Staff Summary Report



Development Review Commission Date: 05/10/11 Agenda Item Number: ____

SUBJECT: This is a request for a Preliminary Subdivision Plat for SAN MARQUIS APARTMENTS

located at 577 East Baseline Road.

DOCUMENT NAME: DRCr_SanMarquisPlat_051011 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for SAN MARQUIS APARTMENTS (PL100035) (Mark-Taylor Inc. property

owner; Rob Orme, applicant) consisting of a new 224 unit residential apartment complex within 132,000 sf. total building area, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

SBD11005 – Preliminary Subdivision Plat for one (1) lot on 10.09 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989)

LEGAL REVIEW BY: N/A

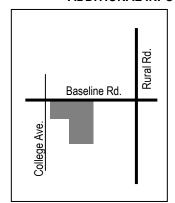
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area 10.09 acres (Lot 1) Total Building area 131,565 s.f.



This application will satisfy the previous conditions of approval for the apartment development to consolidate two existing properties into one lot.

PAGES: 1. List of Attachments

2. Comments / Conditions of Approval

2. History & Facts / Zoning & Development Code Reference

ATTACHMENTS: 1. Location Map

- Location Map
 Aerial Photo
- 3-5. Subdivision Plat

COMMENTS:

This site is located at the southeast corner of Baseline Road and College Avenue. The property is an "L-shape" configuration abutting the new Lowe's and other retail shops to the east. Adjacent to the south of the property are single-family homes with a public alley, and a few abutting townhomes along the southeast corner.

This application will satisfy the previous conditions of approval for the apartment development to consolidate two existing properties into one lot. "A Preliminary and Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits."

REASONS FOR APPROVAL:

1. The Subdivision Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

- 1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before June 2, 2012. Failure to record the plat on or before June 2, 2012, within one year of City Council approval, shall make the plat null and void.
- 2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

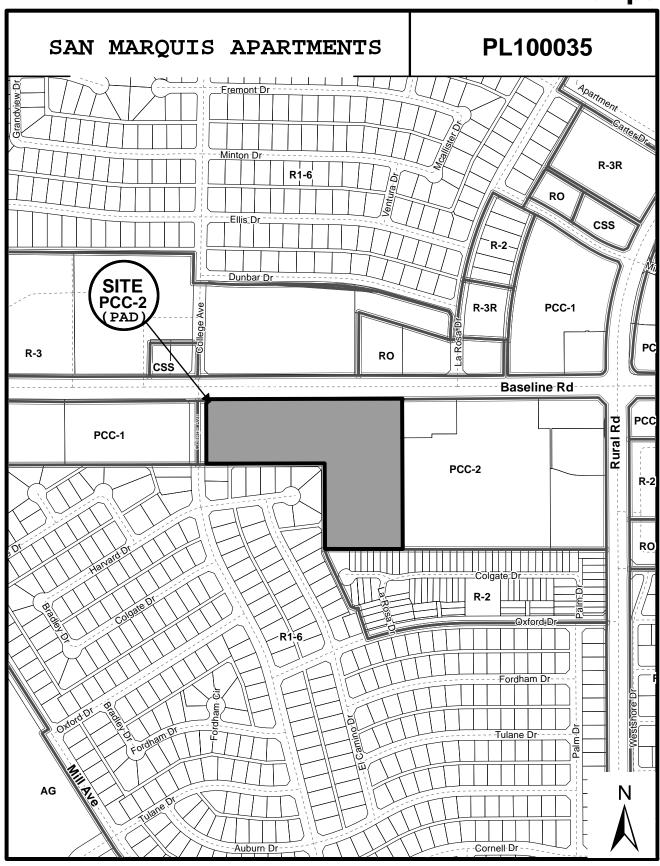
HISTORY & FACTS:

May 10, 2010	Neighborhood Meeting conducted by the applicant for this request. Meeting located at 750 West Baseline Road at the San Palmilla Apartments at 6 p.m.
May 25, 2010	Development Review Commission approved Use Permits to allow Residential and Tandem Parking, a Development Plan Review (except the Landscape plan), and recommended approval of the General Plan Amendment and Planned Area Development Overlay for this request. The Commission stipulated that the project come back to the Commission to review modifications of the landscape perimeter to address screening.
June 8, 2010	Development Review Commission approved the landscape plan for this request, which included modified conditions to provide an additional row of trees in order to create a screening hedge and other landscape.
June 24, 2010	City Council approved the request for a General Plan Amendment and Planned Area Development Overlay for THE APARTMENTS AT LAKES TOWNE CENTER located at 577 East Baseline Road.
November 16, 2010	Community Development, Planning staff administratively approved an alternative landscape buffer bordering the alley, as conditioned by City Council on June 24, 2010.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments Tempe City Code, Chapter 30, Subdivisions

T Tempe



Location Map



SAN MARQUIS APARTMENTS (PL100035)

COMMUNITY SAN MARQUIS APARTMENT

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, ANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. RANGE

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT RURAL BASELINE APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS PULTIED UNDER THE NAME OF SAN MARQUIS APARTMENT COMMANIANY A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP ARIOGE 4 EAST OF THE GILLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HERBER PUBLISH HIS PLAI OF SAN MARQUIS COCATION AND GIVES PREDIBLY OF 10, STREETS, AND EXSEMENTS COCATION AND GIVES THE DIMENSIONS OF LOT, STREETS, AND EXSEMENTS COCASTILUTION SHE GIVES THE DIMENSIONS OF LOT, STREETS, AND EXSEMENTS COCASTILUTIONS THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HERBEY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF

BY MT RURAL & BASELINE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER OF RURAL BASELINE APARTMENTS, LLC

BY MARK-TAYLOR, INC., AN ARIZONA CORPORATION, MANAGER OF MT RURAL & BASELINE APARTMENTS, L.L.C.

SCOTT TAYLOR, PRESIDENT MARK-TAYLOR,

ACKNOWLEDGEMENT:

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______, 2011 BY SCOTT TAYLOR, PRESIDENT OF MARK-TAYLOR,

SEAL WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL

MY COMMISSION EXPIRES NOTARY PUBLIC

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - LOT CORNERS TO BE SET WITH 1/2" REBAR. R.L.S. #26409.
- ALL NEW AND EXISTING, AS WELL AS ON—SITE AND OFF—SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

STATEMENT: DRAINAGE

THE UNDERGROUND RETENTION SYSTEM AND DRYWELLS AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AL LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW ANNUALLY, AND (2) FORE AND DISSIPATE THE VOLVEW OF STORM WATERS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION DANIOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LES WITHIN ZONE "X" (DOTTED) AS DESIGNATED ON THE FLOOD INSURANCE RETE MAP INJURER O401522170G, DATED SEPTEABER 30, 2005. ZONE "X" (DOTTED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH NEWAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DABMAGE AREAS LESS THAN 1 SOUJARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNER

RURAL BASELINE APARTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY C/O MARK-TAYLOR, INC. 6623 NORTH SCOTTSPALE ROAD SCOTTSDALE, ARIZONA, 85250 CONTACT: SCOTT TAYLOR PHONE: 480-991-9111

DEVELOPER:

MARK-TAYLOR, INC.
6623 NORTH SCOTSDALE ROAD
SCOTTSDALE, ARIZONA, 85250
CONTACT: SCOTT TAYLOR
PHONE: 480-991-9111

BENCH MARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE NORTH CUARTER CORNER OF SECTION 3, TOWNSHIP I SOUTH, RANGE 4 EAST.
CITY OF TEMPE DATUM POINT 122
ELEVATION: 1175.93

OF BEARING: BASIS

THE BASIS OF BEARING USED FOR THIS PLAT IS SOU'15'53'E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE A EAST, ALSO BEING THE MONUMENT LINE OF RURAL ROAD. TAKEN FROM MARICOPA COUNTY GEODETIC AND CADASTRAL SURVEY, BOOK 673, PAGE 25, M.C.R.

APPROVALS:

CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA 2011. APPROVED BY MAYOR AND THIS ____ DAY OF

DATE

MAYOR

DATE DATE DATE DEVELOPMENT SERVICES CITY ENGINEER CLERK E BY: ₩. В.:

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE ETHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SILVEN C. BURTON C.

11 10 11

SAN MARQUIS APARTMENT COMMUNITY

SHEET 1 OF

6150 NORTH 16TH STREET PHOUNK, AZ 85016 602 957 3350 (FAX)602 385 2396 JOB NAMER 40948

FEB 2011

"PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING" REC10014 SBD DS100147 STEVEN C. BURFORD, ARIZONA NO. 26409

MAP VICINITY N.T.S.

ROAD

GUADALUPE

KAKENE

2

SECTION

COLLEGE AVE.

DAOR

SITE

BASELINE

SITE ADDRESS:

SAN MARQUIS APARTMENT COMMUNITY 577 EAST BASELINE ROAD TEMPE, ARIZONA, 85283

PRIOR TO SUBDIVISION) DESCRIPTION: EGAL

A PORTION OF THE NORTH HALF OF SECTION 3, TOWNSHIP I SOUTH, RANGE 4 EAST, GILA MD SALT INCHE MEDIUAN, MARCOPA, COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS POLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3;

THENCE SOUTH 89 DEGREES 56 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID SCIGNOS. A. A. DISTANCE OF 86.44 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS EAST, CONTINUING
ALONG SAID MORTH LINE. A DISTANCE OF 66.457 FEET;
ALONG SAID MORTH LINE. A DISTANCE OF 66.457 FEET.
THENCE SOUTH OD DEGREES 15 MINUTES 53 SECONDS EAST, ALONG THE COUNTY, MARKING THE POINT OF BEGINNING. SOUTHOUT ON THE MOUNT OF BEGINNING. SOUTHOUT OF BEGINNING. THENCE SOUTH OB DEGREES 54 MINUTES 20 SECONDS EAST, ALONG THE COUNTY, MARKING THE POINT OF BEGINNING. A DISTANCE OF 373.61 FEET.
THENCE SOUTH OB DEGREES 14 MINUTES 44 SECONDS WEST, A DISTANCE OF THENCE SOUTH OB DEGREES 14 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE SOUTH OB DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF TOWNERSTY ROYAL GARDEN HOMES AS RECORDED IN BOOK 150 OF MAPS, PAGE 19 OF MARICOPA COUNTY RECORDS.
THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST, A DISTANCE OF MARICOPA COUNTY RECORDS.
THENCE ALONG ASAD BOUNDARY LUNE THE FOLLOWING COUNTSES AND DISTANCE OF MARICOPA COUNTY RECORDS.
THENCE ALONG ASAD BOUNDARY LUNE THE FOLLOWING COUNTSES AND DISTANCE OF THENCE ALONG SAID BOOK 143 OF MAPS, PAGE 44 OF MARICOPA COUNTY RECORDS.
THENCE ALONG ASAD BOUNDARY LUNE THE FOLLOWING COUNTSES AND DISTANCE OF THENCE AND DISTANCE OF THENCE AND DISTANCE OF THENCE NORTH OD DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF THENCE NORTH AD DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THENCE NORTH AD DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF THEN

KEC10014

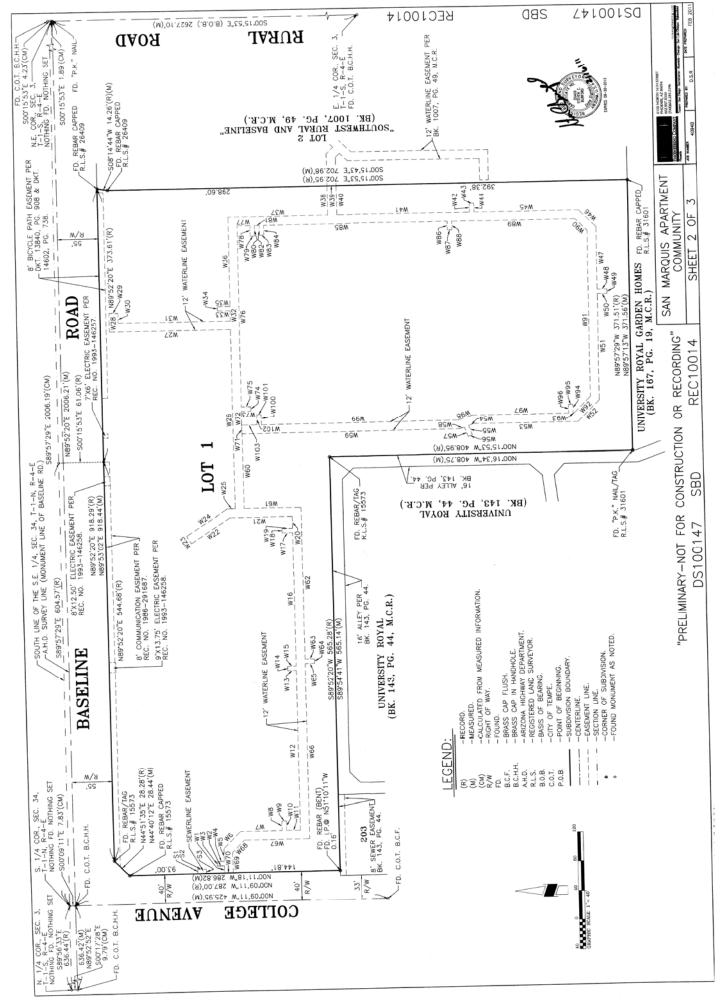
DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF E POINT OF BEGINNING. 28.28 FEET; THENCE NORTH 89 DE 544.68 FEET TO THE

ZBD

AREA:

NET: 10.09 ACRES GROSS: 11.61 ACRES

D2100147



REC10014

7+100120

SAN MARQUIS APARTMENT COMMUNITY SHEET 3 OF 3

"PRELIMINARY—NOT FOR CONSTRUCTION OR RECORDING"
DS100147 SBD REC10014

SEWER EASEMENT LINE TABLE

Course Bearing Course Bearing Cistonce Course Bearing Cistonce W1 N 8959217° E 9.46° W554 N 0001553° W 7.63.8 W3 N 8092217° E 6.00° W55 S 69533° W 7.63.7 W4 S 6007743° E 6.00° W55 S 69523° W 7.60.1 W5 S 6007743° E 17.03° W55 S 69523° W 6.00° W6 S 6007743° E 17.03° W65 S 69527° W 6.00° W6 S 6007743° E 17.18° W65 S 89527° W 20074 W1 S 6007743° E 17.18° W65 S 89527° W 10.219° W1 S 6007743° E 11.75° W65 S 89527° W 10.00° W1 S 6007743° E 11.75° W65 N 607743° W 13.00° W1 S 6007743° E 11.75° W65 N 607743° W 12.00° W1 S 6007743° W 11.75° W65 N 607743° W 12.00° <th></th> <th>HAIEN</th> <th></th> <th></th> <th></th> <th></th>		HAIEN				
N 8952/17" E 946' W53 N 001553" W N N 8952/17" E 6.00' W56 S 6853/31" E 8.00'0743" E 6.00' W56 S 6853/31" E 8.00'0743" E 6.00' W56 N 20'0629" W N 8952/17" E 6.00' W61 S 8972/17" W S N 8952/17" E 18.50' W61 N 8952/17" W S N 8952/17" E 18.50' W61 N 8952/17" W S N 8952/17" E 18.50' W67 N 8952/17" W S N 8952/17" E 18.50' W67 N 8952/17" W S N 8952/17" E 18.50' W67 N 8952/17" W S N 8952/17" E 18.50' W67 N 8952/17" E 18.50' W67 N 8952/17" E 18.50' W77 N 8952/17" W 8954/10" W 8954/10" W 8952/17" W 8954/10" W 8957/12" W 8954/10" W 8954/10" W 8954/10" W 8957/12" W 8954/10" W 8957/12" W 8954/10" W 8957/12" W 8954/10" W 8957/12"	rse	Bearing	Distance	Course	Bearing	Distance
N 000743" W 975' W54 N 200629" W N 895217" E 9.75' W55 N 695231" E N 895217" E 9.75' W56 N 200629" W S 895217" E 9.710' W59 N 007553" E S 895217" W 13.18' W60 S 895217" W S 895217" E 9.710' W61 S 895217" W S 895217" E 18.90' W62 S 895217" W S 895217" E 18.90' W65 S 895217" W S 895220' E 18.50' W77 S 8001537" E S 8007743" E 15.00' W75 S 89740" W S 895220' E 18.50' W75 S 89740" W S 897220' E 18.50' W75 S 89740" W S 897420' E 18.50' W75 S 89740" W S 897420' E 18.50' W75 S 89740" W S 897420' E 18.00' W75 W95 S 89740" W S 897400' W 10.72' W95 S 89740" W S 897420' W 10.20' W95 S 89740" W S 897420' W 10.20' W95 S 897400" W S 897729' W 10.00' W95 S 897400" W S 897729' W 10.00' W95 S 897400" W S 8977	-	89"52"17"	9.46	W53	00.15'53"	39.84
N 8952/17" E 6.00' W55 S 695/31" W S 600743" E 13.16' W56 N 2006/29" W S 600743" E 13.16' W56 N 2006/29" W S 600743" E 13.16' W56 N 2006/29" W S 600743" E 13.16' W65 S 69/52/2" W S 600743" E 18.36' W65 S 69/52/17" W S 6007743" E 18.36' W65 N 45/07/43" E S 6007743" E 18.36' W65 N 45/07/43" W S 6007743" E 16.50' W77 N 69/52/17" W S 6007743" E 16.50' W77 N 69/52/17" W S 6007743" E 16.50' W77 N 69/52/17" W S 6007743" E 16.50' W77 N 69/52/20" E S 6007743" E 16.50' W78 S 69/4/07" W S 52822/20" E 15.51' W80 N 69/4/07" E S 6007740" E 12.00' W81 S 69/4/07" E S 600775	0	00.07,43"	9.75	W54	20.06,29"	7.63
S 0000743" E 10.03' W55 N 605'29" W 65'53'1" E 8 45'07'4" E 10.03' W55 N 60'59' W 65'54'07'4" E 5.10' W59 N 00'07'43' E 5.00'07'43' E 5.00'07'43" E 5.00'07'	5	89.52'17"	6.00	W55	69.53'31"	13.73
N 8952/17" E 17.03' W557 N 6952/31" E S 6000743" W S 6000743" E S 6000743" W S 6000743" W S 6000743" W S 6000743" W S 6000743" E S 6000743" W S 6000743" E S 6000743" W S 6000743" E S 600	4	00.07'43"	9.75	M56	20.06,29"	6.00
S 640743" E 33.18' W558 N 200629" W 85 O 000743" E 15.10' W55 N 2006753" W 85 O 000743" E 15.10' W56 S 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15	89.52'17"	17.03	W57	69.53,31"	13.73
S 0000743" E 13.18" W65 S 89722'0" W 5 89922'17" W 13.18" W65 S 89722'17" W 14.23" W65 S 89722'17" W 14.23" W67 S 80007'43" W 11.75" W65 S 89722'17" W 14.23" W67 S 80007'43" W 11.75" W67 S 80007'40" E 16.50" W77 S 80007'40" E 16.50" W77 S 80007'40" E 16.50" W77 S 80007'40" E 17.00" W75 S 8000'5'5" E 17.00" W75 S 800'5'5" W75 S 80	9/	45.07'43"	33.18	W58	20.06,29"	6.01
S 895217" E	77	00.07'43"	57.10	W59	00.15'53"	296.13
\$ 0000743" E 6.00' W61 \$ 807217" W 5 895217" W 6 5 000743" E 18.90' W63 \$ 000743" E 18.90' W63 \$ 000743" W 8 000743" W 19.25' W65 \$ 000743" W 19.25' W65 \$ 0007743" W 19.25' W71 \$ 0007743" W 19.25' W		89.52'17"	13.18	W60	89.52,20"	102.19
\$ \$895217" W 13.18' \text{W62} \$ \$ 895217" W 5 \$ 8007343" E 18.30' \text{W64} \$ \$ \$ 8007343" E 18.30' \text{W64} \$ \$ \$ 8007343" E 18.30' \text{W64} \$ \$ \$ 8007343" W 11.75' \text{W66} \$ \$ 895217" W 11.75' \text{W66} \$ \$ 895217" W 11.75' \text{W67} \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	9	00.07'43"	6.00°	W61	00.07,43"	77.89
S 0000743" E 18.90' W65 S 000743" W N 0895217" E 6.00' W65 N 000743" W N 0895217" E 6.00' W65 N 000743" W N 0895217" E 6.00' W66 N 000743" W N 0895217" E 6.00' W70 N 001118" W N 0007443" W 14.23' W69 N 001118" W N 0007443" W 14.23' W69 N 001118" W N 0007743" E 16.50' W72 N 001118" E N 0007443" E 16.50' W72 N 001118" E N 0007443" E 16.50' W75 N 001118" E N 0007443" E 16.50' W75 N 00115.53' E N 0007740" E 12.00' W76 N 0007340" E N 0007740" W 15.51' W86 S 894407" W N 0007740" W 15.51' W86 N 00115.53' E N 0007740" W 15.51' W87 S 00115.53' E N 0007740" W 15.51' W88 S 00115.53' E N 0007740" W 15.51' W87 S 00115.53' E N 0007740" W 15.51' W88 S 00115.53' E N 0007740" W 15.51' W89 N 00115.53' E N 0007740" E 12.00' W81 S 00115.53' E N 0007740" E 12.00' W86 S 894407" W N 0007553" W W95 N 00115.53' W N 0007553" E 12.00' W95 N 00115.53' W N 0007553" E 12.00' W95 N 00115.53' W N 0007553" W 100 N 00115.53' W N 0007553" W 100 N 00115.53' W N 000753" E 12.75' W100 N 00115.53' W N 000723" W 1000 N 00115.53' W N 000723" E 12.75' W100 N 00115.53' W	0	89,52,17"	13.18	W62	89*52'17"	207.44
N 8952/17" E 218.45' W66 S 8952/17" W N 8952/17" E 6.00' W66 S 8952/17" W N 8952/17" E 6.00' W66 S 8952/17" W N 8952/17" E 6.00' W70 N 00'0743" W N 8952/17" E 6.00' W70 N 00'0740" E N 8952/17" E 6.00' W70 N 00'0740" E N 8952/17" E 6.00' W70 N 00'0740" E N 8952/17" E 6.00' W70 N 8952/20" E N 8952/20" E 6.50' W77 N 8952/20" E N 8952/20" E 6.50' W77 S 8974/07" W N 8952/20" E 6.55' W77 S 8974/07" W N 8952/20" E 6.55' W77 S 8974/07" W N 8952/20" E 6.55' W80 S 8974/07" W N 8952/20" E 6.55' W80 S 8974/07" W N 8952/20" E 6.55' W80 S 8974/07" W N 8952/20" E 6.00' W80 S 8977/29" W N 8952/20" E 6.00' W80 S 8977/29" W N 8952/20" E 6.00' W90 S 8577/29" W N 8952/20" E 6.00' W90 S 8577/29" W N 8952/20" E 6.00' W90 S 8577/29" W N 8952/20" E 6.00' W90 S 8974/07" W N 8957/29" W N 8957/29" W N	=	00'07'43"	18.90,	W63	00.07'43"	13.00
N 000743" W 6500 W66 S 89°52'17" W 89°52'17" E 181.99' W66 S 89°52'17" W N 0007743" W N 89°52'17" E 181.99' W66 N 45°07'43" W N 89°52'17" E 16.50' W77 N 89°52'0" E 14.23' W78 N 89°52'0" E 14.23' W78 N 89°52'0" E 14.24' W78 N 89°52'0" E 14.24' W78 N 89°52'0" E 15.00' W81 N 89°52'0" W 10.00' W81 N 80°52'0" W 10.00' W81	12	89.52'17"	218.45	W64	89.52'17"	.00.9
N 895217" E	13	00.07,43	11.75	W65	00.07,43	13.00
\$ 000744" E 11.75' W68 N 45'07'43' W N 000743' W N 009743' E 6.00' W70 N 00'71'01' W N 00'73' W71 N 089'52'00' E N 00'74' W N 00'75' W N N N 00'75' W N N N 00'75' W N N N N N N 00'75' W N N N N N 00'75' W N N N 00'75' W N N N N N 00'75' W N N N N N 00'75' W N N N N 00'75' W N N N N N N 00'75' W N N N N N N N N N N N N N N N N N N	4	89.52'17"	6.00°	w66	89.52,17	239.50
N 895217" E 181.99	15	00.07'43"	11.75	W67	00.07 43	03.02
N 000744" W 14.23 W69 S 922.7 F W N 000744" E 16.00 W70 N 0011'18 W N 000744" E 16.00 W70 N 0011'18 W N 000744" E 16.50 W71 N 0952.20" E N 0.952.20" E 16.50 W72 N 000740" E 16.50 W75 N 000740" E 17.76 W75 N 00075.31 W W75 N 00075.31 W N 000740" E 17.76 W75 N 00075.31 W W75 N 00075.32 W W75 N 000	116	89.52,17"	181.99	W68	45.07.43	23.24
N 8952.17" E 6.00' W70 N 00'11'18 W 8952'10' E 16.50' W71 N 8952'20' E 16.50' W72 N 00'07'40' E 16.50' W72 N 00'07'40' E 16.50' W74 N 8952'20' E 16.50' W74 N 8952'20' E 16.50' W75 N 00'07'40' W 15.00'07'40' W 16.50' W75 N 00'07'40' W 16.50' W75 N 00'07'50' W 16.50' W75 N N N N 00'07'50' W 16.50' W 10'00' N 00'07'50' W 10'00'07'50' W 10'00'07'50	117	00.07,43"	14.23	M69	89.52.17	,000,
S 000744" E 14,23 W72 N 895.220 E N 895.21" E 16,50" W72 N 895.220 E N 85.13" W71 N 895.220" E N 85.24" W74 N 895.220" E N 85.220" E N 85.20" E N 85	/18	89.52'17"	6.00	W70	00.11.18	12.00
N 8952'20" E 16.50" W73 S 00'07'40" E 10.50" W73 S 00'07'40" E 10.70" W73 S 00'07'40" E 10.70" W74 N 8952'20" E 245.20" W74 N 8952'20" E 245.20" W76 N 8952'20" E 245.20" W77 S 00'07'40" W N 8952'20" E 245.20" W79 S 00'15'53" E 25.51" W80 S 89'44'07" W N 8952'20" E 15.00" W81 S 89'44'07" W N 8952'20" E 15.00" W81 S 89'44'07" W N 8952'20" E 15.20" W85 S 89'44'07" W N 8952'20" E 15.20" W85 S 00'15'53" W N 8952'20" E 15.20" W99 S 00'15'53" W N 8952'20" E 15.20" W99 S 00'15'53" W N 8957'23" W N 895	119	00.07'43"	14.23'	W71	89.52.20	12.00
N 0707743" W 88.13' W74 N 0807740" E N 3275243" E 12.00' W75 N 0707740" E S 225244" E 12.00' W75 N 070740" W S 2525244" E 12.00' W75 N 070740" W S 0007740" W 155.25' W78 S 001553" E N 0707740" E 12.00' W81 S 071553" E N 0707740" E 12.00' W81 S 071553" E N 0807270" E 12.00' W81 S 071553" E N 0807270" E 12.00' W82 S 071553" E N 0807740" E 12.00' W82 S 071553" E N 0807740" E 14.18' W82 S 071553" E N 0807740" E 14.18' W86 S 071553" E N 0807740" E 15.25' W83 S 071553" E N 0807740" E 15.00' W86 S 071553" E N 0807740" E 12.00' W86 S 071553" E N 0807740" E 12.00' W86 S 071553" E N 0807740" E 12.00' W89 S 071553" W N 089470" E 12.00' W91 N 087470" E S 071553" E 179.99' W93 N 071553" W S 071553" E 179.99' W93 N 071553" W S 071553" E 179.99' W93 N 071553" W S 071553" E 179.99' W99 N 071553" W S 071553" E 170.00' W91 N 071553" W S 071553" E 170.00' W91 N 071553" W S 071553" E 170.00' W91 N 071553" W N 0877729" W 16.00' W91 N 071553" W N 0897729" W 16.00' W910 N 071553" W N 0897729" W 16.00' W910 N 071553" W N 0897729" W 16.00' W910 N 071553" W	/20	89'52'17"	16.50	W72	89.52,20"	19.26
N 3792/45" W 63.95' W75 N 0907/40" E 5 3722/45" E 17.00' W75 N 0907/40" E 5 3722/45" E 17.00' W75 N 095/20' E 5 5 0007/40" W 15.20' W78 S 89/40' W 1 00007/40" W 165.25' W78 S 89/40' W 1 00007/40" W 165.25' W89 S 0007/40" E 15.20' W81 S 0007/40" E 17.76' W82 S 0007/40" E 17.76' W82 S 0007/40" E 17.76' W81 S 0007/40" W 10007/40" E 17.76' W81 S 0007/40" W 10007/40" W	121	00.07,43"	85.13	W73	00.07,40	13.09
S 325/24" E 12.00' W75 N 00/0740" W S 325/24" E 10.76' W76 N 895/20" E S 00/0744" W S 895/20" E N 895/20" E 245,20' W79 S 90/15/53" E N 895/20" E 25.51' W80 N 89/4/07" E S 00/0740" E 12.00' W81 S 94/4/07" E S 00/0740" E 15.25' W82 S 94/4/07" E N 895/20" E 15.15' W82 S 94/4/07" E N 895/20" E 15.15' W85 S 00/15/53" E N 895/20" E 12.165' W88 N 89/4/07" W N 895/20" E 13.52' W89 S 00/15/53" E N 895/20" E 13.52' W89 S 00/15/53" E N 895/20" E 13.52' W89 S 00/15/53" E N 894/07" E 12.00' W91 N 89/4/07" W S 894/4/07" E 12.00' W91 N 89/4/07" W S 894/4/07" E 12.00' W99 S 00/15/53" E N 894/07" E 12.00' W91 N 89/4/07" W S 894/4/07" E 12.00' W99 S 00/15/53" W S 00/15/53" E 179,39' W91 N 89/4/07" W S 89/4/07" W 12.24' W99 S 00/15/53" W S 89/4/07" W 12.24' W99 N 00/15/53" W S 89/4/07" W 86.83' W99 N 00/15/53" W S 89/4/07" W 86.83' W99 N 00/15/53" W N 89/57/29" W 6.00' W100 N 00/15/53" W N 89/57/29" W 6.00' W100 N 00/15/53" W N 89/57/29" W 12.75' W100 N 89/4/07" W N 89/57/29" W 12.75' W100 N 89/4/07" W N 89/57/29" W 10.00' N 00/15/53" W N 89/57/29" W N 80/57/29" W N 89/57/29" W 10.00' N 00/15/53" W N 89/57/29" W N 80/57/29" W N 89/57/29" W N 80/57/29" W N 89/57/29" W N 80/57/29" W N 89/57/29" W N 80	722	32.52'43"	63.95	W74	89.52,20	6.00
S \$3752'4" E 67.47' W77 S 001'5'3" E 80007'43" E 10.75' W77 S 001'5'3" E 10.75' W78 S 89'44'07" E 12.00' W78 S 89'44'07" E 12.00' W89' S 00'15'3" E 14.18' W88 S 00'15'3" E 14.18' W89' S 00'15'3" E 14.18' W89' S 00'15'3" E 14.18' W89' S 00'15'3" E 17.00' W89' S 00'15'3" E 17.00' W89' S 00'15'3" E 17.00' W91 N 89'44'0" W 10.72' W99 S 00'15'3" W 10.72' W99 S 00'15'3" W 10.72' W99 S 00'15'3" W 10.72' W99 N 00'15'3" W 10.72' W99' N 00'15'3" W 10.72' W99' N 00'15'3" W 10.72' W 10.72' W91 N 00'15'3" W 10.72' W91 N 10.72' W91 N 10'	723	57.07.17"	12.00	W75	00.07.40"	13.09
S 9000743" E 10,76" W77 S 001553" E N 8952/20" E 245,20' W78 S 894407" E 25,20' W78 S 8974407" E 25,1' W80 S 0071553" E S 0007740" E 15,20' W81 S 0071553" E S 0007740" E 15,20' W81 S 0071553" E S 0007740" E 15,20' W81 S 0071553" E S 0007740" E 15,20' W82 S 0071553" E S 0007740" E 15,20' W84 S 0071553" E S 0007740" E 15,20' W86 S 8974407" W S 0007740" E 17,76' W86 S 8974407" E 17,76' W86 S 0071553" E S 0071553" E 15,20' W89 S 0071553" W S 0071	124	32'52'43"	67.47	W76	89.52,20"	247.61
N 8952'20" E 245,20' W79 S 89'44'07" W 8952'20" E 12.00' W81 S 89'44'07" E 10.00' W81 S 89'44'07" E 10.00' W81 S 89'44'07" E 15.25' W82 S 89'44'07" E 14.00' W81 S 89'44'07" E 14.00' W81 S 89'44'07" E 14.00' W81 S 89'44'07" E 14.00' W82 S 89'44'07" E 15.00' W82 S 89'44'07" E 15.00' W82 S 89'44'07" E 15.00' W82 S 89'44'07" W 18.00' W82 S 89'44'07" W 18.00' W82 S 89'44'07" W 19.00' W82 S 89'44'07" W 19.00' W82 S 89'44'07" W 10.00' W82 S 89' W82	725	00.07'43"	10.76	W77	00.15.53	17.47
N 9070740" W 165.25" W790 N 8071553" E S 807470" E S 8095220" E 12.00" W81 S 9071553" E S 8095220" E 12.00" W81 S 9071553" E S 8095220" E 14.18" W82 S 9071553" E S 8095220" E 14.18" W82 S 9071553" E S 8095220" E 14.18" W84 S 9071553" E S 8095220" E 17.76" W86 S 9071553" E S 8095220" E 17.76" W86 S 9071553" E S 9070740" E 17.76" W81 S 9071553" E 17.76" W81 S 9071553" E 17.76" W81 S 9071553" W 10.72" W91 N 894470" E 12.20" W91 N 895723" W 10.72" W91 N 895723" W 10.72" W91 N 897470" E 12.20" W91 N 897470" E 12.20" W91 N 897470" E 12.20" W91 N 897470" W 12.24" W94 N 897470" E 12.24" W94 N 897470" W 12.24" W95 N 9071553" W 10.75" W91 N 897723" W 10.75" W91 N 8977	726	89*52'20"	245.20	W78	89.44.07	14.14
N 8952'20" E 25.51" W80 N 8944'07" E	V27	00.07.40	165.25	W79	00.15.53	00.9
S 5000740" E 12.00' W81 S 00'15'5" E 89'44'07" W 189'52'20" E 14.18' W84 N 89'44'07" E 15.25' W85 S 00'15'53" E 14.18' W84 N 89'44'07" E 10'00' W81 S 00'15'53" E 17.76' W85 S 00'15'53" E 17.76' W87 S 00'15'53" W 18.76' W91 N 89'44'07" E 17.76' W91 N 89'44'07" W 10'15'53" W 10'15'33" W 1	V28	89.52,20"	25.51	W80	89.44.07	14.14
S 8952'20" W 13.51" W82 S 8944'00" W 8952'20" E 14.18" W83 S 00'15'55" E N 00'07'40" E 15.25' W83 S 00'15'55" E N 00'07'40" E 17.76" W86 S 00'15'55" E S 00'15'55" W W91 N 09'44'00" E S 00'15'55" W W91 N 09'44'00" E S 00'15'55" W W91 N 00'15'55" W W N 00'15'55" W 00'15'55" W N 0	429	00.07'40"	12.00,	W81	00.15.53	6.63
S GOOD740" E 153.255	/30	89.52,20"	13.51	W82	89.44.07	13.22
N 0895/20" E 14,18' W85 S 0.0'15'53" E 5.00'740" W 0895/20" E 17,76' W85 S 0.0'15'53" E 6.00' W85 S 0.0'15'53" E 7.0'10'70' W.88 N 0895/20" E 17,76' W87 S 0.0'15'53" E 7.0'15'53" W 0895/20" E 175,23' W89 S 0.0'15'53" W 0895/20" E 175,23' W991 N 00'15'53" W 090' S 45'02'31" W 090' S 45'02'31" W 090' S 68'04'07" W 12,24' W994 N 00'15'53" W 12,24' W996 S 89'44'07" W 12,24' W996 N 00'15'53" W 10,0'15'53" W 10,0'1	131	00.02,40,,	153.25	W83	00.15.53	6.00
N 9007140" W 17.76" W865 S 50.015.53 E 5.007140" W86 S 9874470" E 5.0007140" E 12.166" W86 N 987440" E 5.0007140" E 12.166" W86 N 987440" E 5.0015.43" W 95.20" E 12.166" W89 N 987440" E 5.0015.43" W 95.20" W91 N 987470" E 12.24" W91 N 987440" W 17.24" W92 N 0015.53" W 17.24" W 97.75" W92 N 0015.53" W 17.24" W 97.75" W 97.75" N 0015.53" W 17.24" W 97.75" N 0015.53" W 17.25" W 17	V32	89'52'20"	14.18	W84	89-44.07	13.22
N 8952/20" E 6.00' W86 S 5.95 44.0" W 8952/20" E 121.65' W88 N 6974/0" E 5.007/40" E 155.25' W89 N 607/55.3" E 5.007/55.3" E 155.25' W99 S 6.07/55.3" E 5.007/55.3" E 5.007/55.3" E 5.007/55.3" E 12.00' W991 N 6975/29" W 5.007/55.3" E 12.00' W991 N 6975/29" W 5.007/55.3" E 12.24' W994 N 6974/07" E 12.24' W994 N 6974/07" E 5.007/55.3" W 5.007/55.3" E 140.05' W994 N 607/55.3" W 5.007/55.3" W 6.00' W995 N 607/55.3" W 857023" W 857023" W 8683" W999 N 607/55.3" W 8597/29" W 16.00' W991 N 607/55.3" W 16.00' W991 N 607/50.3" W 16.00' W991 N	V33	00.01,40"	17.76	W82	00.15.53	249.29
S 000740° E 117.6° W88 N 89740° E 117.6° W88 N 8952'20° E 115.23′ W88 N 89740° E 115.23′ W89 S 0015'5.° E 115.23′ W89 S 0015'5.° E 115.23′ W99 S 45'02'31″ W 89744'07° E 12.00′ W91 N 8975'23″ W 8975'23″ W 10.00′ 15'53″ W 10.00′ 10.00′ 15'53″ W 10.00′ 10.00′ 15'53″ W 10.00′ 10.00° 10.00′ 10.00′ 10.00′ 10.00′ 10.00′ 10.00′ 10.00′ 10.00′ 10.00′	134	89'52'20"	9.00.9	WSD	89 44 07	,008
N 8944'07" E 155.23' W89 S 00'15'53' W 8944'07" E 10.00' W91 N 89'5'23" W 89'5'23" W 89'5'23" W 89'5'23" W 89'5'23" W 89'5'23" W 89'5'39" W91 N 89'5'23" W 89'5'39" W91 N 89'5'39" W 89'5'3	135	00.02.40"	17.76	WS/	00 13 33	11.75'
N 8944'07" E	N36	89.52.20	121.65	WOO	00 44 00	164.90
N 8957'29" W N 8957'29" W N 8957'29" W	N37	20,1100	22.52	COM	45.02'31"	22.69
\$ 894407" W 40,72' W92 N 45'15'53" W 5 00'15'53" E 179,99' W94 N 60'15'53" W 894407" W 894407" E 12.24' W94 N 89'4407" W 5 00'15'53" E 10.00' W95 N 80'15'53" W 89'4407" W 12.24' W96 N 80'15'53" W 89'4407" W 12.24' W96 N 80'15'53" W 89'4407" E 12.75' W100 N 89'4407" W N 89'7'29" W 16.00' W100 N 80'7'29" W 16.00' W10 N 80'7'29" W 16.00' W100 N 80'7'29" W 16.00' W10 N 80'7'29" W 16.00' W100 N 80'7'29" W 16.00' W100 N 80'7'29" W	N28	1004400	12.00	Wo1	89*57'29"	227.82
S 0015'53' E 179.99' W93 N 00'15'53' W N 8944'07" E 12.24' W94 N 8944'07" E 6.00' W95 N 00'15'53' W S 00'15'53' E 140.05' W95 N 00'15'53' W S 00'15'53' E 140.05' W96 S 89'44'07" W S 00'15'53' W N 8957'23" W 8957'23" W 8957'23" W 8957'23" W 12.75' W100 N 89'15'53' W N 8957'23" W 12.75' W102 S 89'44'07" E 12.75' W103 N 00'15'53' W N 8957'23" W 12.75' W103 N 00'15'53' W N 8957'23" W 10'15'53' W N 8957'23" W 10'15'53' W N 8957'23" W 10'15'53' W N 10'2' S 89'44'07' S 10'15'53' W N 10'15'5'3' W N 10'15'5'	80%	00 10 40	40.72	W92	45-15'53"	31.47
N 894407" E 12.24" W94 N 894407" E 12.24" W95 N 0071553" W	040	89 44 07	170 00'	W9.3	00*15'53"	1.50
N 954707 N 954707 N 95723" W S 0015535" S 001	W41	100 13 33	10.04	WQA	89-44'07"	11.97
5 894407" W 12.24' W96 5 89'44'07" W 5 89'44'07" W 12.24' W96 5 89'44'07" W 12.24' W96 5 89'44'07" W 14.005' W97 N 00'15'53" W 10.00'0'2'31" W 12.75' W100 N 09'15'53" W 10.00'0'3'1" W 12.75' W100 N 09'15'53" W 10.00'0'3'1" E 12.75' W100 N 00'15'53" W 10.00'0'3'1" E 12.75' W100 N 00'15'53" W 10.00'0'3'1" E 14.89' W102 S 89'44'07" E 12.75' W102 S 89'44'07" E 12.75' W102 S 89'44'07" W 14.89' W103 N 00'15'53" W 14.89' W 14.89' W103 N 00'15'53" W	N42	00'15'53"	6.00	W95	00.15'53"	6.00
S 001553" E 140.05' W97 N 001553" W 8 4502'31" W 32.67' W99 N 20'06'29" W N 8957'29" W 86.83' W100 N 89'44'07" E N 00'02'31" W 12.75' W100 N 89'44'07" E N 00'02'31" E 12.75' W102 S 89'44'07" E N 00'02'31" E 12.75' W102 S 89'44'07" E	2	80.44,07"	12.24	96M	89*44'07"	11.97
S 4502'31" W 32.67' W98 N 20'05'29" W N 86.83' W99 N 00'15'53" W N 8857'29" W 10.0 N 89'44'07" E N 89'57'29" W 10.0 N 89'44'07" E 12.75' W100 N 89'44'07" E 12.75' W100 N 89'44'07" W N 00'05'31" E 12.75' W103 S 89'44'07" W	MAR	00.15,53"	140.05	W97	00*15'53"	129.47
N 8957'29" W 86.83' W99 N 00'15'53" W S 00'02'31" W 12.75' W100 N 89'470" E N 8957'29" W 6.00' W101 N 00'15'53" W N 00'0'31" E 12.75' W102 S 89'44'0" W N 00'0'31" E 12.75' W103 N 00'15'53" W	2446	45:00:31"	32.67	W98	20.06,29"	19.64
S 0002'31" W 12.75' W100 N 89'44'07" E S 0002'31" W 6.00' W101 S 89'44'07" W N 00'0'31" E 12.75' W102 S 89'44'07" W N 895'7'29" W 144.89' W103 N 00'1553" W	140	80'57"29"	86.83	66M	00-15'53"	267.12
N 985729" W 6.00' W101 N 001553" W N 000231" E 12.78 W103 N 085729" W 144.89' W103 N 001553" W	MAR	00.02,31"	12.75	W100	89.44,07"	14.34
N 00'02'31" E 12.75' W102 S 89'44'07" W N 00'02'31" E 144.89' W103 N 00'15'53" W	077	89.57,29"	6.00	W101	00"15"53"	(00.9
N 89'57'29" W 144.89' W103 N 00'15'53" W	W50	00'02'31"	12.75	W102	89*44'07"	14.34
	W51	89'57'29"	144.89	W103	00.15'53"	20 88'