

GENERAL NOTES

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A WILL-SERVE LETTER PROVIDED BY EPCOR WATER ARIZONA, INC., A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220406. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS.
- ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THE SUBDIVISION SHALL COMPLY WITH THE AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRES PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
- TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT H, TRACT I, TRACT J AND TRACT K ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO, AND MAINTAINED BY, THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 12/22/20 IN FEE NO. 2020-134452 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BENCHMARK

PINAL COUNTY CONTROL NETWORK (POINT NO. 308125)
3" ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLD
ELEVATION = 1543.45' (NAVD 88)
(N: 797285.480, E: 824199.670)

BASIS OF BEARINGS

BASIS OF BEARING IS N02°50'47"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT (CR-3)
CASE # PZ-PD-012-11

MAX. BUILDING HEIGHT: 30'
MIN. LOT AREA: 4,950 SF (50')
MIN. LOT WIDTH: 45'
MIN. FRONT YARD SETBACK: 10'
MIN. SIDE YARD SETBACK: 5'
MIN. REAR YARD SETBACK: 20'
MIN. DISTANCE BETWEEN MAIN BUILDINGS: 7**
TARGET DENSITY: 3.9 DU/AC
OVERALL OPEN SPACE: 37%

** MEASURED FROM EAVE TO EAVE.

**FINAL PLAT
OF
BELLA VISTA FARMS
PARCELS G&H - PARCEL 4**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 8 EAST OF
THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER

MERITAGE HOMES OF ARIZONA INC.
18655 NORTH CLARET DRIVE, STE. 400
SCOTTSDALE, ARIZONA 85255
TEL: (480)-515-8164
TEL: (480)-375-2941
CONTACT: TROY HILL

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: BRIAN J. BENEDICT, RLS

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL }
COUNTY OF PINAL }

KNOW ALL MEN BY THESE PRESENTS:

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BELLA VISTA FARMS PARCEL G-H - PARCEL 4", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THEREON; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC, UPON ALL LOTS ADJACENT TO TRACTS AND/OR ADJACENT TO STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT A, TRACT D, TRACT H AND TRACT K AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE AREAS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE BELLA VISTA FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE AREA PER THE APPROVED PLANS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE AREAS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE USE.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 9th DAY OF January, 2024.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION,

BY: Troy Hill

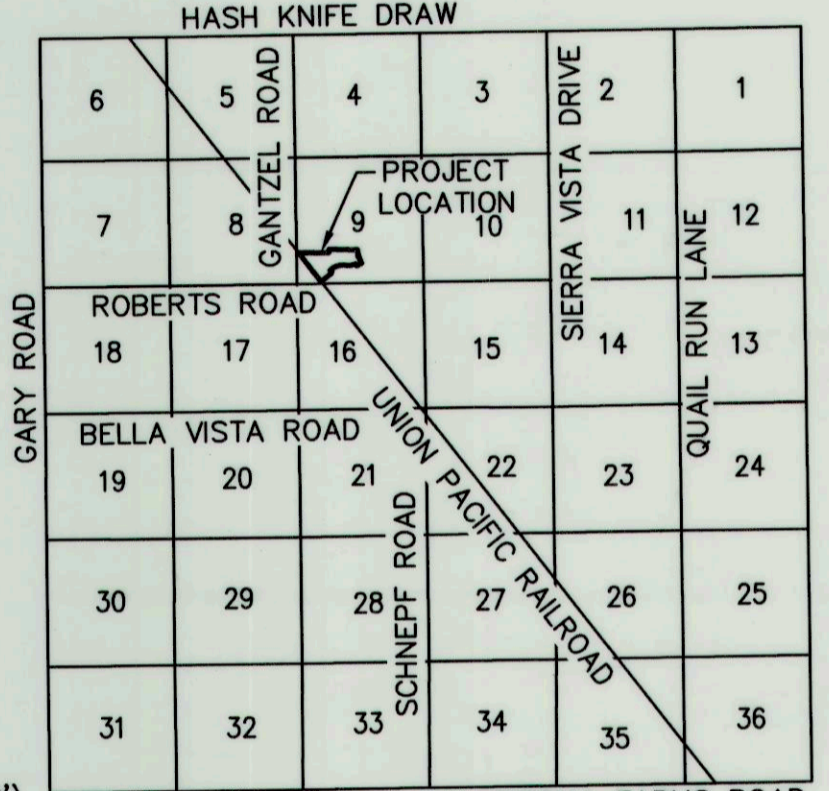
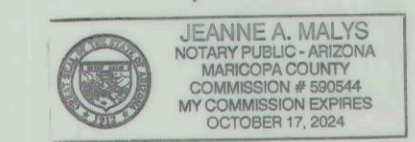
ITS: VP Entitlements

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }
COUNTY OF PINAL }

ON THIS 9th DAY OF January, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Troy Hill WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED REPRESENTATIVE OF MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: Jeanne A. Moly MY COMMISSION EXPIRES: 10/17/2024

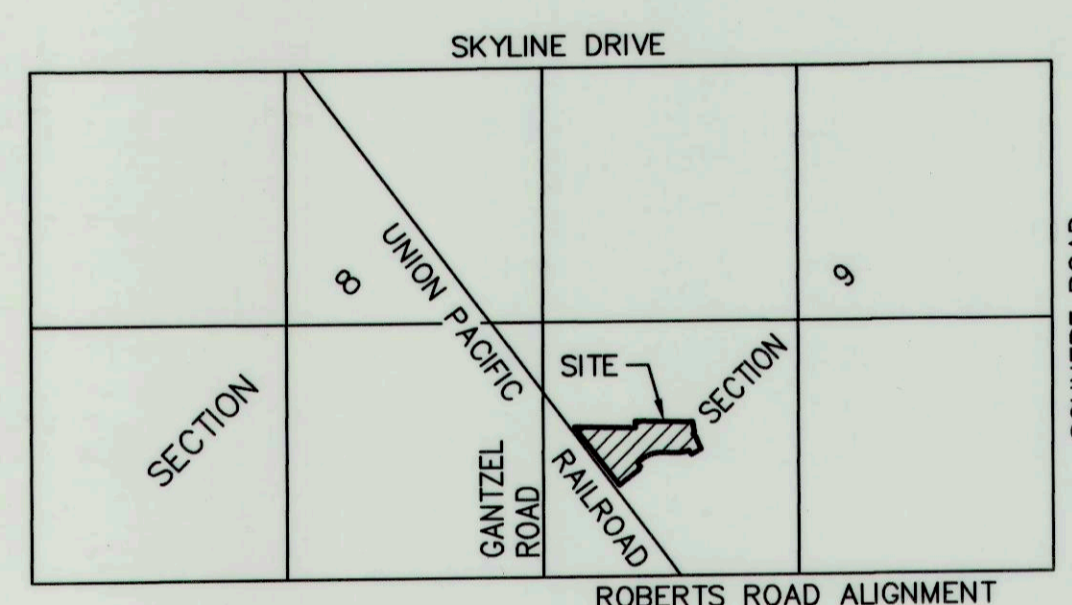


VICINITY MAP

NTS
T3S-R8E

LAND USE TABLE

GROSS ACREAGE	32.7615 ACRES
AREA OF STREETS	3.6141 ACRES
NET ACREAGE	29.1474 ACRES
AREA OF TRACTS	17.1547 ACRES
TOTAL NUMBER OF LOTS	93 LOTS
OVERALL DENSITY	2.84 DU/GROSS AC.
AVERAGE AREA PER LOT	5,617 S.F.



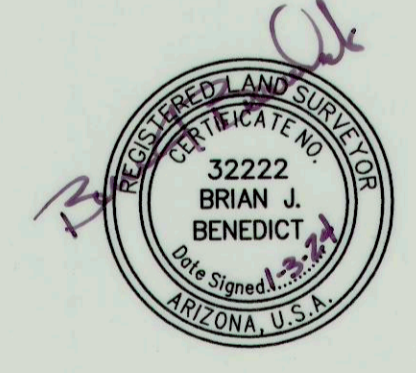
LOCATION MAP

NTS

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
bbenedict@hilgartwilson.com
DATE: 1-3-2024



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
Kirkus Radall 4/01/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
Alvin Shal 4/12/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION
Bill [Signature] 04/02/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A PERFORMANCE BOND, FEE NO. 2024-009127 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 11-822, THIS DAY OF [Signature] APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS
BY: _____ CHAIR
ATTEST: _____ CLERK

SERVICE PROVIDERS

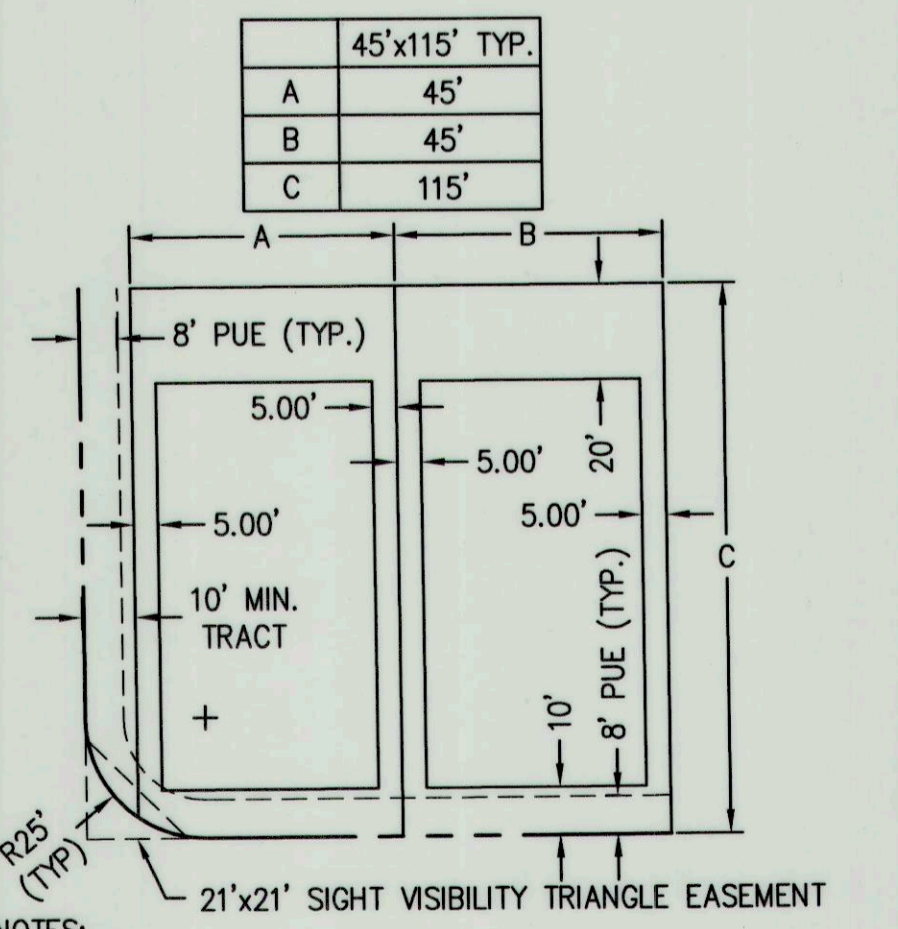
WATER: EPCOR WATER ARIZONA
SEWER: EPCOR WATER ARIZONA
ELEC.: SRP
GAS: MESA GAS
TELEPHONE: COX OR CENTURY LINK
CABLE TV: COX OR CENTURY LINK
POLICE: PINAL COUNTY SHERIFF DEPARTMENT
FIRE: RURAL METRO
ELEMENTARY SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT: FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE: REPUBLIC SERVICES

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- VNAE (VEHICLE NON-ACCESS EASEMENT)
- PCR (PINAL COUNTY RECORDS)
- RLS (REGISTERED LAND SURVEYOR)
- APN (ASSESSOR PARCEL NUMBER)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')

TRACT TABLE

TRACT	AREA (ACRES)	USE
TRACT A	16.1621	COMMON AREA, DRAINAGE & MULTI-USE PATH
TRACT B	0.0244	COMMON AREA
TRACT C	0.0705	COMMON AREA
TRACT D	0.2498	COMMON AREA & DRAINAGE
TRACT E	0.0432	COMMON AREA
TRACT F	0.0568	COMMON AREA
TRACT G	0.0258	COMMON AREA
TRACT H	0.1938	COMMON AREA & DRAINAGE
TRACT I	0.0240	COMMON AREA
TRACT J	0.0241	COMMON AREA
TRACT K	0.2801	COMMON AREA & DRAINAGE



TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-3

NTS.

- NOTES:**
- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
 - SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
 - THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
P: 602.490.0535 | F: 602.368.2436
www.hilgartwilson.com

BELLA VISTA FARMS - PARCELS G&H - PARCEL 4

PINAL COUNTY, ARIZONA

FINAL PLAT

STATUS: _____
MUNICIPAL TRACKING NO: _____

PROJ. NO.: 1359
DATE: JAN 2024
SCALE: NONE
DRAWN: MFM/RG
APPROVED: BJB

DWC. NO. **FP01**
SHT. 1 OF 6

U:\1300\1359\SURVEY\PLAT\PARCEL G-H\PARCEL 4\1359-P4-FP-01.dwg 1/3/2024 12:11 PM

WEST QUARTER CORNER
SECTION 9, T3S, R8E
FOUND 5/8" REBAR W/
CAP, RLS 25070, FLUSH

1330.52'

N02°50'47"W 2661.05'
(BASIS OF BEARINGS)

N89°23'08"E
230.22'

FOUND 5/8" REBAR
W/CAP, RLS 25070
FLUSH

APN 210-01-7030
(UNSUBDIVIDED)

N89°23'08"E 1128.12' →

MATCH SHEET 5

SOUTHERN PACIFIC
RAILROAD

50' GAS EASEMENT
PER FEE NO.
2006-052278 PCR

100' SRP EASEMENT
PER FEE NO. 2018-
032040 PCR

TRACT A

1330.52'

SOUTHWEST CORNER
SECTIONS 9, T3S, R8E
FOUND 3-1/4" PCHD
ALUMINUM CAP, DATED 2002
DOWN 1.0'

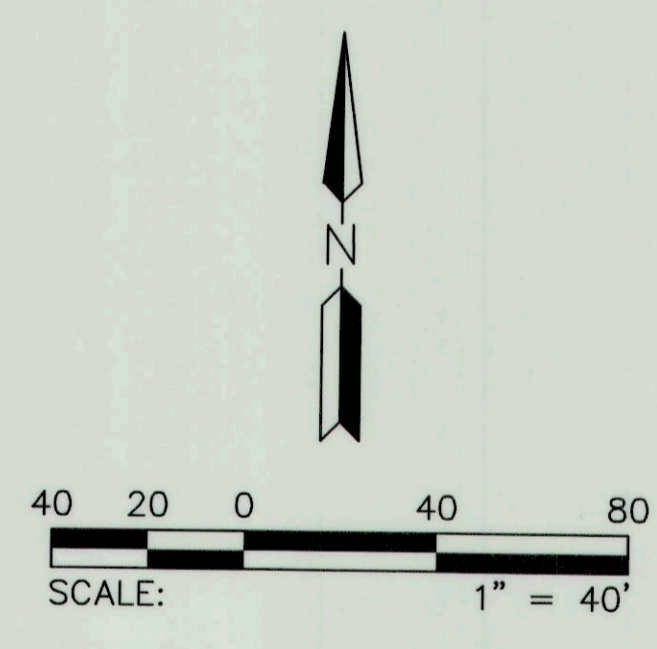
115' DRAINAGE
EASEMENT PER
THIS PLAT

MATCH SHEET 4

N39°00'36"W 1402.22' →

100' SRP EASEMENT
PER FEE NO. 2018-
032040 PCR

TRACT A



50' GAS EASEMENT
PER FEE NO.
2006-052278 PCR

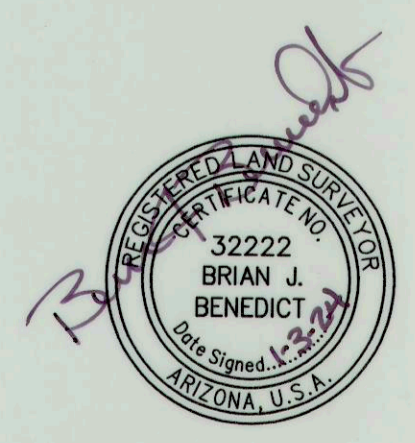
115' DRAINAGE
EASEMENT PER
THIS PLAT

SOUTHERN PACIFIC
RAILROAD

MATCH SHEET 4

35

34



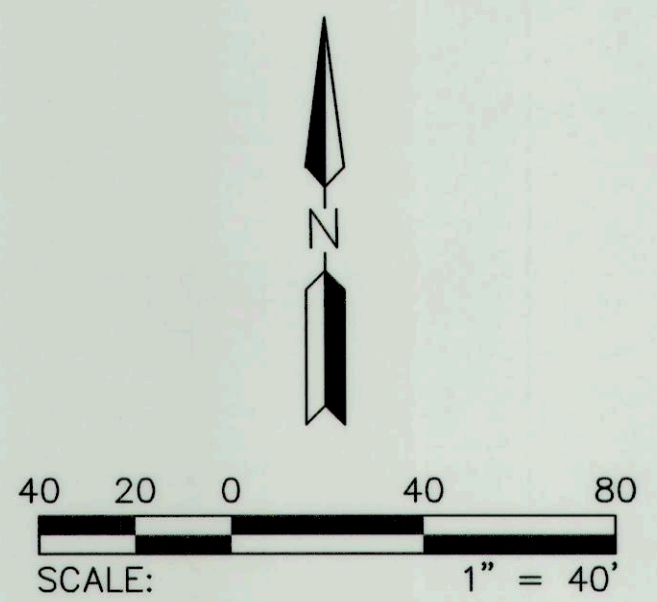
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE, STE. 250 | P: 602.490.0595 / F: 602.366.2436
www.hilgartwilson.com

BELLA VISTA FARMS - PARCELS G&H - PARCEL 4
PINAL COUNTY, ARIZONA
FINAL PLAT

PROJ. NO.: 1359
DATE: JAN 2024
SCALE: AS SHOWN
DRAWN: MRM/RG
APPROVED: BJB

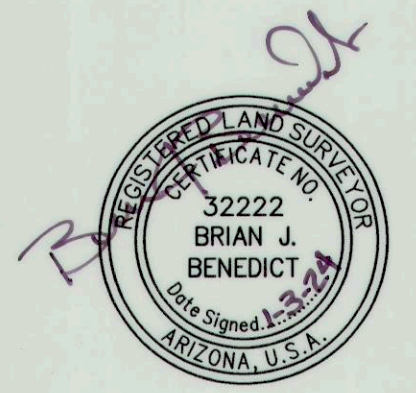
DWG. NO.
FP03
SHT. 3 OF 6

FP21-062



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	S50°59'22"W	50.00'
L5	N74°24'18"E	10.00'
L6	S84°16'30"E	11.31'

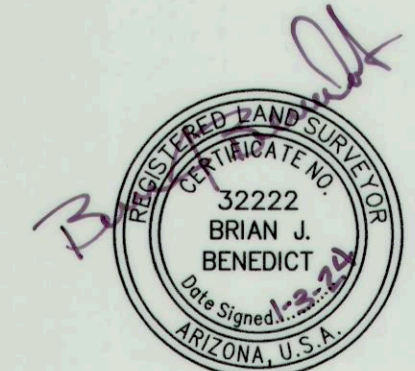
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C19	50.00'	18°11'42"	15.88'
C20	50.00'	108°16'26"	94.49'
C21	25.00'	90°04'44"	39.30'

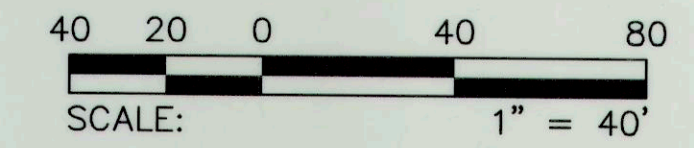
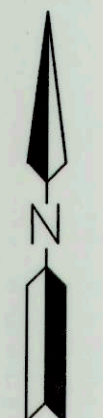




CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C14	25.00'	90°00'00"	39.27'
C15	50.00'	108°11'42"	94.42'
C16	50.00'	181°11'42"	15.88'
C17	25.00'	92°59'49"	40.58'
C18	25.00'	81°33'34"	35.59'





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S18°36'13"E	50.00'
L2	S63°42'31"W	20.65'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	87°17'01"	38.08'
C2	25.00'	87°17'01"	38.08'
C3	1030.00'	5°52'13"	105.53'
C4	25.00'	88°33'09"	38.64'
C5	25.00'	93°10'38"	40.66'
C6	25.00'	89°09'32"	38.90'
C7	25.00'	81°15'48"	35.46'
C8	525.00'	1°32'45"	14.16'
C9	50.00'	18°11'42"	15.88'
C10	50.00'	93°11'42"	81.33'
C11	25.00'	75°00'00"	32.72'
C12	25.00'	90°00'00"	39.27'
C13	25.00'	90°00'00"	39.27'

