

APPROVALS

I _____, CLERK OF THE TOWN OF ORO VALLEY,
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL
OF THE TOWN OF ORO VALLEY ON THE _____ DAY OF _____, 20____.

CLERK, TOWN OF ORO VALLEY _____ DATE _____

PIMA COUNTY REGIONAL WASTEWATER
RECLAMATION DEPARTMENT _____ DATE _____

TOWN ENGINEER _____ DATE _____

PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

WATER UTILITY DIRECTOR _____ DATE _____

ASSURANCES

ASSURANCES IN THE FORM OF _____ FROM _____
AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE
DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS
(ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THE SUBDIVISION.

BY: _____ DATE _____
MAYOR – TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF _____ FROM _____
IN THE AMOUNT OF _____ HAVE BEEN
PROVIDED TO GUARANTEE THE RESEEDING OF THIS SUBDIVISION IN THE EVENT THE
PROJECT IS ABANDONED.

WATER ADEQUACY

THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA
DEPARTMENT WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY,
PURSUANT TO ARS §45-576 AND HEREBY CERTIFIES IN WRITING TO SUPPLY
WATER TO THIS SUBDIVISION.

BY: _____ DATE _____
WATER UTILITY DIRECTOR

RECORDING DATA

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS No. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE
WLB GROUP, INC., ON THIS _____ DAY OF _____
20____, AT _____ M. IN SEQUENCE NO. _____, THEREOF.

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____ DATE _____
DEPUTY FOR PIMA COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS
PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED
SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER
CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

PETER D. COTE, RLS 44121

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND
THAT THE 100-YEAR FLOOD PRONE LIMITS, EROSION HAZARD SET-BACKS AND
100-YEAR FEMA ZONE A BOUNDARY AS NOTED WERE REVIEWED AND SHOWN
UNDER MY DIRECTION.

DAVID W. LITTLE, P.E. 36234

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION
30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA
COUNTY, ARIZONA, SAID BEARING BEING N89°42'18"W.

GENERAL NOTES

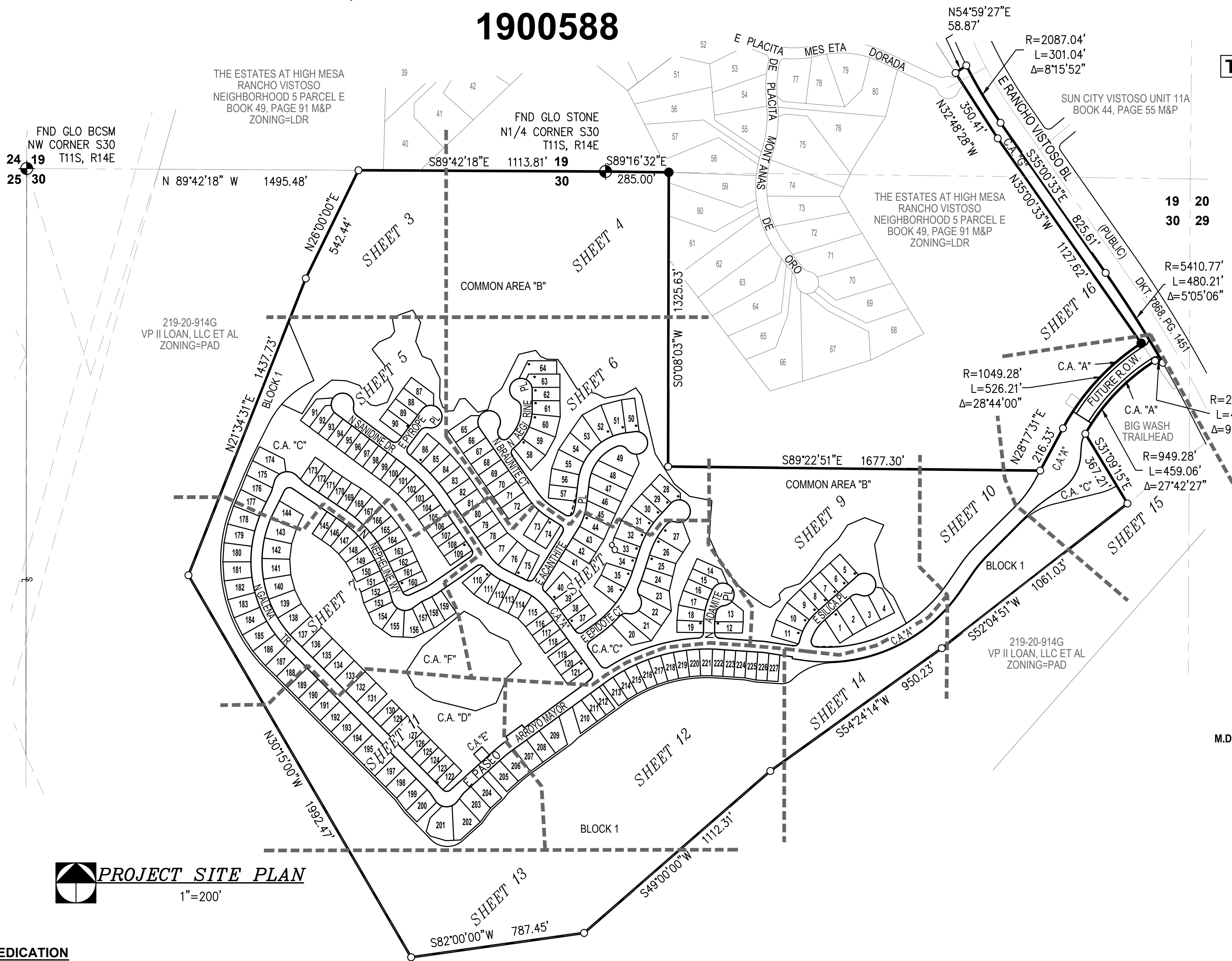
- THE GROSS AREA OF THIS SUBDIVISION IS ±185.93 ACRES.
- TOTAL NUMBER OF LOTS IS 227, TOTAL AREA OF NEW LOTS IS ±41.38 ACRES. (1.22 LOTS PER ACRE)

(CONTINUED ON SHEET 2)

The
WLB
Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, AZ, and Las Vegas, NV.
4444 East Broadway Boulevard
Tucson Arizona (520) 881-7480

FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 227, BLOCK 1 & COMMON AREAS "A" - "G"
1900588



PROJECT SITE PLAN
1"=200'

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. WE HEREBY CONVEY TO THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN HEREON INCLUDING ALL STREETS AND EASEMENTS NOTED AS PUBLIC. RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED TO PUBLIC UTILITIES AND PIMA COUNTY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES. EXCLUSIVE EASEMENTS FOR TOWN USES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF ORO VALLEY.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

COMMON AREAS "A", "C", "D", "E" & "G" AS SHOWN HEREON AND PRIVATE DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS) ARE GRANTED AS EASEMENTS TO ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND PIMA COUNTY FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES AND SEWERS. NO OVERHEAD LINES SHALL BE USED. COMMON AREAS "B" AND "F" SHALL REMAIN AS PERMANENT OPEN SPACE. ALL TRAIL EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ORO VALLEY FOR USE BY THE GENERAL PUBLIC AS PERMANENT, NON-MOTORIZED PUBLIC TRAIL EASEMENTS.

TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS IN DKT. 8021 PG. 925, AND SUBJECT TO THE TRACT DECLARATION FOR TRANQUILO AT RANCHO VISTOSO LOTS 1-227 & COMMON AREAS "A"-"G" AS RECORDED IN SEQ. _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS AND PRIVATE DRAINAGEWAYS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY GRANT IN FEE SIMPLE TO THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT ALL OF BLOCK 1 FOR THE PURPOSE OF FLOOD CONTROL STRUCTURES.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST N018300-T, AND NOT ITS CORPORATE CAPACITY.

_____, AS TRUST OFFICER _____ DATE _____

BENEFICIARY OF TRUST:
JEN ARIZONA 34, LLC
2222 W. PINNACLE PEAK ROAD #140
PHOENIX, ARIZONA 85027

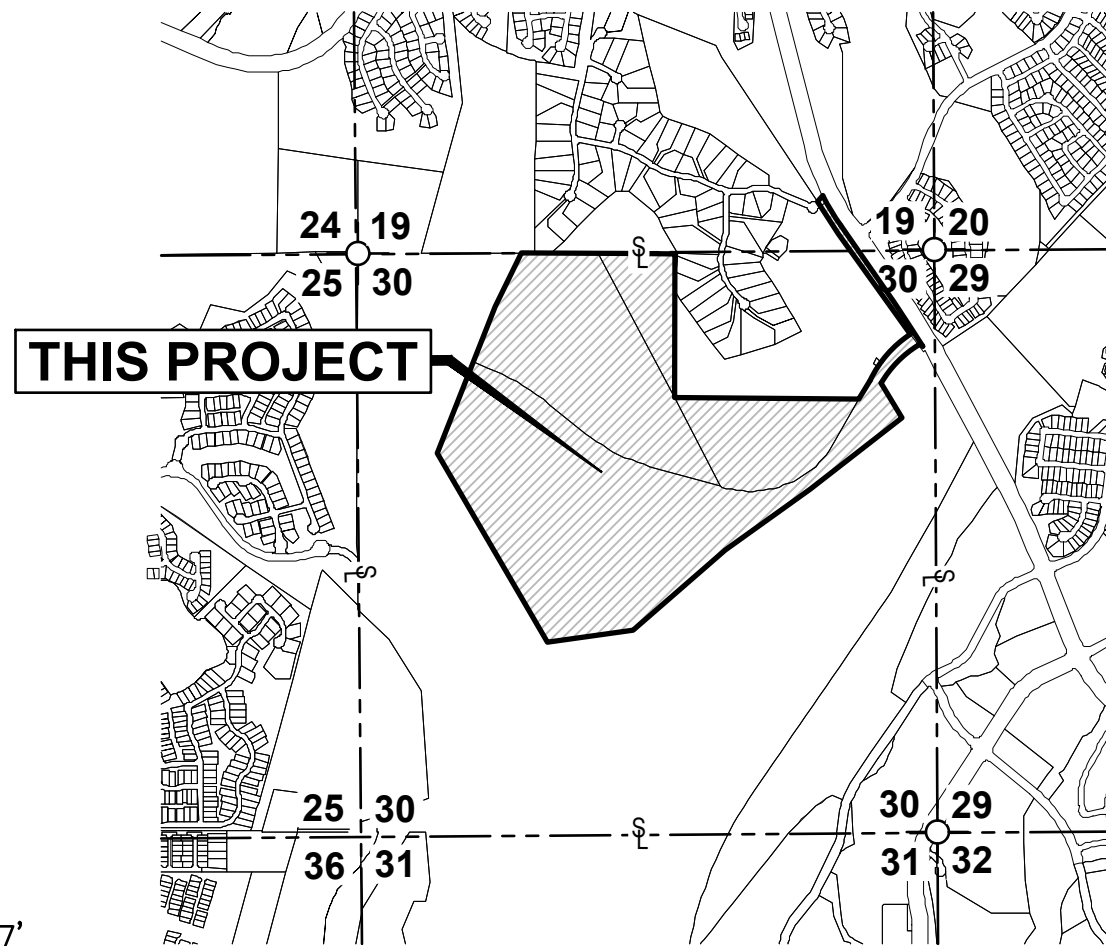
NOTARY

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS No. _____

ON THIS, THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED _____ SELF TO BE
OF _____ BEING AUTHORIZED SO TO DO,
EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED
BY THEMSELVES AS OWNERS.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09



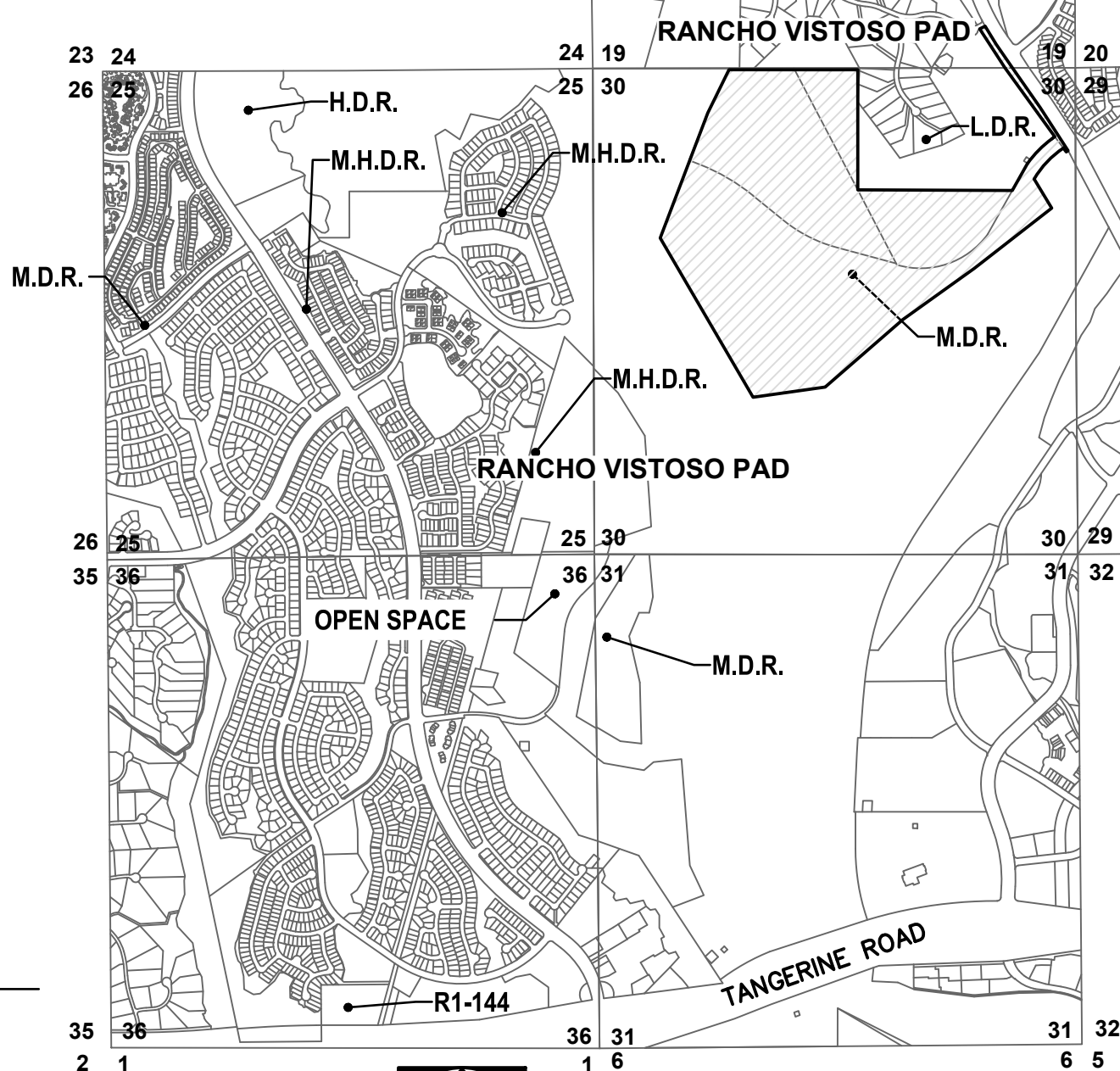
LOCATION MAP
A PORTION OF SECTIONS 19 & 30, T11S, R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY,
ARIZONA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	GENERAL NOTES & DETAILS
SHEET 3-16.....	PLAN SHEETS
SHEET 17.....	DATA TABLES & DETAILS
SHEET 18.....	DATA TABLES & REZONING NOTES

DEVELOPER
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK ROAD #140
PHOENIX, ARIZONA 85027
(602) 679-8013
ATTN: MICHAEL J. CRONIN
MCRONIN@TERRAWESTAZ.COM

ENGINEER
THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: DAVID LITTLE, PE
DLITTLE@WLBGROUP.COM



0' 10' 20' 30'
ZONING MAP
SCALE: 3"=1 MILE

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 227, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREAS "B" & "F" (NATURAL OPEN SPACE),
COMMON AREAS "C" & "G" (DRAINAGE - OPEN SPACE),
COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

SHEET 1 OF 18

SEQ.

GENERAL NOTES (CONTINUED FROM SHEET 1)

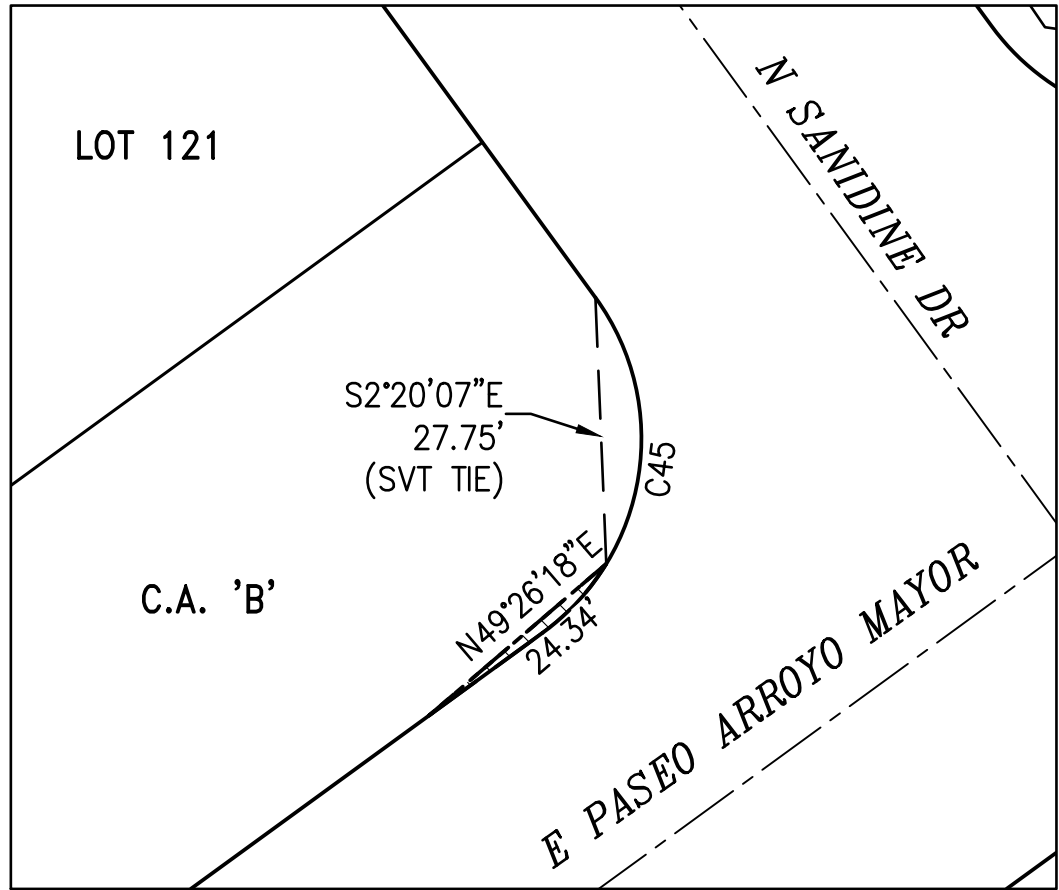
3. EXISTING ZONING: RANCHO VISTOSO PAD: MDR (MEDIUM DENSITY RESIDENTIAL) AND OPEN SPACE.
4. COMMON AREA A: (PRIVATE STREETS) = ±15.91 ACRES
COMMON AREA B: (NATURAL OPEN SPACE) = ±50.03ACRES
COMMON AREA C: (DRAINAGE, OPEN SPACE, UTILITIES) = ±18.54 ACRES
COMMON AREA D: (PARK) = ±10.18 ACRES.
COMMON AREA E: (SEWER LIFT STATION) = ±0.06 ACRES
COMMON AREA F: (NATURAL OPEN SPACE) = ±3.27 ACRES
COMMON AREA G: (DRAINAGE, OPEN SPACE, UTILITIES) = ±1.70 ACRES
PUBLIC RIGHT OF WAY TO BE DEDICATED = ±0.69 ACRES
BLOCK 1 (PIMA COUNTY FLOOD CONTROL) = ±43.84 ACRES
5. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.085.
TOTAL MILES OF NEW PRIVATE STREETS ARE 2.24
6. THE MAXIMUM LOT SIZE FOR THIS DEVELOPMENT IS 14,425 S.F.
7. THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT IS 6,000 S.F.
8. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 7,939 S.F.
9. MAXIMUM PERMITTED BUILDING HEIGHT: 30' / TWO STORY.
10. SETBACKS REQUIRED/PROVIDED (PER P.A.D. M.D.R. STANDARDS): FRONT = 20'; SIDE = 5'; REAR =10'.
11. PARKING SPACES PER LOT PROVIDED = 2 SPACES, ADDITIONAL PARKING PROVIDED = 9.
12. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
13. THE AREA OF THE 100 YEAR FLOOD LIMITS REPRESENT AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
14. THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA COUNTY, ARIZONA. SAID BEARING BEING N89°42'18"W.
15. MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
16. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
17. THE PROPERTY OWNER, HIS SUCCESSORS, ASSIGNS OR A DESIGNATED HOMEOWNER'S ASSOCIATION AGREES TO 1) KEEP ALL REQUIRED LANDSCAPED AREAS MAINTAINED IN A WEED-FREE, TRASH-FREE CONDITION, 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS, AND 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
18. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT ROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF THE SIGHT VISIBILITY TRIANGLE SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN THE SIGHT VISIBILITY TRIANGLES SHOWN ON THIS PLAT.
19. PROPERTY OWNERS SHALL MAINTAIN PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30) INCHES IN HEIGHT WITHIN THE SIGHT VISIBILITY TRIANGLES. TREES WITHIN THE SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SEVENTY-TWO (72) INCHES.
20. ORO VALLEY WATER UTILITY SHALL BE THE WATER SERVICE PROVIDER.
21. INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
22. ALL PROSPECTIVE BUYERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA CHOLLA AIRPARK, A PRIVATE AIRPARK LOCATED SOUTHWEST OF THE PROJECT. ALL PERSPECTIVE BUYERS SHALL BE INFORMED THAT LOW FLYING AIRCRAFT MAY BE A NUISANCE.
23. NO FINAL INSPECTION FOR ANY LOT WITHIN THIS SUBDIVISION SHALL BE APPROVED UNTIL A BUILDING CODES OFFICIAL HAS VERIFIED THAT CONSTRUCTION ON THE LOT IS COMPLETE AND SIDEWALKS HAVE BEEN INSTALLED, PROPERTY LINE TO PROPERTY LINE.
24. TRAILS, TRAILHEADS AND OTHER PUBLIC RECREATION USES ARE NON-MOTORIZED AND ARE OPEN TO THE PUBLIC.
25. THIS SUBDIVISION IS SUBJECT TO REZONING CONDITIONS PER TOWN OF ORO VALLEY REZONING CASE NO. OV 1703076 AND ORDINANCE NO. (O)17-09.
26. THE SAME ELEVATION AND COLOR SCHEME MAY NOT BE REPEATED FOR THE FOLLOWING CONDITIONS:
- HOMES IMMEDIATELY ADJACENT TO ONE ANOTHER
 - HOMES LOCATED DIRECTLY ACROSS THE STREET FROM ONE ANOTHER
27. TWO-STORY HOMES SHALL NOT BE LOCATED ON CORNER LOTS (LOTS 1, 11, 12, 19, 37, 40, 57, 58, 74, 75, 86, 90, 109, 110, 121, 122, AND 158)
28. NO MORE THAN 2 TWO-STORY HOMES SHALL BE LOCATED SIDE BY SIDE ON THE SAME STREET.
29. TWO STORY HOMES SHALL BE LIMITED TO NO MORE THAN 60% OF THE TOTAL LOT COUNT WITHIN THE DEVELOPMENT.
30. FRONT YARD LANDSCAPING MAY NOT INTERFERE WITH ANY PUBLIC UTILITY EASEMENT.
31. THE HOA IS RESPONSIBLE FOR ALL COMMON AREAS AND MAINTENANCE OF ALL DRAINAGE STRUCTURES WITHIN COMMON AREAS.
32. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED A MINIMUM OF ONCE EACH YEAR IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST.
33. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER A MINIMUM OF ONCE EACH FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE 5-YEAR ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST. THE REPORT SHALL IDENTIFY THE MAINTENANCE NEEDS FOR THE NEXT 5-YEAR PERIOD, INCLUDING ANTICIPATED ANNUAL COSTS OF MAINTENANCE AND REPAIR.

GENERAL NOTES (CONTINUED)

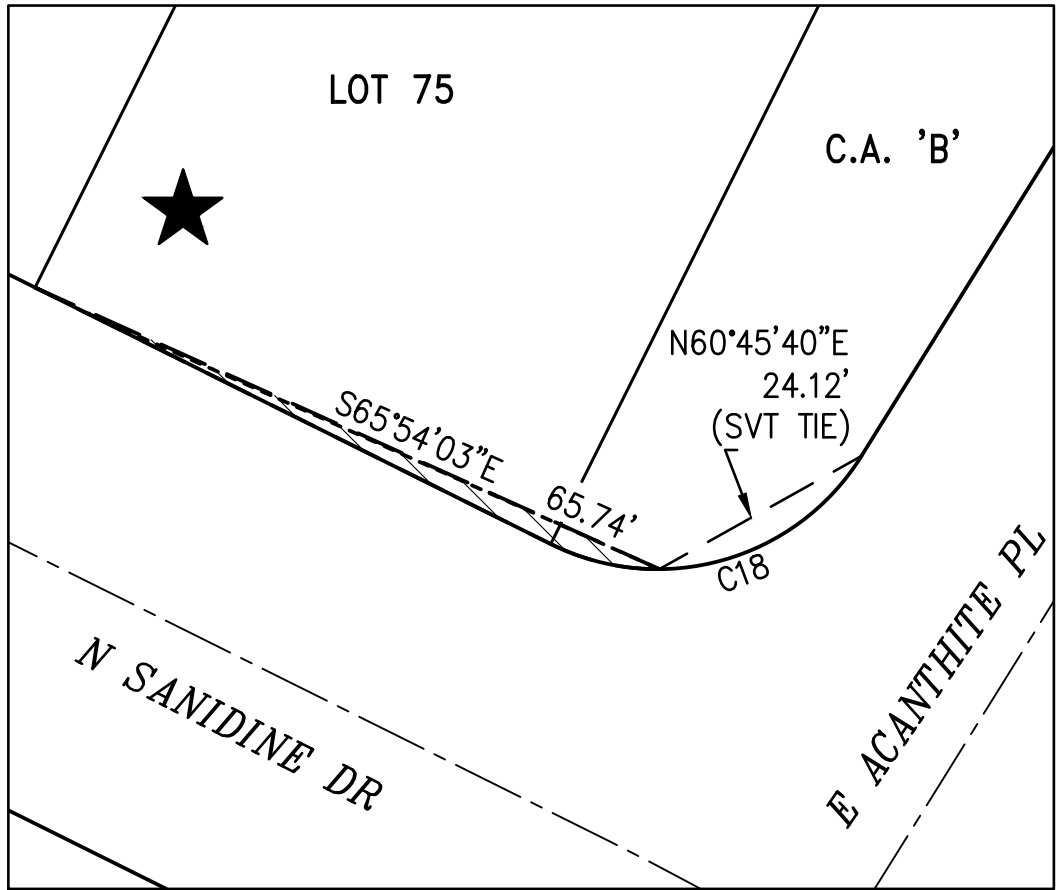
34. ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 5, 14, 28, 48-54, 59-66, AND 85-92 ARE WITHIN A FEMA (S) ZONE A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C1080L WITH EFFECTIVE DATE JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) (CASE #19-09-2146R) HAS BEEN APPROVED BY THE TOWN OF ORO VALLEY AND SUBMITTED TO FEMA ON 8/29/19 WITH THE INTENT OF REMOVING THESE LOTS FROM THE FEMA FLOODPLAIN. THE CLOMR DOES NOT GUARANTEE THESE LOTS WILL BE REMOVED FROM THE FEMA SPECIAL FLOOD HAZARD AREA (SFHA), THEREFORE FLOODPLAIN USE PERMITS, AND CORRESPONDING ELEVATIONS CERTIFICATES FOR ALL STRUCTURES, LOCATED WITHIN THE EFFECTIVE SFHA SHALL BE REQUIRED UNTIL THE EFFECTIVE FLOODPLAIN HAS BEEN REVISED AND APPROVED BY FEMA. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN AN EFFECTIVE SFHA.
35. REVISING THE EFFECTIVE FIRM REQUIRES COMPLETION OF THE INFRASTRUCTURE SHOWN IN THE CLOMR, PREPARATION OF AS-BUILT PLANS FOR THE INFRASTRUCTURE, TOWN OF ORO VALLEY AND FEMA REVIEW AND APPROVAL OF THE AS-BUILT PLANS, FEMA ISSUANCE OF A LETTER OF MAP REVISION (LOMR) AND COMPLETION OF A PUBLIC COMMENT PERIOD. UNLESS AND UNTIL THE EFFECTIVE FIRM HAS BEEN REVISED. THERE IS SOME RISK TO AN OWNER OF ANY LOTS WITHIN THE EFFECTIVE FEMA FLOODPLAIN THAT THE FLOODPLAIN WILL NOT BE REVISED.
36. THE TEMPORARY TRAIL EASEMENT SHOWN HEREON SHALL AUTOMATICALLY TERMINATE WITHOUT THE NEED TO EXECUTE OR RECORD ANY FURTHER DOCUMENT UPON THE GRANT TO THE TOWN OF A TRAIL EASEMENT FOR AN ALTERNATE ALIGNMENT THAT PROVIDES ACCESS TO AND FROM THE ENDPONTS OF THE PERMANENT TRAIL EASEMENT THAT CONNECT TO EACH ENDPONIT OF THE TEMPORARY TRAIL EASEMENT. NOTWITHSTANDING THAT THE FOREGOING TERMINATION SHALL BE EFFECTIVE WITHOUT THE NEED FOR FURTHER ACTION BY ANY PARTY, UPON REQUEST BY JEN ARIZONA 34 LLC OR THE TRANQUILLO AT RANCHO VISTOSO COMMUNITY ASSOCIATION ON OR AFTER THE DATE OF SUCH TERMINATION, THE TOWN SHALL EXECUTE, ACKNOWLEDGE, AND DELIVER TO THE REQUESTING PARTY FOR RECORDING A TERMINATION OF THE TEMPORARY TRAIL EASEMENT IN A FORM REASONABLY REQUESTED BY THE REQUESTING PARTY.

REZONING CONDITIONS

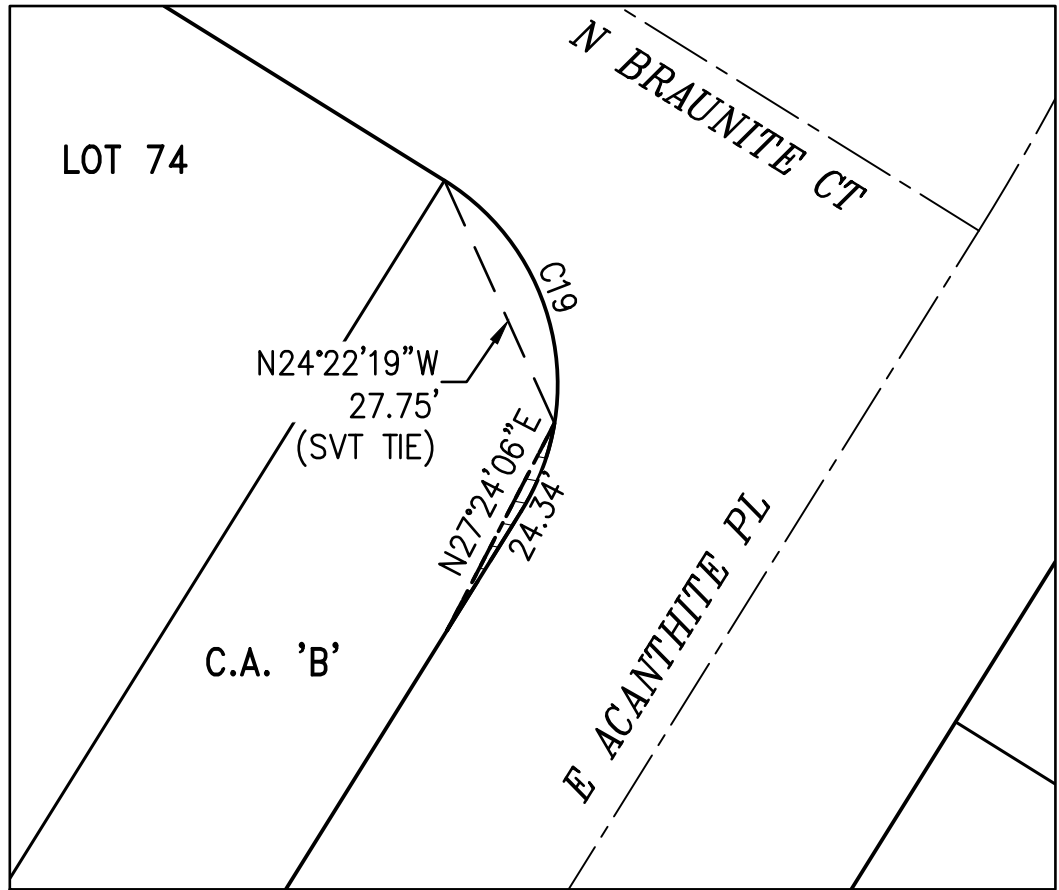
SEE SHEET 18 FOR REZONING CONDITIONS



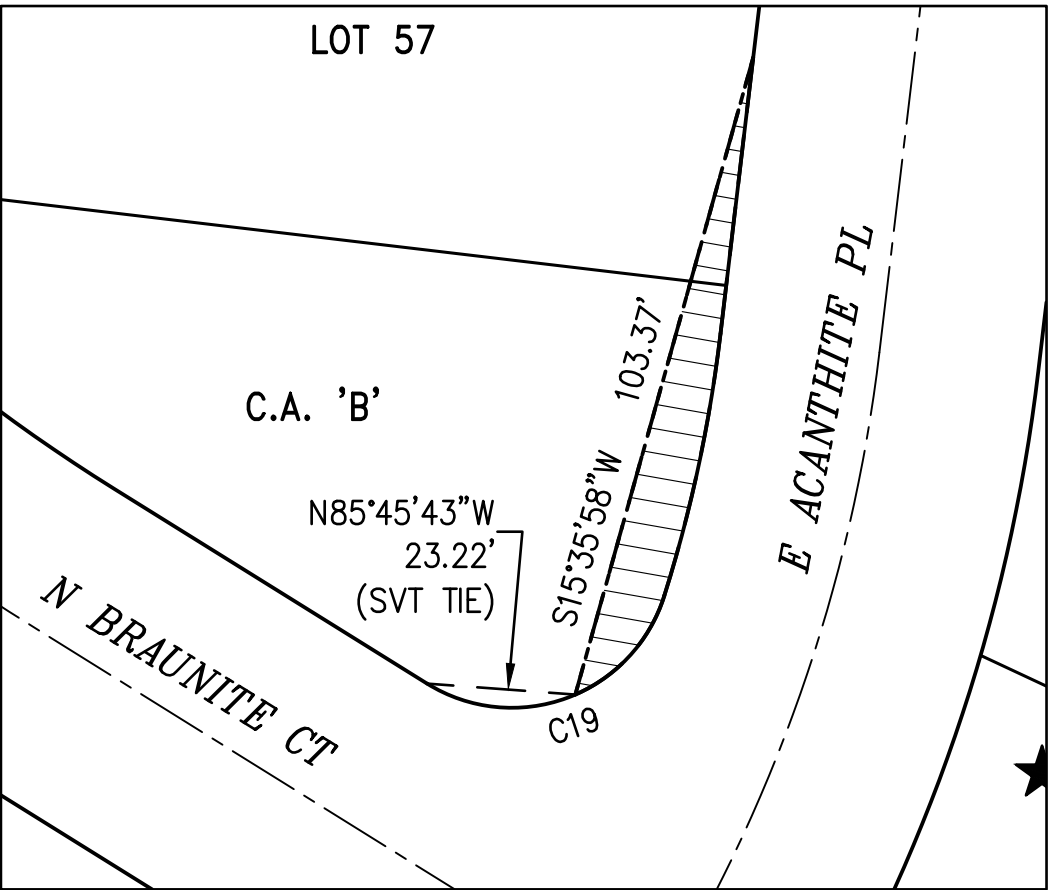
SIGHT VISIBILITY TRIANGLE DETAIL 3
1"=20'



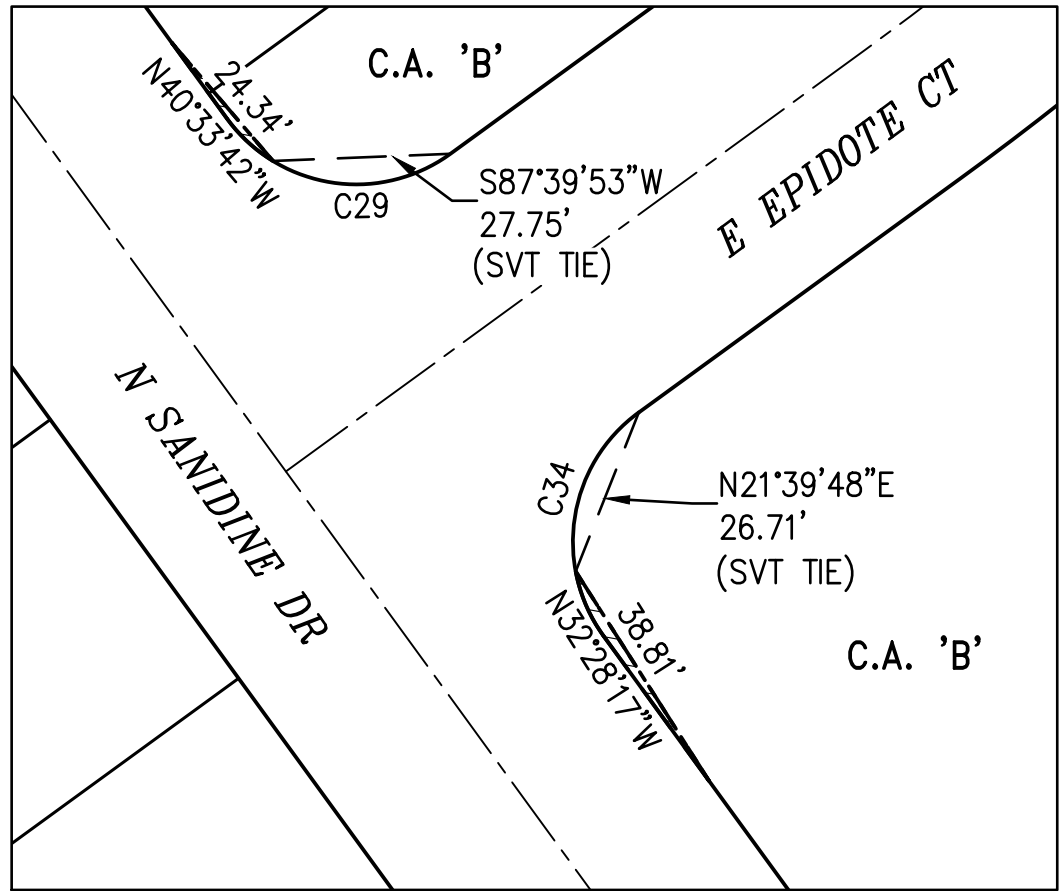
SIGHT VISIBILITY TRIANGLE DETAIL 4
1"=30'



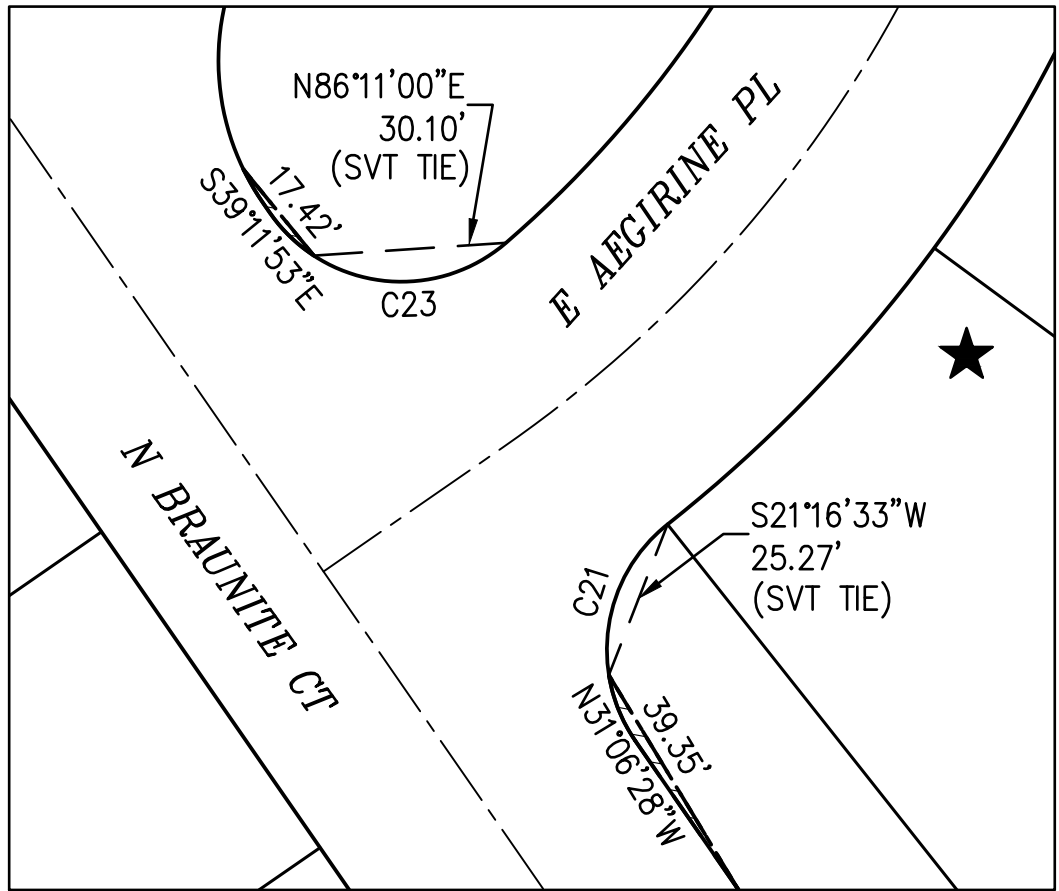
SIGHT VISIBILITY TRIANGLE DETAIL 5
1"=20'



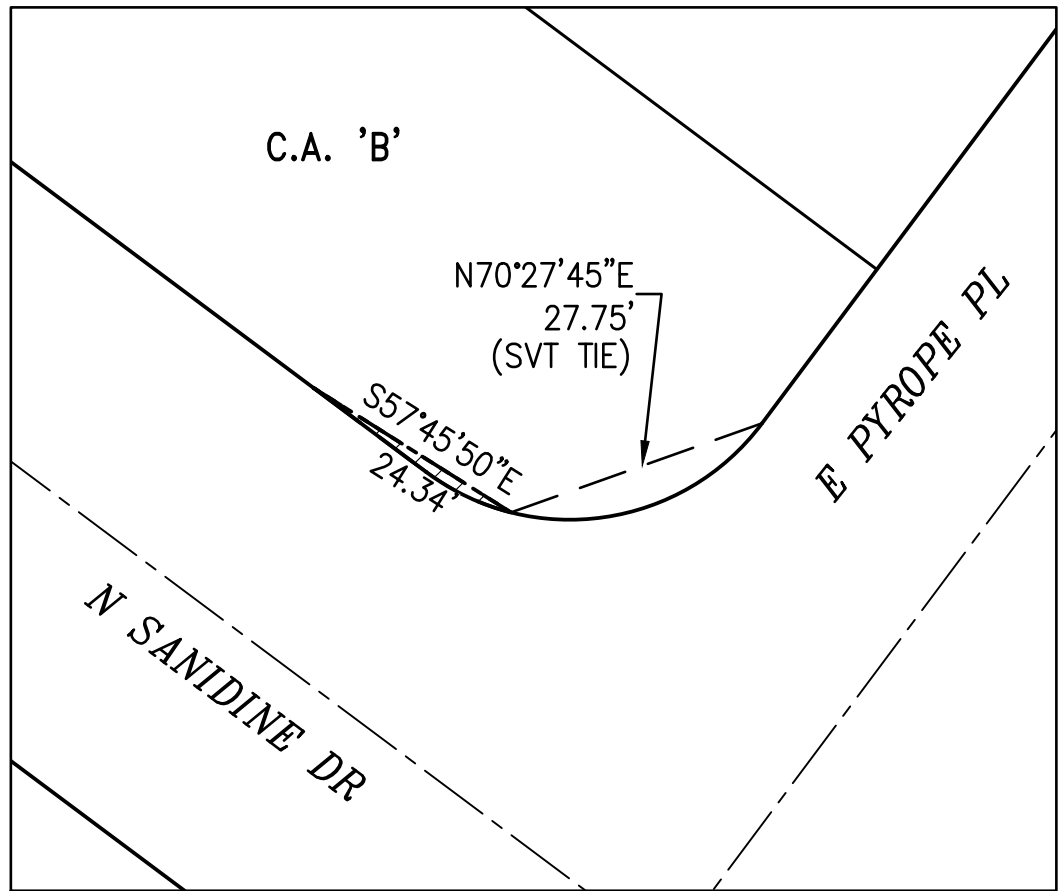
SIGHT VISIBILITY TRIANGLE DETAIL 6
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 7
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 8
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 9
1"=30'

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- SECTION LINE
- MATCHLINE
- N.A.E. NO-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- BRASS DISK SURVEY MONUMENT TO BE SET BY AN RLS UPON COMPLETION OF ROAD CONSTRUCTION
- FOUND MONUMENT
- 1/2" REBAR W/ TAG TO BE SET BY AN RLS UPON COMPLETION OF IMPROVEMENTS
- FOUND 1/2" REBAR W/ TAG 12214
- FND GLO BRASS CAP AT SECTION CORNER / QUARTER SECTION CORNER
- INDICATES DRIVEWAY ACCESS LOCATION

1900588
FINAL PLAT
TRANQUILLO AT RANCHO VISTOSO
LOTS 1 THRU 227, BLOCK 1 & COMMON AREA "A" (PRIVATE STREETS), COMMON AREAS "B" & "F" (NATURAL OPEN SPACE), COMMON AREAS "C" & "G" (DRAINAGE - OPEN SPACE), COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) & COMMON AREA "E" (PRIVATE LIFT STATION)

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1"= 40'

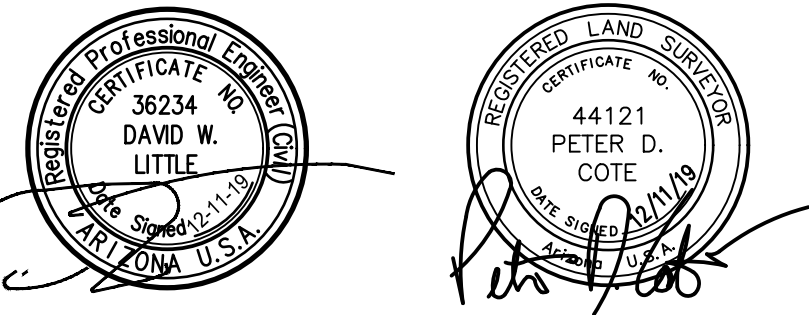
SHEET 2 OF 18

SEQ.

SEQ.

The WLB Group

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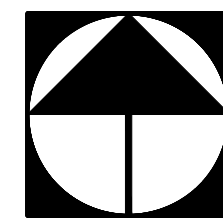


FND GLO BCSM
NW CORNER S30
T11S, R14E

N 89°42'18" W 1495.48'

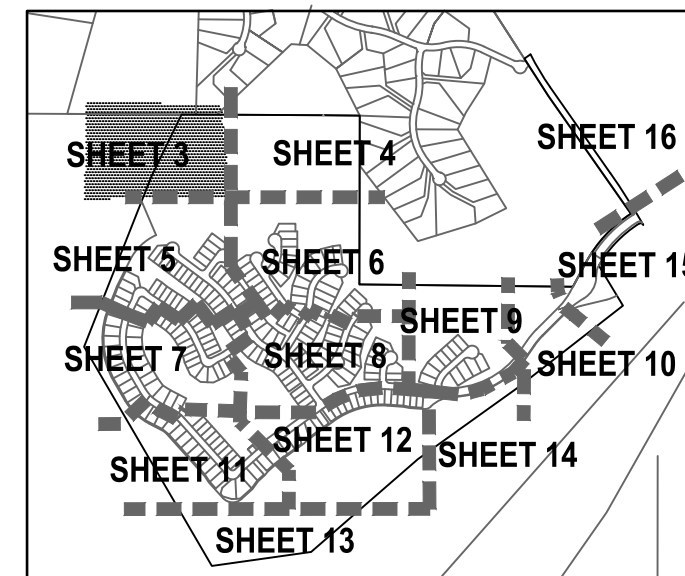
THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=LDR

S89°42'18"E 1113.81'



219-20-914G
VP II LOAN, LLC ET AL
ZONING=PAD

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres



INDEX MAP
N.T.S.

1900588
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TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 227, BLOCK 1 & COMMON AREA "A" (PRIVATE
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

SHEET 3 OF 18

SEQ.

SEQ.

File:Q:\180505\TVM-02-911 Plating\06 F-Plat\FP-RV_148.dwg Plot Date:12/11/2019 10:30 AM By:pcate



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WLB
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BOOK 49, PAGE 91 M&P
ZONING=LDR

FND GLO STONE
N1/4 CORNER S30
T11S, R14E

N89°16'32"W 285.00'

S89°42'18"E 1113.81'

N0°08'03"E 1325.63'

953.11'

953.11'

THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=LDR

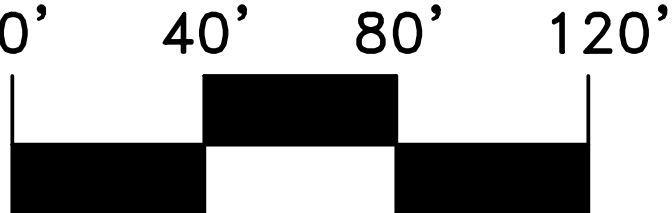
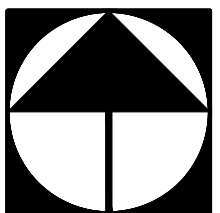
COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

15' PUBLIC TRAIL EASEMENT
PER THIS PLAT

FEMA FLOOD PRONE

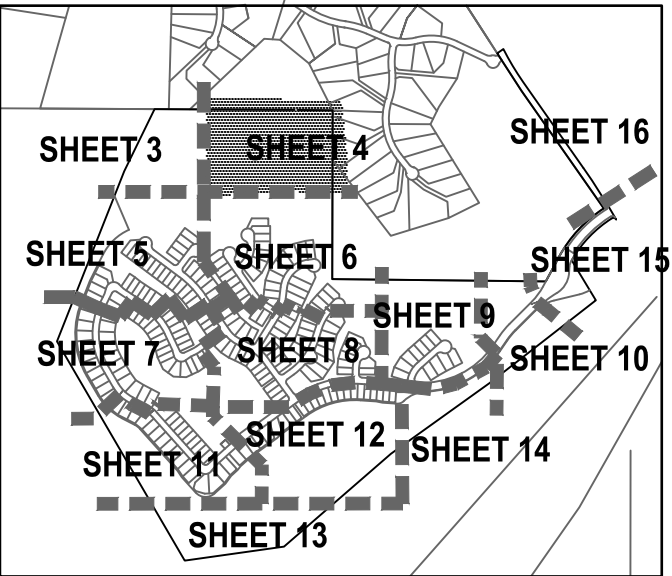
SHEET 3

SHEET 3



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1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 227, BLOCK 1 & COMMON AREA "A" (PRIVATE
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COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

SHEET 4 OF 18

SEQ.

SEQ.

219-20-914G
VP II LOAN, LLC ET AL
ZONING=PAD

BLOCK 1
1,909,562 sq.ft.
43.84 acres
TO BE DEDICATED
TO PIMA COUNTY
FLOOD CONTROL
PER THIS PLAT

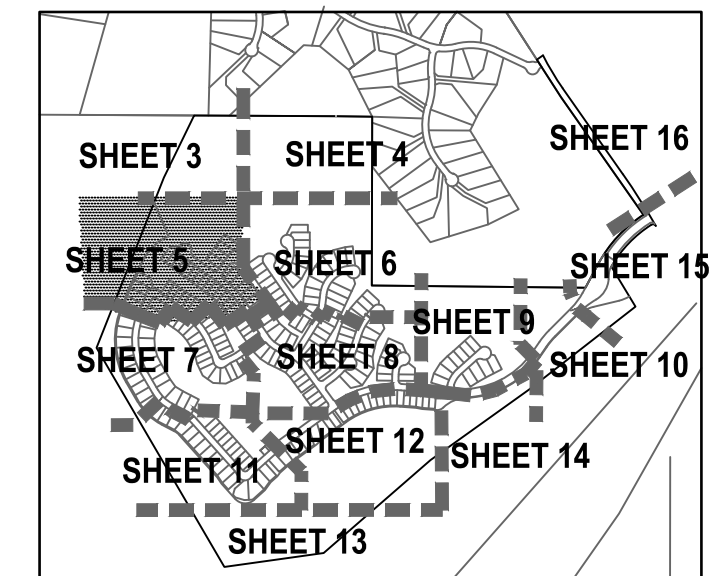
COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

COMMON AREA 'C'
807,493 sq.ft.
18.54 acres

COMMON AREA 'D'
443,546 sq.ft.
10.18 acres

CA 'A'
707,917 sq.ft.
16.25 acres

CA 'A'
707,917 sq.ft.
16.25 acres



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PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

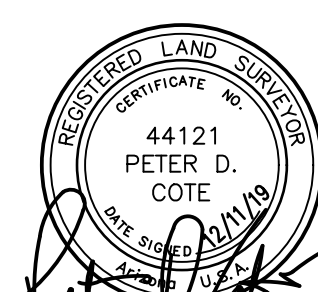
SEPTEMBER, 2019

1" = 40'

SHEET 5 OF 18

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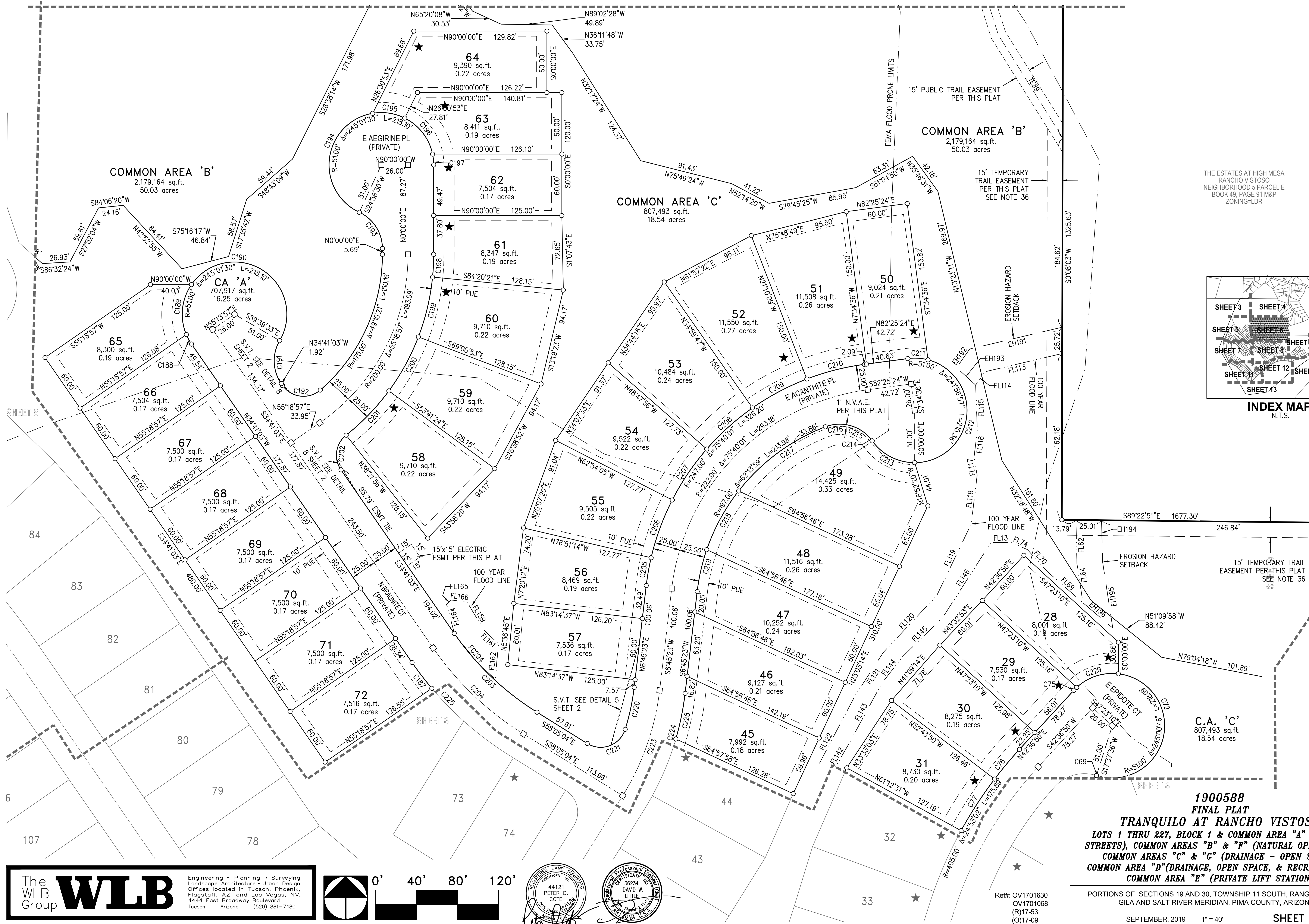
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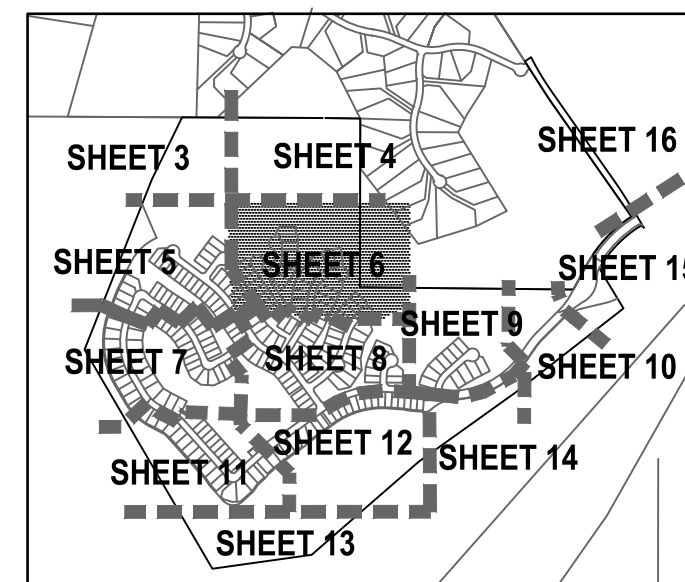
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SEQ.

SEQ.



THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=LDR

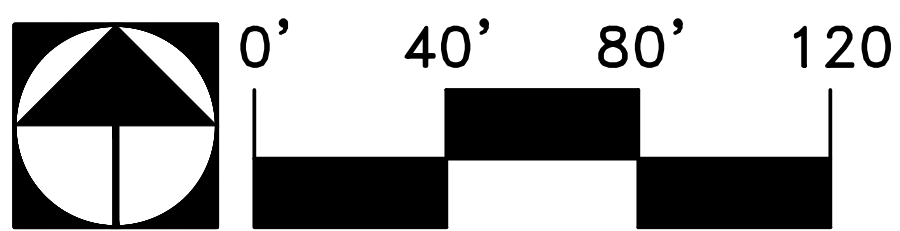


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PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

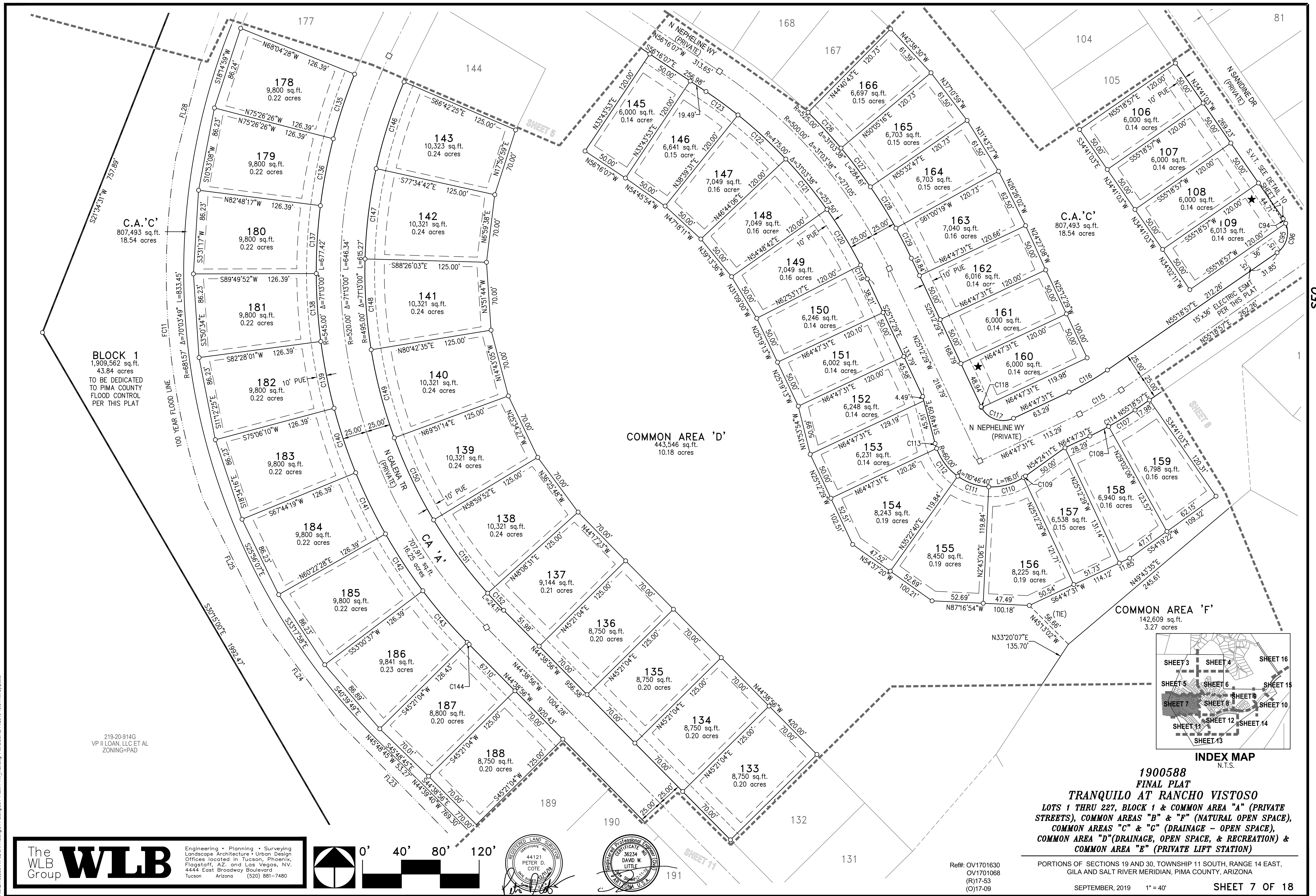
SEPTEMBER, 2019 1" = 40' SHEET 6 OF 18

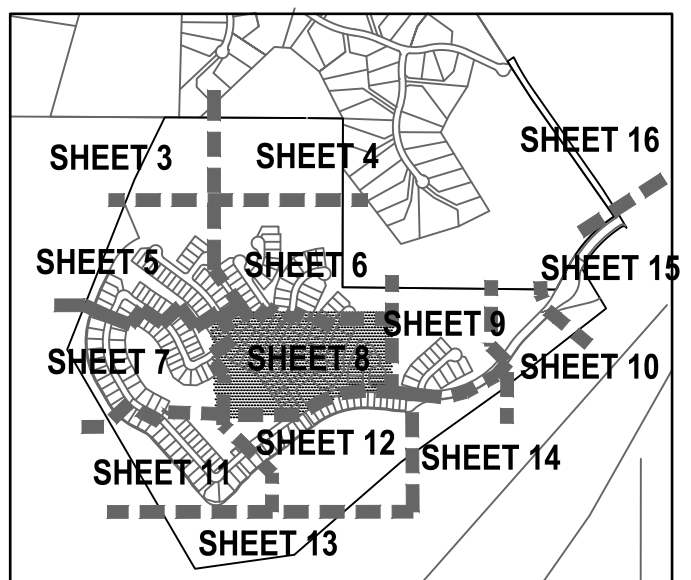
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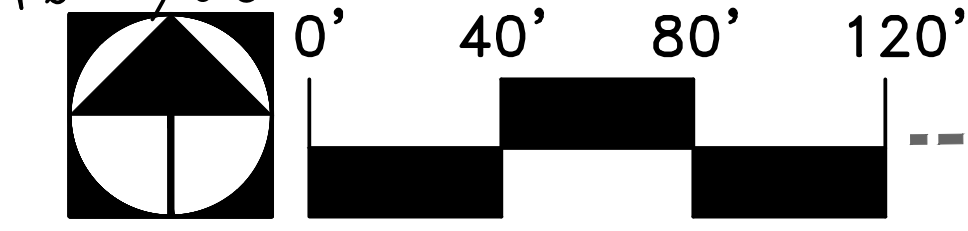
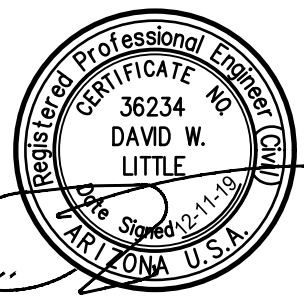
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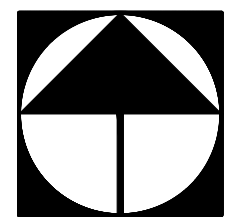
SEPTEMBER, 2019 1" = 40'

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OV1701068
(R)17-53
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SEQ.

THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD



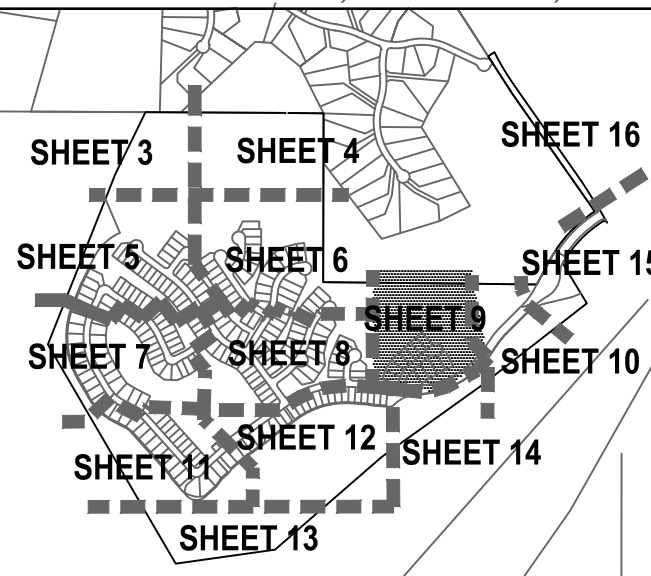
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

SHEET 9 OF 18

Ref#: OV1701630
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SEQ.

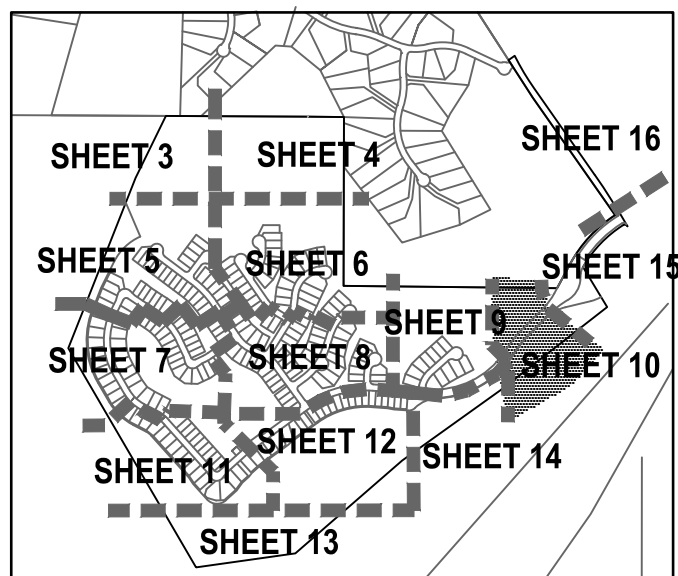
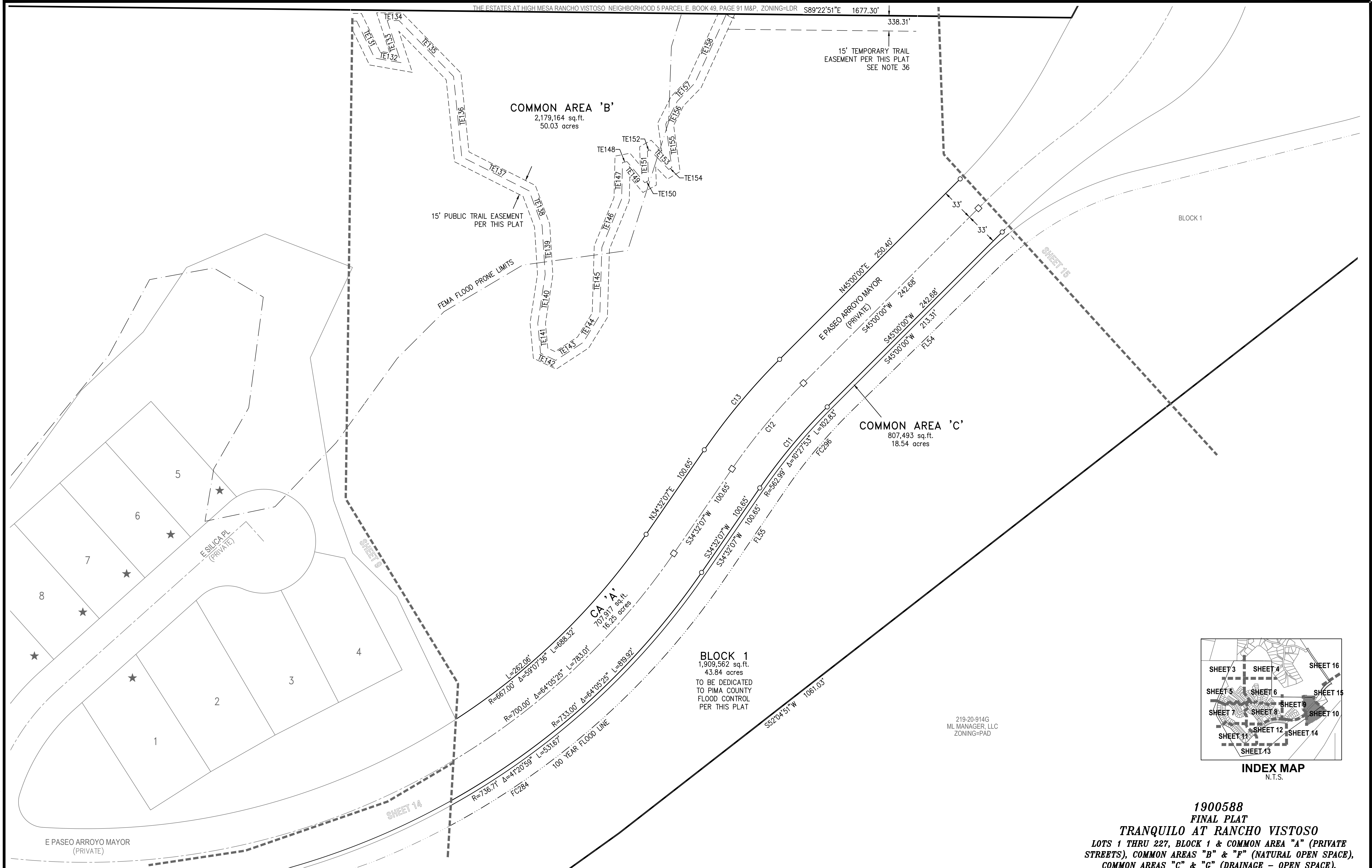
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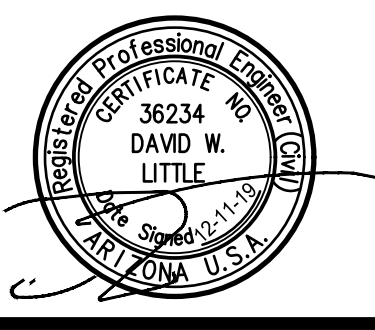
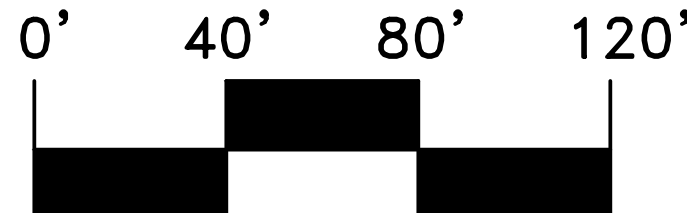
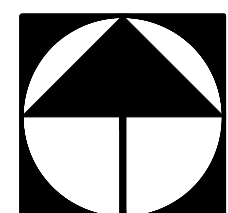
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

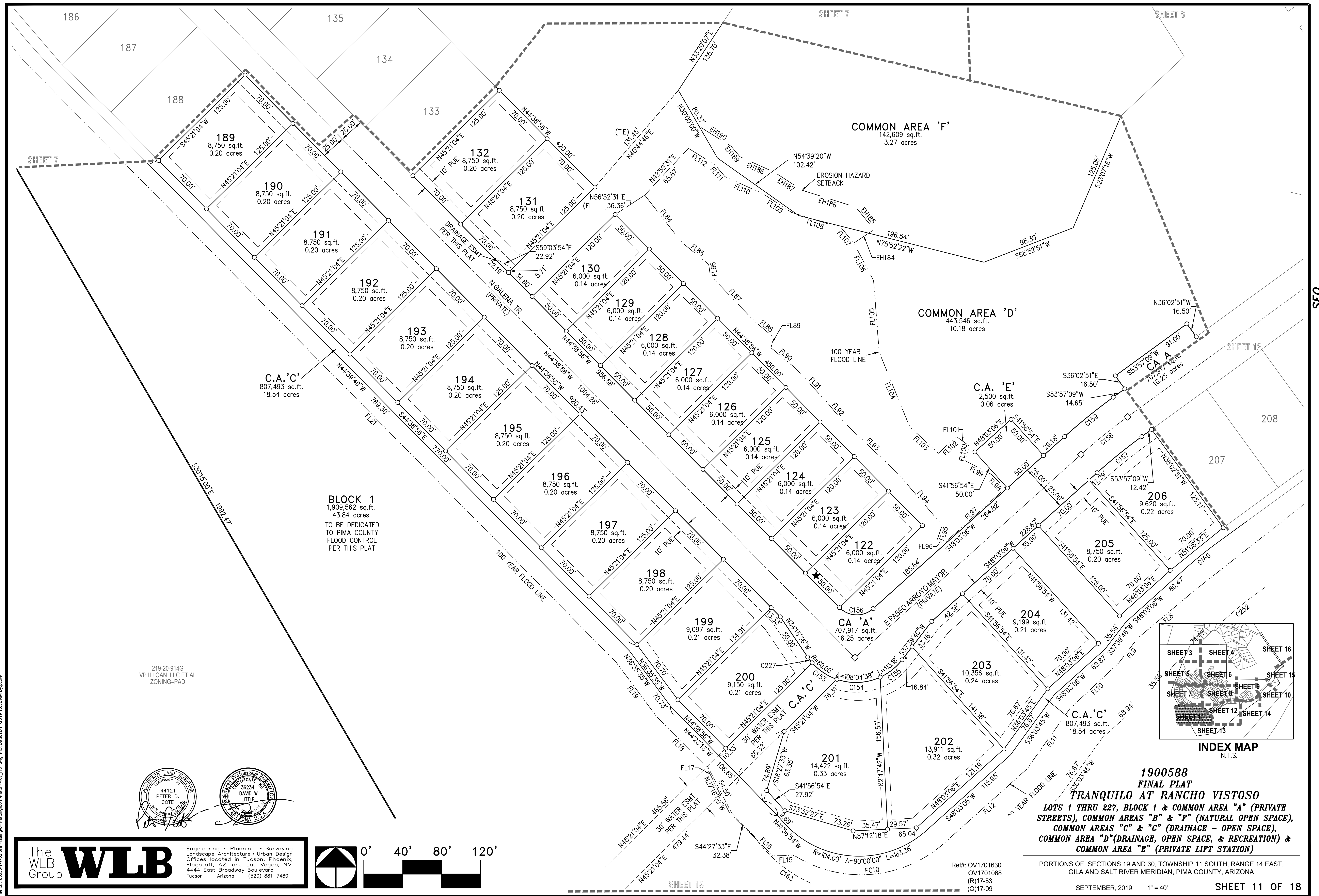
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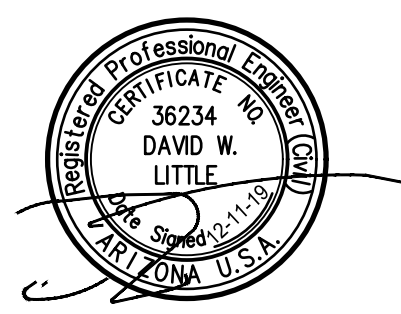
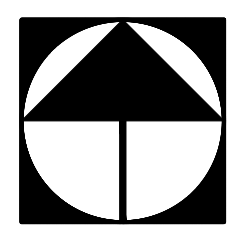
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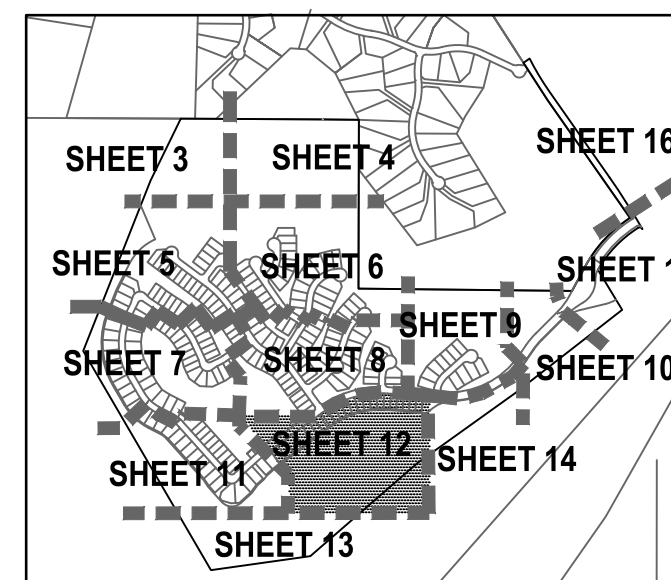
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BLOCK 1
1,909,562 sq.ft.
43.84 acres
TO BE DEDICATED
TO PIMA COUNTY
FLOOD CONTROL
PER THIS PLAT

DRAINAGE - MAINTENANCE
ACCESS & UTILITY ACCESS
EASEMENT PER THIS PLAT



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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

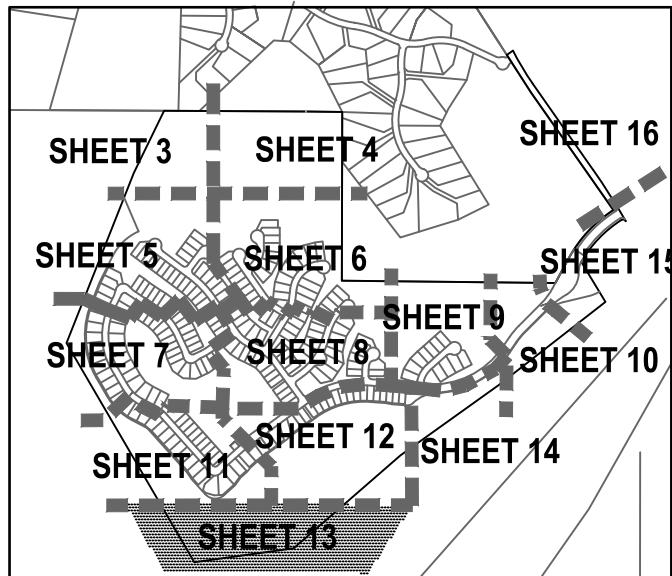
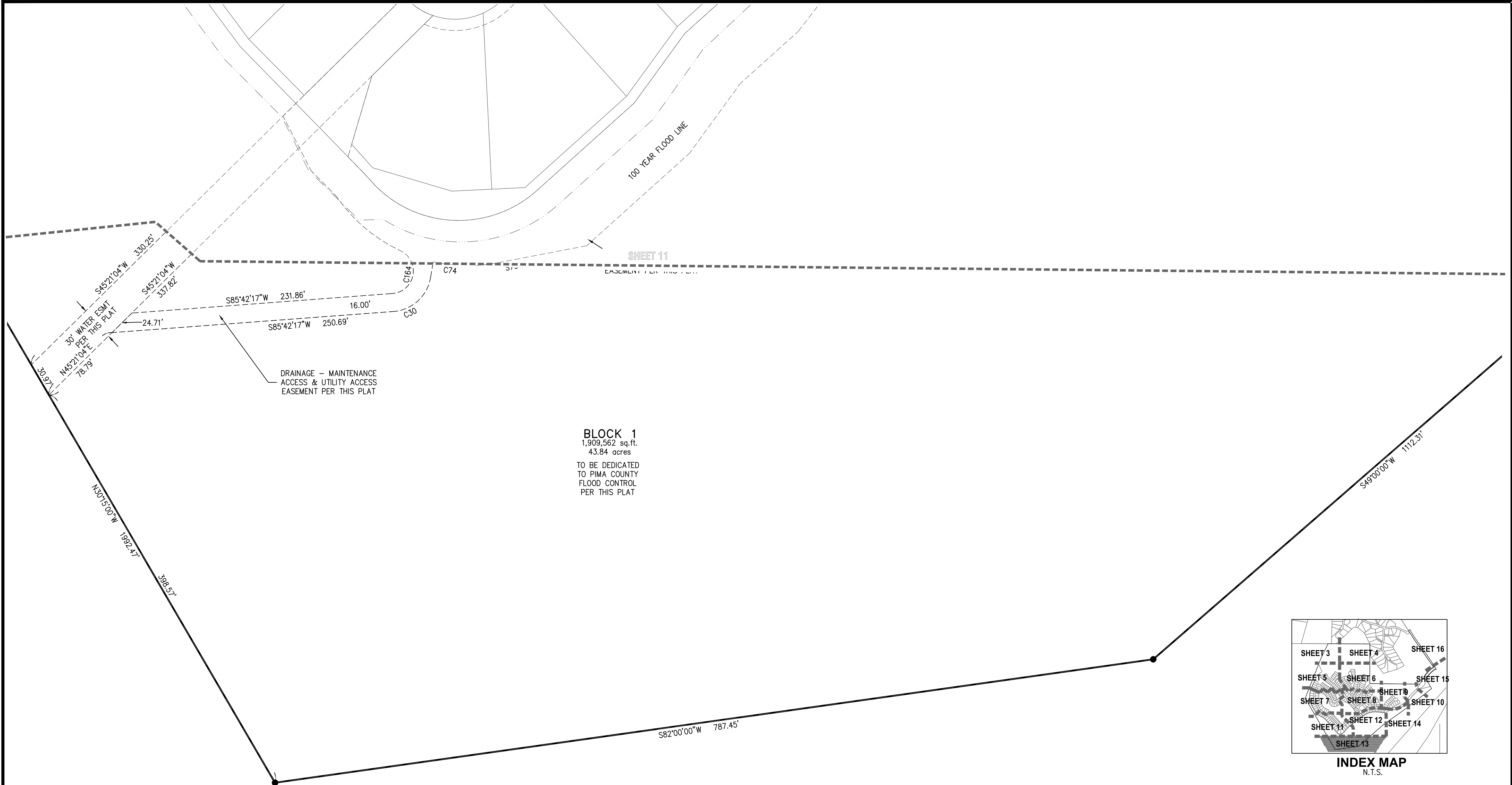
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SEQ.

SEQ.

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N.T.S.

219-20-914G
ML MANAGER, LLC
ZONING=PAD

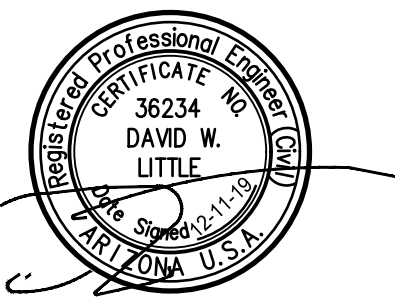
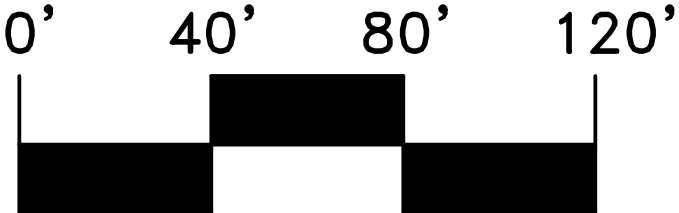
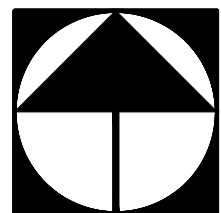
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

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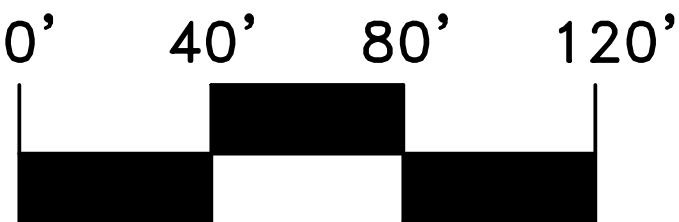
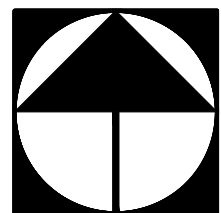
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SEQ.

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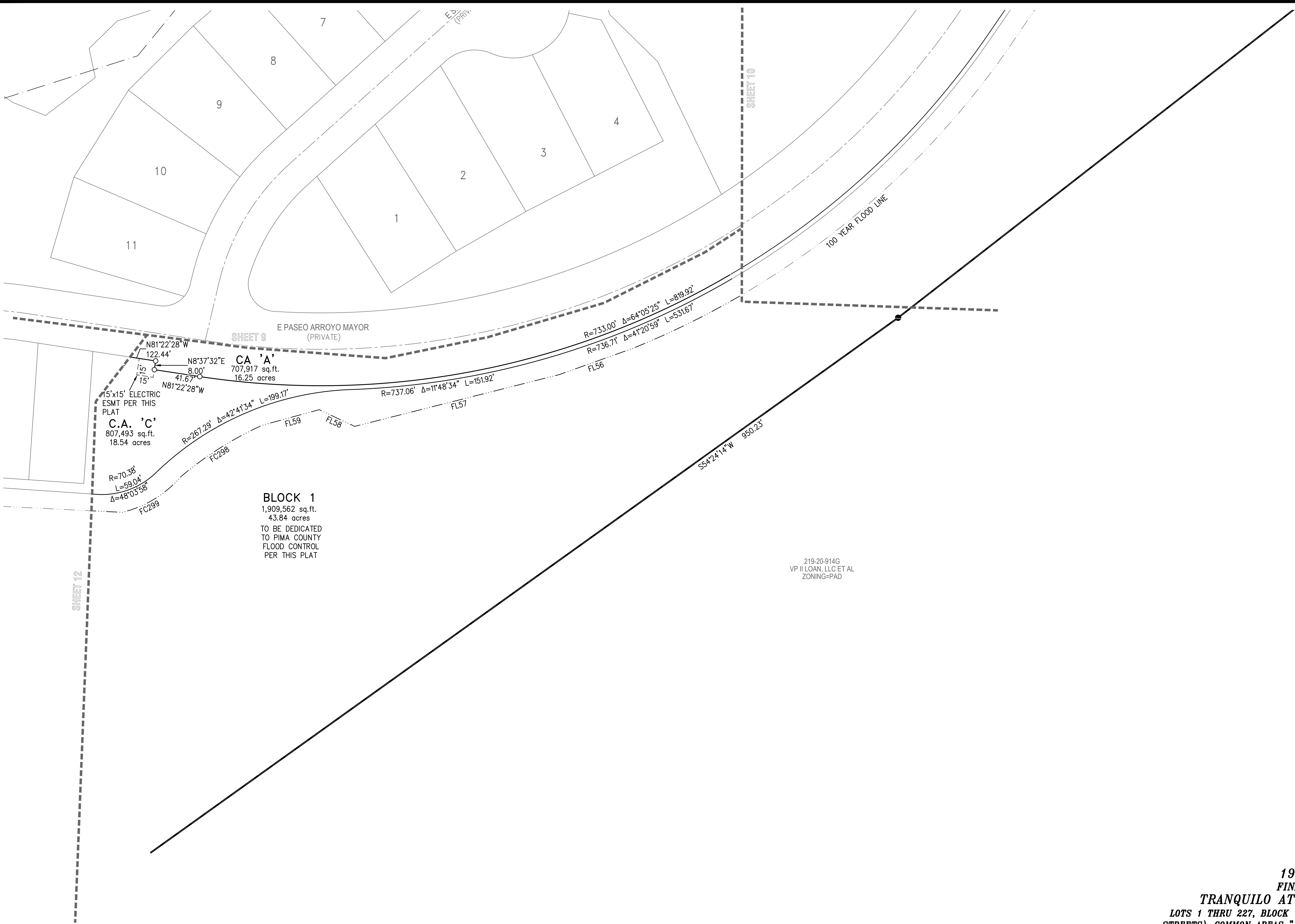
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SEPTEMBER, 2019 1" = 40'

SHEET 14 OF 18

SEQ.

SEQ.



SHEET 9

E PASEO ARROYO MAYOR
(PRIVATE)

CA 'A'
707,917 sq.ft.
16.25 acres

C.A. 'C'
807,493 sq.ft.
18.54 acres

15'x15' ELECTRIC
ESMT PER THIS
PLAT

SHEET 10

SHEET 12

BLOCK 1
1,909,562 sq.ft.
43.84 acres
TO BE DEDICATED
TO PIMA COUNTY
FLOOD CONTROL
PER THIS PLAT

100 YEAR FLOOD LINE

219-20-914G
VP II LOAN, LLC ET AL
ZONING=PAD

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
EC239	64.23'	983.00	3°44'38"	S37°51'46"W	64.22'
EC240	15.01'	983.00	0°52'30"	S40°10'20"W	15.01'
EC241	45.96'	983.00	2°40'45"	S41°56'57"W	45.96'
EC242	30.00'	983.00	1°44'56"	S44°09'48"W	30.00'
EC243	11.28'	983.00	0°39'26"	S45°21'59"W	11.28'
EC244	10.00'	983.00	0°34'59"	S45°59'11"W	10.00'
EC245	8.00'	983.00	0°27'59"	S46°30'40"W	8.00'
EC246	87.53'	983.00	5°06'07"	S49°17'43"W	87.51'
EC247	51.33'	983.00	2°59'30"	S33°54'43"W	51.32'
EC248	10.00'	983.00	0°34'58"	S35°41'57"W	10.00'

THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=LDR

ELECTRIC ESMT.
PER THIS PLAT

PUBLIC DRAINAGE
EASEMENT
PER THIS PLAT

ACCESS EASEMENT TO TRAIL
DEDICATED TO THE TOWN OF
ORO VALLEY PER THIS PLAT
(HATCHED AREA)

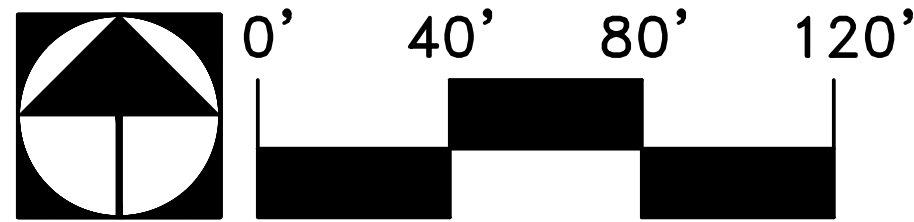
WATER EASMENT
PER THIS PLAT

219-20-914G
VP II LOAN, LLC ET AL
ZONING=PAD

Line Table		
Line #	Length	Direction
E153	17.33'	N54°00'34"W
E163	17.23'	S54°00'34"E
E175	15.00'	N49°49'40"W
E176	15.00'	S49°49'40"E
E177	15.01'	N40°10'20"E
E178	15.00'	N45°50'12"W
E179	30.00'	N44°09'48"E
E180	15.00'	S45°50'12"E
E181	15.00'	N44°12'00"W
E182	10.00'	N45°48'00"E
E183	15.03'	S44°12'00"E
E197	15.00'	N42°14'08"W
E198	35.01'	N47°45'52"E
E199	4.71'	S42°14'08"E
E200	53.97'	N61°17'30"E

EASEMENT DETAIL

1"=30'



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1,909,562 sq.ft.
43.84 acres

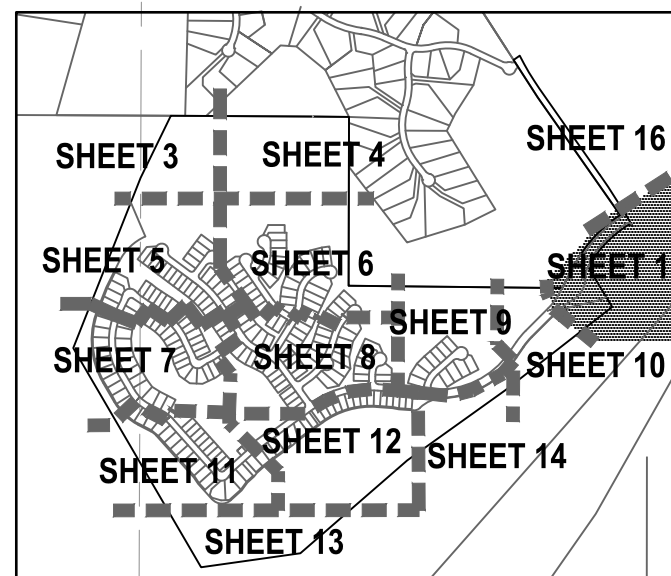
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SEPTEMBER, 2019 1" = 40'

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GRADING EASEMENT PER
SEPARATE INSTRUMENT

PUBLIC DRAINAGE PER
SEPARATE INSTRUMENT

FND &
REBAR

C.A. 'A'
707,917 sq.ft.
16.25 acres

C.A. 'A'
707,917 sq.ft.
16.25 acres

BIG WASH TRAIL
HEAD EASEMENT
SEQ. 20171320520

BIG WASH
TRAILHEAD

COMMON AREA 'C'
807,493 sq.ft.
18.54 acres

R=284.44'
L=87.19'
Δ=17°33'46"

S76°27'26"W 207.12'
FL53 100 YEAR FLOOD LINE

SHEET 10

SHEET 11

SHEET 12

SHEET 13

SHEET 14

SHEET 15

SHEET 16

The map illustrates a survey of Common Area 'G', a 1.70-acre parcel. The area is bounded by several lines and easements:

- Top Boundary:** A line with a bearing of $N54^{\circ}39'27''E$ and a distance of 58.87'. A dashed line indicates an "INGRESS-EGRESS & UTILITY ESMT" with a radius of $R=2087.104'$, an angle of $\Delta=8^{\circ}15'52''$, and a length of $L=301.04'$. This easement is associated with DKT. 10478, PG. 2400.
- Left Boundary:** A line with a bearing of $N32^{\circ}48'29''W$ and a distance of 330.41'.
- Right Boundary:** A line with a bearing of $S35^{\circ}00'33''E$ and a distance of 825.61'. A dashed line indicates a "UTILITY ESMT" with a radius of $R=1127.62'$, associated with DKT. 8011, PG. 1198.
- Internal Features:** A line with a bearing of $N35^{\circ}00'33''W$ and a distance of 1127.62' runs parallel to the right boundary. A dashed line indicates an "INGRESS-EGRESS & UTILITY ESMT" with a radius of $R=1074'$, associated with PG. 1606.
- Dimensions:** Two 75.00' dimensions are shown, indicating the width of the common area at different points.
- Adjacent Properties:**
 - E RANCHO VISTOSO BL (PUBLIC):** DKT. 7868, PG. 1451.
 - THE ESTATES AT HIGH MESA RANCHO VISTOSO NEIGHBORHOOD 5 PARCELS:** BOOK 49, PAGE 91 M&P, ZONING=LDR.

The map illustrates a survey of Common Area 'G', a 1.70-acre parcel. The area is bounded by several lines and easements:

- Top Boundary:** A line with a bearing of $N54^{\circ}39'27''E$ and a distance of 58.87'. A dashed line indicates an $R=2087.104'$ arc with a central angle $\Delta=8^{\circ}15'52''$ and a chord length $L=301.04'$.
- Left Boundary:** A line with a bearing of $N32^{\circ}48'29''W$ and a distance of 330.41'. A dashed line indicates an $R=2087.104'$ arc with a central angle $\Delta=8^{\circ}15'52''$ and a chord length $L=301.04'$.
- Right Boundary:** A line with a bearing of $S35^{\circ}00'33''E$ and a distance of 825.61'. A dashed line indicates an $R=2087.104'$ arc with a central angle $\Delta=8^{\circ}15'52''$ and a chord length $L=301.04'$.
- Bottom Boundary:** A line with a bearing of $N35^{\circ}00'33''W$ and a distance of 1127.62'.

Key features and easements include:

- Common Area 'G':** A 1.70-acre parcel with a total area of 73,386 sq. ft.
- Easements:**
 - INGRESS-EGRESS & UTILITY ESMT:** DKT. 10478, PG. 2400 (top left), DKT. 10747, PG. 1606 (middle right), and DKT. 8011, PG. 1198 (bottom right).
 - UTILITY ESMT:** DKT. 8011, PG. 1198 (bottom right).
- Adjacent Land:**
 - E RANCHO VISTOSO BL (PUBLIC):** DKT. 7868, PG. 1451 (top right).
 - THE ESTATES AT HIGH MESA RANCHO VISTOSO NEIGHBORHOOD 5 PARCELS:** BOOK 49, PAGE 91 M&P, ZONING=LDR (bottom left).

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- Adjacent Land:**
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- Adjacent Land:**
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SEQ.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	39.13'	25.00	89°40'05"	N13°29'54"E	35.25'
C2	58.17'	5550.11	0°36'02"	N31°01'51"W	58.17'
C3	58.39'	5185.28	0°38'43"	N30°24'28"W	58.39'
C4	40.01'	25.00	91°41'22"	S75°56'47"E	35.87'
C5	40.18'	25.00	92°04'28"	N75°57'42"W	35.99'
C6	16.76'	5410.77	0°10'39"	N30°00'46"W	16.76'
C7	56.83'	200.00	16°16'49"	S24°16'34"W	56.64'
C8	64.97'	949.28	3°55'17"	S31°12'21"W	64.95'
C9	44.07'	100.00	25°15'06"	S16°37'10"W	43.72'
C10	115.48'	800.00	8°16'15"	S49°08'08"W	115.38'
C11	103.56'	567.00	10°27'53"	S39°46'03"W	103.42'
C12	109.59'	600.00	10°27'53"	S39°46'03"W	109.44'
C13	115.61'	633.00	10°27'53"	N39°46'03"E	115.45'
C14	44.26'	39.00	65°01'30"	S20°44'14"E	41.92'
C14	118.47'	51.00	133°05'54"	S54°47'05"E	93.57'
C15	52.34'	51.00	58°47'54"	S41°09'49"W	50.07'
C16	37.92'	51.00	42°35'58"	N88°08'15"W	37.05'
C17	44.26'	39.00	65°01'30"	S80°38'59"W	41.92'
C18	9.37'	51.00	10°31'44"	N53°24'06"E	9.36'
C19	41.90'	235.00	10°12'54"	N43°01'47"E	41.84'
C20	60.16'	235.00	14°40'07"	N30°35'16"E	60.00'
C21	40.57'	235.00	9°53'29"	N18°18'28"E	40.52'
C22	11.84'	25.00	27°07'43"	N26°55'36"E	11.73'
C23	39.27'	25.00	90°00'00"	N81°45'01"E	35.36'
C23	25.37'	25.00	58°08'04"	N69°33'30"E	24.29'
C24	99.72'	185.00	30°53'07"	S32°41'40"W	98.52'
C25	45.20'	25.00	103°35'24"	S34°32'35"E	39.29'
C26	26.62'	325.00	4°41'36"	S83°43'16"E	26.61'
C27	24.57'	300.00	4°41'36"	N83°43'16"W	24.57'
C28	22.53'	275.00	4°41'36"	N83°43'16"W	22.52'
C29	37.80'	25.00	86°38'30"	S42°44'49"E	34.30'
C30	54.31'	275.00	11°18'53"	S6°13'52"W	54.22'
C30	47.65'	36.00	75°50'08"	S47°47'14"W	44.25'
C31	41.42'	275.00	8°37'51"	S7°34'23"W	41.39'
C32	49.90'	39.00	73°18'31"	S48°32'34"W	46.56'
C33	41.48'	51.00	46°35'45"	S61°53'57"W	40.34'
C34	90.38'	51.00	101°32'34"	S12°10'13"E	79.01'
C35	42.93'	51.00	48°14'01"	S87°03'30"E	41.68'
C36	39.04'	51.00	43°51'18"	N46°53'50"E	38.09'
C37	1.05'	51.00	1°10'44"	N24°22'50"E	1.05'
C38	18.61'	325.00	3°16'51"	N22°09'02"E	18.61'
C39	50.05'	325.00	8°49'24"	N16°05'55"E	50.00'
C40	50.05'	325.00	8°49'24"	N7°16'30"E	50.00'
C41	12.99'	325.00	2°17'22"	N1°43'07"E	12.99'
C42	37.78'	25.00	86°34'50"	N43°51'50"E	34.28'
C43	12.88'	275.00	2°41'02"	S1°54'57"W	12.88'
C44	29.53'	775.00	2°10'59"	N87°09'33"W	29.53'
C45	59.17'	775.00	4°22'29"	S89°33'43"W	59.16'
C46	59.17'	775.00	4°22'29"	S85°11'14"W	59.16'
C47	59.17'	775.00	4°22'29"	S80°48'44"W	59.16'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C48	59.17'	775.00	4°22'29"	S76°26'15"W	59.16'
C49	59.17'	775.00	4°22'29"	S72°03'46"W	59.16'
C50	59.17'	775.00	4°22'29"	S67°41'17"W	59.16'
C51	59.17'	775.00	4°22'29"	S63°18'47"W	59.16'
C52	59.17'	775.00	4°22'29"	S58°56'18"W	59.16'
C53	37.85'	775.00	2°47'55"	S55°21'06"W	37.85'
C54	37.85'	25.00	86°44'51"	S79°25'17"E	34.34'
C55	39.27'	25.00	90°00'00"	S8°57'09"W	35.36'
C56	63.05'	525.00	6°52'52"	S50°30'42"W	63.01'
C57	49.83'	525.00	5°26'16"	S44°21'08"W	49.81'
C58	10.13'	39.00	14°52'43"	S49°04'21"W	10.10'
C59	31.26'	39.00	45°55'35"	S79°28'30"W	30.43'
C60	52.42'	51.00	58°53'18"	S72°59'38"W	50.14'
C61	71.12'	51.00	79°54'07"	S3°35'56"W	65.50'
C62	10.47'	39.00	15°23'03"	S28°39'36"E	10.44'
C63	30.92'	39.00	45°25'15"	S1°44'33"W	30.11'
C64	32.88'	525.00	3°35'18"	S22°39'31"W	32.87'
C65	28.72'	525.00	3°08'05"	S19°17'50"W	28.72'
C66	78.73'	355.00	12°42'27"	S24°05'01"W	78.57'
C67	71.72'	355.00	11°34'34"	S36°13'32"W	71.60'
C68	44.66'	39.00	65°36'47"	S74°49'12"W	42.26'
C69	32.63'	51.00	36°39'41"	S89°17'45"W	32.08'
C70	32.63'	51.00	36°39'41"	S89°17'45"W	32.08'
C71	60.12'	275.00	12°31'33"	S22°28'03"W	60.00'
C72	137.36'	51.00	154°19'00"	S6°11'35"E	99.45'
C73	15.29'	275.00	3°11'06"	S30°19'23"W	15.29'
C74	57.71'	141.30	23°23'56"	N89°10'03"W	57.31'
C75	3.99'	51.00	4°29'01"	N44°51'20"E	3.99'
C76	37.78'	405.00	5°20'39"	N39°56'30"E	37.76'
C77	60.06'	405.00	8°29'46"	N33°01'18"E	60.00'
C78	65.06'	405.00	9°12'12"	N24°10'18"E	64.99'
C79	13.01'	405.00	1°50'25"	N18°39'00"E	13.01'
C80	1.54'	475.00	0°11'09"	N17°49'22"E	1.54'
C81	81.53'	475.00	9°50'03"	N22°49'59"E	81.43'
C82	81.53'	475.00	9°50'03"	N32°40'02"E	81.43'
C83	135.70'	475.00	16°22'05"	N45°46'06"E	135.24'
C84	39.27'	25.00	90°00'00"	S81°02'51"E	35.36'
C85	39.27'	25.00	90°00'00"	S8°57'09"W	35.36'
C86	12.47'	300.00	2°22'56"	S37°14'19"E	12.47'
C87	52.09'	300.00	9°56'53"	S43°24'14"E	52.02'
C88	4.48'	300.00	0°51'23"	S48°48'23"E	4.48'
C89	35.41'	25.00	81°09'00"	S8°39'34"E	32.52'
C90	36.88'	25.00	84°31'53"	S74°10'53"W	33.63'
C91	42.66'	200.00	12°13'13"	N57°26'34"W	42.58'
C92	100.77'	200.00	28°52'08"	S49°07'06"E	99.71'
C93	58.11'	200.00	16°38'54"	N43°00'30"W	57.91'
C94	5.33'	25.00	12°12'28"	N28°34'48"W	5.32'
C95	33.94'	25.00	77°47'32"	N16°25'12"E	31.40'
C96	39.27'	25.00	90°00'00"	N10°18'57"E	35.36'
C97	36.52'	25.00	83°41'12"	S82°50'27"E	33.35'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C98	29.08'	25.00	66°38'40"	S88°38'17"W	27.47'
C99	7.44'	25.00	17°02'32"	N49°31'07"W	7.41'
C100	42.79'	250.00	9°48'25"	S45°54'03"E	42.74'
C101	98.42'	250.00	22°33'20"	S52°16'30"E	97.78'
C102	50.08'	250.00	11°28'42"	S56°32'37"E	50.00'
C103	5.54'	250.00	1°16'13"	S62°55'04"E	5.54'
C104	30.60'	250.00	7°00'46"	N60°02'47"W	30.58'
C105	120.01'	250.00	27°30'19"	S49°48'01"E	118.87'
C106	89.42'	250.00	20°29'33"	N46°17'38"W	88.94'
C107	32.04'	325.00	5°38'57"	N58°08'26"E	32.03'
C108	21.71'	325.00	3°49'37"	N62°52'42"E	21.70'
C109	2.58'	60.00	2°27'50"	N55°38'06"E	2.58'
C110	37.54'	60.00	35°51'05"	N74°47'33"E	36.93'
C111	34.20'	60.00	32°39'34"	S70°57'07"E	33.74'
C112	36.39'	60.00	34°44'59"	S37°14'51"E	35.83'
C113	5.29'	60.00	5°03'12"	S17°20'45"E	5.29'
C114	53.75'	325.00	9°28'33"	N60°03'14"E	53.69'
C115	49.62'	300.00	9°28'33"	N60°03'14"E	49.56'
C116	45.48'	275.00	9°28'33"	N60°03'14"E	45.43'
C117	38.21'	25.00	87°34'49"	S71°25'05"E	34.60'
C118	1.06'	25.00	2°25'11"	S26°25'05"E	1.06'
C119	15.78'	475.00	1°54'13"	S26°09'36"E	15.78'
C120	66.96'	475.00	8°04'35"	S31°09'00"E	66.90'
C121	66.96'	475.00	8°04'35"	S39°13'36"E	66.90'
C122	66.96'	475.00	8°04'35"	S47°18'11"E	66.90'
C123	40.85'	475.00	4°55'38"	S53°48'18"E	40.84'
C124	49.83'	525.00	5°26'19"	S53°32'57"E	49.82'
C125	50.02'	525.00	5°27'32"	S48°06'02"E	50.00'
C126	50.02'	525.00	5°27'32"	S42°38'30"E	50.00'
C127	50.02'	525.00	5°27'32"	S37°10'59"E	50.00'
C128	50.02'	525.00	5°27'32"	S31°43'27"E	50.00'
C129	34.70'	525.00	3°47'12"	S27°06'05"E	34.69'
C130	52.26'	60.00	49°54'33"	S70°50'03"E	50.63'
C131	30.53'	60.00	29°09'19"	N69°38'01"E	30.20'
C132	40.71'	60.00	38°52'37"	N35°37'03"E	39.94'
C133	42.40'	25.00	97°09'49"	N75°08'59"E	37.50'
C134	44.08'	545.00	4°38'03"	N24°15'03"E	44.07'
C135	70.05'	545.00	7°21'51"	N18°15'06"E	70.00'
C136	70.05'	545.00	7°21'51"	N10°53'15"E	70.00'
C137	70.05'	545.00	7°21'51"	N3°31'24"E	70.00'
C138	70.05'	545.00	7°21'51"	N3°50'27"W	70.00'
C139	70.05'	545.00	7°21'51"	N11°12'18"W	70.00'
C140	70.05'	545.00	7°21'51"	N18°34'09"W	70.00'
C141	70.05'	545.00	7°21'51"	N25°56'00"W	70.00'
C142	70.05'	545.00	7°21'51"	N33°17'51"W	70.00'
C143	70.05'	545.00	7°21'51"	N40°39'42"W	70.00'
C144	2.90'	545.00	0°18'18"	N44°29'47"W	2.90'
C145	28.39'	495.00	3°17'10"	N24°55'29"E	28.39'
C146	93.82'	495.00	10°51'35"	N17°51'06"E	93.68'
C147	93.79'	495.00	10°51'22"	N6°59'38"E	93.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C148	93.79'	495.00	10°51'22"	N3°51'44"W	93.65'
C149	93.79'	495.00	10°51'22"	N14°43'05"W	93.65'
C150	93.79'	495.00	10°51'22"	N25°34'27"W	93.65'
C151	93.79'	495.00	10°51'22"	N36°25'48"W	93.65'
C152	24.11'	495.00	2°47'27"	N43°15'12"W	24.11'
C152	24.11'	495.00	2°47'27"	N43°15'12"W	24.11'
C153	30.97'	60.00	29°34'22"	N56°15'07"W	30.63'
C154	45.62'	60.00	43°33'47"	S87°10'49"W	44.53'
C155	29.04'	60.00	27°44'09"	S51°31'50"W	28.76'
C156	38.09'	25.00	87°17'54"	N88°17'55"W	34.51'
C157	59.22'	575.00	5°54'03"	S51°00'07"W	59.19'
C158	61.79'	600.00	5°54'03"	S51°00'07"W	61.77'
C159	64.37'	625.00	5°54'03"	S51°00'07"W	64.34'
C160	45.42'	441.00	5°54'03"	S51°00'07"W	45.40'
C163	75.04'	141.30	30°25'45"	S49°43'24"E	74.17'
C164	52.89'	20.00	151°29'55"	S10°48'53"W	38.77'
C166	59.46'	775.00	4°23'44"	N36°52'55"W	59.44'
C167	60.01'	775.00	4°26'13"	N41°17'53"W	60.00'
C168	60.01'	775.00	4°26'13"	N45°44'06"W	60.00'
C169	60.01'	775.00	4°26'13"	N50°10'19"W	60.00'
C170	6.92'	775.00	0°30'41"	N52°38'46"W	6.92'
C171	39.12'	25.00	89°39'06"	N8°04'33"W	35.25'
C172	44.26'	39.00	65°01'30"	N69°15'46"E	41.92'
C173	157.57'	51.00	177°01'27"	N13°15'47"E	101.97'
C174	33.41'	51.00	37°32'07"	S85°59'00"W	32.82'
C175	27.12'	51.00	30°27'56"	S51°58'59"W	26.80'
C176	138.85'	51.00	155°59'24"	S66°13'11"E	99.77'
C177	35.51'	51.00	39°53'51"	S15°50'11"W	34.80'
C178	34.74'	51.00	39°01'33"	S23°37'31"E	34.07'
C179	9.00'	51.00	10°06'42"	S48°11'38"E	8.99'
C180	24.58'	725.00	1°56'32"	S52°16'43"E	24.58'
C181	59.96'	725.00	4°44'20"	S48°56'17"E	59.95'
C182	59.90'	725.00	4°44'03"	S44°12'06"E	59.89'
C183	59.93'	725.00	4°44'12"	S39°27'58"E	59.92'
C184	30.54'	725.00	2°24'50"	S35°53'28"E	30.54'
C185	56.32'	325.00	9°55'47"	S53°07'10"E	56.25'
C186	44.70'	325.00	7°52'46"	S44°12'54"E	44.66'
C187	31.71'	325.00	5°35'28"	S37°28'47"E	31.70'
C188	10.54'	51.00	11°50'13"	S28°45'56"E	10.52'
C189	51.08'	51.00	57°23'28"	S5°50'55"W	48.98'
C190	156.48'	51.00	175°47'49"	N57°33'27"W	101.93'
C191	44.26'	39.00	65°01'30"	N2°10'18"W	41.92'
C192	41.95'	25.00	96°08'36"	N82°45'21"W	37.20'
C193	44.26'	39.00	65°01'30"	S32°30'45"E	41.92'
C194	129.52'	51.00	145°30'29"	S7°43'44"W	97.41'
C195	32.07'	51.00	36°01'55"	N81°30'04"W	31.55'
C196	45.91'	51.00	51°34'31"	N37°41'51"W	44.37'
C197	10.60'	51.00	11°54'36"	N5°57'18"W	10.58'
C198	22.23'	225.00	5°39'39"	N2°49'50"E	22.22'
C199	60.18'	225.00	15°19'28"	N13°19'23"E	60.00'

Line Table		
Line #	Length	Direction
TE1	89.17'	S82°58'31"E
TE2	91.88'	S25°44'59"E
TE3	72.05'	N20°34'59"E
TE4	68.02'	N28°02'33"W
TE5	85.65'	N5°36'43"E
TE6	42.59'	N12°38'07"E
TE7	39.24'	N66°11'42"E
TE8	16.42'	N82°31'53"E
TE9	27.96'	N28°43'06"W
TE10	4.01'	N37°36'38"E
TE11	22.48'	S76°03'38"E
TE12	6.67'	N47°05'16"E
TE13	18.22'	N11°30'27"W
TE14	4.40'	N52°24'30"E
TE15	10.68'	S63°40'33"E
TE16	46.58'	N85°23'28"E
TE17	68.05'	N11°19'41"W
TE18	17.53'	N37°52'41"E
TE19	24.69'	N22°34'43"W
TE20	28.07'	N38°53'24"E
TE21	28.72'	N12°48'59"E
TE22	24.30'	N16°14'06"E
TE23	30.21'	N31°49'01"E
TE24	33.69'	N34°41'17"E
TE25	14.41'	N15°52'26"W
TE26	6.86'	N30°50'57"E
TE27	4.78'	N77°34'20"E
TE28	5.63'	N21°50'52"E
TE29	10.95'	N33°52'36"W
TE30	4.94'	N26°30'58"E
TE31	2.87'	N86°54'32"E
TE32	26.97'	N17°52'52"E
TE33	50.43'	N43°39'50"E
TE34	25.69'	N79°32'09"E
TE35	26.77'	N88°11'00"E
TE36	16.77'	S18°27'06"E
TE37	46.07'	S44°05'41"E
TE38	32.57'	S4°51'41"E
TE39	50.43'	S22°38'21"E
TE40	52.61'	S50°25'44"E
TE41	49.12'	N86°46'55"E
TE42	33.80'	N63°56'23"E
TE43	47.33'	N53°24'49"E
TE44	57.16'	S51°04'28"E
TE45	30.31'	S11°22'26"E
TE46	10.42'	S59°49'07"E
TE47	23.22'	N61°34'12"E
TE48	6.96'	S48°48'31"E
TE49	15.85'	S20°48'45"W
TE50	7.07'	S48°29'22"E

Line Table		
Line #	Length	Direction
TE51	10.48'	N62°12'31"E
TE52	8.13'	S51°46'34"E
TE53	11.08'	S14°14'21"W
TE54	5.68'	S59°15'33"E
TE55	34.37'	N47°14'33"E
TE56	5.42'	S58°28'52"E
TE57	30.70'	S15°47'43"W
TE58	4.72'	S60°32'26"E
TE59	48.71'	N43°07'25"E
TE60	54.84'	N35°28'39"E
TE61	32.69'	S78°42'03"E
TE62	6.52'	N51°59'35"E
TE63	3.52'	N2°41'12"E
TE64	6.57'	N51°37'52"E
TE65	55.53'	S79°25'28"E
TE66	6.34'	N49°54'55"E
TE67	22.50'	N0°44'41"W
TE68	7.10'	N44°01'55"E
TE69	138.34'	N88°48'31"E
TE70	80.69'	N70°37'52"E
TE71	7.11'	N1°27'56"E
TE72	55.06'	N67°42'00"W
TE73	47.01'	N34°47'11"W
TE74	41.45'	N41°22'06"E
TE75	5.12'	S63°27'56"E
TE76	27.49'	S11°42'01"W
TE77	70.26'	N89°32'53"W
TE78	8.52'	S25°39'55"W
TE79	29.16'	S39°07'16"E
TE80	17.08'	S25°38'14"W
TE81	32.32'	N88°52'40"W
TE82	173.73'	N58°34'59"W
TE83	106.19'	N56°16'58"W
TE84	126.18'	N7°38'27"W
TE85	163.96'	S23°52'12"E
TE86	58.39'	S14°22'59"E
TE87	118.29'	S31°31'04"E
TE88	142.46'	S17°34'43"E
TE89	118.37'	S31°59'05"E
TE90	61.32'	S32°16'30"W
TE91	50.05'	S16°49'49"E
TE92	31.68'	S3°33'16"W
TE93	2.56'	S56°10'23"E
TE94	27.85'	N40°47'36"E
TE95	2.97'	S81°57'14"E
TE96	29.33'	S4°42'14"E
TE97	2.17'	S54°39'25"E
TE98	33.42'	N35°40'48"E
TE99	2.25'	S81°57'14"E
TE100	42.09'	S0°16'58"W

Line Table		
Line #	Length	Direction
TE101	3.80'	S54°39'25"E
TE102	18.25'	N52°15'27"E
TE103	40.60'	S10°13'09"E
TE104	64.22'	S3°05'44"W
TE105	50.37'	S30°06'43"E
TE106	59.04'	S52°06'37"E
TE107	31.19'	S83°09'39"E
TE108	32.08'	N55°43'02"E
TE109	82.73'	N21°15'06"E
TE110	60.70'	N32°19'40"E
TE111	52.44'	N23°40'36"E
TE112	73.63'	N12°14'03"W
TE113	42.16'	N12°54'03"E
TE114	46.10'	N67°09'58"E
TE115	30.86'	S88°57'50"E
TE116	45.54'	S59°16'03"E
TE117	109.78'	S72°06'56"E
TE118	31.51'	N69°41'47"E
TE119	41.65'	N22°13'00"E
TE120	11.84'	S74°51'22"E
TE121	56.46'	S6°22'15"W
TE122	9.59'	N80°12'38"E
TE123	56.73'	N15°55'08"E
TE124	10.01'	S84°55'27"E
TE125	55.49'	S4°06'00"W
TE126	8.63'	S87°05'13"E
TE127	16.11'	N33°34'20"E
TE128	35.28'	N6°04'45"E
TE129	24.94'	N62°40'57"E
TE130	92.12'	N89°41'27"E
TE131	40.40'	S25°57'06"E
TE132	26.28'	S80°11'16"E
TE133	43.55'	N18°13'59"W
TE134	11.61'	S89°33'06"E
TE135	76.58'	S44°18'24"E
TE136	79.29'	S5°49'27"E
TE137	74.08'	S63°11'27"E
TE138	36.34'	S20°23'10"E
TE139	48.08'	S3°35'52"E
TE140	48.37'	S8°39'47"W
TE141	29.52'	S5°22'37"E
TE142	16.41'	S64°37'43"E
TE143	32.14'	N56°49'32"E
TE144	31.24'	N31°32'16"E
TE145	66.60'	N1°43'44"E
TE146	51.23'	N22°15'19"E
TE147	36.01'	N1°22'19"E
TE148	4.50'	N79°15'25"E
TE149	27.07'	S39°55'09"E
TE150	4.26'	N61°10'41"E

Line Table		
Line #	Length	Direction
TE151	28.97'	N2°10'35"W
TE152	2.69'	N60°12'54"E
TE153	26.77'	S43°53'02"E
TE154	3.53'	N59°11'27"E
TE155	43.10'	N7°58°11"W
TE156	25.19'	N26°44'35"E
TE157	24.52'	N44°11'19"E
TE158	74.81'	N24°35'55"E

100 Year Flood Line Table		
Line	Length	Direction
FL13	19.45'	N89°00'07"E
FL20	52.61'	S61°47'35"W
FL22	76.99'	S75°57°51"W
FL27	3.20'	N37°37'05"W
FL32	16.95'	N8°36'48"E
FL47	3.97'	S19°37'11"E
FL48	17.40'	S85°36'10"E
FL49	69.28'	S33°12'08"E
FL50	11.42'	S30°09'07"W
FL51	19.57'	S17°00'21"W
FL52	17.08'	S84°56°04"W
FL53	173.29'	S75°52'03"W
FL54	206.20'	S45°40'56"W
FL55	114.09'	S34°19'37"W
FL56	71.10'	S70°20'37"W
FL57	191.41'	S75°47'14"W
FL58	35.58'	N64°44'54"W
FL59	53.61'	S74°38'23"W
FL60	27.50'	N46°54'50"E
FL61	134.95'	N87°10'07"W
FL62	42.61'	N1°18'42"W
FL63	59.48'	N79°15'31"W
FL64	38.69'	N8°43'26"W
FL65	133.20'	N86°08°04"W
FL66	256.83'	S54°37'28"W
FL67	17.48'	N41°16'30"W
FL68	36.87'	S56°57'43"W
FL69	46.49'	S48°45'19"E
FL70	28.62'	S42°05'56"E
FL71	10.53'	N54°39'54"W
FL72	122.34'	N16°29'29"W
FL73	85.20'	N5°52'37"E
FL74	17.69'	S66°08'00"E
FL75	26.78'	N35°50'39"W
FL76	17.92'	N69°23'16"W
FL78	30.85'	S47°42'37"W
FL79	32.85'	S44°19°10"W
FL80	50.22'	S53°43'50"W
FL81	14.19'	S19°57'23"W
FL82	21.68'	S4°38'57"E
FL83	38.80'	S37°36'51"E
FL84	61.45'	S38°05'20"E
FL85	36.01'	S50°42'18"E
FL86	11.29'	S81°9'54"E
FL87	65.48'	S43°47'26"E
FL88	25.94'	S50°13'22"E
FL89	11.17'	S14°35'26"W
FL90	33.16'	S50°08'00"E
FL91	49.03'	S42°42'39"E
FL92	22.43'	S39°27'54"E

100 Year Flood Line Table		
Line	Length	Direction
FL93	80.62'	S46°25'26"E
FL94	68.85'	S40°31'48"E
FL95	15.02'	S19°00'02"W
FL96	7.94'	S46°01'04"E
FL97	85.96'	N47°59'41"E
FL98	19.81'	N43°51'29"W
FL99	30.16'	N62°31'21"W
FL100	16.17'	N11°06'54"E
FL101	15.82'	N53°45'43"W
FL102	25.24'	S46°56'20"W
FL103	40.32'	N47°18'36"W
FL104	82.90'	N22°13'09"W
FL105	73.69'	N4°26'10"W
FL106	43.74'	N27°48'32"W
FL107	19.83'	N39°15'49"W
FL108	53.83'	N72°32'51"W
FL109	35.13'	N56°53'50"W
FL110	42.94'	N65°44'33"W
FL111	15.81'	N40°11'23"W
FL112	32.27'	N58°06'25"W
FL113	77.31'	S76°42'31"W
FL114	15.87'	S35°06'04"W
FL115	44.62'	S2°05'28"E
FL116	26.12'	S7°08'53"W
FL117	17.70'	S9°58'46"E
FL118	47.88'	S6°54'06"W
FL119	77.61'	S25°41'06"W
FL120	75.88'	S43°14'57"W
FL121	50.79'	S33°06'22"W
FL122	105.13'	S27°45'47"W
FL123	53.51'	S24°02'19"W
FL124	53.43'	S14°23'41"W
FL125	86.17'	S30°48'23"W
FL126	29.72'	S47°20'45"W
FL127	45.01'	S33°30'21"W
FL128	24.32'	S75°33'35"W
FL129	16.42'	S35°33'12"W
FL130	139.98'	S37°21'04"E
FL131	55.76'	S15°57'24"E
FL132	8.97'	S88°36'17"E
FL133	19.82'	N41°51'12"E
FL134	50.16'	N18°02'51"W
FL135	91.13'	N34°28'35"W
FL136	73.56'	N32°47'24"E
FL137	45.26'	N8°36'44"E
FL138	68.67'	N29°30'37"E
FL139	47.47'	N17°22'35"E
FL140	27.28'	N11°55'36"E
FL141	64.39'	N26°54'34"E
FL142	33.09'	N30°14'28"E

100 Year Flood Line Table		
Line	Length	Direction
FL143	68.48'	N28°31'36"E
FL144	33.15'	N37°59'12"E
FL145	54.65'	N45°41'12"E
FL146	86.76'	N32°43'41"E
FL147	17.72'	S33°42'58"E
FL148	9.31'	S8°18'23"E
FL149	20.68'	S34°15'01"E
FL150	16.43'	S81°55'08"E
FL151	14.10'	N20°09'18"E
FL152	33.09'	N30°53'56"E
FL154	34.07'	N36°46'15"W
FL155	44.71'	N42°20'43"W
FL156	9.88'	N19°19'49"W
FL157	12.85'	N19°42'06"W
FL158	23.01'	N36°00'28"W
FL159	32.06'	S31°00'53"E
FL160	69.20'	N35°13'01"W
FL161	19.68'	S46°24'52"E
FL162	34.36'	S5°29'34"W
FL164	27.31'	N15°07'49"W
FL165	6.14'	N48°26'46"E
FL166	15.45'	S83°21'58"E
FL167	36.35'	S31°34'50"W
FL168	27.20'	S43°45'03"W
FL169	79.20'	S36°41'25"W
FL170	29.31'	N61°15'18"W
FL171	10.38'	N6°04'14"E
FL172	17.54'	N54°53'08"E
FL173	8.95'	N84°16'03"E
FL174	57.99'	N37°28'43"E

100 Year Flood Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
FC284	447.28'	762.34	33°36'59"	S51°08'06"W	440.89'
FC285	8.84'	173.60	2°55'07"	N75°15'30"W	8.84'
FC292	26.64'	11.67	130°51'00"	N24°57'56"E	21.22'
FC293	103.19'	95.00	62°14'01"	N59°16'26"E	98.19'
FC294	61.83'	209.30	16°55'31"	N40°50'54"W	61.60'
FC295	151.31'	295.07	29°22'50"	S61°10'38"W	149.66'
FC296	95.38'	525.42	10°24'02"	S40°28'55"W	95.25'
FC298	87.44'	318.23	15°44'36"	S57°42'23"W	87.17'
FC299	63.05'	102.25	35°19'45"	S58°38'35"W	62.05'
FC300	370.00'	654.04	32°24'48"	S75°35'46"W	365.09'

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH184	25.13'	N56°27'49"E
EH185	29.81'	N39°15'49"W
EH186	57.87'	N72°32'51"W
EH187	33.62'	N56°53'50"W
EH188	39.21'	N65°44'33"W
EH189	14.08'	N40°11'23"W
EH190	36.22'	N58°06'25"W
EH191	92.84'	S76°42'31"W
EH192	22.17'	S35°06'04"W
EH193	25.20'	S47