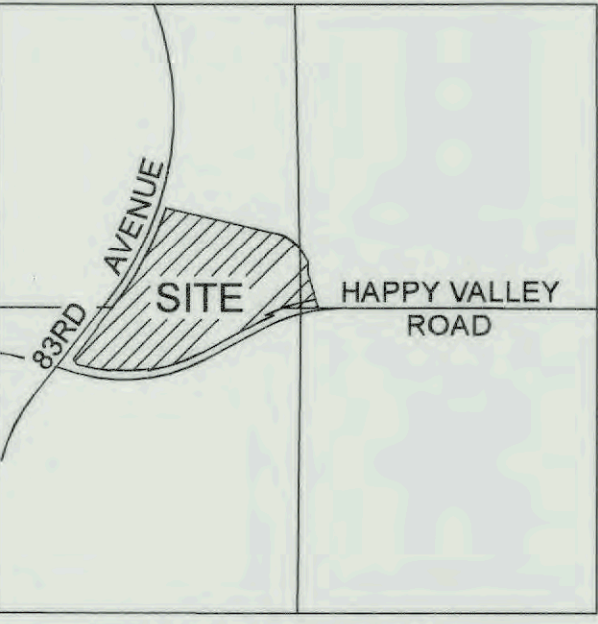


# FINAL PLAT OF "THE TRAILHEAD"

LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2  
AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



VICINITY MAP

## DEDICATION:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

83RD & HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LIFEPAATH CHURCH, AN ARIZONA NON-PROFIT CORPORATION AND 83 HAPPY VALLEY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY SUBDIVIDED UNDER THE NAME OF "THE TRAILHEAD", LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

83RD & HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LIFEPAATH CHURCH, AN ARIZONA NON-PROFIT CORPORATION AND 83 HAPPY VALLEY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HEREBY DEDICATE TO THE CITY, WESTWING PARKWAY AND HAPPY VALLEY ROAD RIGHTS-OF-WAY, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN WESTWING PARKWAY AND HAPPY VALLEY ROAD RIGHTS-OF-WAY BUT EXCLUDING CENTER MEDIANS AS SHOWN HEREON SHALL BE MAINTAINED BY THE OWNERS FRONTING SUCH RIGHTS-OF-WAY. 83RD & HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LIFEPAATH CHURCH, AN ARIZONA NON-PROFIT CORPORATION AND 83 HAPPY VALLEY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

SIDEWALK EASEMENTS ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH.

MULTI-USE TRAIL EASEMENTS ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH.

OWNERS DO HEREBY GRANT AND CONVEY TO THE PUBLIC NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS ACCESS EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS (BUT NOT PARKING) AND CROSS DRAINAGE EASEMENT UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED BY THIS PLAT. THE CROSS ACCESS AND CROSS DRAINAGE EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON OWNERS SUCCESSORS OR ASSIGNS.

OWNERS DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF PUBLIC WATER AND SEWER LINES UNDER, AND ACROSS LOTS AS SHOWN HEREON, TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER AND SEWER LINES. SUBJECT TO NOTES 1, 2, 3 AND 4. AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

- NOTES:
- THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID PUBLIC WATER AND SEWER LINES.
  - THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
  - THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
  - GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN, GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

OWNERS DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, A PERPETUAL TRAFFIC CONTROL MAINTENANCE EASEMENT ON, OVER, AND ACROSS THE EASEMENT AREA FOR MAINTENANCE OF ANY TRAFFIC CONTROL, SIGNS, OR STRIPING CONTIGUOUS TO A TRAFFIC CONTROL DEVICE AND/OR AT THE INGRESS AND EGRESS OF THE DEVELOPMENT AS REFLECTED ON THE APPROVED PLAT. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH TRAFFIC CONTROL SIGNS OR STRIPING FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION; ADDITIONALLY, IF THE CITY, IN ITS SOLE DISCRETION, DETERMINES THAT THE LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY, AS LONG AS THE PROPERTY OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH TRAFFIC CONTROL, SIGNS OR STRIPING REGARDLESS OF THE DEDICATION OF THE EASEMENT. THE GRANT OF THIS TRAFFIC CONTROL MAINTENANCE EASEMENT DOES NOT OBLIGATE THE CITY TO ANY MAINTENANCE RESPONSIBILITIES.

OWNER HEREBY GRANTS TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN AND AS SET FORTH ON THIS PLAT. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY, AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES WITHIN THEIR RESPECTIVE TRACTS REGARDLESS OF THE DEDICATION OF THE EASEMENT.

OWNERS WARRANT AND REPRESENT TO THE CITY OF PEORIA THAT THEY ARE THE SOLE OWNER OF GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS THEIR RESPECTIVE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING AN INTEREST IN THEIR RESPECTIVE LAND ADVERSE TO THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH THE OWNERS WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, A BLANKET EASEMENT FOR MAINTENANCE OF OFF-SITE STORM DRAIN PIPES AND DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY, AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

## DEDICATION: (CONT.)

83RD & HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREAFTER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS 19th DAY OF September, 2023.

BY: PEDERSON GROUP, INC., AN ARIZONA CORPORATION, MANAGER

BY: [Signature]  
JEFFREY MANELIS, PRESIDENT

LIFEPAATH CHURCH, AN ARIZONA NON-PROFIT CORPORATION, OWNER, HEREAFTER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS 19th DAY OF September, 2023.

BY: [Signature]  
DAVE CRICHTON, PRESIDENT

83 HAPPY VALLEY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, HEREAFTER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS 19th DAY OF September, 2023.

BY: 83 HAPPY VALLEY VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: HINES 83 HAPPY VALLEY MM LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: HINES 83 HAPPY VALLEY ASSOCIATES LP, A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

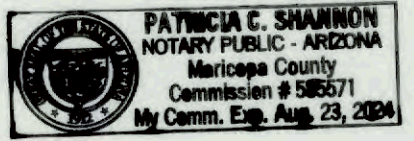
BY: [Signature]  
CHRIS ANDERSON, SENIOR MANAGING DIRECTOR

## ACKNOWLEDGEMENT:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS 19 DAY OF September, 2023, THE UNDERSIGNED, PERSONALLY APPEARED JEFFREY MANELIS, THE PRESIDENT OF 83RD & HAPPY VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREAFTER SET MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
EXPIRES August 23, 2024



## ACKNOWLEDGEMENT:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

ON THIS 19 DAY OF September, 2023, THE UNDERSIGNED, PERSONALLY APPEARED DAVE CRICHTON, THE PRESIDENT OF LIFEPAATH CHURCH, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREAFTER SET MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
EXPIRES August 23, 2024



## ACKNOWLEDGEMENT:

STATE OF ARIZONA )  
 ) SS  
COUNTY OF MARICOPA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF September, 2023, BY CHRIS ANDERSON, THE SENIOR MANAGING DIRECTOR OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, THE GENERAL PARTNER OF HINES 83 HAPPY VALLEY ASSOCIATES LP, A DELAWARE LIMITED PARTNERSHIP, THE SOLE MEMBER OF HINES 83 HAPPY VALLEY MM LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF 83 HAPPY VALLEY VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF 83 HAPPY VALLEY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

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

[Signature]  
NOTARY PUBLIC  
EXPIRES August 23, 2024



## DEVELOPER

PEDERSON GROUP, INC.  
2415 E. CAMELBACK ROAD, SUITE 1070  
PEORIA, AZ 85016  
CONTACT: ROB BASSETT

## SURVEYOR

AW LAND SURVEYING, LLC  
PO BOX 2170  
CHANDLER, AZ 85244  
PHONE: 480-244-7630  
CONTACT: DANIEL D. ARMIJO

## NOTES:

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS OR SHRUBS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO, REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND SUCH PORTION HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE SUNRISE WATER COMPANY WATER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE BY THE CITY OF PEORIA. HAPPY VALLEY ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- MONUMENT SIGNAGE WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS, AND MAY NOT INTERFERE OR HINDER THE FUNCTIONALITY OF THE DRAINAGE.
- THE TEMPORARY DRAINAGE EASEMENT ON LOT 4 SHALL AUTOMATICALLY TERMINATE WITH THE DEDICATION OF DRAINAGE EASEMENTS FOR PERMANENT ONSITE DRAINAGE FACILITIES.

## APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

APPROVED BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ FOR CITY ENGINEER DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2022. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

DANIEL D. ARMIJO  
REGISTERED LAND SURVEYOR



09-11-23  
DATE

## SHEET INDEX

SHEET	DESCRIPTION
1	DEDICATION AND ACKNOWLEDGEMENTS
2	NOTES; CITY APPROVALS
3	BOUNDARY & R/W DEDICATION
4	EASEMENT DEDICATION
5	EASEMENT DEDICATION
6	EASEMENT DEDICATION; CURVE & LINE TABLES
7	EXISTING EASEMENTS TO BE ABANDONED

REVISIONS	DATE	BY

**AW LAND SURVEYING, LLC**  
 P.O. BOX 2170, CHANDLER, AZ 85244  
 (480) 244-7630 EMAIL: DARMILJO@AWLANDSURVEY.COM

**THE TRAILHEAD**  
 FINAL PLAT

ORIGINAL PLAT DATE 08-02-2023
LATEST REVISION DATE 06-11-2023
JOB NUMBER 22-064
SHEET NUMBER 1 OF 7

## PARENT LEGAL DESCRIPTION

LOCATED IN THE SOUTH HALF OF SECTION 2 AND THE NORTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREE 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,598.59 FEET;  
 THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 917.87 FEET TO THE CENTERLINE OF 83 RD AVENUE PER CITY OF PEORIA RESOLUTION NO. 07-172, RECORDED IN DOCUMENT NO. 2007-1345578, RECORDS OF MARICOPA COUNTY, ARIZONA AND ALSO THE POINT OF BEGINNING;  
 THENCE NORTH 38 DEGREES 21 MINUTES 36 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.59 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID CENTERLINE, HAVING A RADIUS OF 2,900.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 59 MINUTES 11 SECONDS, A DISTANCE OF 404.22 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 60 DEGREES 48 MINUTES 01 SECOND EAST, A DISTANCE OF 107.71 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 69.50 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 53 MINUTES 43 SECONDS, A DISTANCE OF 35.05 FEET;  
 THENCE SOUTH 89 DEGREES 41 MINUTES 45 SECONDS EAST, A DISTANCE OF 38.14 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 69.50 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 40 MINUTES 38 SECONDS, A DISTANCE OF 34.79 FEET;  
 THENCE NORTH 61 DEGREES 37 MINUTES 37 SECONDS EAST, A DISTANCE OF 249.67 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 150.50 FEET, THROUGH A CENTRAL ANGLE OF 53 DEGREES 24 MINUTES 57 SECONDS, A DISTANCE OF 140.31 FEET;  
 THENCE SOUTH 64 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 254.24 FEET;  
 THENCE SOUTH 5 DEGREES 7 MINUTES 32 SECONDS EAST, A DISTANCE OF 138.94 FEET;  
 THENCE SOUTH 61 DEGREES 37 MINUTES 36 SECONDS WEST, A DISTANCE OF 30.86 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 22 DEGREES 12 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 113.38 FEET;  
 THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 14 SECONDS, A DISTANCE OF 113.84 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 60 DEGREES 52 MINUTES 27 SECONDS EAST, A DISTANCE OF 35.52 FEET THENCE SOUTH 29 DEGREES 7 MINUTES 33 SECONDS EAST, A DISTANCE OF 85.57 FEET;  
 THENCE SOUTH 44 DEGREES 40 MINUTES 2 SECONDS EAST, A DISTANCE OF 2.37 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;  
 THENCE CONTINUING SOUTH 44 DEGREES 40 MINUTES 2 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 21.28 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF SOUTH 37 DEGREES 49 MINUTES 2 SECONDS EAST, A CHORD DISTANCE OF 74.56 FEET;  
 THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 206.31 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 20 SECONDS, A DISTANCE OF 74.98 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 28 DEGREES 8 MINUTES 30 SECONDS EAST, A DISTANCE OF 37.64 FEET;  
 THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 16.90 FEET;  
 THENCE SOUTH 27 DEGREES 44 MINUTES 28 SECONDS EAST, A DISTANCE OF 71.77 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HAPPY VALLEY ROAD;  
 THENCE SOUTH 61 DEGREES 51 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 431.17 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,435.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 43 MINUTES 15 SECONDS, A DISTANCE OF 493.92 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 0 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 15.19 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF SOUTH 88 DEGREES 9 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 329.92 FEET;  
 THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,420.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 32 SECONDS, A DISTANCE OF 330.67 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 0 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF 5.01 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, WITH A CHORD BEARING OF NORTH 79 DEGREES 43 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 271.38 FEET;  
 THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,425.00 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 55 MINUTES 41 SECONDS, A DISTANCE OF 271.79 FEET;  
 THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 74 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.18 FEET;  
 THENCE NORTH 37 DEGREES 7 MINUTES 41 SECONDS WEST, A DISTANCE OF 55.64 FEET;  
 THENCE NORTH 38 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 351.12 FEET;  
 THENCE NORTH 51 DEGREES 38 MINUTES 51 SECONDS WEST, A DISTANCE OF 10.00 FEET;  
 THENCE NORTH 38 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 186.35 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,965.00 FEET, THROUGH A CENTRAL ANGLE OF 0 DEGREES 29 MINUTES 39 SECONDS, A DISTANCE OF 25.58 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;  
 THENCE ALONG SAID SOUTH LINE NON-TANGENT TO SAID CURVE, NORTH 89 DEGREES 54 MINUTES 1 SECOND WEST, A DISTANCE OF 82.64 FEET TO THE POINT OF BEGINNING.

## BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, T4N, R1E, USING A BEARING OF NORTH 00 DEGREES 31 MINUTES 48 SECONDS EAST, AS SHOWN ON FINAL PLAT OF 83RD MARKETPLACE, RECORDED IN BOOK 1388, PAGE 5, MARICOPA COUNTY RECORDS.

## FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1255L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SHADED) AND ZONE "AE".

ZONE "X" (SHADED) IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" IS DEFINED AS: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

## PARENT LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREE 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,598.59 FEET;  
 THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,048.55 FEET TO THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID SOUTH LINE, NORTH 44 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 2.37 FEET;  
 THENCE NORTH 29 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 85.57 FEET;  
 THENCE NORTH 60 DEGREES 52 MINUTES 27 SECONDS EAST, A DISTANCE OF 92.31 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,500.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 40 MINUTES 53 SECONDS, A DISTANCE OF 646.16 FEET TO A POINT OF NON-TANGENCY;  
 THENCE SOUTH 15 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 319.82 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;  
 THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 148.43 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;  
 THENCE NORTH 89 DEGREES 54 MINUTES 01 SECOND WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 589.52 FEET TO THE POINT OF BEGINNING.

## PARENT LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, ALSO BEING THE SOUTHWEST CORNER OF SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREE 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,598.59 FEET;  
 THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2,048.55 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, ALONG SAID NORTH LINE, A DISTANCE OF 433.73 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A CHORD BEARING OF SOUTH 67 DEGREES 13 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 167.25 FEET;  
 THENCE DEPARTING SAID NORTH LINE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,595.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 00 MINUTES 39 SECONDS, A DISTANCE OF 167.33 FEET TO A POINT OF NON-TANGENCY;  
 THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 71.80 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A CHORD BEARING OF SOUTH 64 DEGREES 13 MINUTES 34 SECONDS WEST, A CHORD DISTANCE OF 129.13 FEET;  
 THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 43 MINUTES 44 SECONDS, A DISTANCE OF 129.17 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 61 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 139.70 FEET;  
 THENCE NORTH 27 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF 71.77 FEET;  
 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.90 FEET;  
 THENCE NORTH 28 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 37.64 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WITH A CHORD BEARING OF NORTH 37 DEGREES 49 MINUTES 02 SECONDS WEST, A CHORD DISTANCE OF 74.56 FEET;  
 THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 206.31 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 20 SECONDS, A DISTANCE OF 74.98 FEET TO A POINT OF NONTANGENCY;  
 THENCE NORTH 44 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING.

## PARENT LEGAL DESCRIPTION

IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 01 DEGREE 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 2,598.59 FEET;  
 THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 917.87 FEET TO THE CENTERLINE OF 83RD AVENUE PER CITY OF PEORIA RESOLUTION NO. 07-172, RECORDED IN DOCUMENT NO. 2007-1345578, RECORDS OF MARICOPA COUNTY, ARIZONA;  
 THENCE NORTH 38 DEGREES 21 MINUTES 36 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 25.59 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,900.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 59 MINUTES 11 SECONDS, A DISTANCE OF 404.22 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,900.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 31 MINUTES 10 SECONDS, A DISTANCE OF 583.05 FEET;  
 THENCE DEPARTING SAID CENTERLINE SOUTH 77 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 1,049.34 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 47 DEGREES 02 MINUTES 07 SECONDS, A DISTANCE OF 287.32 FEET;  
 THENCE SOUTH 30 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 96.06 FEET;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.31 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF SOUTH 73 DEGREES 12 MINUTES 54 SECONDS WEST, A CHORD DISTANCE OF 641.17 FEET;  
 THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,500.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 40 MINUTES 53 SECONDS, A DISTANCE OF 646.16 FEET;  
 THENCE SOUTH 60 DEGREES 52 MINUTES 27 SECONDS WEST, A DISTANCE OF 127.84 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 22 DEGREES 12 MINUTES 55 SECONDS WEST, A CHORD DISTANCE OF 113.38 FEET;  
 THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 14 SECONDS, A DISTANCE OF 113.84 FEET;  
 THENCE NORTH 61 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 30.86 FEET;  
 THENCE NORTH 64 DEGREES 57 MINUTES 26 SECONDS WEST, A DISTANCE OF 254.24 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 150.50 FEET, THROUGH A CENTRAL ANGLE OF 53 DEGREES 24 MINUTES 57 SECONDS, A DISTANCE OF 140.31 FEET;  
 THENCE SOUTH 61 DEGREES 37 MINUTES 37 SECONDS WEST, A DISTANCE OF 249.67 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 69.50 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 40 MINUTES 38 SECONDS, A DISTANCE OF 34.79 FEET;  
 THENCE NORTH 89 DEGREES 41 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.14 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 69.50 FEET, THROUGH A CENTRAL ANGLE OF 28 DEGREES 53 MINUTES 43 SECONDS, A DISTANCE OF 35.05 FEET;  
 THENCE NORTH 60 DEGREES 48 MINUTES 01 SECOND WEST, A DISTANCE OF 107.70 FEET TO THE POINT OF BEGINNING.

## RETENTION VOLUME RESPONSIBILITY TABLE

LOT	RETENTION VOLUME REQUIRED (CF)		RETENTION VOLUME PROVIDED (CF)
	FIRST FLUSH	100YR 2HR	
1	23,062	80,664	98,096
2	-	28,372	28,933
3	-	9,379	9,865
4	15,744	44,712	67,937
5	8,104	-	22,644

## LAND AREA TABLE:

LOT	NET	NET	GROSS	GROSS
1	738,188 Sq. Feet	16.95 Acres	766,313 Sq. Feet	17.59 Acres
2	117,717 Sq. Feet	2.70 Acres	117,717 Sq. Feet	2.70 Acres
3	45,928 Sq. Feet	1.06 Acres	45,928 Sq. Feet	1.06 Acres
4	600,347 Sq. Feet	13.78 Acres	638,831 Sq. Feet	14.67 Acres
5	198,871 Sq. Feet	4.57 Acres	204,875 Sq. Feet	4.70 Acres
TOTAL R/W	72,620 Sq. Feet	1.67 Acres	-	-
TOTAL	1,773,665 Sq. Feet	40.72 Acres	1,773,665 Sq. Feet	40.72 Acres

## RIGHT-OF-WAY AREA TABLE:

	NET	NET
HAPPY VALLEY ROAD	7,553 Sq. Feet	0.18 Acres
WEST WING PARKWAY	65,067 Sq. Feet	1.49 Acres
TOTAL R/W	72,620 Sq. Feet	1.67 Acres

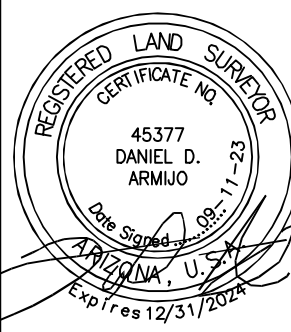
REVISIONS	
DATE	
BY	
DESCRIPTION	

**AW LAND SURVEYING, LLC**

P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 244-7630, EMAIL: DARMILIO@AWLANDSURVEY.COM

THE TRAILHEAD

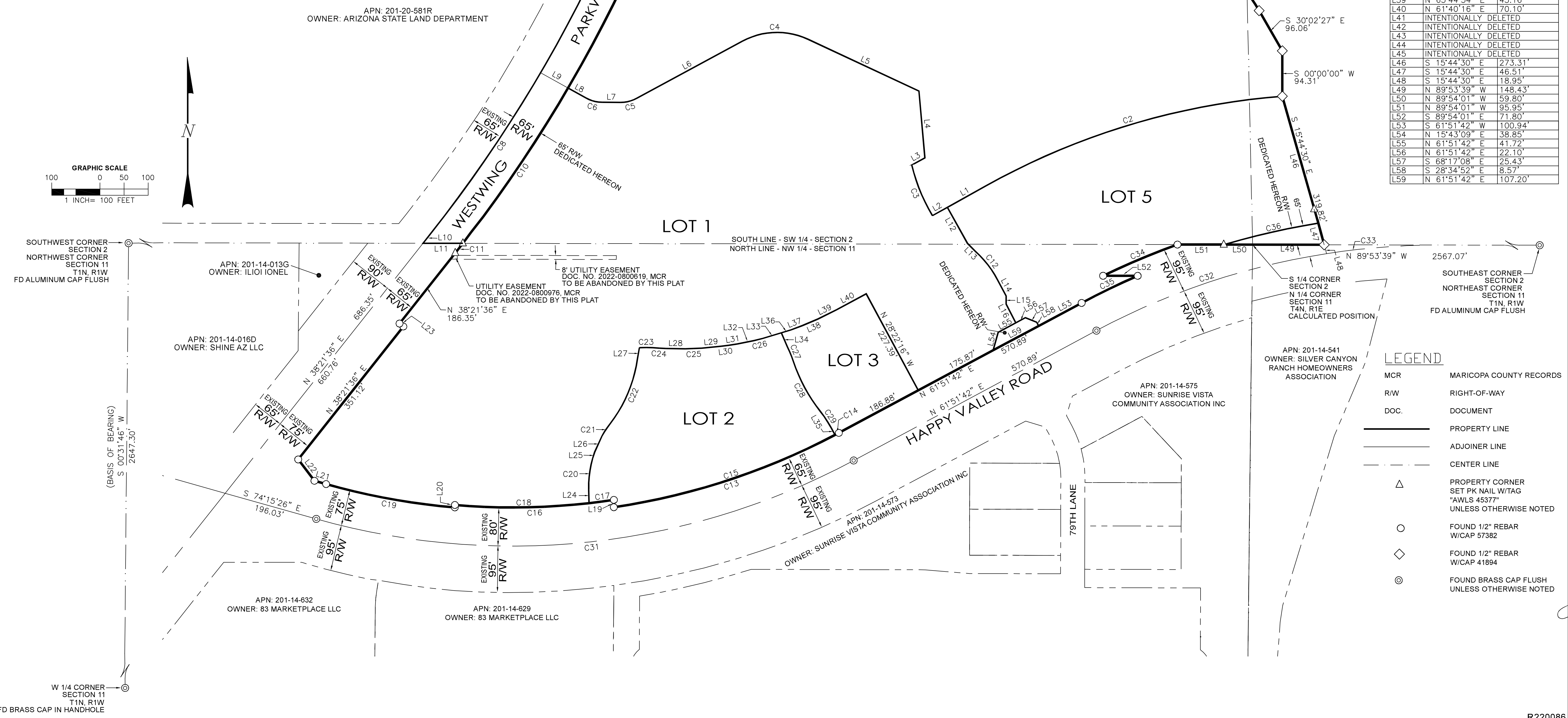
FINAL PLAT



ORIGINAL PLAT DATE 06-02-2023
LATEST REVISION DATE 08-11-2023
JOB NUMBER 22-064
SHEET NUMBER 2 OF 7

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	350.00'	287.32'	47°02'07"	S 53°33'30" E	279.32'
C2	1500.00'	646.16'	24°40'53"	S 73°12'54" W	641.18'
C3	365.00'	113.84'	17°52'12"	S 22°12'55" E	113.38'
C4	150.50'	140.31'	53°24'59"	N 88°20'04" E	135.28'
C5	69.50'	34.79'	28°40'51"	N 75°58'03" E	34.43'
C6	69.50'	35.05'	28°53'43"	N 75°14'54" W	34.68'
C7	2900.00'	583.05'	11°31'10"	S 24°36'50" W	582.07'
C8	2900.00'	404.22'	7°59'11"	N 34°22'01" E	403.90'
C9	2965.00'	601.54'	11°37'27"	S 24°32'09" W	600.51'
C10	2965.00'	389.03'	7°31'04"	S 34°06'24" W	388.75'
C11	2965.00'	25.58'	0°29'40"	S 38°06'46" W	25.58'
C12	206.31'	74.98'	20°49'24"	N 37°49'02" W	74.57'
C13	1435.00'	493.92'	19°43'16"	N 71°43'23" E	491.49'
C14	1435.00'	9.13'	0°21'52"	S 62°02'41" W	9.13'
C15	1435.00'	484.80'	19°21'24"	N 71°54'19" E	482.49'
C16	1420.00'	330.67'	13°20'31"	N 88°09'31" E	329.92'
C17	1420.00'	52.12'	2°06'11"	S 82°32'21" W	52.12'
C18	1420.00'	278.55'	11°14'21"	N 89°12'37" E	278.10'
C19	1425.00'	271.79'	10°55'41"	N 79°43'16" W	271.38'
C20	215.00'	64.65'	17°13'43"	N 07°18'51" E	64.41'
C21	215.00'	30.66'	8°10'12"	S 33°33'29" W	30.63'
C22	285.00'	146.74'	29°30'03"	S 22°53'33" W	145.13'
C23	349.16'	27.82'	4°33'54"	N 89°54'34" W	27.81'
C24	819.92'	27.32'	1°54'32"	N 86°24'37" W	27.32'
C25	687.00'	34.32'	2°51'45"	S 87°46'36" W	34.32'
C26	686.97'	18.67'	1°33'25"	N 76°26'04" E	18.67'
C27	251.96'	33.70'	7°39'45"	S 22°25'41" E	33.67'
C28	342.98'	117.63'	19°39'00"	N 28°22'16" W	117.05'
C29	245.00'	41.05'	9°35'59"	S 33°23'43" E	41.00'
C30	INTENTIONALLY DELETED				
C31	1500.00'	1148.80'	43°52'51"	S 83°48'08" W	1120.93'
C32	1500.00'	505.74'	19°19'05"	S 71°31'14" W	503.35'
C33	1500.00'	233.80'	8°55'50"	S 85°38'41" W	233.56'
C34	1595.00'	167.37'	6°00'44"	S 67°13'52" W	167.29'
C35	1565.00'	129.17'	4°43'44"	S 64°13'34" W	129.13'
C36	1565.00'	200.73'	7°20'55"	S 77°12'59" W	200.59'

LINE	BEARING	DISTANCE
L1	S 60°52'27" W	92.32'
L2	S 60°52'27" W	35.52'
L3	N 61°37'36" E	30.86'
L4	N 05°07'32" W	138.94'
L5	N 64°57'26" W	254.24'
L6	S 61°37'37" W	249.67'
L7	N 89°41'45" W	38.14'
L8	N 60°48'01" W	42.71'
L9	N 60°48'01" W	65.01'
L10	N 38°21'36" E	25.59'
L11	N 89°54'01" W	82.64'
L12	S 29°07'33" E	85.57'
L13	S 44°40'02" E	23.65'
L14	S 28°08'30" E	37.64'
L15	S 00°00'00" E	16.90'
L16	S 27°44'28" E	43.76'
L17	INTENTIONALLY DELETED	
L18	INTENTIONALLY DELETED	
L19	N 00°35'12" E	15.19'
L20	S 00°34'20" W	5.01'
L21	N 74°15'26" W	25.18'
L22	N 37°07'41" W	55.64'
L23	N 51°38'51" W	10.00'
L24	N 01°18'01" W	28.80'
L25	N 17°45'19" E	13.71'
L26	N 24°31'40" E	37.07'
L27	N 09°49'55" E	24.06'
L28	S 89°07'28" E	39.98'
L29	N 84°39'55" E	40.28'
L30	N 82°18'39" E	16.29'
L31	N 80°49'52" E	17.29'
L32	N 78°44'03" E	35.63'
L33	N 73°06'22" E	40.25'
L34	S 23°15'27" E	31.03'
L35	S 28°22'39" E	16.79'
L36	N 73°06'22" E	20.88'
L37	N 69°30'53" E	24.97'
L38	N 67°00'39" E	35.07'
L39	N 63°44'54" E	43.16'
L40	N 61°40'16" E	70.10'
L41	INTENTIONALLY DELETED	
L42	INTENTIONALLY DELETED	
L43	INTENTIONALLY DELETED	
L44	INTENTIONALLY DELETED	
L45	INTENTIONALLY DELETED	
L46	S 15°44'30" E	273.31'
L47	S 15°44'30" E	46.51'
L48	S 15°44'30" E	18.95'
L49	N 89°54'01" W	148.43'
L50	N 89°54'01" W	59.80'
L51	N 89°54'01" W	71.80'
L52	S 89°54'01" E	100.94'
L53	S 61°51'42" W	100.94'
L54	N 15°43'09" E	38.85'
L55	N 61°51'42" E	41.72'
L56	N 61°51'42" E	22.10'
L57	S 68°17'08" E	25.43'
L58	S 28°34'52" E	8.57'
L59	N 61°51'42" E	107.20'



AW LAND SURVEYING, LLC

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FINAL PLAT

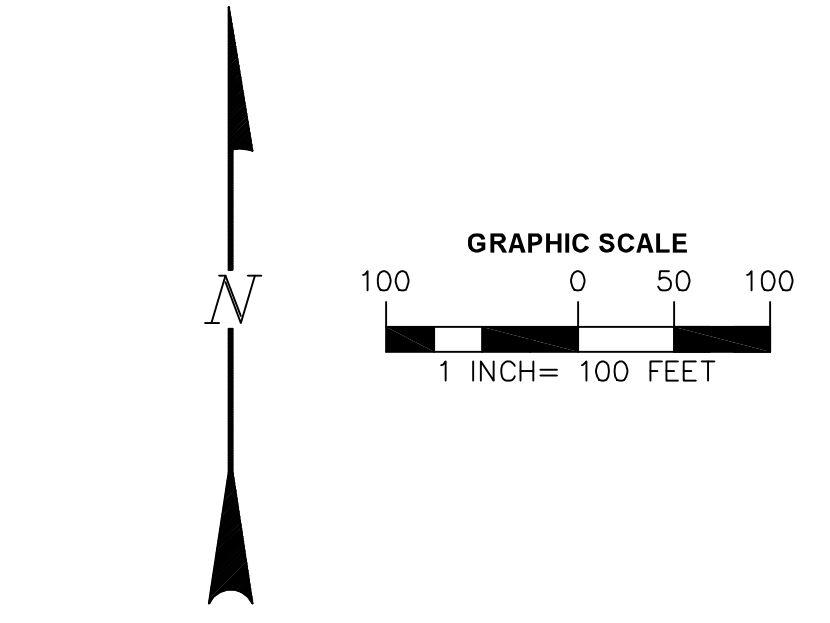
**THE TRAILHEAD**

REGISTERED LAND SURVEYOR  
45377 DANIEL D. ARMILIO  
STATE OF ARIZONA  
EXPIRES 12/31/2024

ORIGINAL PLAN DATE: 08-11-2023  
LATEST REVISION DATE: 08-11-2023  
JOB NUMBER: 22-064  
SHEET NUMBER: 3 OF 7

SEWER EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING CHORD LENGTH
EC1	1565.00'	105.13'	3°50'56"	S 78°57'59" W 105.11'
EC2	1565.00'	58.60'	2°08'44"	N 75°58'09" E 58.60'
EC3	1500.00'	30.86'	1°10'43"	S 82°06'36" W 30.86'
EC4	1420.00'	20.21'	0°48'56"	N 81°58'54" E 20.21'
EC5	1420.00'	2.14'	0°05'11"	N 81°31'51" E 2.14'

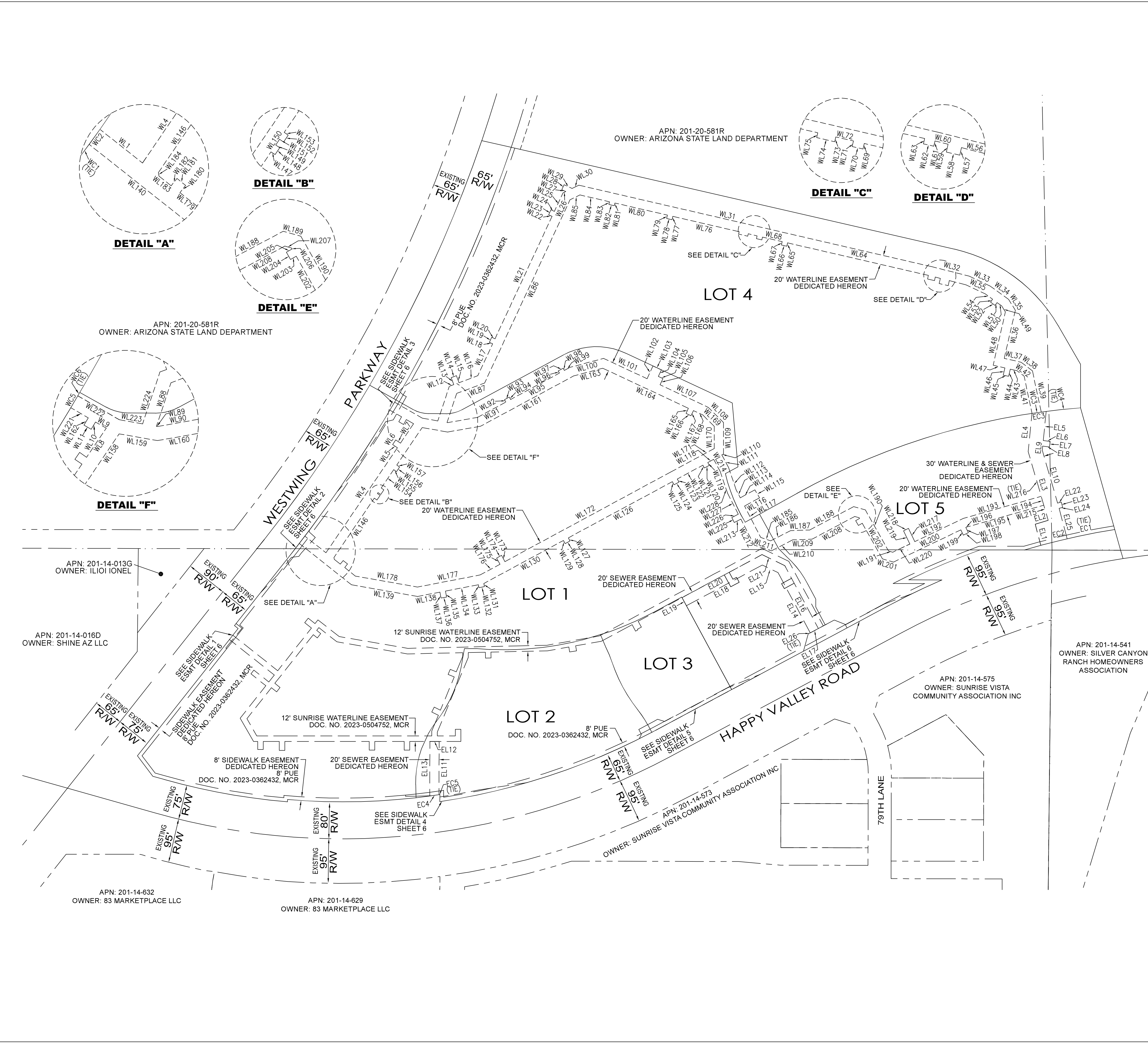
SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 14°53'01" W	47.33'
EL2	N 73°20'55" E	29.40'
EL3	N 16°15'04" W	154.59'
EL4	N 05°38'13" E	83.33'
EL5	S 05°38'13" W	63.28'
EL6	S 82°26'52" E	15.15'
EL7	S 07°33'08" W	12.00'
EL8	N 82°26'52" W	14.75'
EL9	S 05°38'13" W	9.46'
EL10	S 16°15'04" E	118.68'
EL11	S 00°14'07" W	115.14'
EL12	N 89°59'45" W	20.00'
EL13	S 00°14'07" W	117.96'
EL14	N 28°08'18" W	147.82'
EL15	N 64°10'21" W	37.88'
EL16	S 28°08'18" E	154.33'
EL17	S 61°51'42" W	20.00'
EL18	S 61°44'45" W	186.34'
EL19	N 28°22'16" W	20.00'
EL20	N 61°44'45" E	196.59'
EL21	S 64°10'21" E	54.59'
EL22	N 74°44'21" E	8.07'
EL23	S 15°44'30" E	12.00'
EL24	S 74°44'46" W	7.96'
EL25	S 14°35'02" E	67.93'
EL26	N 61°51'42" E	5.00'



WATERLINE EASEMENT LINE AND CURVE TABLE  
SEE SHEET 6

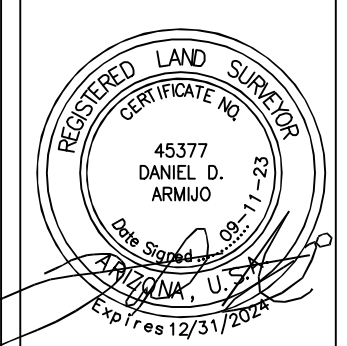
**LEGEND**

- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- PROPERTY LINE
- ADJOINER LINE
- CENTER LINE
- △ PROPERTY CORNER SET PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/CAP 57382
- ◇ FOUND 1/2" REBAR W/CAP 41894
- ⊙ FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED



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**THE TRAILHEAD**  
 FINAL PLAT



ORIGINAL PLAN DATE	08-02-2022
LATEST REVISION DATE	08-11-2023
JOB NUMBER	22-064
SHEET NUMBER	4 OF 7

TEMPORARY DRAINAGE EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
TDC1	1548.93'	157.61'	5°49'49"	S 82°47'36" W	157.54'
TDC2	1500.00'	153.73'	5°52'20"	N 76°56'13" E	153.67'
TDC3	1608.92'	196.58'	7°00'01"	S 77°30'08" W	196.46'
TDC4	1668.92'	103.74'	3°33'42"	N 82°47'20" E	103.73'
TDC5	20.00'	30.98'	88°45'20"	S 20°06'41" E	27.98'
TDC6	95.00'	79.68'	48°03'31"	S 88°38'50" W	77.37'

TEMPORARY DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
TDL1	S 30°02'27" E	83.96'
TDL2	S 00°00'00" E	44.17'
TDL3	S 10°07'18" E	50.02'
TDL4	N 15°59'53" W	110.03'
TDL5	N 08°50'17" W	60.00'
TDL6	S 46°48'02" E	172.89'
TDL7	S 65°22'57" E	91.03'
TDL8	S 19°55'16" W	158.59'
TDL9	S 64°29'21" E	265.87'
TDL10	S 20°40'26" W	52.46'
TDL11	N 66°06'12" W	177.51'
TDL12	S 62°48'54" W	154.91'
TDL13	N 26°02'55" W	68.00'
TDL14	N 24°59'41" E	349.18'

MULTI-USE TRAIL EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
ML1	S 62°06'14" E	11.19'
ML2	N 74°50'32" E	19.88'
ML3	N 47°39'25" E	4.99'
ML4	S 77°04'34" E	956.09'
ML5	S 30°02'27" E	90.70'
ML6	S 00°00'00" E	63.40'
ML7	S 70°43'02" W	12.36'
ML8	S 25°15'04" W	17.11'
ML9	S 05°53'35" E	9.47'
ML10	S 83°41'19" W	23.69'
ML11	S 60°52'29" W	5.63'
ML12	S 40°49'53" W	5.88'
ML13	S 61°17'12" W	11.31'
ML14	S 31°26'15" W	6.55'
ML15	S 29°07'33" E	39.73'
ML16	N 60°33'54" E	9.28'
ML17	N 41°57'59" E	9.81'
ML18	N 11°45'42" E	10.42'
ML19	N 00°26'24" W	15.84'
ML20	N 05°23'40" W	6.56'
ML21	N 60°52'29" E	5.73'
ML22	N 83°41'19" E	28.30'
ML23	S 58°02'00" E	21.81'
ML24	S 15°44'30" E	250.15'

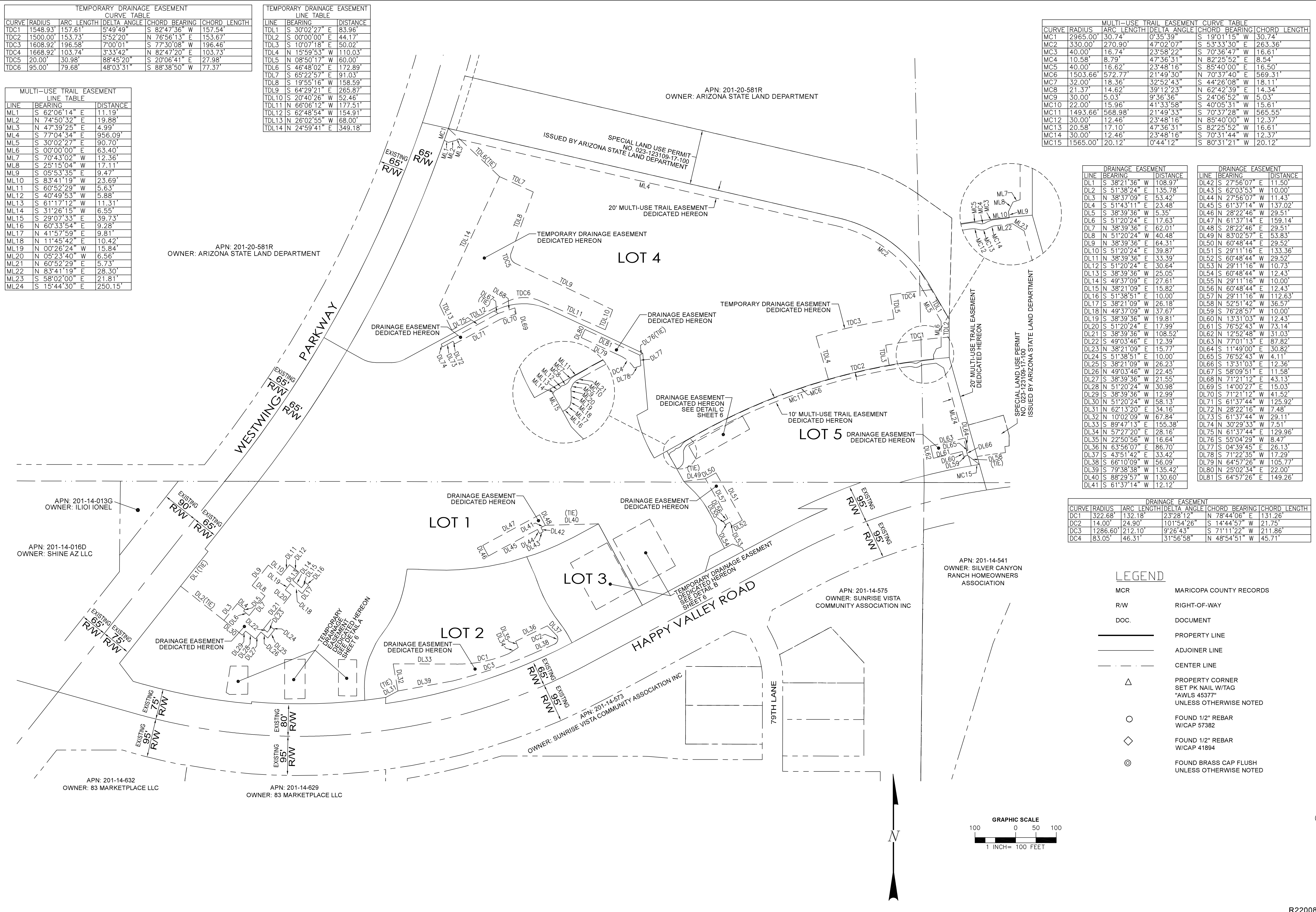
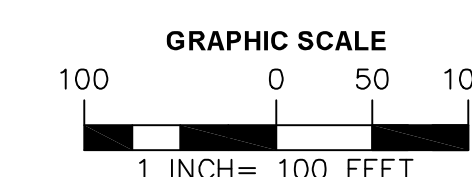
MULTI-USE TRAIL EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
MC1	2965.00'	30.74'	0°35'39"	S 19°01'15" W	30.74'
MC2	3300.00'	270.90'	47°02'07"	S 53°33'30" E	263.36'
MC3	40.00'	16.74'	23°58'22"	S 70°36'47" W	16.61'
MC4	10.58'	8.79'	47°36'31"	N 82°25'52" E	8.54'
MC5	40.00'	16.62'	23°48'16"	S 85°40'00" E	16.50'
MC6	1503.66'	572.77'	21°49'30"	N 70°37'40" E	569.31'
MC7	32.00'	18.36'	32°52'43"	S 44°26'08" W	18.11'
MC8	21.37'	14.62'	39°12'23"	N 62°42'39" E	14.34'
MC9	30.00'	5.03'	9°36'36"	S 24°06'52" W	5.03'
MC10	22.00'	15.96'	41°33'58"	S 40°05'31" W	15.61'
MC11	1493.66'	568.98'	21°49'33"	S 70°37'28" W	565.55'
MC12	30.00'	12.46'	23°48'16"	N 85°40'00" W	12.37'
MC13	20.58'	17.10'	47°36'31"	S 82°25'52" W	16.61'
MC14	30.00'	12.46'	23°48'16"	S 70°31'44" W	12.37'
MC15	1565.00'	20.12'	0°44'12"	S 80°31'21" W	20.12'

DRAINAGE EASEMENT			DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
DL1	S 38°21'36" W	108.97'	DL42	S 27°56'07" E	11.50'
DL2	S 51°38'24" E	135.78'	DL43	S 62°03'53" W	10.00'
DL3	N 38°37'09" E	53.42'	DL44	N 27°56'07" W	11.43'
DL4	S 51°43'11" E	23.48'	DL45	S 61°37'14" W	137.02'
DL5	S 38°39'36" W	5.35'	DL46	N 28°22'46" W	29.51'
DL6	S 51°20'24" E	17.63'	DL47	N 61°37'14" E	159.14'
DL7	N 38°39'36" E	62.01'	DL48	S 28°22'46" E	29.51'
DL8	N 51°20'24" W	40.48'	DL49	N 83°02'57" E	53.83'
DL9	N 38°39'36" E	64.31'	DL50	N 60°48'44" E	29.52'
DL10	S 51°20'24" E	39.87'	DL51	S 29°11'16" E	133.36'
DL11	N 38°39'36" E	33.39'	DL52	S 60°48'44" W	36.57'
DL12	S 51°20'24" E	30.64'	DL53	N 29°11'16" W	10.73'
DL13	S 38°39'36" W	25.05'	DL54	S 60°48'44" W	12.43'
DL14	S 49°37'09" E	27.61'	DL55	N 29°11'16" W	10.00'
DL15	N 38°21'09" E	15.82'	DL56	N 60°48'44" E	12.43'
DL16	S 51°38'51" E	10.00'	DL57	N 29°11'16" W	112.63'
DL17	S 38°21'09" E	26.18'	DL58	N 52°51'42" W	36.57'
DL18	S 49°37'09" W	37.67'	DL59	S 76°28'57" W	10.00'
DL19	S 38°39'36" W	19.81'	DL60	N 13°31'03" W	12.43'
DL20	S 51°20'24" E	17.99'	DL61	S 76°52'43" W	73.14'
DL21	S 38°39'36" W	108.52'	DL62	N 12°52'48" W	31.03'
DL22	S 49°03'46" E	12.39'	DL63	N 77°01'13" E	87.82'
DL23	S 38°21'09" E	15.77'	DL64	S 11°49'00" E	30.82'
DL24	S 51°38'51" E	10.00'	DL65	S 76°52'43" W	4.11'
DL25	S 38°21'09" E	26.23'	DL66	S 13°31'03" E	12.36'
DL26	S 49°03'46" W	22.45'	DL67	S 58°09'51" E	11.58'
DL27	S 38°39'36" W	21.55'	DL68	N 71°21'12" E	43.13'
DL28	S 51°20'24" W	30.98'	DL69	S 14°00'27" E	15.03'
DL29	S 38°39'36" W	12.99'	DL70	S 71°21'12" W	41.52'
DL30	S 51°20'24" W	58.13'	DL71	S 61°37'44" W	125.92'
DL31	N 62°13'20" E	34.16'	DL72	N 28°22'16" W	7.48'
DL32	N 10°02'09" W	67.84'	DL73	S 61°37'44" W	29.11'
DL33	S 89°47'13" E	155.38'	DL74	N 30°29'33" W	7.51'
DL34	S 57°27'20" E	28.16'	DL75	S 61°37'44" E	129.96'
DL35	N 22°50'56" W	16.64'	DL76	S 55°04'29" W	8.47'
DL36	S 63°56'07" E	86.70'	DL77	S 04°39'45" E	26.13'
DL37	S 43°51'42" E	33.42'	DL78	S 71°22'35" W	17.29'
DL38	S 66°10'09" W	56.09'	DL79	N 64°57'26" W	105.77'
DL39	S 79°38'38" W	135.42'	DL80	N 25°02'34" E	22.00'
DL40	S 88°29'57" W	130.60'	DL81	S 64°57'26" E	149.26'
DL41	S 61°37'14" W	12.12'			

DRAINAGE EASEMENT					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
DC1	322.68'	132.18'	23°28'12"	N 78°44'06" E	131.26'
DC2	14.00'	24.90'	101°54'26"	S 14°44'57" W	21.75'
DC3	1286.60'	212.10'	9°26'43"	S 71°11'22" W	211.86'
DC4	83.05'	46.31'	31°56'58"	N 48°54'51" W	45.71'

**LEGEND**

- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- PROPERTY LINE
- ADJOINER LINE
- CENTER LINE
- △ PROPERTY CORNER SET PK NAIL W/ITAG "AWLS 45377" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/CAP 57382
- ◇ FOUND 1/2" REBAR W/CAP 41894
- ⊙ FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED

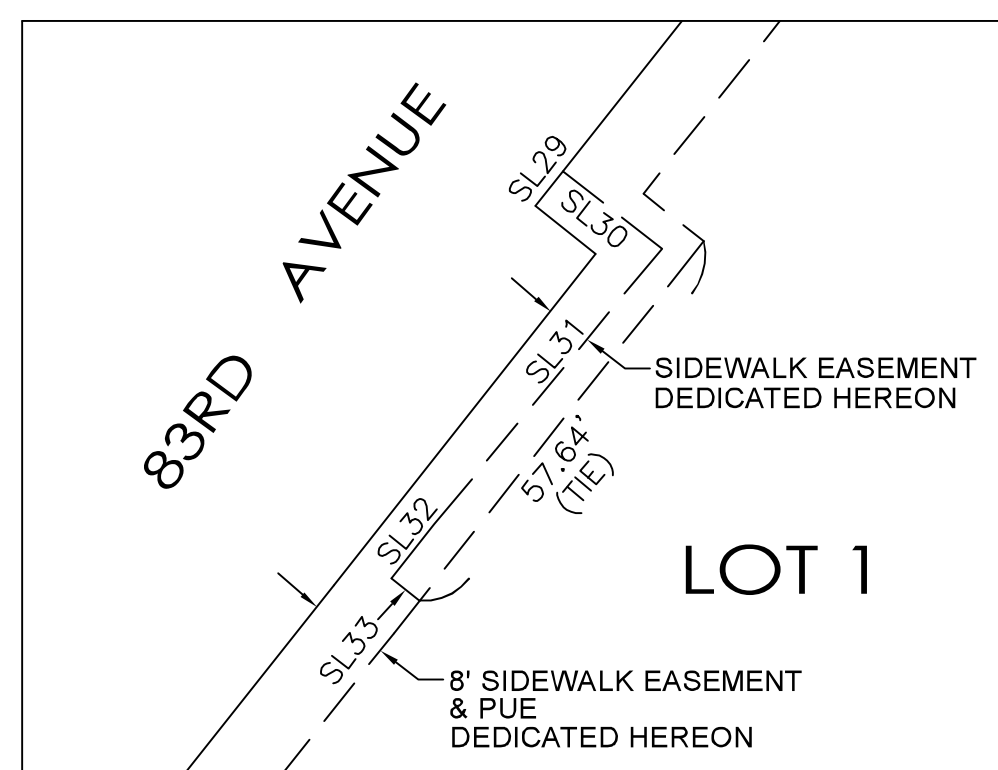


**THE TRAILHEAD**

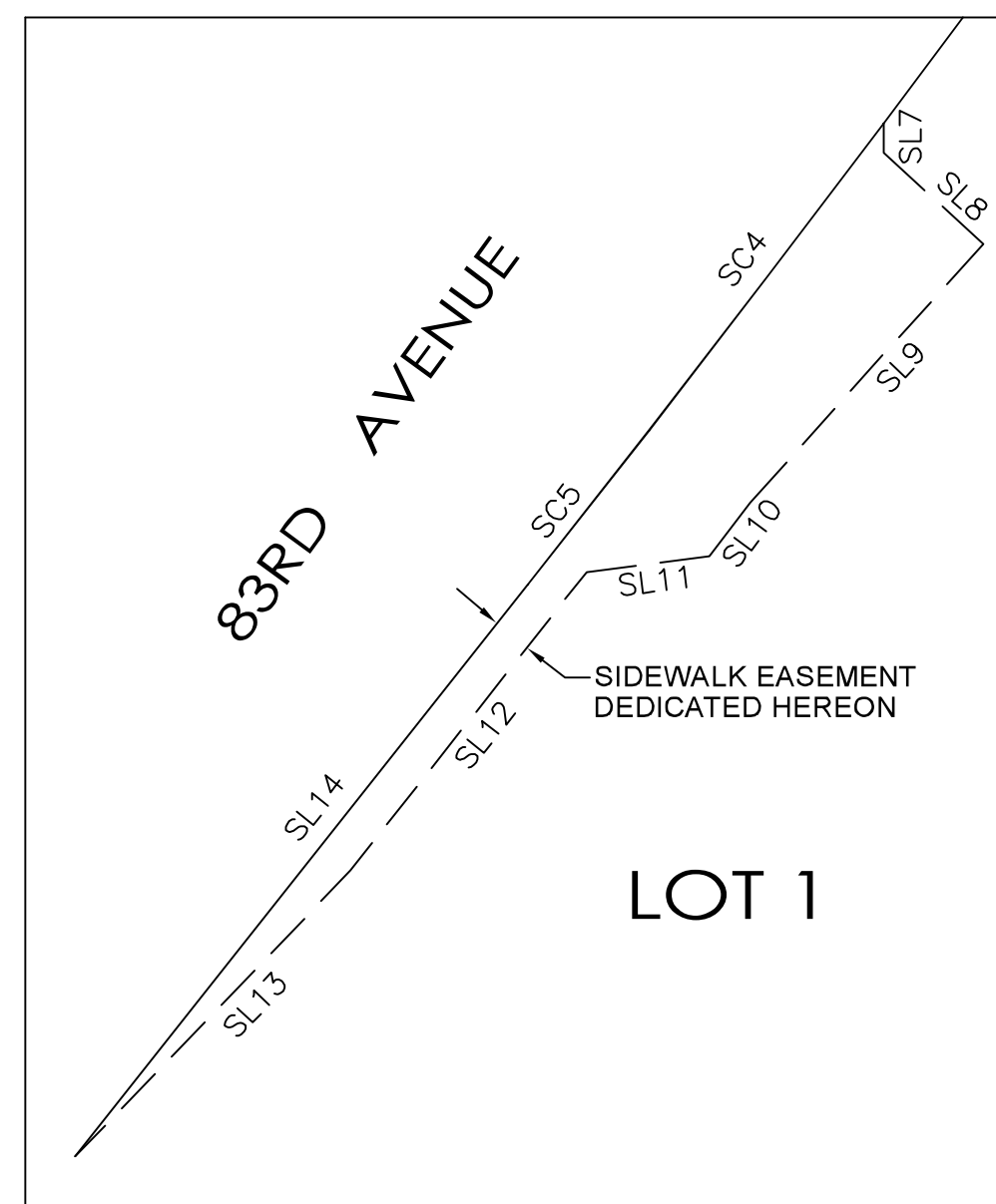
FINAL PLAT

ORIGINAL PLAN DATE: 08-02-2022  
LATEST REVISION DATE: 08-11-2023  
JOB NUMBER: 22-064  
SHEET NUMBER: 5 OF 7

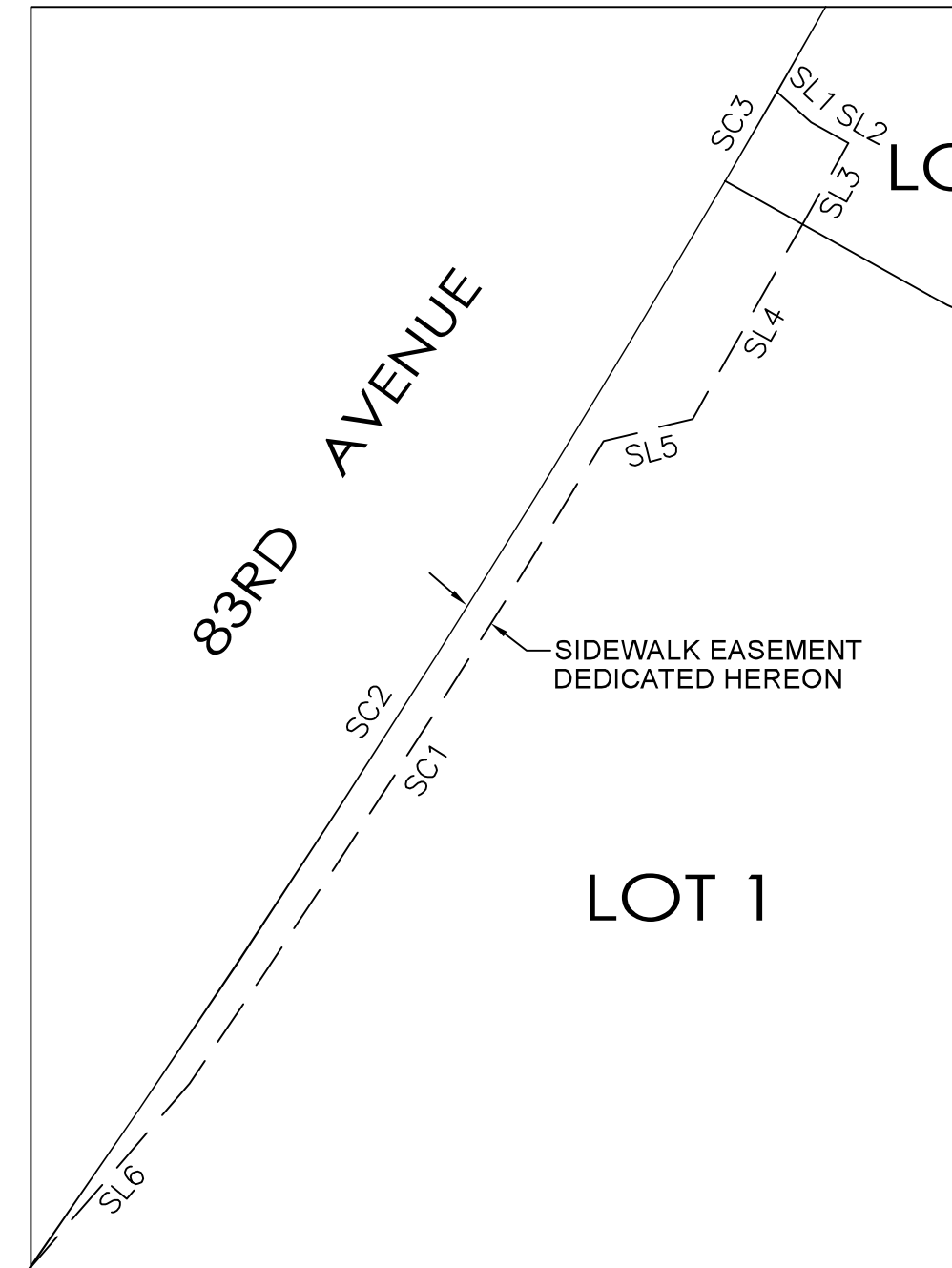
R220086



**SIDEWALK ESMT DETAIL 1**  
NOT TO SCALE



**SIDEWALK ESMT DETAIL 2**  
NOT TO SCALE



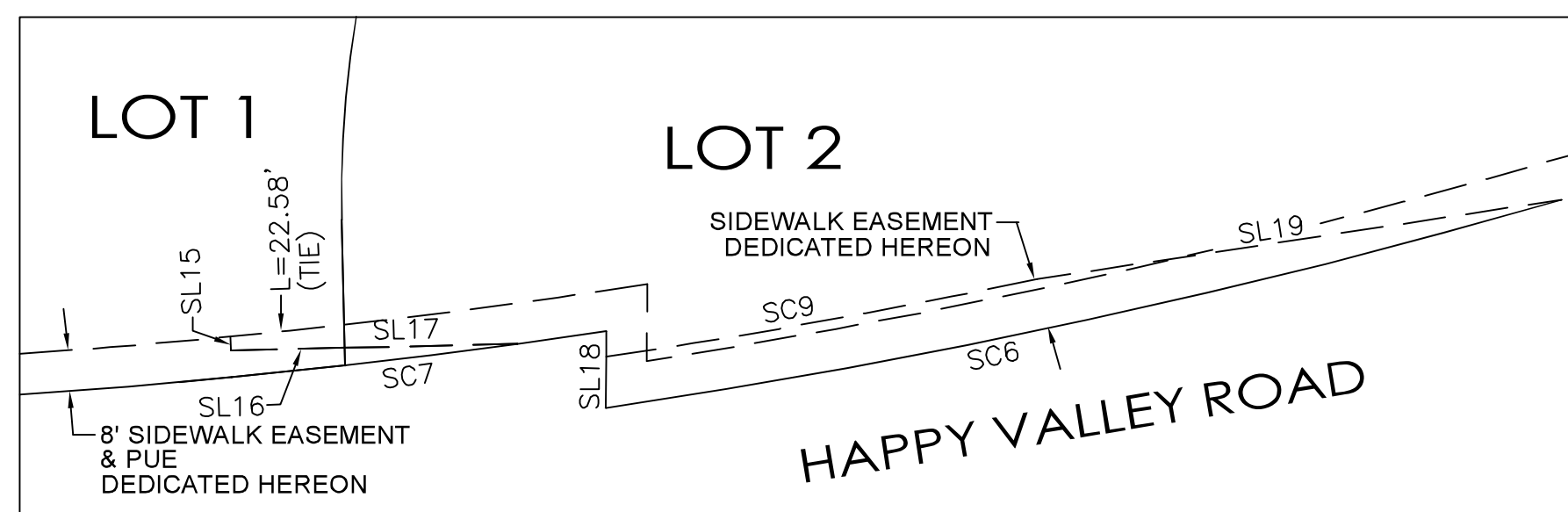
**SIDEWALK ESMT DETAIL 3**  
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SC1	2529.24'	139.04'	3°08'59"	S 32°47'50" W	139.02'
SC2	2965.00'	235.06'	4°32'32"	N 32°37'09" E	235.00'
SC3	2965.00'	18.96'	0°21'59"	S 30°09'53" W	18.96'
SC4	2965.00'	50.41'	0°58'27"	S 37°22'43" W	50.41'
SC5	2965.00'	25.58'	0°29'40"	N 38°06'46" E	25.58'
SC6	1435.00'	193.63'	7°43'52"	S 77°43'03" W	193.48'
SC7	1420.00'	34.35'	1°23'09"	S 82°53'51" W	34.35'
SC8	1565.00'	58.10'	2°07'37"	S 62°55'31" W	58.09'
SC9	1425.00'	86.59'	3°28'53"	S 79°46'43" W	86.57'
SC10	1435.00'	9.15'	0°21'55"	N 62°02'40" E	9.15'
SC11	1435.00'	30.38'	1°12'47"	N 62°50'01" E	30.38'

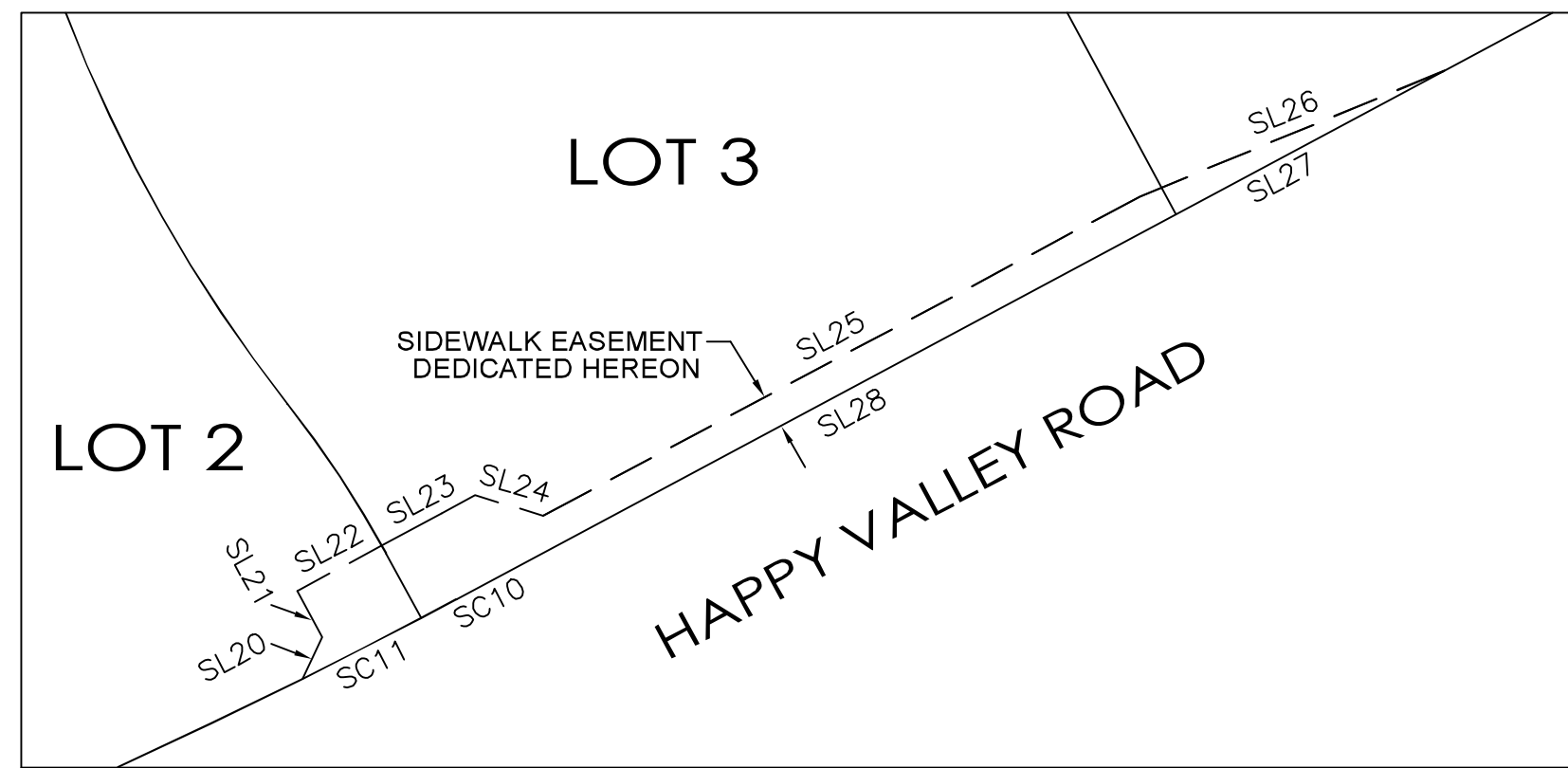
LINE	BEARING	DISTANCE
SL1	S 47°53'50" E	8.28'
SL2	S 60°45'19" E	7.80'
SL3	S 29°27'32" W	17.00'
SL4	S 29°27'32" W	40.62'
SL5	S 75°49'59" W	16.74'
SL6	S 40°53'42" W	44.54'
SL7	S 00°00'00" E	3.86'
SL8	S 47°34'29" E	17.59'
SL9	S 41°59'36" W	45.40'
SL10	S 37°10'48" W	8.84'
SL11	S 82°46'12" W	16.12'
SL12	S 38°21'36" W	49.69'
SL13	S 43°53'26" W	51.81'
SL14	N 38°21'36" E	95.21'
SL15	N 01°18'01" W	2.72'
SL16	N 88°41'56" E	22.50'
SL17	N 88°41'56" E	34.17'
SL18	N 00°35'16" E	10.13'
SL19	N 81°24'36" E	104.93'
SL20	N 25°12'18" E	10.43'

LINE	BEARING	DISTANCE
SL21	N 28°22'50" W	12.05'
SL22	N 61°41'00" E	21.98'
SL23	N 61°41'00" E	24.25'
SL24	S 73°15'17" E	16.24'
SL25	N 61°51'42" E	154.97'
SL26	N 67°34'20" E	75.49'
SL27	S 61°51'42" W	69.74'
SL28	S 61°51'42" W	186.88'
SL29	N 38°21'36" E	5.76'
SL30	S 52°05'28" E	16.35'
SL31	S 39°33'28" W	46.52'
SL32	S 38°09'21" W	9.00'
SL33	S 51°38'24" E	2.59'
SL34	INTENTIONALLY DELETED	
SL35	INTENTIONALLY DELETED	
SL36	N 28°34'52" W	7.51'
SL37	N 61°51'42" E	95.38'
SL38	N 69°32'25" E	64.17'
SL39	S 61°51'42" W	100.94'

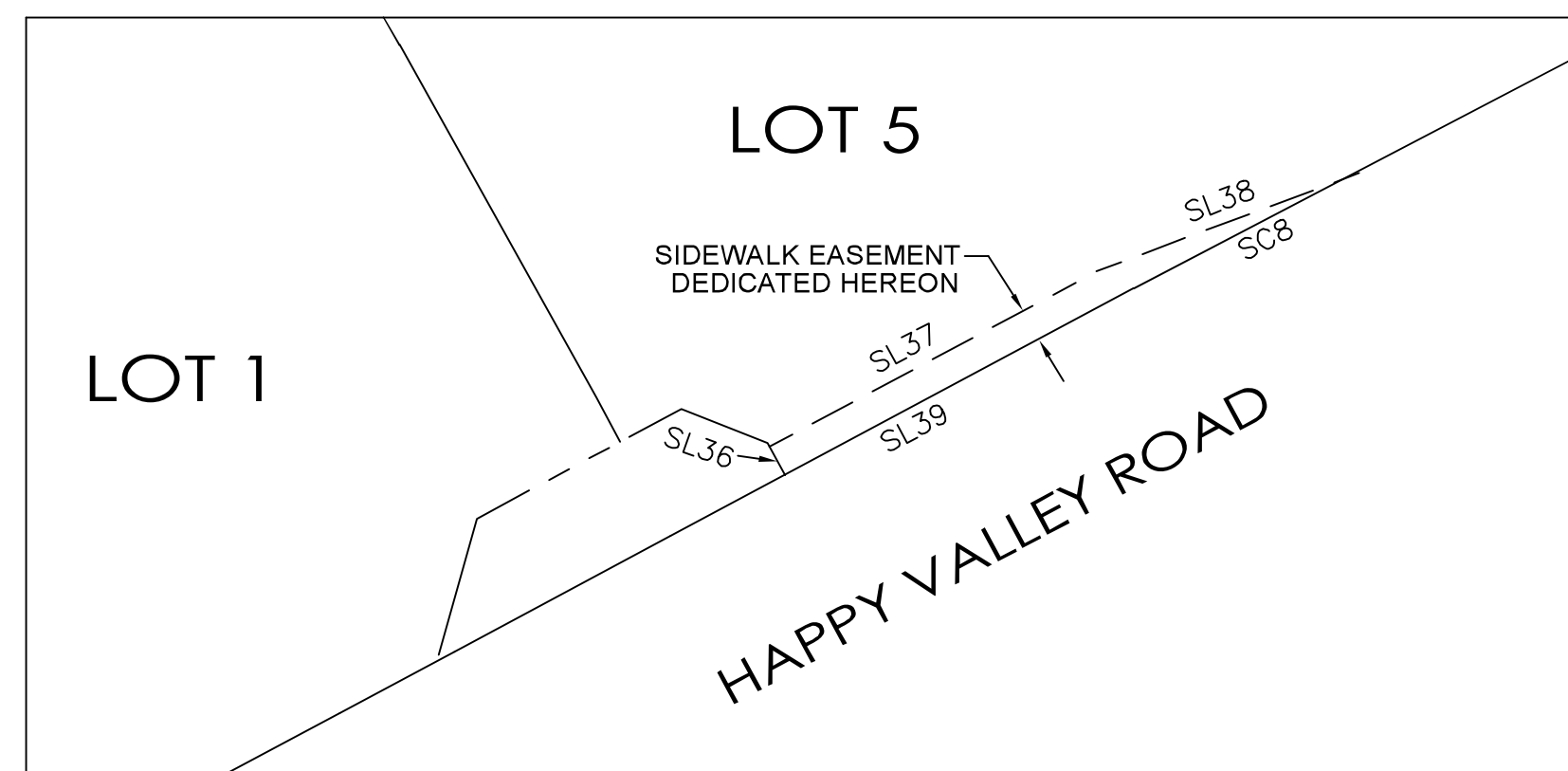
LINE	BEARING	DISTANCE
DL82	N 76°54'16" E	55.25'
DL83	N 61°01'17" E	151.01'
DL84	S 29°12'47" E	36.51'
DL85	S 60°47'13" W	151.16'
DL86	N 28°58'43" W	37.12'



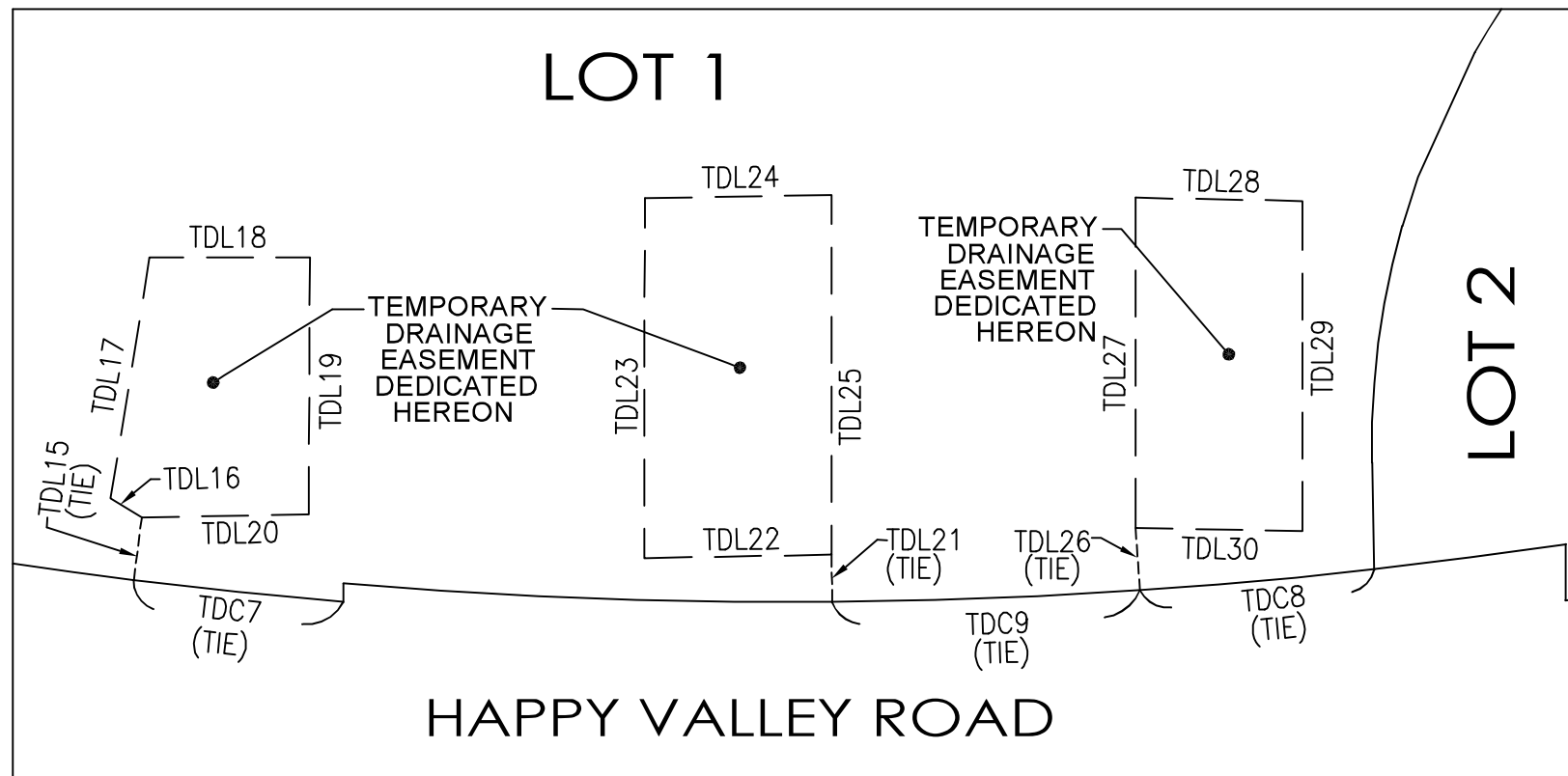
**SIDEWALK ESMT DETAIL 4**  
NOT TO SCALE



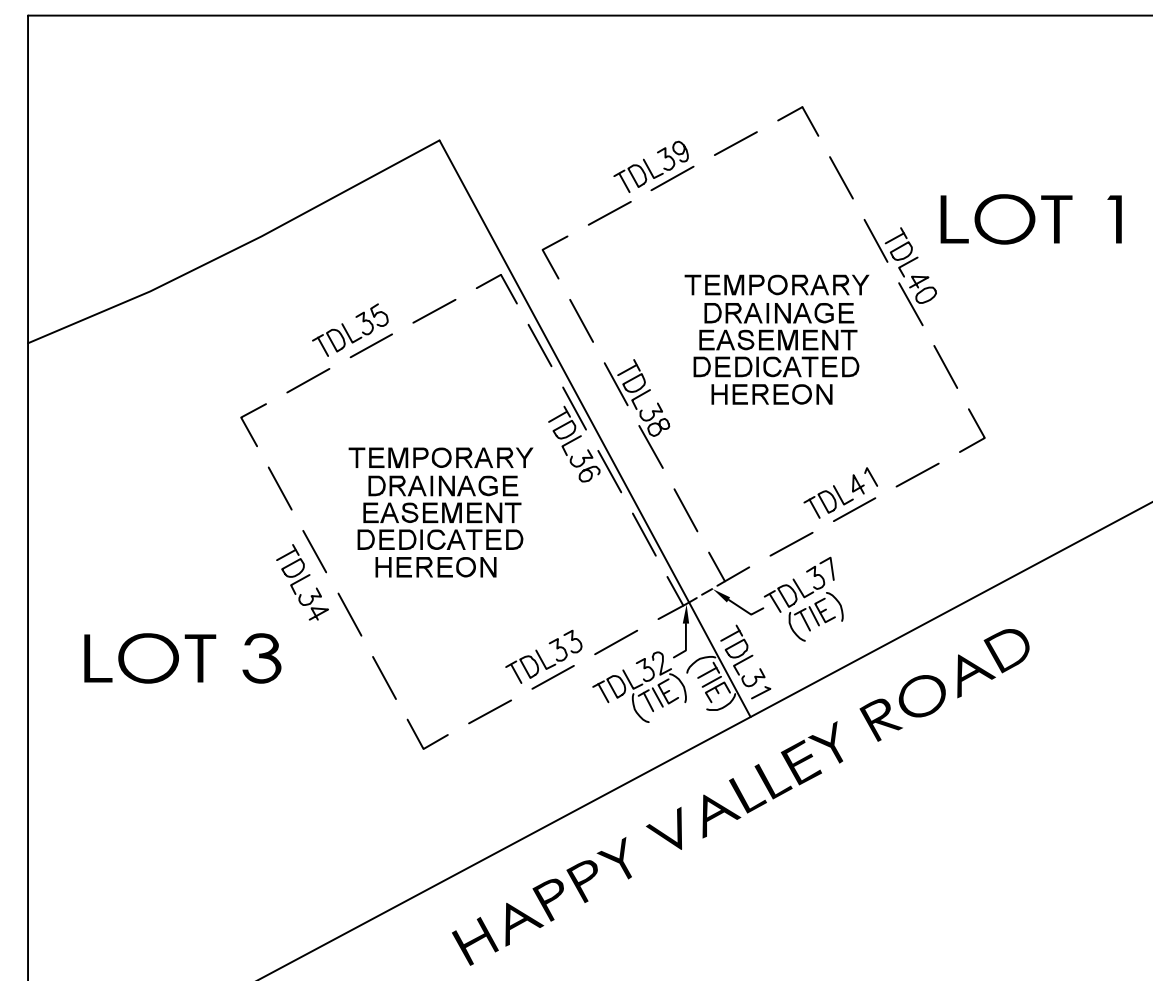
**SIDEWALK ESMT DETAIL 5**  
NOT TO SCALE



**SIDEWALK ESMT DETAIL 6**  
NOT TO SCALE



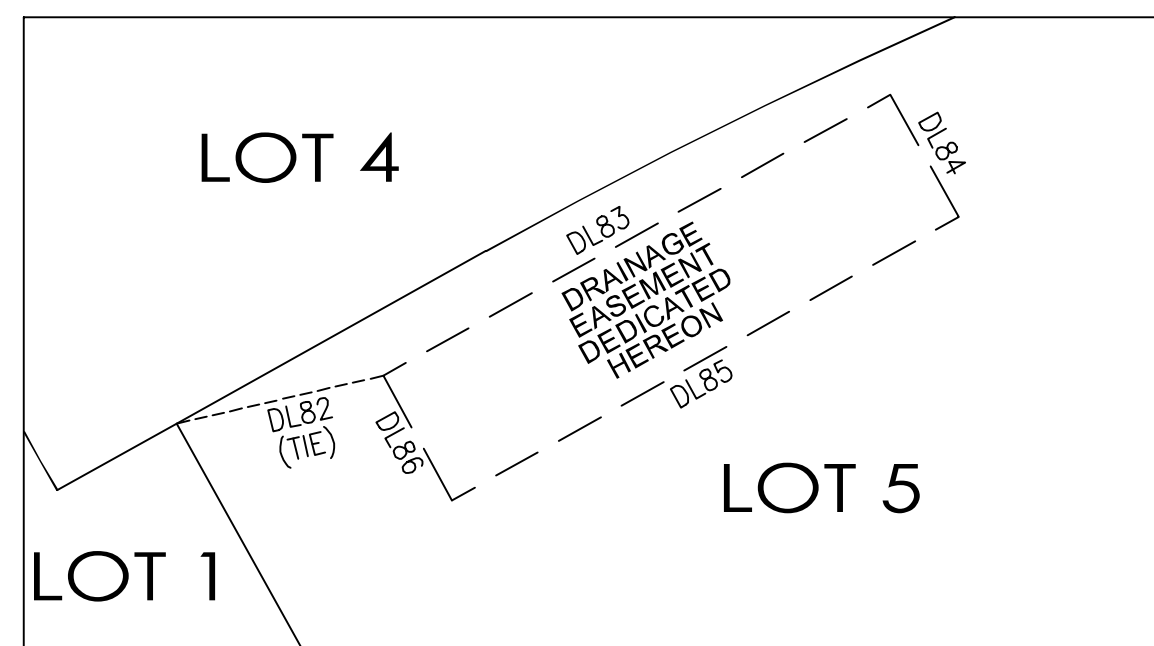
**TEMPORARY DRAINAGE EASEMENT DETAIL A**  
NOT TO SCALE



**TEMPORARY DRAINAGE EASEMENT DETAIL B**  
NOT TO SCALE

LINE	BEARING	DISTANCE
TDL15	N 07°05'48" E	17.04'
TDL16	N 58°49'32" W	9.86'
TDL17	N 09°14'19" E	65.86'
TDL18	N 30°00'00" E	43.20'
TDL19	S 00°13'40" W	69.27'
TDL20	S 88°55'51" W	45.07'
TDL21	N 00°29'39" W	12.75'
TDL22	S 88°59'42" W	50.49'
TDL23	N 00°01'53" E	97.05'
TDL24	N 89°00'35" E	50.49'
TDL25	S 00°01'53" W	97.04'
TDL26	N 03°50'48" W	16.84'
TDL27	N 00°00'00" W	89.09'
TDL28	S 88°54'50" E	45.02'
TDL29	S 00°00'00" E	89.09'
TDL30	N 88°54'50" W	45.02'
TDL31	N 28°22'16" W	45.05'
TDL32	S 61°37'44" W	2.27'
TDL33	S 61°09'59" W	102.99'
TDL34	N 28°46'39" W	131.20'
TDL35	N 61°09'59" E	102.99'
TDL36	S 28°46'39" E	131.20'
TDL37	N 59°05'30" E	14.49'
TDL38	N 28°46'39" W	131.20'
TDL39	N 61°09'59" E	102.99'
TDL40	S 28°46'39" E	131.20'
TDL41	S 61°09'59" W	102.99'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
TDC7	1425.00'	56.76'	2°16'55"	N 84°02'39" W	56.75'
TDC8	1420.00'	63.51'	2°33'46"	S 84°52'19" W	63.51'
TDC9	1420.00'	83.09'	3°21'09"	N 87°49'46" E	83.07'



**DRAINAGE EASEMENT DETAIL C**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
WC1	2965.00'	14.47'	0°16'46"	N 37°43'33" E	14.47'
WC2	2965.00'	20.00'	0°23'12"	N 37°23'34" E	20.00'
WC3	1500.00'	20.05'	0°45'57"	S 81°54'12" W	20.05'
WC4	1500.00'	85.59'	3°16'10"	S 83°55'16" W	85.58'
WC5	2965.00'	20.00'	0°23'11"	S 30°39'00" W	20.00'
WC6	2965.00'	5.63'	0°06'31"	S 30°24'08" W	5.63'

LINE	BEARING	DISTANCE
WL1	S 27°17'26" E	76.62'
WL2	S 61°37'43" W	14.52'
WL3	INTENTIONALLY DELETED	
WL4	N 34°14'21" E	274.66'
WL5	N 55°11'55" W	12.50'
WL6	N 34°16'12" E	12.00'
WL7	S 55°11'55" E	12.25'
WL8	N 34°06'14" E	50.63'
WL9	N 60°00'00" W	17.96'
WL10	S 29°59'02" W	12.25'
WL11	N 59°45'00" W	12.00'
WL12	N 69°35'56" E	10.25'
WL13	N 20°24'04" W	16.20'
WL14	N 68°30'20" E	12.00'
WL15	S 20°24'04" E	16.43'
WL16	N 69°35'56" E	43.37'
WL17	N 25°00'00" E	76.15'
WL18	N 65°29'40" W	7.67'
WL19	N 24°38'14" E	12.00'
WL20	S 65°29'31" E	7.74'
WL21	N 25°00'00" E	292.17'
WL22	N 65°17'27" W	8.00'
WL23	N 24°24'36" E	12.00'
WL24	S 65°17'27" E	8.13'
WL25	N 25°00'00" E	43.95'
WL26	N 64°00'00" E	6.64'
WL27	N 64°48'16" W	9.47'
WL28	N 25°11'44" E	12.00'
WL29	S 64°48'16" E	19.12'
WL30	N 64°00'00" E	16.13'
WL31	S 77°00'00" E	784.50'
WL32	S 75°53'26" E	82.79'
WL33	S 64°41'08" E	49.58'
WL34	S 54°00'00" E	49.77'
WL35	S 32°00'00" E	27.65'
WL36	S 13°00'00" W	106.66'
WL37	S 77°00'00" E	37.56'
WL38	S 52°46'38" E	30.66'
WL39	S 12°00'00" E	91.21'
WL40	INTENTIONALLY DELETED	
WL41	N 12°00'00" W	82.41'
WL42	N 52°46'38" W	18.94'
WL43	N 77°00'00" W	15.28'
WL44	S 12°29'06" W	15.79'
WL45	N 77°30'54" W	12.00'
WL46	N 12°29'06" E	15.89'
WL47	N 77°00'00" W	25.98'
WL48	N 13°00'00" E	118.38'
WL49	N 32°00'00" W	15.48'
WL50	N 54°00'00" W	12.14'
WL51	S 36°00'00" W	7.75'
WL52	N 54°00'00" W	12.00'
WL53	N 36°00'00" E	7.75'
WL54	N 54°00'00" W	19.87'
WL55	N 64°41'08" W	45.75'
WL56	N 75°53'26" W	37.39'
WL57	S 12°55'53" W	11.06'
WL58	N 77°04'07" W	20.00'
WL59	N 12°55'53" E	11.48'
WL60	N 75°53'26" W	11.31'
WL61	S 12°56'23" W	7.57'
WL62	N 77°30'54" W	15.26'
WL63	N 12°28'00" E	7.94'
WL64	N 77°00'00" W	312.64'
WL65	S 12°55'26" W	7.30'
WL66	N 77°07'05" W	12.00'
WL67	N 12°55'26" E	7.32'
WL68	N 77°00'00" W	43.95'
WL69	S 12°48'05" W	6.15'
WL70	N 77°11'55" W	12.00'
WL71	N 12°48'05" E	6.20'
WL72	N 77°00'00" W	19.56'
WL73	S 13°00'00" W	5.34'
WL74	N 77°00'00" W	20.00'
WL75	S 13°00'00" E	5.34'
WL76	N 77°00'00" W	147.35'
WL77	S 12°55'26" W	7.30'
WL78	N 77°07'05" W	12.00'
WL79	N 12°55'26" E	7.32'
WL80	N 77°00'00" W	116.58'
WL81	S 13°00'00" W	5.91'
WL82	N 77°00'00" W	12.00'
WL83	S 13°00'00" E	5.91'
WL84	N 77°00'00" W	65.74'
WL85	N 64°00'00" W	24.00'
WL86	S 25°00'00" W	437.39'
WL87	S 69°35'56" W	64.26'
WL88	S 18°30'42" W	66.35'
WL89	S 80°00'00" E	1.59'
WL90	N 80°00'00" E	65.37'
WL91	S 61°37'35" W	69.76'
WL92	N 28°22'30" W	5.84'
WL93	N 61°38'30" E	11.63'
WL94	S 28°22'30" E	5.84'
WL95	N 61°37'28" E	120.28'
WL96	N 28°22'46" W	5.50'
WL97	N 61°37'25" E	12.00'
WL98	S 28°22'46" E	5.50'
WL99	N 61°37'28" E	13.90'
WL100	N 74°58'52" E	75.19'
WL101	S 64°57'26" E	103.84'
WL102	N 25°02'34" E	30.50'
WL103	S 64°57'26" E	20.00'
WL104	S 25°02'34" W	15.63'
WL105	S 64°57'26" E	11.07'
WL106	S 25°02'34" W	14.87'
WL107	S 64°57'26" E	115.22'
WL108	S 45°00'00" E	46.47'
WL109	S 00°00'00" E	68.13'
WL110	S 61°37'43" W	4.08'
WL111	S 28°22'16" E	30.74'
WL112	S 18°43'02" E	51.05'
WL113	S 27°17'26" E	19.57'
WL114	N 61°30'18" E	36.18'
WL115	S 29°07'33" E	20.00'
WL116	S 61°30'11" W	36.82'

LINE	BEARING	DISTANCE
WL117	S 27°17'26" E	76.62'
WL118	S 61°37'43" W	14.52'
WL119	S 28°22'12" E	7.06'
WL120	S 61°37'48" W	12.00'
WL121	N 28°22'12" W	7.06'
WL122	S 61°37'43" W	63.14'
WL123	S 28°22'16" E	7.72'
WL124	S 61°37'44" W	12.00'
WL125	N 28°22'16" W	7.72'
WL126	S 61°37'43" W	255.78'
WL127	S 28°22'16" E	7.62'
WL128	S 61°37'44" W	12.00'
WL129	N 28°22'16" W	7.62'
WL130	S 61°37'43" W	195.82'
WL131	S 10°57'40" E	6.83'
WL132	S 79°05'57" W	12.00'
WL133	N 10°53'22" W	6.48'
WL134	S 79°06'07" W	72.72'
WL135	S 10°03'41" E	13.30'
WL136	S 80°00'00" W	12.00'
WL137	N 10°02'59" W	13.11'
WL138	S 79°06'07" W	49.38'
WL139	N 80°00'00" W	145.06'
WL140	S 51°39'20" E	144.13'
WL141	INTENTIONALLY DELETED	
WL142	INTENTIONALLY DELETED	
WL143	INTENTIONALLY DELETED	
WL144	INTENTIONALLY DELETED	
WL145	INTENTIONALLY DELETED	
WL146	N 34°14'21" E	155.33'
WL147	S 55°48'38" E	7.03'
WL148	N 34°	

