LOT 52	11881 SF	LOT 75	11117 SF
LOT 19	10640 SF	LOT 36	18789 SF	LOT 53	10940 SF	LOT 76	11589 SF
LOT 20	10407 SF	LOT 37	10575 SF	LOT 54	10624 SF	LOT 77	11725 SF
LOT 21	10664 SF	LOT 38	10633 SF	LOT 55	11033 SF	LOT 78	10628 SF
LOT 22	19134 SF	LOT 39	10917 SF	LOT 56	11091 SF	LOT 79	10628 SF
LOT 23	12650 SF	LOT 40	10816 SF	LOT 57	10710 SF	LOT 80	11492 SF
LOT 24	11282 SF	LOT 41	10918 SF	LOT 64	10716 SF	LOT 81	11457 SF
LOT 25	10594 SF	LOT 42	11005 SF	LOT 65	11317 SF	LOT 82	11580 SF
LOT 26	10433 SF	LOT 43	10876 SF	LOT 66	11338 SF		
LOT 27	10772 SF	LOT 44	11294 SF	LOT 67	11408 SF		
LOT 28	11172 SF	LOT 45	11363 SF	LOT 68	11209 SF		
LOT 29	11327 SF	LOT 46	10613 SF	LOT 69	11092 SF		
LOT 30	11230 SF	LOT 47	10613 SF	LOT 70	11092 SF		
LOT 31	10882 SF	LOT 48	10614 SF	LOT 71	11093 SF		



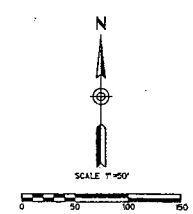
30'x30' SITE VISIBILITY EASEMENT
N.T.S.

NOTES:

GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 5' ABOVE GROUND IN THIS AREA.

TREES SHALL NOT BE SPACED LESS THAN 8' APART.

SEE STANDARD COC SD C-246 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTION FOR WHICH SIDE STREET APPROACH IS CONTROLLED BY STOP SIGN.



C.O.C. LOG No. _____

CANTABRIA
OCOTILLO ROAD & LINDSAY ROAD
CHANDLER, ARIZONA

FINAL PLAT

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.2350
FAX 602.265.2366
Phoenix Tucson Las Vegas Sacramento Seattle Chicago Istanbul Dubai Bangalore
Principal
DESIGNED: CDP
DRAWN: MAH
PROJECT NO. 4385
DATE: 11-NOV-2013

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RICK ENGINEERING COMPANY

SHEET 2 OF 3

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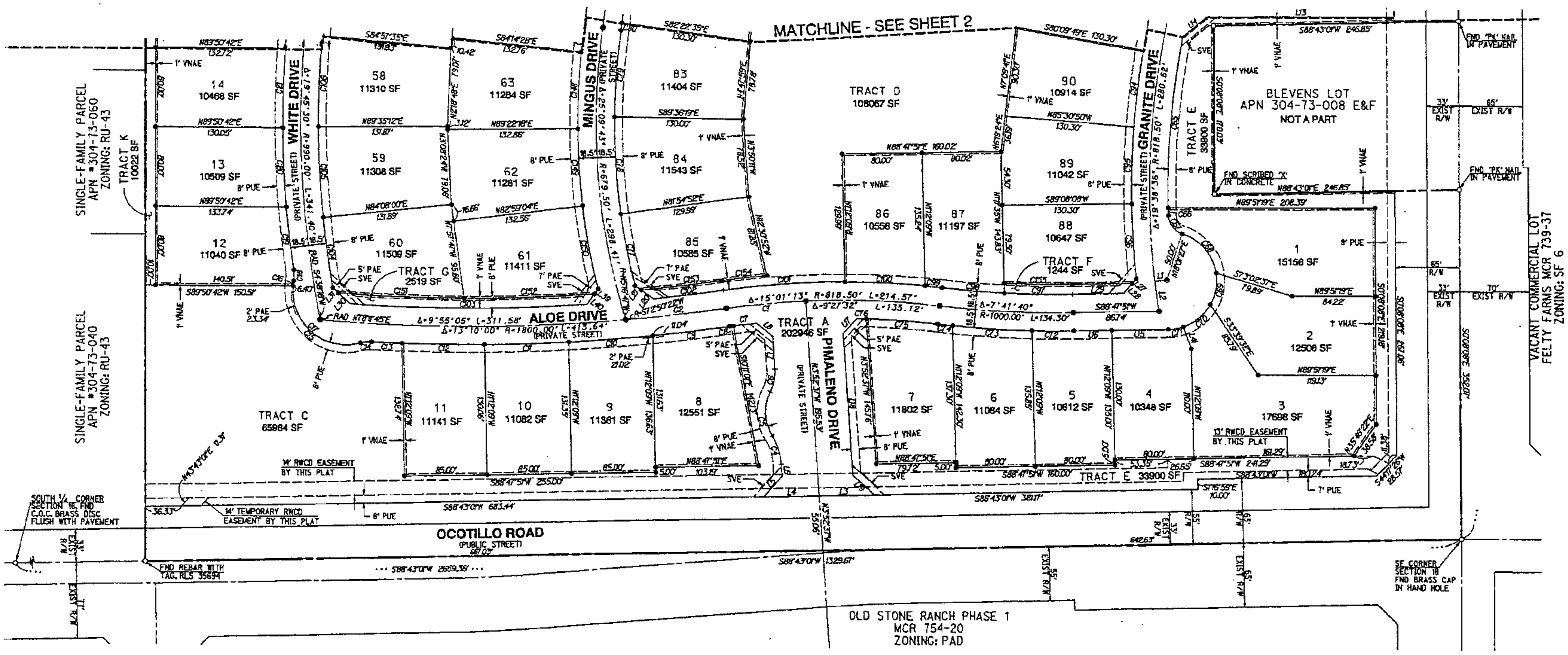
11-NOV-2013

CANTABRIA

OCOTILLO ROAD & LINDSAY ROAD
CHANDLER, ARIZONA

FINAL PLAT



LOT DATA TABLE:

LOT 1	15156 SF
LOT 2	12508 SF
LOT 3	17698 SF
LOT 4	10348 SF
LOT 5	10812 SF
LOT 6	11084 SF
LOT 7	11802 SF
LOT 8	12551 SF
LOT 9	11361 SF
LOT 10	11082 SF
LOT 11	11141 SF
LOT 12	11040 SF
LOT 13	10509 SF
LOT 14	10468 SF
LOT 58	11310 SF
LOT 59	11308 SF
LOT 60	11509 SF
LOT 61	11284 SF
LOT 62	11281 SF
LOT 63	11411 SF
LOT 83	11404 SF
LOT 84	11543 SF
LOT 85	10585 SF
LOT 86	10558 SF
LOT 87	11197 SF
LOT 88	10647 SF
LOT 89	11042 SF
LOT 90	10914 SF

TRACT ARE AND USEAGE TABLE:

TRACT	AREA (SF)	AREA (ACRES)	LAND USE DESCRIPTION
A	202,946.00	4.66	PRIVATE STREETS AND PUBLIC UTILITY
B	32,687.00	0.75	RETENTION BASIN, PEDESTRIAN PATH AND LANDSCAPE
C	65,884.00	1.51	RETENTION BASIN, SPORT COURT AND LANDSCAPE
D	108,067.00	2.48	RETENTION BASIN, AMENITIES, PEDESTRIAN PATH AND LANDSCAPE
E	33,900.00	0.78	LANDSCAPE
F	1,244.00	0.03	LANDSCAPE
G	2,519.00	0.06	LANDSCAPE
H	1,246.00	0.03	LANDSCAPE
I	2,445.00	0.06	LANDSCAPE
J	1,214.00	0.03	LANDSCAPE
K	10,022.00	0.23	IRRIGATION AND LANDSCAPE
L	50,585.00	1.16	FIRE ACCESS FUTURE, RIGHT OF WAY AND LANDSCAPE
M	4,677.00	0.11	LANDSCAPE
N	20,484.00	0.47	LANDSCAPE
TOTAL	538,020.00	12.35	

HORIZONTAL DATA TABLES

LINE

NAME	DIRECTION	LENGTH
L1	N 83°35'12" E	12.15
L2	S 7°29'02" E	30.58
L3	S 88°43'01" W	55.54
L4	S 88°43'01" W	55.54
L5	N 42°25'12" E	27.64
L6	N 3°52'37" W	11.91
L7	N 3°52'37" W	32.85
L8	N 49°57'05" W	20.81
L9	S 39°13'56" E	7.50
L10	S 39°13'56" E	17.72
L11	N 89°51'19" E	177.02
L12	S 0°08'09" E	25.00
L13	S 89°51'19" W	188.37
L14	S 50°56'43" W	31.13
L15	S 88°47'51" W	57.21
L16	S 88°47'51" W	38.28
L17	S 43°07'46" W	20.46
L18	S 3°52'37" E	142.27
L19	S 47°34'48" E	28.92
L20	N 55°36'27" W	15.41
L21	N 55°36'27" W	7.43
L22	N 43°33'57" E	6.39
L23	N 43°33'57" E	13.24
L24	S 84°37'06" E	60.92
L25	S 39°14'33" E	7.04
L26	S 39°14'33" E	14.03
L27	S 41°05'51" W	6.67
L28	S 41°05'51" W	13.52
L29	S 88°47'51" W	50.96
L30	N 48°17'51" W	16.32
L31	N 48°17'51" W	7.40
L32	N 42°12'24" E	7.07
L33	N 42°12'24" E	17.67
L34	S 42°00'45" E	7.44
L35	S 42°00'45" E	15.73
L36	S 50°00'21" W	14.03
L37	S 50°00'21" W	7.04
L38	N 84°37'06" W	60.92
L39	S 35°30'28" W	6.21
L40	S 35°30'28" W	13.00
L41	N 19°14'20" W	23.62

CURVE

NAME	DELTA	RADIUS	ARC
C1	5°33'41"	818.50	79.45
C2	3°14'55"	1800.00	102.06
C3	0°25'06"	2000.00	14.60
C4	28°14'33"	60.00	29.58
C5	58°48'03"	45.00	46.18
C6	30°33'30"	45.00	24.00
C7	1°39'18"	800.00	23.11
C8	0°18'37"	800.00	4.33
C9	2°25'51"	1818.50	77.15
C10	2°41'01"	1818.50	85.17
C11	2°40'43"	1818.50	85.02
C12	2°40'47"	1818.50	85.05
C13	0°59'11"	1818.50	31.31
C14	18°43'32"	35.00	11.44
C15	110°06'52"	55.00	105.70
C16	5°20'31"	55.00	5.13
C17	115°27'23"	55.00	110.83
C18	18°21'32"	35.00	11.21
C19	3°38'50"	1008.50	64.20
C20	4°33'04"	1008.50	80.10
C21	4°32'56"	1008.50	80.07
C22	3°54'14"	1008.50	68.71
C23	0°50'43"	800.00	11.80
C24	5°44'56"	800.00	80.27
C25	5°44'01"	800.00	80.06
C26	3°55'10"	800.00	54.72
C27	1°28'46"	1000.00	25.82
C28	4°35'54"	1000.00	80.25
C29	4°35'06"	1000.00	80.02
C30	3°35'59"	1000.00	62.83
C31	18°21'07"	35.00	11.21
C32	6°33'32"	55.00	6.30
C33	35°42'08"	55.00	34.27
C34	31°53'09"	55.00	30.61
C35	34°12'19"	55.00	32.83
C36	0°51'53"	55.00	0.83
C37	109°13'01"	55.00	104.84
C38	18°19'11"	35.00	11.19
C39	4°05'36"	962.50	68.76
C40	4°46'27"	962.50	30.20
C41	4°45'51"	962.50	80.03
C42	1°44'20"	962.50	29.21
C43	1°26'02"	2038.50	51.02
C44	2°15'03"	2038.50	80.08
C45	2°14'55"	2038.50	80.01
C46	2°15'00"	2038.50	80.05
C47	2°00'28"	2038.50	71.43
C48	0°33'07"	912.50	8.79
C49	5°01'41"	912.50	80.08
C50	5°01'54"	912.50	80.13
C51	2°09'27"	912.50	34.36
C52	18°16'22"	35.00	11.16
C53	37°12'45"	55.00	35.72
C54	39°16'00"	55.00	37.69
C55	35°38'00"	55.00	34.21
C56	6°49'41"	55.00	6.55
C57	118°56'26"	55.00	114.17
C58	18°46'16"	35.00	11.47
C59	1°46'10"	2018.50	62.34
C60	2°16'18"	2018.50	80.03
C61	2°16'32"	2018.50	80.17
C62	2°17'00"	2018.50	80.44
C63	2°17'41"	2018.50	80.84
C64	2°08'29"	2018.50	75.44
C65	12°28'48"	800.00	174.25
C66	0°33'58"	800.00	7.91
C67	70°14'56"	20.00	24.52
C68	63°22'27"	50.00	55.30
C69	37°56'28"	50.00	33.11
C70	41°25'18"	50.00	36.15
C71	18°02'11"	50.00	15.74
C72	2°20'51"	1018.50	41.73
C73	4°30'58"	1018.50	80.28
C74	0°49'51"	1018.50	14.77
C75	5°10'10"	800.00	72.18
C76	0°38'58"	800.00	9.07
C77	6°28'14"	661.00	74.65
C78	8°28'49"	661.00	97.83
C79	7°36'24"	661.00	87.75
C80	0°22'40"	1139.00	7.51
C81	4°14'55"	1139.00	84.46
C82	4°12'11"	1139.00	83.55
C83	4°21'50"	1139.00	86.75
C84	4°50'25"	2377.50	200.85
C85	1°54'43"	2377.50	79.34
C86	1°54'43"	2377.50	79.34
C87	0°09'41"	2377.50	6.69
C88	9°17'23"	573.50	92.98
C89	2°23'51"	573.50	24.00
C90	3°22'03"	1981.50	116.46
C91	2°29'32"	1981.50	86.19
C92	1°01'12"	1981.50	35.27
C93	3°23'37"	837.00	49.57
C94	5°21'02"	837.00	78.16
C95	5°21'02"	837.00	78.16
C96	5°13'29"	837.00	76.33
C97	4°01'09"	981.50	68.85
C98	3°40'32"	981.50	62.96
C99	1°11'56"	837.00	17.51
C100	5°29'25"	837.00	80.20
C101	8°19'53"	837.00	121.71
C102	2°16'41"	1781.50	70.83
C103	7°47'01"	1781.50	242.02
C104	4°16'13"	971.50	72.41
C105	5°24'18"	971.50	91.65
C106	5°24'19"	971.50	91.65
C107	2°58'33"	971.50	50.46
C108	2°09'22"	837.00	31.50
C109	5°21'44"	837.00	78.33
C110	5°21'02"	837.00	78.16
C111	3°22'41"	837.00	49.35
C112	1°47'29"	963.00	30.11
C113	4°32'41"	963.00	76.39
C114	4°45'48"	963.00	80.06
C115	4°30'35"	963.00	75.80
C116	7°20'54"	925.50	118.70
C117	4°57'32"	925.50	80.10
C118	4°27'49"	925.50	72.10
C119	0°27'03"	2075.50	16.33
C120	2°11'15"	2075.50	79.24
C121	2°11'16"	2075.50	79.25
C122	2°11'15"	2075.50	79.24
C123	2°11'15"	2075.50	79.24

C.O.C. LOG No. ______

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 28236
YSMAEL A. VEGA
11-11-13
ARIZONA, U.S.A.
Expires 9-30-15

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DATE: 11-NOV-2013

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11-NOV-2013