#37

JAN 25 2007

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-0011**

DATE: JANUARY 10, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

FROM: BOB WEWORSKI, PRINCIPAL PLANNER

SUBJECT: FPT06-0055 CRESCENT FALLS AT FULTON RANCH

Request: Final Plat approval

Location: East of the northeast corner of Alma School Road and Fulton Ranch Boulevard

Applicant: Cachet-Crescent Falls, L.L.C.

Project Info: 17.56-acre parcel divided into 90 multi-family townhome lots

RECOMMENDATION
Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

BACKGROUND
This plat is for a luxury townhome development that includes multi-family lots. The property is located east of the northeast corner of Alma School Road and Fulton Ranch Boulevard. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION
Move to approve Final Plat FPT07-0055 CRESCENT FALLS AT FULTON RANCH, per Staff recommendation.

ATTACHMENT
1. Final Plat

REPLAT OF
CRESCENT FALLS AT FULTON RANCH

AS RECORDED IN BOOK. 783 OF MAPS, PG. 14,
MARICOPA COUNTY RECORDS AND LOCATED IN A PORTION OF THE
WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

CACHET-CRESCENT FALLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HAS REPLATTED CRESCENT FALLS AT FULTON RANCH AS RECORDED IN BOOK 783 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, AND LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND REPLATTED HEREON. OWNER HEREBY PUBLISHES THIS REPLAT OF CRESCENT FALLS AT FULTON RANCH AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID REPLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS REPLAT.

TRACTS A & B ARE HEREBY DECLARED AS PRIVATE DRIVES FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER, APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACTS A & B FOR (i) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER AND SEWER LINES, AND (ii) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

TRACTS I, J, N & O AND DRAINAGE EASEMENT (D.E.) ARE DEDICATED FOR DRAINAGE PURPOSES AND FOR THE INSTALLATION, OPERATION & MAINTENANCE OF DRAINAGE FACILITIES FOR THE BENEFIT OF THE OWNERS OF THE LOTS. TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O & P SHALL BE OPEN SPACE. TRACTS A THROUGH P ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE OWNERS AND MEMBERS OF THE CRESCENT FALLS COMMUNITY ASSOCIATION AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRESCENT FALLS AT FULTON RANCH.

A WATER EASEMENT (W.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.) ARE GRANTED TO THE CITY OF CHANDLER AND APPLICABLE UTILITY COMPANIES AS SHOWN HEREON FOR THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER LINES, AND INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES.

A SIDEWALK EASEMENT IS GRANTED HEREON FOR PEDESTRIAN INGRESS AND EGRESS BY THE OWNERS, THEIR GUESTS AND INVITEES. ALL SIDEWALK IMPROVEMENTS SHALL BE MAINTAINED BY THE CRESCENT FALLS COMMUNITY ASSOCIATION.

IN WITNESS WHEREOF:

CACHET-CRESCENT FALLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO

EXECUTED THIS REPLAT AS OF THIS ________ DAY OF ____________, 2006.
CACHET-CRESCENT FALLS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: LAUREL LANE MANAGEMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER.

BY: ______________________________
MATTHEW H. CODY

ITS: MANAGER

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS THE ________ DAY OF ____________, 2006, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATTHEW H. CODY, 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.

BY: ____________ NOTARY PUBLIC ____ DATE ____ MY COMMISSION EXPIRES

NOTES:

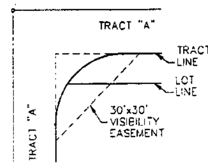
1. THESE PRIVATE DRIVES WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
2. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED MAY 23, 2002.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
4. NO 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, RECLAIMED WATER AND SANITARY SEWER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENT AREA. NO TREES ARE ALLOWED.
6. 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 HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
7. 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.
8. 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 OF CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLE HOLDER(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 TITLE HOLDER(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 HOMEOWNERS' ASSOCIATION OR TO SOME THIRD PARTY, THE TITLE HOLDER 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 TITLE HOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
9. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRESCENT FALLS AT FULTON RANCH RECORDED IN DOC. NO. 2005-1495235, M.C.R. CALLS FOR EASEMENTS THAT HAVE TO DO WITH FUTURE CONSTRUCTION. THOSE EASEMENTS ARE NOT SHOWN ON THIS PLAT.

DEVELOPER:

CACHET-CRESCENT FALLS, L.L.C.
15475 NORTH GREENWAY- HAYDEN LOOP ROAD
SUITE B-20
SCOTTSDALE, ARIZONA 85260

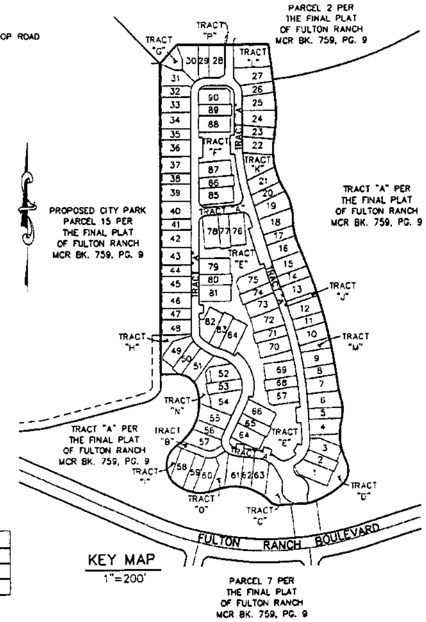
SITE INFORMATION:

TOTAL LOTS: 90
SITE AREA: 17.56 ACRES



VISIBILITY EASEMENT DETAIL
N.T.S.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT



KEY MAP
1"=200'

LIEN HOLDER RATIFICATION:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. ________, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS AMENDED PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF;

THE UNDERSIGNED HAVE THEIR NAMES THIS ____________ DAY OF ____________, 2006.

BENEFICIARY: ARIZONA BUSINESS BANK

BY: ______________________________
KEVIN KOSAN

ITS: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS THE ________ DAY OF ____________, 2006, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KEVIN KOSAN, 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.

BY: ____________ NOTARY PUBLIC ____ DATE ____ MY COMMISSION EXPIRES

HOA RATIFICATION:

BY THIS RATIFICATION, JAMES E. SHELLY, DULY ELECTED PRESIDENT OF THE CRESCENT FALLS COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON AND ALSO ACKNOWLEDGES THAT THE PROPERTY PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FULTON RANCH RECORDED ON JANUARY 14, 2005 IN DOCUMENT NO. 20050062561, RECORDS OF MARICOPA COUNTY, ARIZONA, AND ALL OTHER GOVERNING DOCUMENTS OF THE FULTON RANCH HOMEOWNERS ASSOCIATION.

____
SIGNATURE ____ DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS THE ________ DAY OF ____________, 2006, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES E. SHELLY, 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.

BY: ____________ NOTARY PUBLIC ____ DATE ____ MY COMMISSION EXPIRES

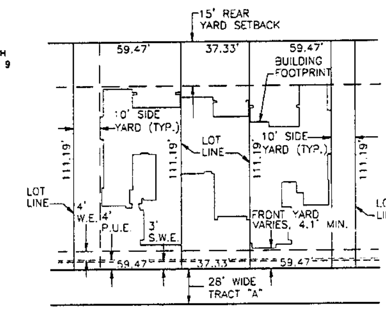
BENCHMARK:

CITY OF CHANDLER BENCHMARK # 50
ELEVATION = 1212.03

SECTION 21, T2S, R5E, 3" C.O.C. BRASS CAP SET IN CONCRETE, FLUSH, 200' NORTH OF INTERSECTION OF CHANDLER HEIGHTS ROAD AND ARIZONA AVENUE; 12' WEST OF EDGE OF PAVEMENT; 12' EAST OF CONCRETE LINED DITCH. (NORTHING 812642.646, EASTING 723104.377)

BASIS OF BEARING:

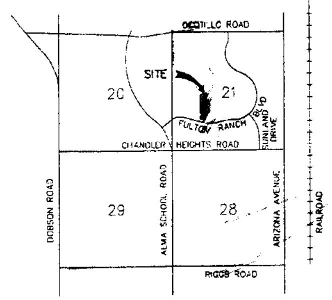
NORTH 00°00'00" WEST FROM THE SOUTHWEST CORNER OF SECTION 21 TO THE WEST QUARTER CORNER



TYPICAL LOT DETAIL
N.T.S.

LEGEND

(line)	INDICATES SUBDIVISION BOUNDARY
(line)	INDICATES RIGHT-OF-WAY
(line)	INDICATES LOT LINE
30	INDICATES LOT NUMBER
— - —	INDICATES CENTERLINE
(line)	INDICATES BUILDING SETBACK
FD BCHH	INDICATES FOUND BRASS CAP IN HAND HOLE
FD BC	INDICATES FOUND BRASS CAP
FD CPS	INDICATES FOUND COTTON PICKER SPINDLE
R/W	INDICATES RIGHT-OF-WAY
A.P.N.	INDICATES ASSESSORS PARCEL NUMBER
SEC	INDICATES SECTION
BK.	INDICATES BOOK
PG.	INDICATES PAGE
M.C.R.	INDICATES MARICOPA COUNTY RECORDS
(R)	INDICATES RADIAL BEARING
○	INDICATES SUBDIVISION BOUNDARY CORNERS, ½" REBAR CAPPED, #26409 UNLESS OTHERWISE NOTED (LOT AND TRACT CORNERS TO BE SET SAME UPON COMPLETION OF MASS GRADING)
△ ○	INDICATES TRACT "A" CENTERLINE AND CORNER MONUMENTATION, BRASS CAP.
⊛	INDICATES SECTION CORNERS
V.N.A.E.	INDICATES VEHICLE NON-ACCESS EASEMENT
P.U.E.	INDICATES PUBLIC ACCESS EASEMENT
S.W.E.	INDICATES SIDEWALK EASEMENT
S.V.E.	INDICATES SIGHT VISIBILITY EASEMENT
W.E.	INDICATES WATER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT



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VICINITY MAP
N.T.S.

CITY APPROVAL:

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

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED 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 REPLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONEMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ______ DAY OF ________ 2006.

BY: ______________________________
MAYOR

ATTEST: ______________________________
CITY CLERK

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS AMENDED 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.

STEVEN C. BURFORD, L.S. #26409
ADDRESS:
RICK ENGINEERING COMPANY
6150 N. 16TH STREET
PHOENIX, ARIZONA 85016

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 26409
STEVEN C. BURFORD
ARIZONA, U.S.A.
12/18/06

REPLAT OF
CRESCENT FALLS AT FULTON RANCH

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350

JOB NUMBER 3108 | PREPARED BY LPB | DATE PREPARED OCT. 2006

SHEET 1 OF 2

FPT06-0055

CENTRAL LAKE
TRACT A PER THE FINAL PLAT OF
FULTON RANCH M.C.R. BK.759,PG.9

*1-ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THE FINAL PLAT OF FULTON RANCH RECORDED IN BOOK 759 OF MAPS, PAGE 9, M.C.R. ARE IN COMMON AS AN S.R.P. EASEMENT BY DOC. NO. 2005-1259083, DOC. NO. 2005-1259084, DOC. NO. 2005-1259085 & DOC. NO. 2005-1259087, M.C.R.

*1 90' INGRESS/EGRESS EASEMENT & PUBLIC UTILITY EASEMENT PER THE FINAL PLAT OF FULTON RANCH MCR BK 759, PG. 9

ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THE FINAL PLAT OF CRESCENT FALLS AT FULTON RANCH RECORDED IN BOOK 783 OF MAPS, PAGE 14, M.C.R. ARE IN COMMON AS AN S.R.P. EASEMENT BY DOC. NO. 2006-0327495, M.C.R.

CENTERLINE CURVE TABLE

Curve	Radius	Length	Delta
C1	100.00'	37.36'	21°24'17"
C2	100.00'	26.29'	15°03'55"
C3	100.00'	11.06'	6°20'21"
C4	92.00'	43.29'	26°57'42"
C5	38.00'	71.99'	108°33'06"
C6	120.00'	210.86'	100°40'43"
C7	182.00'	88.25'	27°46'52"
C8	38.00'	31.29'	47°10'16"
C9	38.00'	59.69'	90°00'06"
C10	45.00'	70.69'	90°00'00"
C11	45.00'	14.51'	18°28'14"
C12	45.00'	56.18'	71°31'46"
C13	400.00'	73.28'	10°29'50"
C14	400.00'	49.61'	7°06'22"
C15	1250.00'	99.18'	4°32'46"
C16	1250.00'	412.68'	18°54'58"
C17	85.00'	99.63'	67°09'23"
C18	500.00'	40.21'	4°36'29"
C19	150.00'	34.02'	12°59'42"

CURVE TABLE

Curve	Radius	Length	Delta
C20			
C21	47.00'	82.91'	101°04'13"
C22	18.00'	14.78'	47°03'43"
C23	50.00'	23.78'	27°14'58"
C24	24.00'	25.25'	60°16'46"
C25	24.00'	21.35'	50°58'46"
C26	18.00'	27.80'	88°30'09"
C27	18.00'	14.62'	46°31'34"
C28	47.00'	78.66'	95°53'23"
C29	34.00'	18.60'	31°20'57"
C30	28.00'	29.42'	60°12'42"
C31	24.00'	45.95'	109°42'16"
C32	24.00'	35.32'	86°42'13"
C33	24.00'	39.31'	93°50'22"
C34	24.00'	33.90'	80°55'52"
C35	24.00'	43.17'	103°03'54"
C36	1.00'	1.56'	89°27'52"
C37	120.50'	32.00'	15°13'03"
C38	1.00'	1.56'	89°27'52"
C39	1.00'	1.57'	90°00'00"
C40	1.00'	1.55'	88°50'50"
C41	1.00'	1.56'	89°21'48"
C42	148.50'	172.94'	66°43'31"
C43	1.00'	1.56'	89°34'32"
C44	1.00'	1.57'	90°00'00"
C45	1.00'	1.57'	90°00'00"
C46	1.00'	1.57'	90°00'00"
C47	1.00'	1.57'	90°00'00"
C48	1.00'	1.57'	90°00'00"
C49	428.50'	32.35'	4°19'34"
C50	1.00'	1.57'	89°51'43"
C51	1.00'	1.57'	90°00'01"
C52	1.00'	1.57'	89°59'50"
C53	1.00'	1.57'	90°02'47"
C54	1.00'	1.57'	89°59'58"
C55	1.00'	1.59'	90°49'07"
C56	56.50'	28.86'	29°16'05"
C57	1.00'	1.59'	90°49'07"
C58	36.00'	32.88'	52°20'14"
C59	60.00'	54.81'	52°20'14"

CURVE TABLE

Curve	Radius	Length	Delta
C60	53.60'	22.10'	23°37'07"
C61	99.00'	109.06'	63°07'12"
C62	1264.00'	417.31'	18°54'58"
C63	1236.00'	402.88'	18°40'33"
C64	1236.00'	98.07'	4°32'46"
C65	1264.00'	100.29'	4°32'46"
C66	386.00'	47.87'	7°06'22"
C67	414.00'	51.85'	7°10'33"
C68	386.00'	70.72'	10°29'50"
C69	414.00'	43.59'	6°01'59"
C70	59.00'	52.50'	50°58'46"
C71	31.00'	48.69'	90°00'00"
C72	24.00'	37.70'	90°00'06"
C73	52.00'	81.68'	90°00'06"
C74	24.00'	19.76'	47°10'16"
C75	52.00'	42.81'	47°10'16"
C76	168.00'	81.46'	27°46'52"
C77	196.00'	95.03'	27°46'52"
C78	134.00'	50.26'	21°29'30"
C79	106.00'	186.26'	100°40'43"
C80	134.00'	26.99'	11°32'29"
C81	52.00'	98.52'	108°33'06"
C82	78.00'	36.70'	26°57'42"

LINE TABLE

Course	Bearing	Distance
L1	S 10°36'05" E	13.74'
L2	N 27°20'50" E	13.50'
L3	S 12°07'47" W	13.50'
L4	N 07°10'24" E	13.50'
L5	N 82°49'36" W	28.00'
L6	S 07°10'24" W	13.50'
L7	S 77°13'16" E	13.51'
L8	S 36°57'44" W	13.50'
L9	N 89°59'54" E	13.50'
L10	N 00°00'06" W	28.00'
L11	S 89°59'54" W	13.50'
L12	N 89°59'54" E	13.50'
L13	S 89°59'54" W	13.50'
L14	N 90°00'00" W	13.50'
L15	N 86°40'26" E	13.50'
L16	S 72°23'49" W	13.50'
L17	N 72°23'49" E	13.50'
L18	S 86°34'23" W	13.49'
L19	N 86°46'00" E	13.50'

LINE TABLE

Course	Bearing	Distance
L20	N 75°27'35" W	13.49'
L21	S 46°11'30" E	13.49'
L22	N 58°52'57" E	28.50'
L23	N 58°52'57" E	28.05'
L24	N 19°39'12" W	33.56'
L25	N 45°04'17" W	20.00'
L26	N 47°29'27" W	41.30'
L27	N 00°00'00" W	35.80'
L28	S 89°59'54" W	28.22'
L29	N 37°22'23" E	19.61'
L30	N 52°37'37" W	30.21'
L31	N 00°00'06" W	11.77'
L32	N 50°47'29" E	11.78'
L33	N 89°59'54" E	15.93'
L34	N 21°34'01" W	16.96'
L35	S 42°22'03" E	14.22'
L36	S 24°05'32" W	119.04'
L37	S 65°04'29" E	14.47'
L38	S 16°31'21" E	6.75'
L39	S 82°49'36" E	22.53'
L40	S 64°24'38" W	10.96'
L41	N 28°49'19" W	31.86'
L42	N 88°02'28" E	33.65'
L43	S 12°33'33" E	18.24'
L44	S 69°02'28" E	14.25'
L45	N 28°36'57" W	8.93'
L46	N 02°23'51" W	5.19'
L47	N 00°00'00" E	18.37'
L48	N 90°00'00" E	3.16'

TRACT TABLE

TRACT	AREA (SF)	USE
A	113,176	PRIVATE DRIVE, PUBLIC UTILITY EASEMENT, WATER & SEWER
B	4,046	PRIVATE DRIVE, PUBLIC UTILITY EASEMENT, WATER & SEWER
C	7,071	OPEN SPACE
D	12,971	OPEN SPACE & DRAINAGE EASEMENTS
E	66,129	OPEN SPACE, DRAINAGE EASEMENTS, AMENITIES & PEDESTRIAN ACCESS
F	17,948	OPEN SPACE & DRAINAGE EASEMENTS
G	3,885	OPEN SPACE & PEDESTRIAN ACCESS
H	5,187	OPEN SPACE, DRAINAGE EASEMENTS & PEDESTRIAN ACCESS
I	2,947	OPEN SPACE
J	1,724	OPEN SPACE & DRAINAGE EASEMENTS
K	7,159	OPEN SPACE & PEDESTRIAN ACCESS
L	10,069	OPEN SPACE & PEDESTRIAN ACCESS
M	3,237	OPEN SPACE & PEDESTRIAN ACCESS
N	6,250	OPEN SPACE & DRAINAGE EASEMENTS
O	4,913	OPEN SPACE & DRAINAGE EASEMENTS
P	258	OPEN SPACE

REGISTERED LAND SURVEYOR
28409
STEVEN C. BURFORD
ARIZONA, U.S.A.
12/1/06

REPLAT OF CRESCENT FALLS AT FULTON RANCH

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JOB NUMBER 3108 | PREPARED BY: LPB | DATE PREPARED: OCT.,2006

SHEET 2 OF 2

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