#22

FEB 27 2014

Chandler · Arizona
Where Values Make The Difference

Chandler All-America City 2010

MEMORANDUM **Transportation & Development – CC Memo No. 14-020**

DATE: FEBRUARY 27, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: FPT13-0011 OCOTILLO LANDING

Request: Final Plat (FPT) approval

Location: South of the southwest corner of McQueen and Ocotillo roads, at the Brooks Farm Road alignment

Applicant: Dan Auxier; EPS Group

BACKGROUND

This Final Plat is for a 62-lot single-family residential subdivision located south of the southwest corner of McQueen and Ocotillo roads, at the Brooks Farm Road alignment that was approved by Council at their January 23, 2014, hearing. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

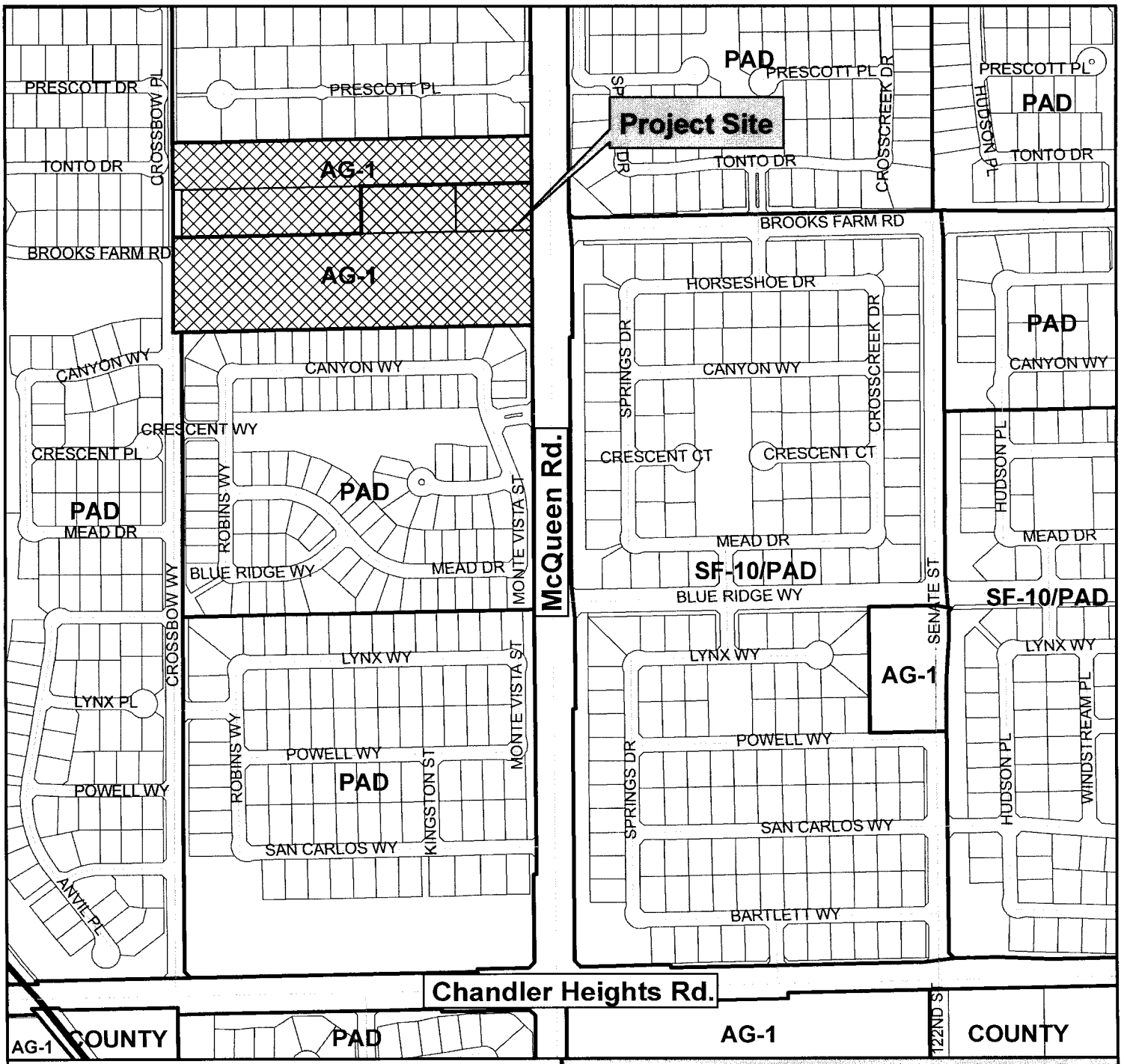
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

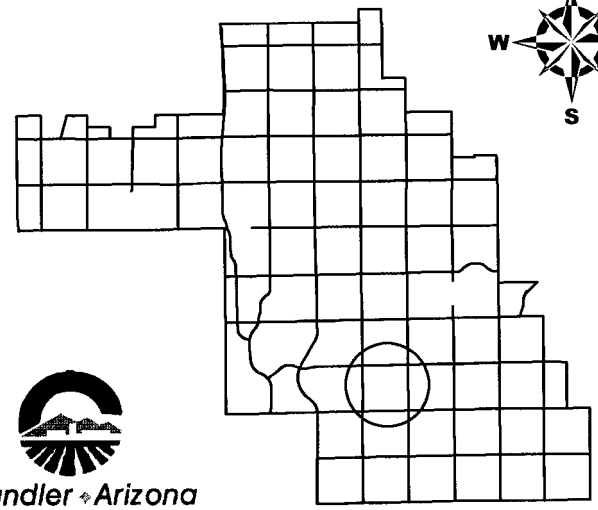
Move to approve Final Plat FPT13-0011 OCOTILLO LANDING, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

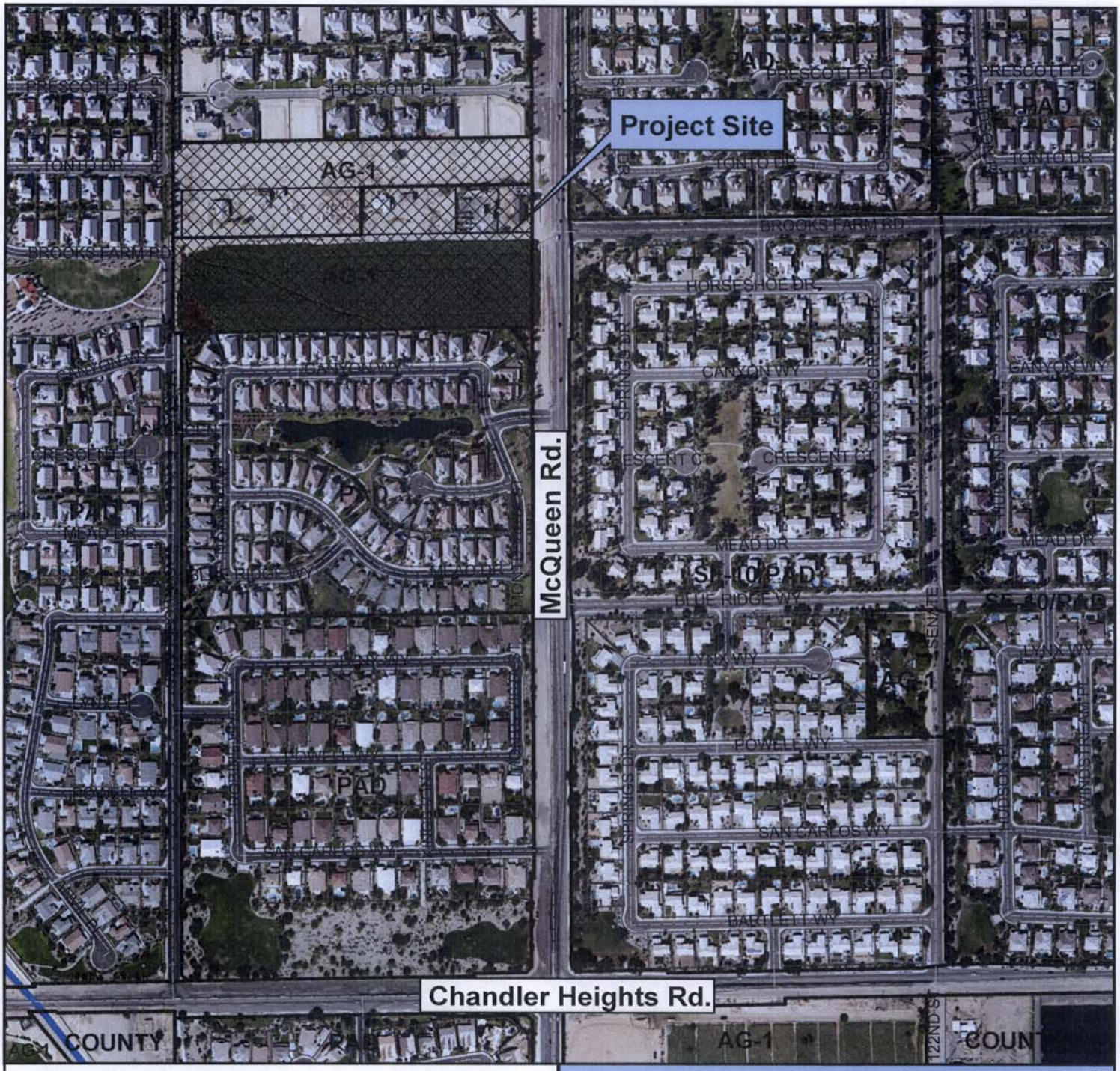


Chandler Arizona
Where Values Make The Difference

Final Plat

Ocotillo Landing

CITY OF CHANDLER 2/19/2014



Vicinity Map

Chandler ◆ Arizona
Where Values Make The Difference

Final Plat

Ocotillo Landing

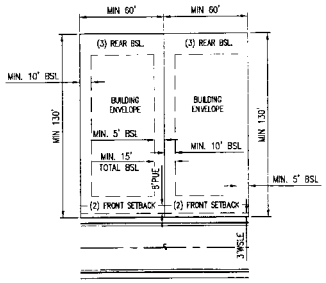
CITY OF CHANDLER 2/19/2014

FINAL PLAT
OF
OCOTILLO LANDING

LOCATED IN A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

13-080

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	9,446	0.2169
2	7,879	0.1809
3	8,662	0.1988
4	8,722	0.2002
5	8,720	0.2002
6	8,719	0.2002
7	8,718	0.2001
8	8,717	0.2001
9	8,715	0.2001
10	8,714	0.2000
11	8,713	0.2000
12	8,711	0.2000
13	8,710	0.2000
14	8,709	0.1999
15	8,707	0.1999
16	8,706	0.1999
17	8,659	0.1988
18	12,509	0.2872
19	12,716	0.2919
20	10,228	0.2348
21	13,432	0.3083
22	8,191	0.1880
23	7,800	0.1791
24	7,800	0.1791
25	7,800	0.1791
26	7,800	0.1791
27	7,800	0.1791
28	7,800	0.1791
29	7,800	0.1791
30	7,800	0.1791
31	7,800	0.1791
32	7,800	0.1791
33	7,800	0.1791
34	7,800	0.1791
35	7,800	0.1791
36	7,800	0.1791
37	7,562	0.1736
38	8,459	0.1942
39	8,161	0.1873
40	8,405	0.1930
41	8,405	0.1930
42	8,405	0.1930
43	8,405	0.1930
44	8,405	0.1930
45	8,405	0.1930
46	8,405	0.1930
47	8,405	0.1930
48	8,405	0.1930
49	8,405	0.1930
50	8,405	0.1930
51	8,405	0.1930
52	8,405	0.1930
53	8,405	0.1930
54	8,405	0.1930
55	8,405	0.1930
56	8,405	0.1930
57	8,405	0.1930
58	8,405	0.1930
59	8,405	0.1930
60	8,405	0.1930
61	8,405	0.1930
62	8,401	0.1929



SETBACK NOTES:
1. SIDE YARD SETBACKS SHALL BE 10' ON LOTS 19 & 20
2. FRONT YARD SETBACKS SHALL BE STAGGERED TO ACHIEVE A RANGE OF 3' ON A STREET AND SHALL BE 20' MINIMUM TO GARAGE FACE AND 15' MINIMUM TO LIVABLE AREAS, PORCHES AND SIDE LOADED GARAGE FACE.
3. REAR YARD SETBACKS SHALL BE 20' FOR ONE-STORY DWELLINGS AND 25' FOR 2 STORY DWELLINGS. REAR YARD SETBACK BACKING ONTO MCQUEEN ROAD SHALL BE 30' FOR ONE-STORY DWELLINGS AND 40' FOR TWO STORY DWELLINGS

TYPICAL LOT DIMENSIONS

LEGAL DECRIPTION

ALL OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA TOGETHER WITH ALL OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 22, FROM WHICH A BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS S00°08'17"E (AN ASSUMED BEARING) AT A DISTANCE OF 2644.56 FEET; THENCE S00°08'17"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 330.57 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S89°51'15"W, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1,317.25 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N00°06'26"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 330.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N00°06'24"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 331.33 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N89°52'28"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,314.97 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE S00°08'12"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 330.64 FEET TO THE POINT OF BEGINNING.

LEGEND

AC	ALUMINUM CAP	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	PAE	PEDESTRIAN ACCESS EASEMENT
BCHH	BRASS CAP IN HAND HOLE	ESMT	EASEMENT
EAE	EMERGANCY ACCESS EASEMENT	SVT	30' X 30' SIGHT VISIBILITY TRIANGLE, SEE NOTE 9
FD	FOUND	VNAE	VEHICULAR NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS	WLE	WATER LINE EASEMENT
DOC	DOCUMENT	WSLE	WATER & STREET LIGHT EASEMENT
DKT	DOCKET	⊙	SET BRASS CAP
BK	BOOK	⊡	FOUND MONUMENT, AS NOTED
PG	PAGE	•	CORNER OF SUBDIVISION
R/W	RIGHT-OF-WAY	*	EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS	531,697 S.F.	12.2076 AC.
TRACTS A–C	166,555 S.F.	3.8235 AC.
TRACT D (PRIVATE STREETS)	120,289 S.F.	2.7615 AC.
NEW RIGHT OF WAY	30,080 S.F.	0.6905 AC.
NET AREA	818,540 S.F.	18.7911 AC.
EXISTING RIGHT OF WAY	21,820 S.F.	0.5009 AC.
GROSS AREA	870,441 S.F.	19.9826 AC.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	OPEN SPACE, LANDSCAPE, RETENTION, PEDESTRIAN ACCESS, EMERGANCY ACCESS	99,349	2.2853
B	OPEN SPACE, LANDSCAPE, RETENTION	24,425	0.5607
C	OPEN SPACE, LANDSCAPE, RETENTION	42,780	0.9775
D	PRIVATE STREET, INGRESS/EGRESS, EMERGANCY ACCESS, PUBLIC UTILITY	120,289	2.7615

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR OCOTILLO LANDING, SITUATED IN A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN, RESPECTIVELY, ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ON MCQUEEN ROAD & CROSSROW WAY TO BACK OF CURB, SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. TRACTS A THROUGH D ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF OCOTILLO LANDING COMMUNITY ASSOCIATION AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. AN EMERGENCY VEHICULAR EASEMENT IS HEREBY DEDICATED OVER THE ENTIRE AREA OF TRACT D AND THOSE AREAS DEPICTED AS SUCH HEREON.

IN WITNESS WHEREOF: K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PERSON THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2014

BY: K. HOVNANIAN GREAT WESTERN HOMES, LLC

_____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ AS _____ WHO ACKNOWLEDGED THEMSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED _____ OF OCOTILLO LANDING COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENTS

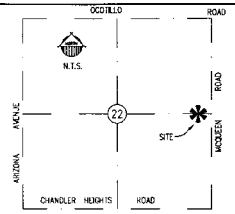
STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

COUNTY RECORDER

GROSS AREA

870,441 S.F. 19.9826 ACRES

DEVELOPER

K. HOVNANIAN GREAT WESTERN HOMES, LLC
20830 NORTH TATUM BLVD, SUITE 230
PHOENIX, ARIZONA 85050
PHONE: (480) 824.4155
CONTACT: GEORGE CANNON

OWNERS

K. HOVNANIAN GREAT WESTERN HOMES, LLC

ENGINEER

EPS GROUP, INC
2045 S. VINEYARD AVE.
SUITE 101
MESA, AZ 85210
480.503.2250

BASIS OF BEARING

THE RECORD BEARING ALONG THE EAST LINE OF THE NE 1/4, SEC 22, T2S, R5E IS BASED ON THE RECORD OF SURVEY (DDACS), BK. 585, PG. 48, MCR. BEARING N00°18'12"W

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. 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.
3. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH PROPERTY CORNER AT THE COMPLETION OF MASS GRADING.
4. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
5. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
6. 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.
7. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(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 EFFLUENT 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 HOMEOWNERS 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.
8. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON AREA TRACTS 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 WHICH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA TRACTS.
9. 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.
10. THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

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 PURPOSES FOR WHICH THEY ARE PLATTED.

_____
PLANNING & DEVELOPMENT DIRECTOR DATE

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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON A BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

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
31601
GAIL A. MORGAN
ARIZONA, U.S.A.
EXPIRES: 9/30/15

GAIL MORGAN
REGISTERED LAND SURVEYOR NO. 31601
EPS GROUP, INC.
2045 S VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

OCOTILLO LANDING
CHANDLER, ARIZONA
FINAL PLAT

Project:

Revisions:

Designer:
Drawn by: GM

Job No.
13-080
FP01
Sheet No.
1
of 2

C.O.C. Log No. FP13-0011

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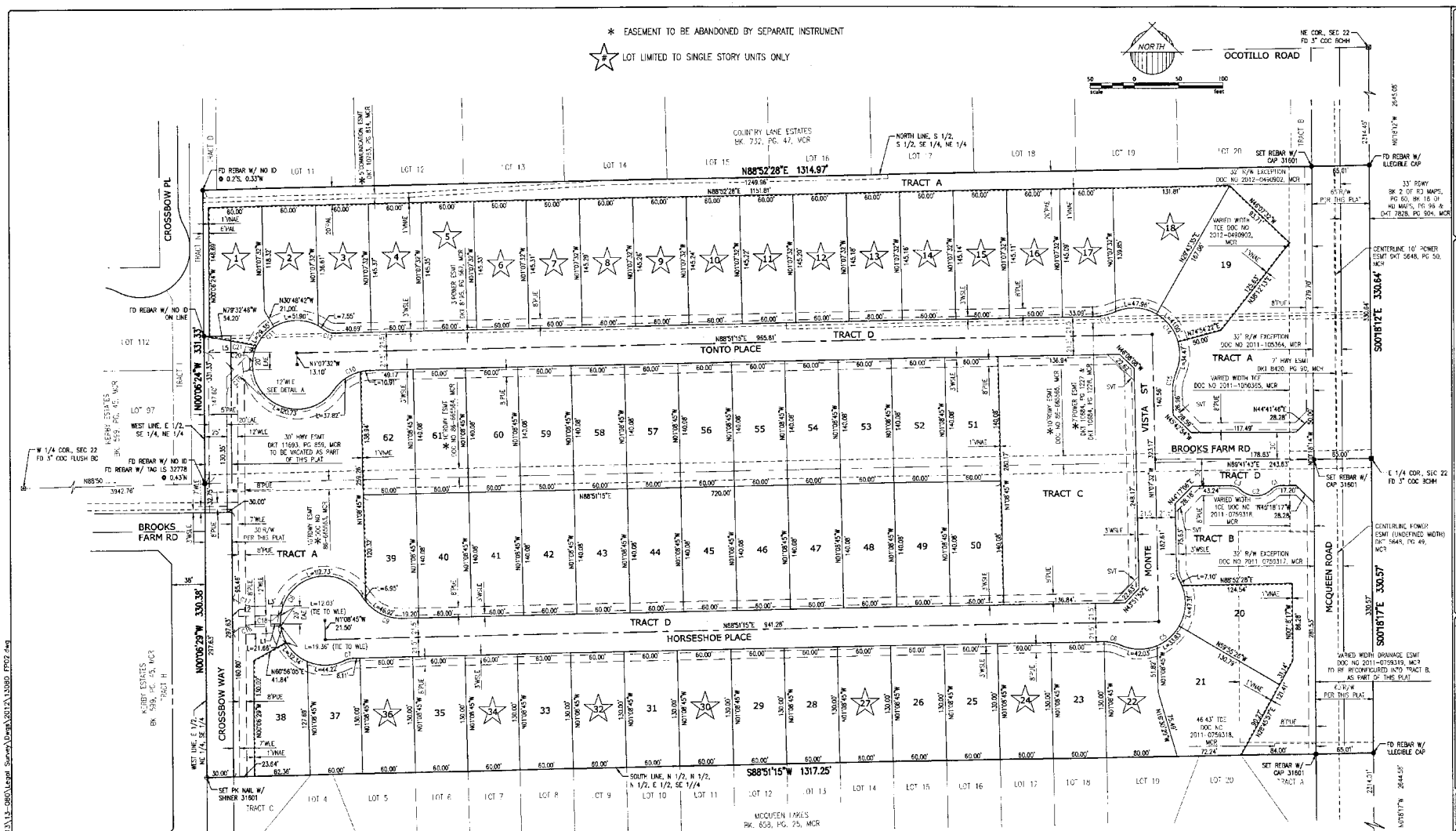
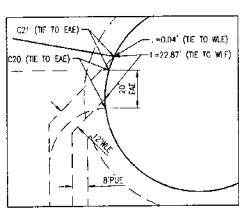
13-080





DETAIL A

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	11.68'	15.00'	044°36'49"	6.15'	11.39'	N67°23'18"E
C2	38.93'	25.00'	089°13'38"	24.67'	35.12'	N89°41'43"E
C3	11.68'	15.00'	044°36'49"	6.15'	11.39'	N67°59'52"W
C4	10.54'	21.00'	028°45'06"	5.38'	10.43'	N15°30'05"W
C5	130.26'	52.00'	143°31'50"	157.84'	98.78'	N41°53'17"E
C6	19.73'	45.59'	024°47'58"	10.02'	19.58'	N78°44'46"W
C7	9.40'	21.00'	025°39'22"	4.78'	9.33'	N76°01'34"E
C8	231.26'	50.00'	265°00'19"	54.56'	73.72'	N15°42'02"E
C9	53.86'	52.00'	059°20'57"	29.63'	51.49'	N61°28'17"W
C10	48.73'	52.00'	053°41'17"	26.32'	46.96'	N62°00'36"E
C11	237.49'	50.00'	272°08'46"	48.16'	69.37'	N08°45'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C12	14.10'	21.00'	038°27'28"	7.32'	13.83'	N71°55'01"W
C13	27.58'	71.92'	021°56'15"	13.96'	27.41'	N77°52'07"E
C14	123.43'	52.00'	136°00'12"	128.71'	96.43'	N45°06'55"W
C15	21.79'	52.00'	024°00'43"	11.06'	21.63'	N10°52'50"E
C16	27.84'	35.00'	045°34'30"	14.70'	27.11'	N67°06'16"E
C17	28.04'	35.00'	045°54'11"	14.82'	27.30'	N67°28'47"W
C18	20.31'	50.00'	023°16'32"	10.30'	20.17'	N07°23'24"E
C19	46.78'	30.00'	089°20'34"	29.66'	42.18'	N44°33'53"E
C20	20.22'	50.00'	023°10'23"	10.25'	20.08'	N05°06'02"E
C21	7.74'	50.00'	008°52'08"	3.88'	7.73'	N21°07'18"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°53'31"E	29.13'
L2	N00°06'29"W	40.83'
L3	N89°34'07"E	31.56'
L5	N89°53'36"E	51.48'

COUNTY RECORDER

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

OCOTILLO LANDING

CHANDLER, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer:
Drawn by: GM

REGISTERED PROFESSIONAL ENGINEER
31601
CAL. A. MORGAN
ARIZONA, U.S.A.
EXPIRES: 9/30/15

Job No. 13-080

FP01

Sheet No. 2 of 2

C.O.C. Log No. FPT13-0011

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