

FINAL PLAT
PALOMINO RANCH - PARCEL 9

A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES, 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 COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR DOCKET NO. W-20446A
- THIS SUBDIVISION IS COVERED BY ADEQ CERTIFICATION NO. 20240019 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEM).
- 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 THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PALOMINO RANCH COMMUNITY ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- NO STRUCTURES 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-WAY SHALL BE THE RESPONSIBILITY OF THE PALOMINO RANCH COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION.
- ALL WORK WITHIN THE SUBDIVISIONS 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 REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- THIS SUBDIVISION IS SUBJECT TO REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
- TRACT 0 IS COMMON AREA WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE PALOMINO RANCH COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT 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, ECT. AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON MARCH 4, 2024 IN FEE NO. 2024-015665, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

SURVEY BENCHMARK

PINAL COUNTY CONTROL NETWORK - 3" PINAL COUNTY ALUMINUM CAP FOUND AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

ELEVATION = 1238.50 FEET
DATUM = PINAL COUNTY NETWORK (NAVD 88)

BASIS OF BEARINGS

THE CENTERLINE OF PAPAGO ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF WHICH IS:

NORTH 88 DEGREES 45 MINUTES 36 SECONDS WEST

LAND USE TABLE

WATER	GLOBAL WATER RESOURCES, INC.
SEWER	GLOBAL WATER RESOURCES, INC.
GAS	SOUTHWEST GAS
ELECTRIC	ED3
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
REFUSE	MARICOPA DISPOSAL SERVICES
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	SOUTH MARICOPA FIRE DISTRICT
POLICE/SHERIFF	PINAL COUNTY SHERIFF

UTILITY PROVIDERS

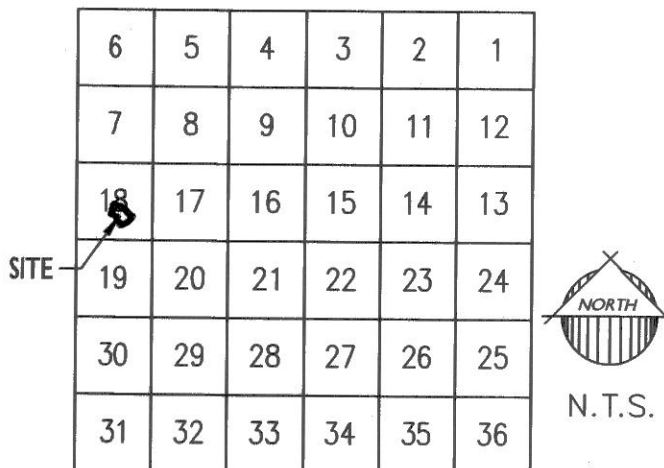
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
GAS	SOUTHWEST GAS
ELECTRIC	ED3
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
REFUSE	MARICOPA DISPOSAL SERVICES
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	SOUTH MARICOPA FIRE DISTRICT
POLICE/SHERIFF	PINAL COUNTY SHERIFF

TRACT TABLE

SEE SHEET 7

OWNER/DEVELOPER

CENTURY COMMUNITIES OF ARIZONA, LLC
7702 E. DOUBLETREE RANCH ROAD, STE 140
SCOTTSDALE, AZ 85258
TEL: (480) 597-1479



SEC. 18
T.5 S., R.3 E.
VICINITY MAP

BASE ZONING & ZONING CASE NO.

CASE NO. PZ-028-02 | PZ-PD-028-02

A PLANNED AREA DEVELOPMENT WITHIN CR-3/PAD ZONE SINGLE FAMILY/LOW DENSITY LOTS

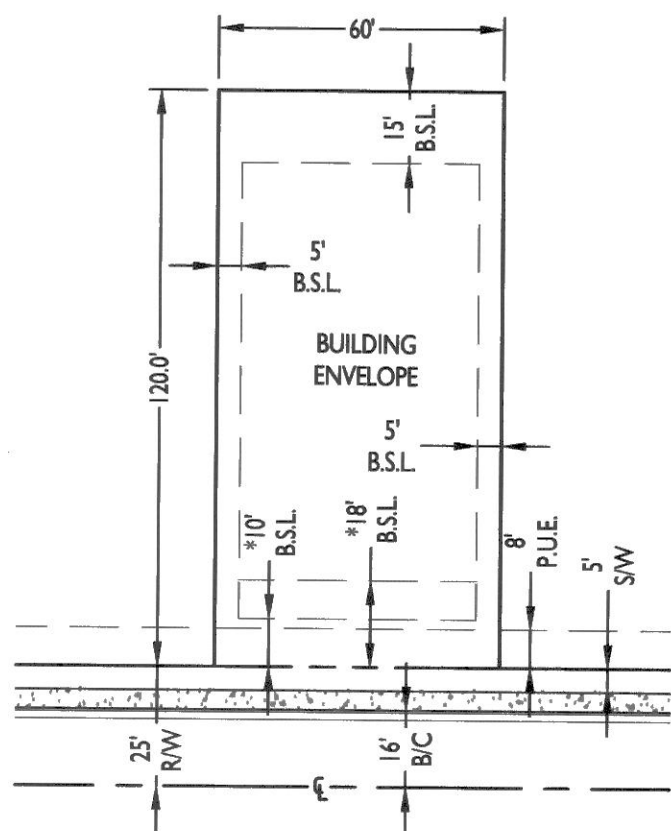
DEVELOPMENT STANDARD	CR-3 PAD
MINIMUM LOT AREA	7,200 SQUARE FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM FRONT SETBACK	18 FEET / 10 FEET *
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM BUILDING AREA	45% OF LOT
DETACHED ACCESSORY BUILDINGS	
MINIMUM MAIN BUILDING SETBACK	5 FEET
MINIMUM FRONT SETBACK	60 FEET
MINIMUM SIDE SETBACK	4 FEET
MINIMUM REAR SETBACK	4 FEET
MAXIMUM BUILDING HEIGHT	20 FEET
PERMITTED COVERAGE	33% OF TOTAL AREA (INCLUDING REAR & SIDE SETBACKS)

* FRONT SETBACK SHALL BE 18 FEET, 10 FEET TO LIVABLE OR SIDE ENTRY GARAGE.

LEGEND

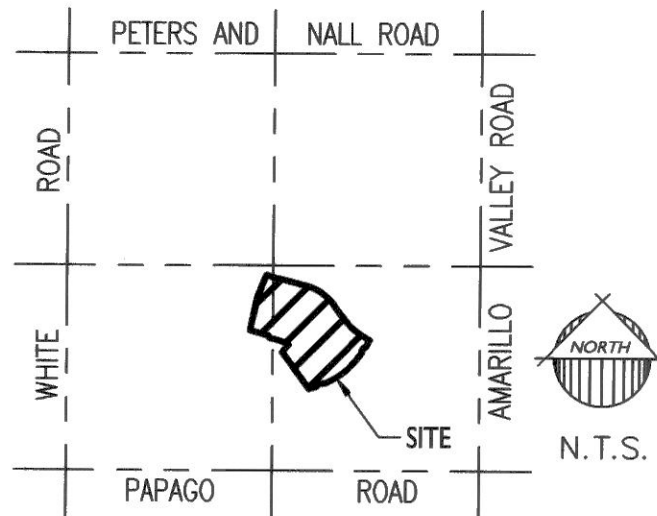
□	FD MON IN HANDHOLE AS NOTED
●	FD MON FLUSH AS NOTED
⊕	IRON PIPE AS NOTED
•	FND MON AS NOTED
○	SET 1/2" REBAR W/CAP "RLS 52139", UNLESS OTHERWISE NOTED
FD	FOUND
MON	MONUMENT
BCHH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
SFNF	SEARCHED FOR NOT FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
PCR	PINAL COUNTY RECORDER
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
AC	ALUMINUM CAP
ESMT	EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
LWT	LOT WIDTH

TYPICAL LOT DETAIL



ENGINEER/SURVEYOR

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: JOE PETRUCCI, PE
EMAIL: joe.petrucchi@epsgruopinc.com
CONTACT: ROBERT A. JOHNSTON, RLS
EMAIL: robert.johnston@epsgruopinc.com



SEC. 18
T.5 S., R.3 E.
LOCATION MAP

SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING & CERTIFICATIONS
- KEY MAP & LEGEND
- 3-6 PLAT MAP
- LOT AREA TABLE, CURVE TABLE, TRACT USE & AREA TABLE & LINE TABLE

LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2021 AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY THAT 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 RETRACTED.

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

[Signature] 03/10/2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

[Signature] 03/10/2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

[Signature] 03/10/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A _____, FEE NO. _____ HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 11-822, THIS _____ DAY OF _____, 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: _____ ATTEST: _____
CHAIR CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS:

CENTURY COMMUNITIES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PALOMINO RANCH - PARCEL 9" LOCATED WITHIN THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES 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.

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 PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A AND O USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PALOMINO RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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.

IN WITNESS WHEREOF:

CENTURY COMMUNITIES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 DAY OF February 18th, 2025.

BY: *[Signature]*

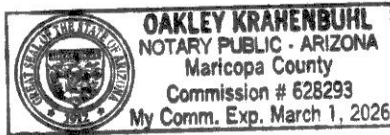
ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF PINAL

ON THIS 21st DAY OF Feb, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED *[Signature]* WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Vice President of CENTURY COMMUNITIES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/1/26

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgruopinc.com



PALOMINO RANCH - PARCEL 9
PINAL COUNTY, ARIZONA
FINAL PLAT

Project:

Revisions:

Drawn by: CAJ

Reviewed by: RAJ

Call at least two full working days before you begin construction.

ARIZONA 811
Arizona Statewide 811
Call 811 or visit 811arizona.com

REGISTERED LAND SURVEYOR

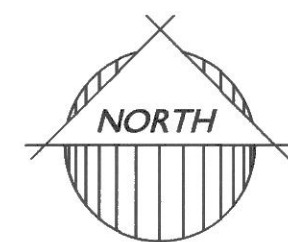
37495
ROBERT A. JOHNSTON

Job No.
19-0635

FP01

Sheet No.
1

of 7



BOUNDARY LINE

PARCEL LINE

LOT LINE

SECTION LINE

MID-SECTION LINE


CENTER LINE ROAD

EXISTING R/W

EASEMENT LINE (SCHEDULE B)

QUARTER-SECTION LINE

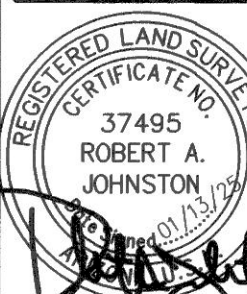
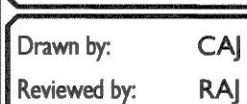
EXISTING EASEMENT LINE



Project:

PINAL COUNTY, ARIZONA

Revisions:



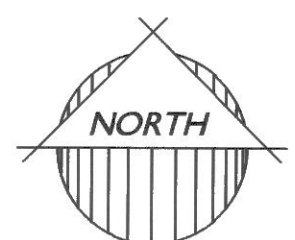
Job No.

19-0635

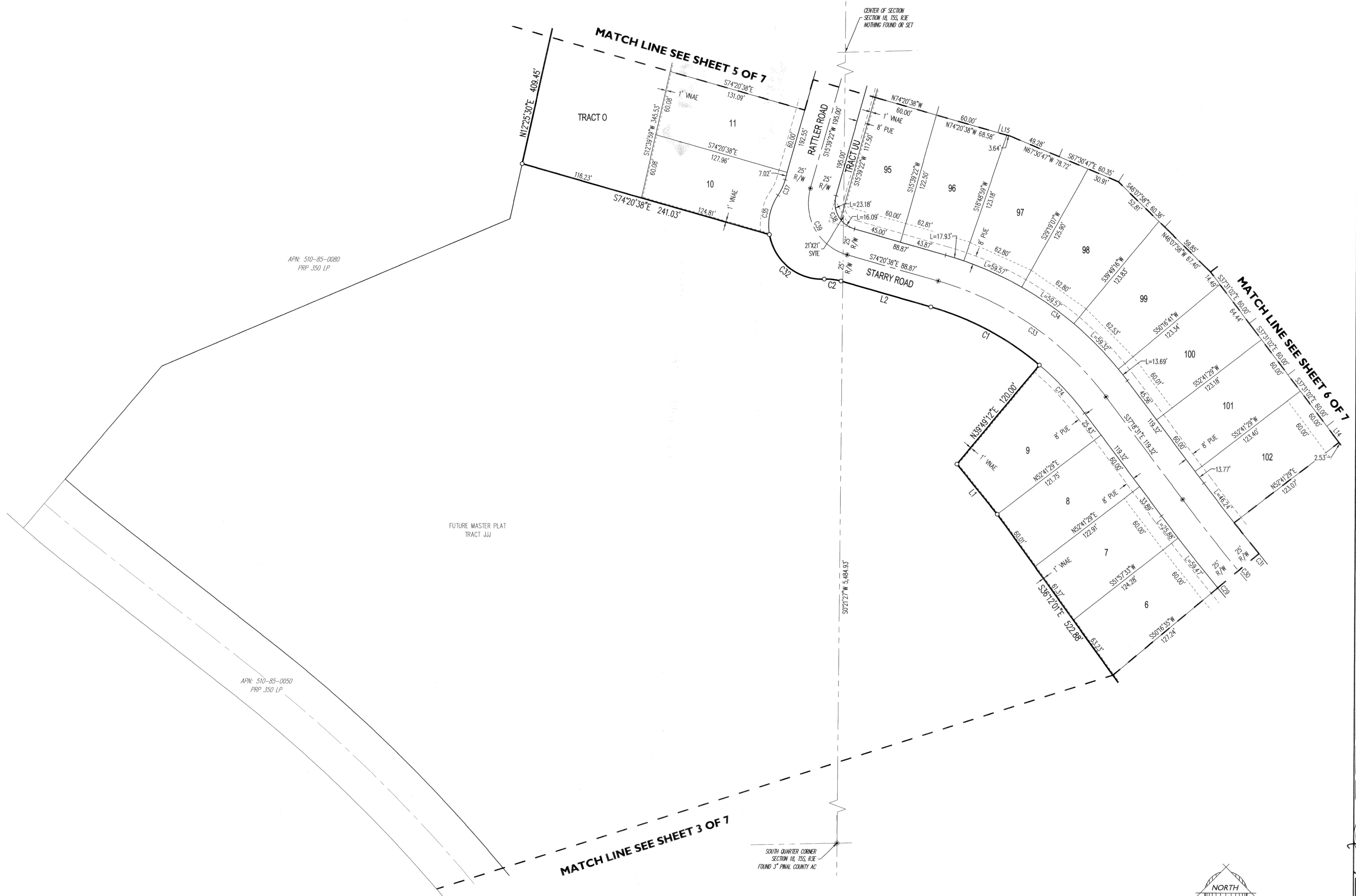
FP01

Sheet No.

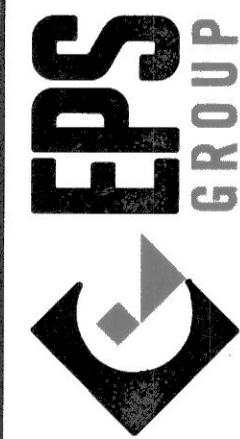
2
of 7



Jan 13, 2025 11:57am S:\Projects\2019\19-0635\Land Survey\Drawings\Final Plat\Parcel 9\19-0635 Final Plat - Parcel 9.dwg
cjmenez



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.835.1799
www.epsgroupinc.com



PALOMINO RANCH - PARCEL 9

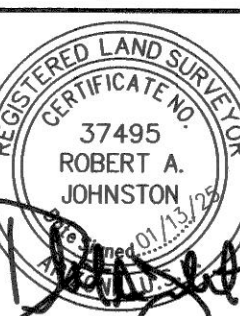
FINAL PLAT

Project:

Revisions:



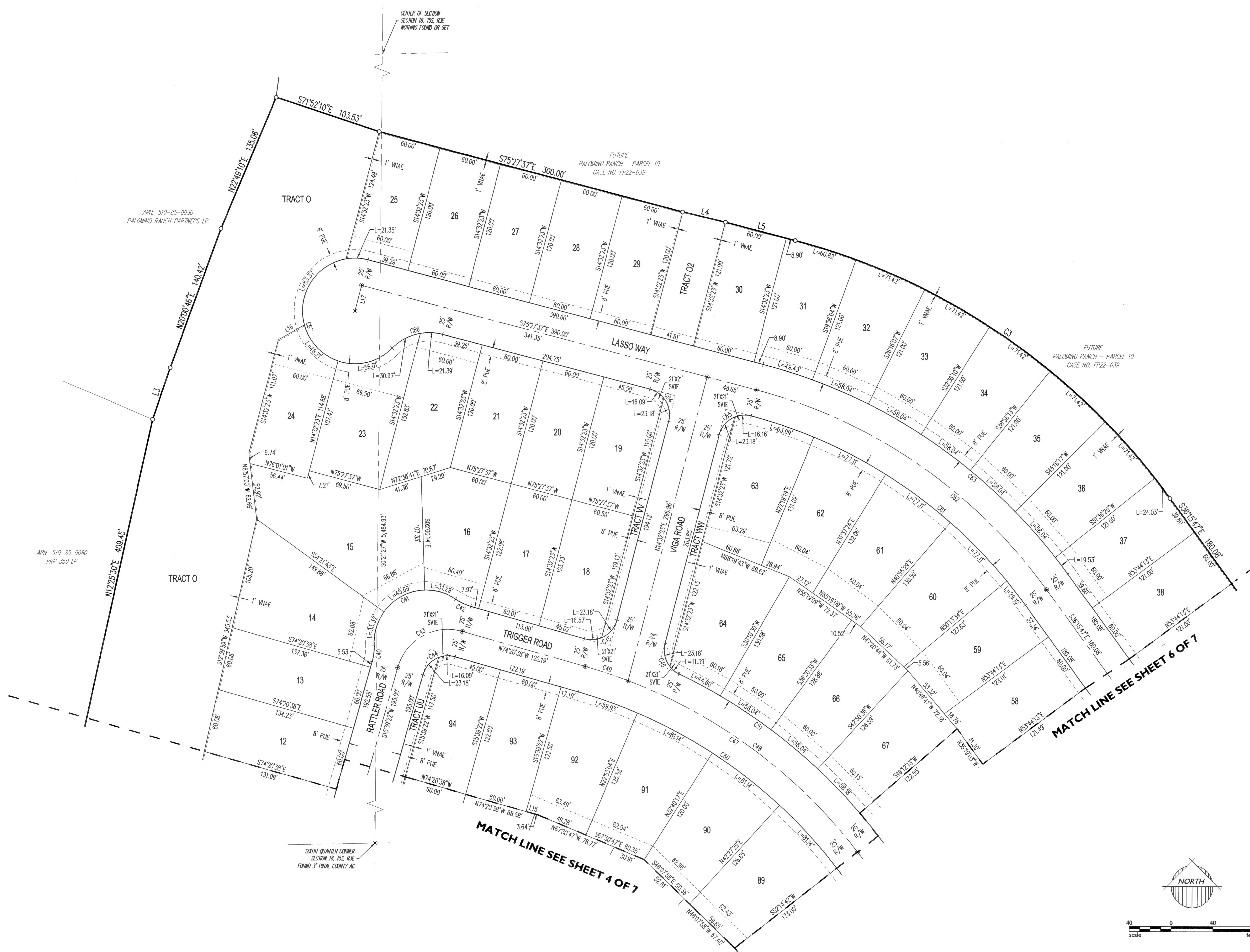
Drawn by: CAJ
Reviewed by: RAJ



Job No.
19-0635

FP01

Sheet No.
4
of 7



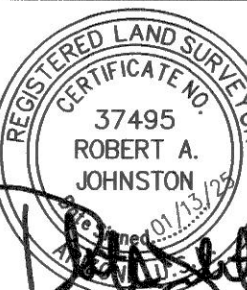
PALOMINO RANCH - PARCEL 9
FINAL PLAT

Project:

Revisions:



Drawn by: CAJ
Reviewed by: RAJ



Job No.
19-0635

FP01

Sheet No.
5
of 7

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	9,526	0.2187
2	10,911	0.2505
3	8,564	0.1966
4	8,314	0.1909
5	7,948	0.1825
6	7,702	0.1768
7	7,481	0.1717
8	7,340	0.1685
9	8,973	0.2060
10	7,432	0.1706
11	7,772	0.1784
12	7,960	0.1827
13	8,148	0.1870
14	10,864	0.2494
15	14,387	0.3303
16	8,310	0.1908
17	7,359	0.1689
18	7,465	0.1714
19	7,236	0.1661
20	7,200	0.1653
21	7,200	0.1653
22	8,290	0.1903
23	8,619	0.1979
24	7,494	0.1720
25	7,230	0.1660
26	7,200	0.1653
27	7,200	0.1653
28	7,200	0.1653
29	7,200	0.1653
30	7,260	0.1667
31	7,747	0.1779
32	7,832	0.1798
33	7,832	0.1798
34	7,832	0.1798
35	7,832	0.1798
36	7,832	0.1798

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
37	7,452	0.1711
38	7,260	0.1667
39	7,260	0.1667
40	7,507	0.1723
41	7,633	0.175
42	7,633	0.1752
43	7,633	0.1752
44	7,633	0.1752
45	7,455	0.1711
46	7,260	0.1667
47	7,260	0.1667
48	10,567	0.2426
49	9,103	0.2090
50	8,269	0.1898
51	7,738	0.1776
52	7,678	0.1763
53	7,864	0.1805
54	7,781	0.1786
55	7,528	0.1728
56	7,372	0.1692
57	7,272	0.1669
58	7,305	0.1677
59	7,843	0.1801
60	8,643	0.1984
61	8,766	0.2012
62	8,694	0.1996
63	8,970	0.2059
64	9,105	0.2090
65	8,412	0.1931
66	8,313	0.1908
67	8,060	0.1850
68	7,532	0.1729
69	7,200	0.1653
70	7,200	0.1653
71	7,200	0.1653
72	7,384	0.1695

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
73	7,978	0.1831
74	8,177	0.1877
75	8,626	0.1980
76	12,827	0.2946
77	16,130	0.3703
78	9,506	0.2182
79	9,424	0.2163
80	8,668	0.1990
81	8,528	0.1958
82	7,236	0.1661
83	7,858	0.1804
84	7,984	0.1833
85	7,405	0.1700
86	7,417	0.1703
87	7,402	0.1699
88	7,387	0.1696
89	8,848	0.2031
90	8,759	0.2011
91	8,727	0.2003
92	8,603	0.1975
93	7,350	0.1687
94	7,326	0.1682
95	7,326	0.1682
96	7,990	0.1834
97	8,754	0.2010
98	9,061	0.2080
99	8,695	0.1996
100	7,612	0.1748
101	7,397	0.1698
102	7,402	0.1699
103	7,392	0.1697
104	7,349	0.1687
105	7,368	0.1692
106	7,983	0.1833

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	115.98'	275.00'	24°09'50"	115.12'	N62°15'43"W
C2	15.88'	50.00'	18°11'42"	15.81'	N83°26'29"W
C3	441.94'	646.00'	39°11'49"	433.37'	N55°51'42"W
C4	305.41'	854.00'	20°29'26"	303.79'	S46°30'30"E
C5	96.81'	1170.00'	4°44'27"	96.78'	N28°22'24"E
C6	30.76'	25.00'	70°30'23"	28.86'	N65°59'49"E
C7	30.76'	25.00'	70°30'24"	28.86'	N00°29'45"E
C8	621.55'	1170.00'	30°26'16"	614.27'	N50°58'05"E
C9	30.51'	25.00'	68°55'29"	28.65'	S78°51'03"E
C11	6.44'	1170.00'	0°18'56"	6.44'	N72°21'09"E
C12	9.85'	25.00'	22°34'41"	9.79'	S32°35'58"E
C13	9.28'	25.00'	21°15'26"	9.22'	N10°40'54"W
C14	11.95'	455.00'	1°30'17"	11.95'	N22°03'45"W
C15	36.47'	100.00'	20°53'43"	36.27'	S12°22'02"E
C16	55.61'	100.00'	31°51'39"	54.89'	N17°51'00"W
C17	79.29'	525.00'	8°39'11"	79.21'	N25°38'13"W
C18	47.89'	500.07'	5°29'14"	47.87'	N24°20'16"W
C19	25.16'	8.03'	179°33'10"	16.06'	N68°40'36"E
C20	25.94'	70.50'	21°04'44"	25.79'	S12°27'33"E
C21	13.27'	129.50'	5°52'09"	13.26'	N04°51'15"W
C22	114.30'	500.00'	13°05'51"	114.05'	N27°51'32"W
C23	202.02'	500.00'	23°08'59"	200.65'	N32°53'07"W
C24	87.72'	500.00'	10°03'08"	87.61'	N39°26'02"W
C25	88.54'	475.00'	10°40'46"	88.41'	N39°07'13"W
C26	36.14'	525.00'	3°56'40"	36.14'	N42°29'16"W
C27	40.74'	25.00'	93°22'21"	36.38'	S87°12'06"E
C28	33.19'	25.00'	76°04'32"	30.81'	S08°04'27"W
C29	252.75'	2025.00'	7°09'05"	252.59'	S40°53'03"E
C30	249.63'	2000.00'	7°09'05"	249.47'	S40°53'03"E
C31	246.51'	1975.00'	7°09'05"	246.35'	S40°53'03"E
C32	71.91'	50.00'	82°24'08"	65.87'	S51°20'16"E
C33	193.92'	300.00'	37°02'07"	190.56'	N55°49'34"W
C34	210.08'	325.00'	37°02'07"	206.44'	N55°49'34"W
C35	38.39'	50.00'	43°50'15"	37.45'	S11°51'26"W
C36	343.65'	1200.00'	16°24'29"	342.47'	N25°02'33"E
C37	15.88'	50.00'	18°11'42"	15.81'	N84°45'13"E
C38	39.27'	25.00'	90°00'00"	35.36'	S29°20'38"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C39	78.54'	50.00'	90°00'00"	70.71'	S29°20'38"E
C40	15.88'	50.00'	181°14'2"	15.81'	N06°33'31"E
C41	110.30'	50.00'	126°23'23"	89.25'	S60°39'22"W
C42	15.88'	50.00'	181°14'2"	15.81'	S65°14'47"E
C43	78.54'	50.00'	90°00'00"	70.71'	S60°39'22"W
C44	39.27'	25.00'	90°00'00"	35.36'	S60°39'22"W
C45	39.76'	25.00'	91°06'59"	35.70'	N60°05'53"E
C46	34.57'	25.00'	79°13'55"	31.88'	S25°04'34"E
C47	319.30'	500.00'	36°35'20"	313.90'	N56°02'58"W
C48	276.18'	500.00'	31°38'53"	272.68'	N53°34'45"W
C49	43.12'	500.00'	4°56'26"	43.10'	N71°52'25"W
C50	303.33'	475.00'	36°35'20"	298.20'	N56°02'58"W
C51	246.82'	525.00'	26°56'13"	244.56'	N51°13'25"W
C52	36.14'	50.00'	41°24'35"	35.36'	S64°35'34"E
C53	167.04'	50.00'	191°24'35"	99.50'	N10°24'26"E
C54	52.36'	50.00'	60°00'00"	50.00'	S76°06'43"W
C55	39.27'	25.00'	90°00'00"	35.36'	N01°06'43"W
C56	9.60'	25.00'	21°59'47"	9.54'	N45°45'20"W
C57	9.60'	25.00'	21°59'47"	9.54'	S67°45'06"E
C58	366.57'	1025.00'	20°29'26"	364.62'	S46°30'30"E
C59	357.63'	1000.00'	20°29'26"	355.72'	S46°30'30"E
C60	348.69'	975.00'	20°29'26"	346.83'	S46°30'30"E
C61	323.53'	475.00'	39°01'28"	317.31'	N55°46'31"W
C62	342.06'	500.00'	39°11'49"	335.43'	N55°51'42"W
C63	359.16'	525.00'	39°11'49"	352.20'	N55°51'42"W
C64	39.27'	25.00'	90°00'00"	35.36'	N30°27'37"W
C65	39.35'	25.00'	90°10'21"	35.41'	S59°37'34"W
C66	52.36'	50.00'	60°00'00"	50.00'	S74°32'23"W
C67	209.44'	50.00'	240°00'00"	86.60'	S15°27'37"E
C68	742.32'	1200.00'	35°26'36"	730.54'	N50°58'05"E
C69	80.01'	1200.00'	3°49'14"	80.00'	N70°36'00"E
C70	104.36'	975.00'	6°07'58"	104.31'	S40°49'18"E
C71	107.04'	1000.00'	6°07'58"	106.99'	S40°49'18"E
C72	109.71'	1025.00'	6°07'58"	109.66'	S40°49'18"E
C73	8.41'	3.00'	160°42'27"	5.92'	S72°33'54"W
C74	61.78'	275.00'	12°52'18"	61.65'	N43°44'39"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT N	LANDSCAPE / OPEN SPACE / PUE	21,543	0.4946
TRACT O	LANDSCAPE / OPEN SPACE / RETENTION / PUE	80,456	1.8470
TRACT O1	LANDSCAPE / OPEN SPACE / PUE	3,222	0.0740
TRACT O2	LANDSCAPE / OPEN SPACE / PUE	5,038	0.1156
TRACT O3	LANDSCAPE / OPEN SPACE / PUE	3,792	0.0871
TRACT R	LANDSCAPE MEDIAN	740	0.0170
TRACT TT	LANDSCAPE / OPEN SPACE / PUE	2,211	0.0508
TRACT UU	LANDSCAPE / OPEN SPACE / PUE	2,230	0.0512
TRACT W	LANDSCAPE / OPEN SPACE / PUE	2,221	0.0510
TRACT WW	LANDSCAPE / OPEN SPACE / PUE	2,318	0.0532

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°21'11"W	60.00'
L2	S74°20'38"E	87.65'
L3	N18°48'42"E	51.45'
L4	S76°49'50"E	41.82'
L5	S75°27'37"E	68.90'
L7	S33°14'47"W	53.64'
L8	S69°55'21"W	73.63'
L9	S21°18'37"E	14.67'
L10	S21°51'13"E	10.01'
L11	S21°18'37"E	5.65'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S21°18'37"E	4.60'
L13	N88°04'49"E	29.50'
L14	S37°31'02"E	21.45'
L15	S74°20'38"E	12.22'
L16	N60°04'21"E	28.51'
L17	S14°32'23"W	25.00'
L18	N56°45'13"W	46.73'
L19	N21°18'37"W	47.07'