

DEDICATION

STATE OF ARIZONA)
) S.S.

COUNTY OF MARICOPA)

KNOWN ALL MEN BY THESE PRESENTS:

THAT TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, HEREBY SUBDIVIDES LOT 3, ACCORDING TO BOOK 1449, PAGE 39 PER RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PLATTED UNDER THE NAME SERENO CANYON PARCEL H AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. THE LOTS SHALL BE KNOWN BY THE NUMBER GIVEN ON THIS PLAT.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

A. DRAINAGE AND FLOOD CONTROL (D.F.C.):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, DRAINAGE FACILITIES), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANITOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

B. NATURAL AREA OPEN SPACE, INCLUDING RESTORED DESERT (NAOS):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR NATURAL DESERT OPEN SPACE PRESERVATION AS FOLLOWS:

- GRANTOR SHALL NOT USE THE PROPERTY IN ANY WAY INCONSISTENT WITH THE PRESERVATION OF THE EASEMENT IN ITS UNDISTURBED CONDITION AS PERMANENT NATURAL DESERT OPEN SPACE.
- GRANTOR SHALL NOT GRADE, GRUB OR EXCAVATE THE EASEMENT, OR CONSTRUCT ANY STRUCTURE ON THE EASEMENT, EXCEPT AS APPROVED BY GRANTEE, IN WRITING, SPECIFICALLY REFERRING TO THIS EASEMENT.
- GRANTOR SHALL RESTORE THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE, IF THE EASEMENT IS DISTURBED. THE RESTORED DESERT SHALL BE PRESERVED AS DESERT OPEN SPACE.
- GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

C. PUBLIC UTILITY (PU):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER MANNER OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

D. SCENIC CORRIDOR (SC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVENWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

E. SIGHT DISTANCE(SD):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

F. WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSON.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 20____

GRANTOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

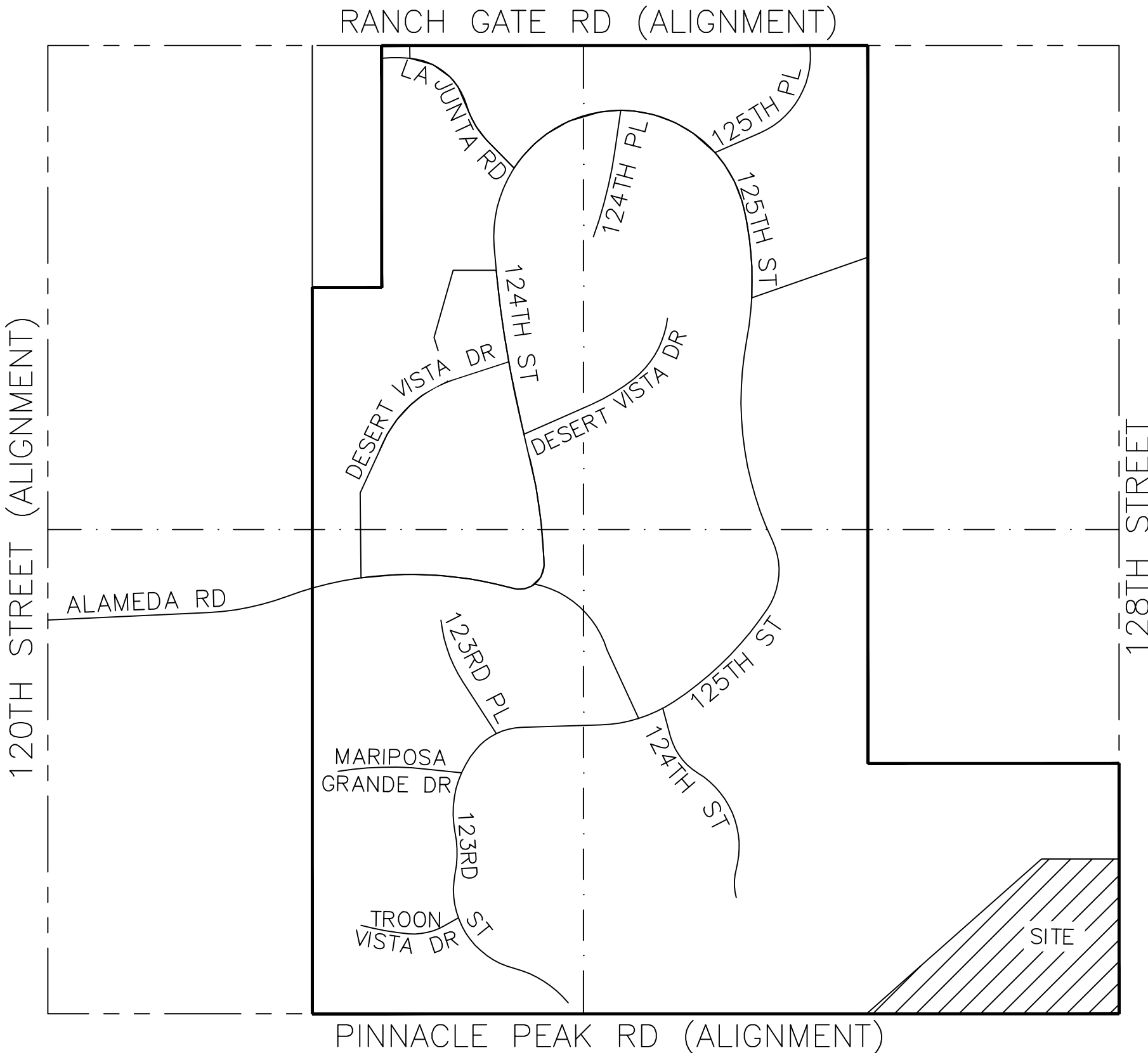
BY _____, FOR AND ON BEHALF OF TOLL BROTHERS AZ CONSTRUCTION COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

FINAL PLAT
FOR
SERENO CANYON PARCEL H

A PORTION OF LOT 3 AS RECORDED IN THE FINAL PLAT FOR SERENO CANYON PHASE 4 RECORDED IN BOOK 1449, PAGE 39 IN THE COUNTY RECORDER'S OFFICE, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

OWNER: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION



RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDING NUMBER 2018-0880567, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTY AND REPRESENTS THEY HAVE POSE AND AUTHORITY TO DO SO.

BY: _____
MCDOWELL MOUNTAIN BACK BOWL LLC

ITS: _____ DATE: _____
TITLE OR POSITION

ACKNOWLEDGEMENT

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____, FOR AND ON BEHALF OF MCDOWELL MOUNTAIN BACK BOWL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02-03 LOTS & TRACTS
FP04-05 NAOS DEDICATION
FP06-07 EASEMENTS
FP08 LOT, TRACT, LINE & CURVE TABLES

AREA SUMMARY

LOT AREA = 289,620 (S.F.) 6.65 (AC.)
TRACT AREA = 437,401(S.F.) 10.04 (AC.)
NET AREA = 650,367 (S.F.) 14.93 (AC.)
N.A.O.S. AREA = 298,134 (S.F.) 6.84 (AC.)
TOTAL LOTS = 42 LOTS
EXISTING ZONING = R-4R

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST VIA DE VENTURA
SUITE 390
SCOTTSDALE, AZ 85258
PH: (480) 951-0782

UTILITIES

UTILITY PROVIDER
WATER, SEWER, FIRE CITY OF SCOTTSDALE
TELEPHONE CENTURY LINK
ELECTRICITY APS
CABLE TV COX COMMUNICATIONS
GAS SOUTHWEST GAS

NOTES

- THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF SCOTTSDALE, WILL NOT ACCEPT DEDICATION OF THE STREETS TO THE PUBLIC TO RELIEVE THE PROPERTY OWNERS ASSOCIATION OF STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION GENERAL ORDER U-48.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- COSTS FOR THE REMOVAL OF OBSTRUCTIONS AND/OR IMPEDIMENTS TO THE WATERCOURSES SHALL BE PAID BY THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNER.
- THE EXTERIOR OF THE PERIMETER WALLS, INTERIOR SITE WALLS, AND DRAINAGE WALLS SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
- ALL BEARINGS AND/OR DIMENSIONS SHOWN HEREON ARE CALCULATED UNLESS OTHERWISE NOTED.
- INTERIOR PROPERTY CORNERS AND STREETS SHALL BE MONUMENTED 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, A RECORDS OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE REGISTRANT SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT. THE REPLACEMENT REGISTRANT SHALL SET THE MONUMENT WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY PLAT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICY MANUAL.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ASSOCIATIONS OF PROPERTY OWNERS.
- ALL LOTS MUST CONNECT TO THE GRAVITY FLOW SEWER MAINS WITHIN THE PRIVATE STREETS. THIS CONNECTION SHALL BE ACCOMPLISHED THROUGH A GRAVITY FLOW SERVICE LINE OR AN INDIVIDUAL PUMP AND GRINDER FORCE MAIN. NO LOT SHALL BE ON SEPTIC SYSTEM.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA. SAID LINE BEARS NORTH 89°51'21" EAST.

LEGAL DESCRIPTION (PARENT PARCEL)

A PORTION OF LOT 3 SERENO CANYON PHASE 4 AS RECORDED IN BOOK 1449, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST BY: _____
CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

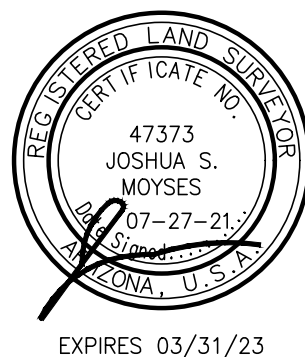
THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S CASE NO. _____ AND ALL THE CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

SURVEYOR'S CERTIFICATION

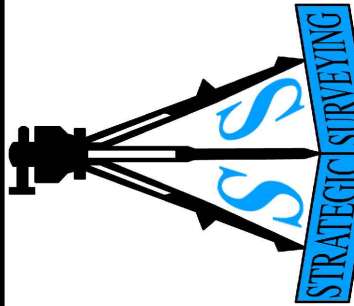
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA
- THIS PLAT WA MADE UNDER MY DIRECTION
- THIS PLAT MEETS "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JULY, 2021
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN
- ALL MONUMENTS AS SHOWN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

JOSHUA S. MOYSES
R.L.S. NO. 47373



EXPIRES 03/31/23

STRATEGIC
SURVEYING, LLC



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

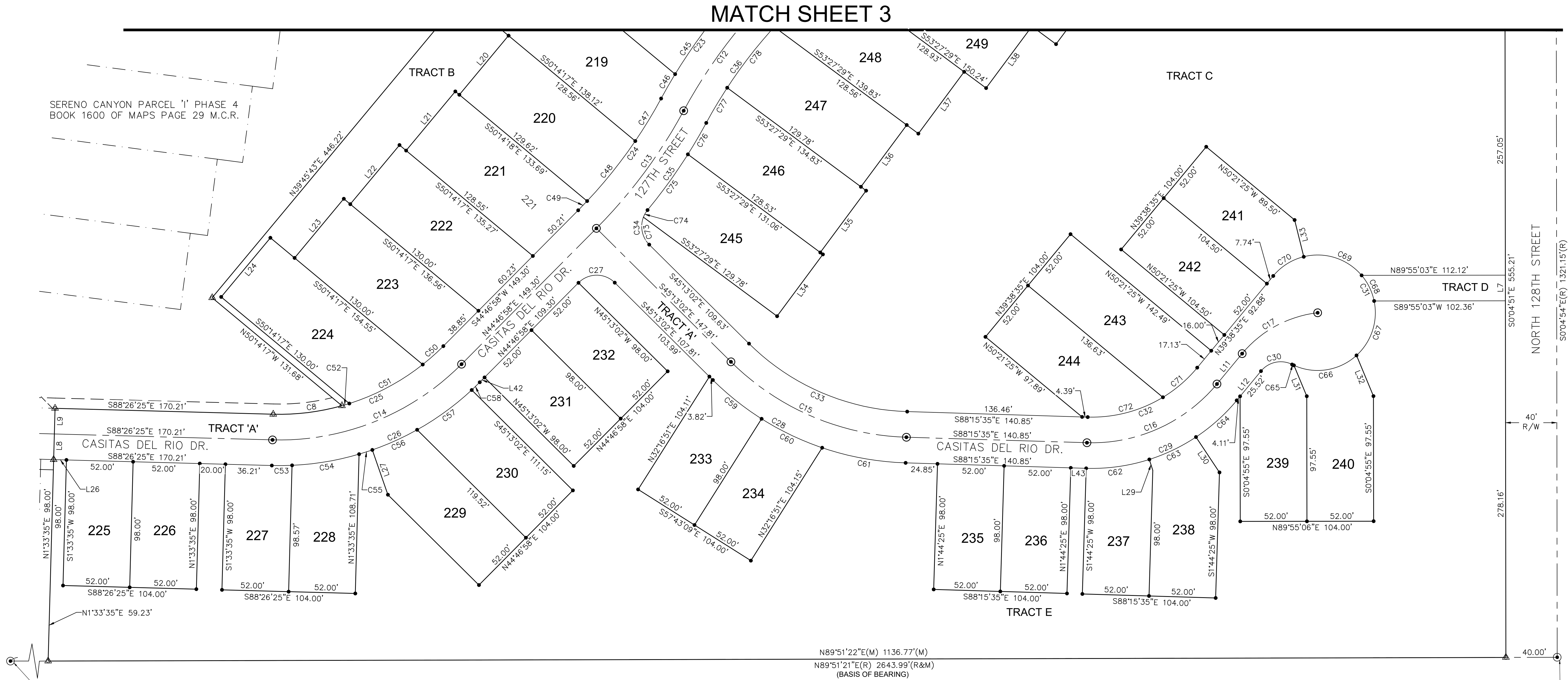
DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	7-27-21
STRATEGIC SURVEY PROJECT #	00754-FP
CLIENT PROJECT NUMBER	

FINAL PLAT
"SERENO CANYON PHASE H"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 1 OF 8

DRAWING NUMBER

FP-01

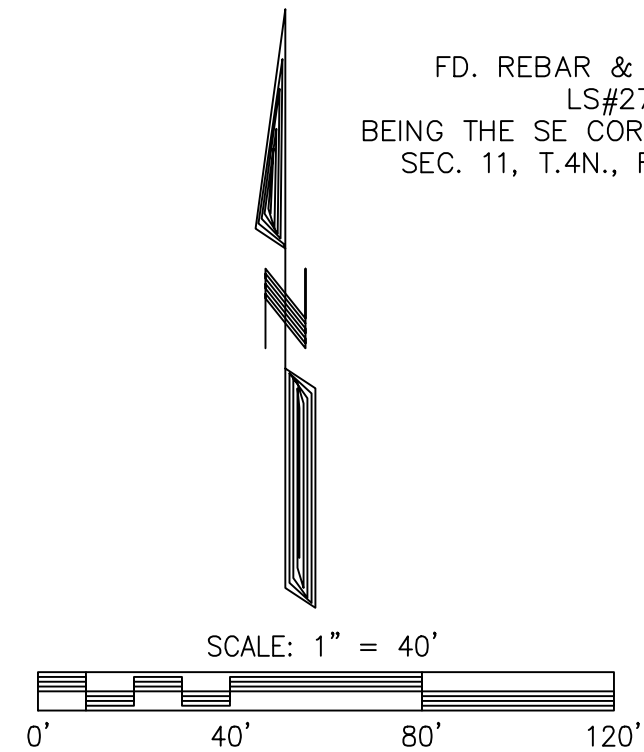
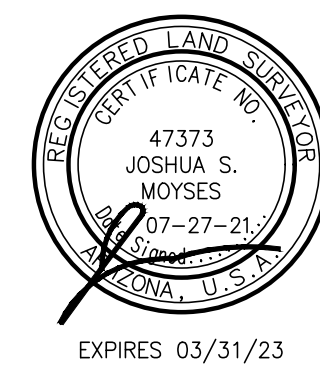


FD. GLO BRASS CAP
BEING THE S 1/4 COR.
OF SEC. 11, T.4N., R.5E.

LEGEND & ABBREVIATIONS

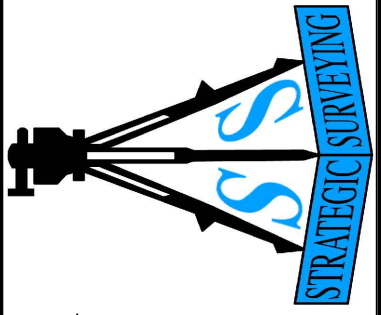
- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE

- (M) MEASURED
- (C) CALCULATED
- M.C.R. MARICOPA COUNTY RECORDS
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- NL1 N.A.O.S. LINE TABLE NUMBER
- NC1 N.A.O.S. CURVE TABLE NUMBER
- DL1 D.F.C. LINE TABLE NUMBER
- DC1 D.F.C. CURVE TABLE NUMBER
- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.D. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT



STRATEGIC
SURVEYING, LLC

2443 WEST 12TH STREET.
STE 1
TEMPE, AZ 85281
PH 480-272-7634



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	7-27-21
STRATEGIC SURVEY PROJECT #	00754-FP
CLIENT PROJECT NUMBER	

FINAL PLAT

"SERENO CANYON PARCEL H"

PORTIONS OF SECTION 11

TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.

SCOTTSDALE, ARIZONA

SHEET 2 OF 8

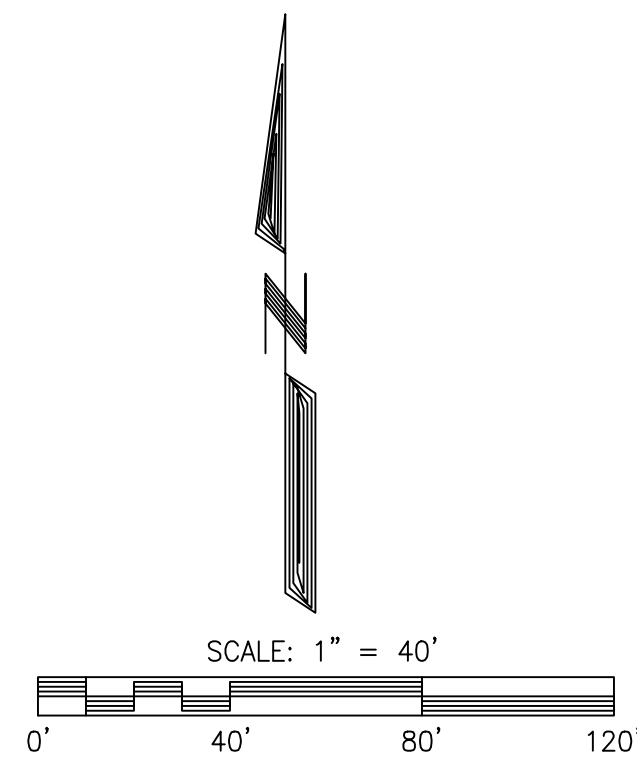
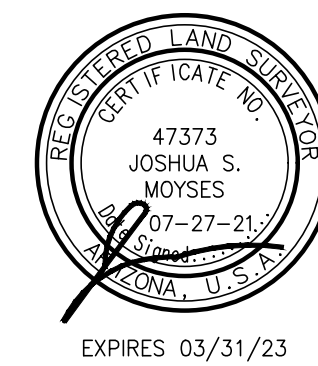
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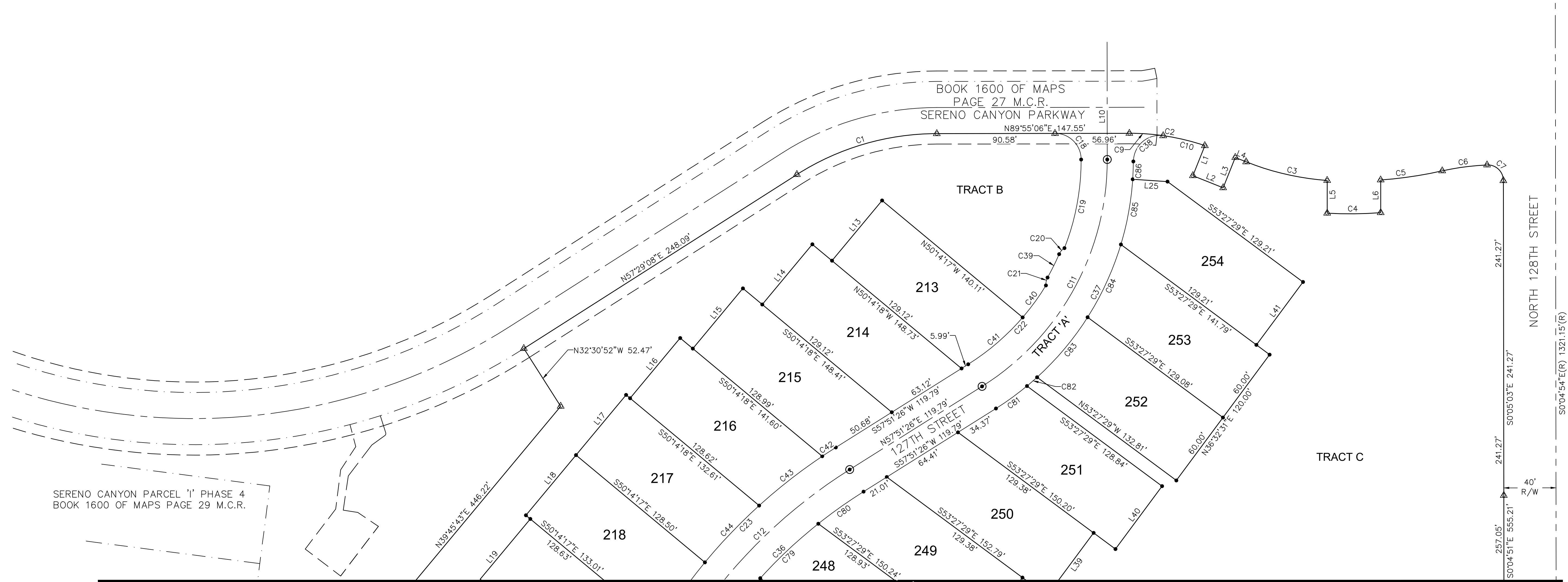
LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
○ SET 3" REBAR WITH PLASTIC CAP "RLS 47373"
—— PARCEL BOUNDARY
—— R/W LINE
—— LOT/TRACT LINE
—— CENTER LINE
—— EASEMENT LINE
—— SECTION LINE
- - - - - ADJACENT PARCEL LINE

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P.U. PUBLIC UTILITY EASEMENT
S.D. SIGHT DISTANCE EASEMENT
S.C. SCENIC CORRIDOR
N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT



MATCH SHEET 2



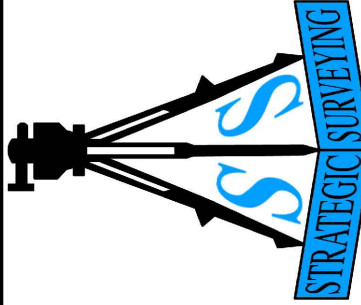
FINAL PLAT

"SERENO CANYON PARCEL H"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

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STRATEGIC
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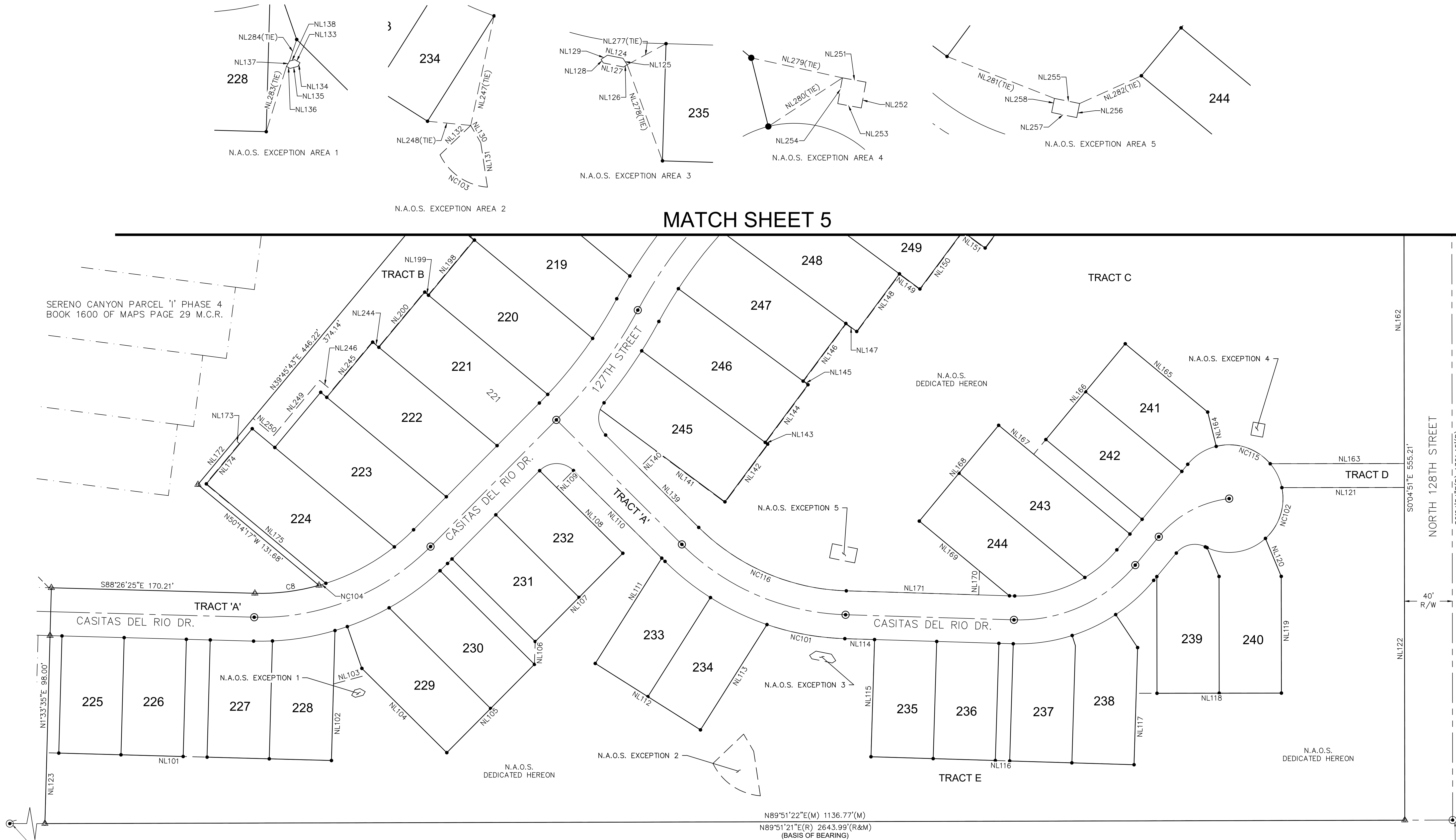


2443 WEST 12TH STREET,
SUITE 1
TEMPE, AZ 85281
PH 480-272-7634

SHEET 3 OF 8

DRAWING NUMBER

FP-03



SERENO CANYON PARCEL 'I' PHASE 4
BOOK 1600 OF MAPS PAGE 29 M.C.R.

S88°26'25"E 170.21'

CASITAS DEL RIO DR.

N.A.O.S. EXCEPTION 1

N.A.O.S. DEDICATED HEREON

N.A.O.S. EXCEPTION 2

N.A.O.S. EXCEPTION 3

N.A.O.S. EXCEPTION 5

N.A.O.S. DEDICATED HEREON

N.A.O.S. EXCEPTION 4

N.A.O.S. DEDICATED HEREON

FD. GLO BRASS CAP
BEING THE S 1/4 COR.
OF SEC. 11, T.4N., R.5E.

FD. REBAR & CAP
LS#27239
BEING THE SE COR. OF
SEC. 11, T.4N., R.5E.

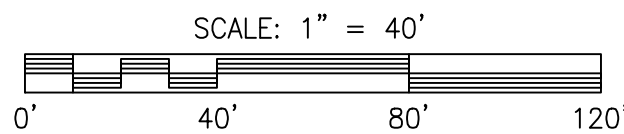
LEGEND & ABBREVIATIONS

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- SET 3/4" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
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- S.D. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT

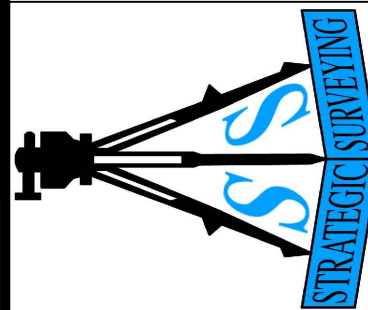


EXPIRES 03/31/23



MATCH SHEET 5

STRATEGIC
SURVEYING, LLC



LAND SURVEYOR
STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

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APPROVED	JSM
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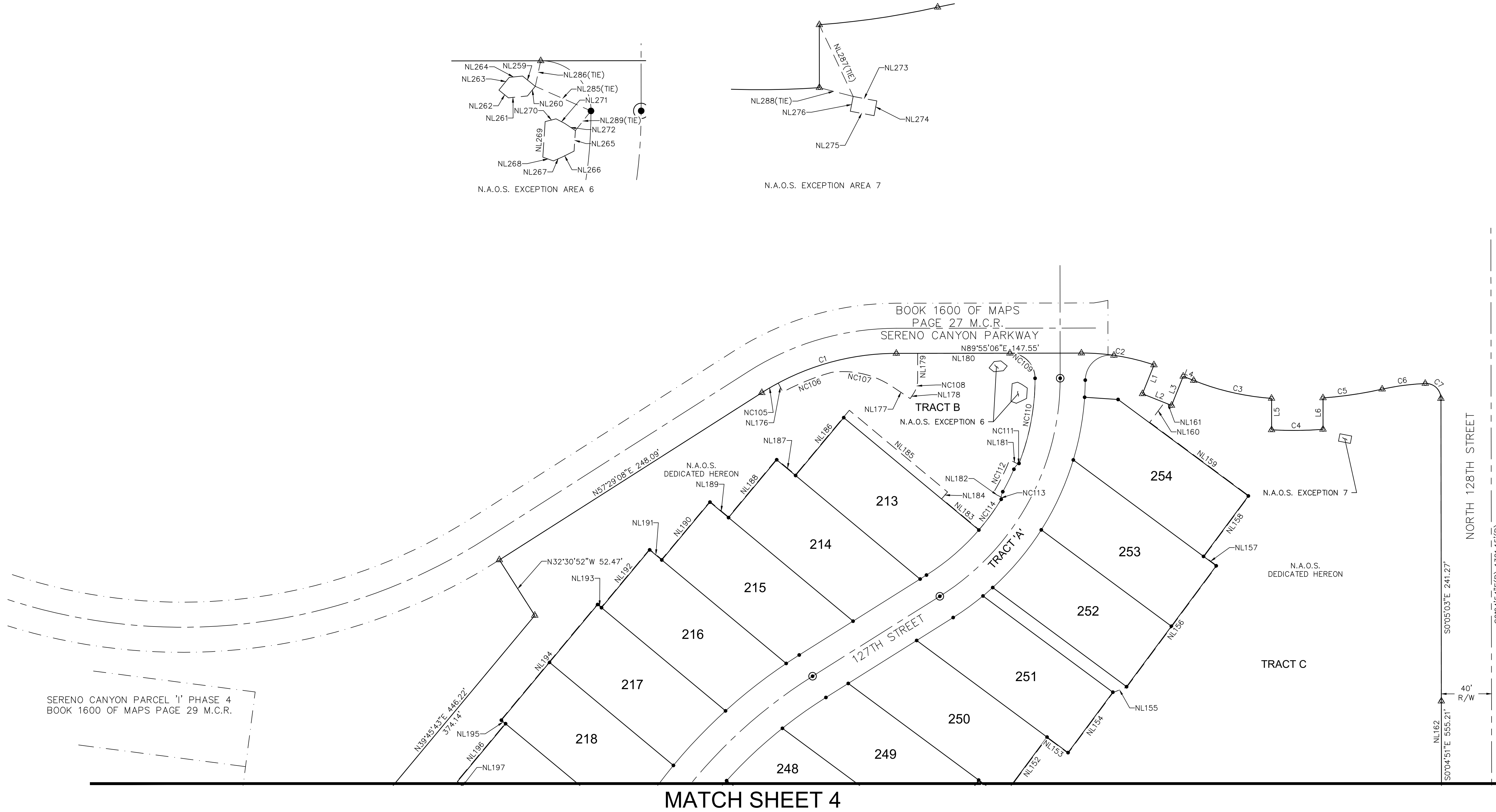
FINAL PLAT

"SERENO CANYON PARCEL H
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 4 OF 8

DRAWING NUMBER

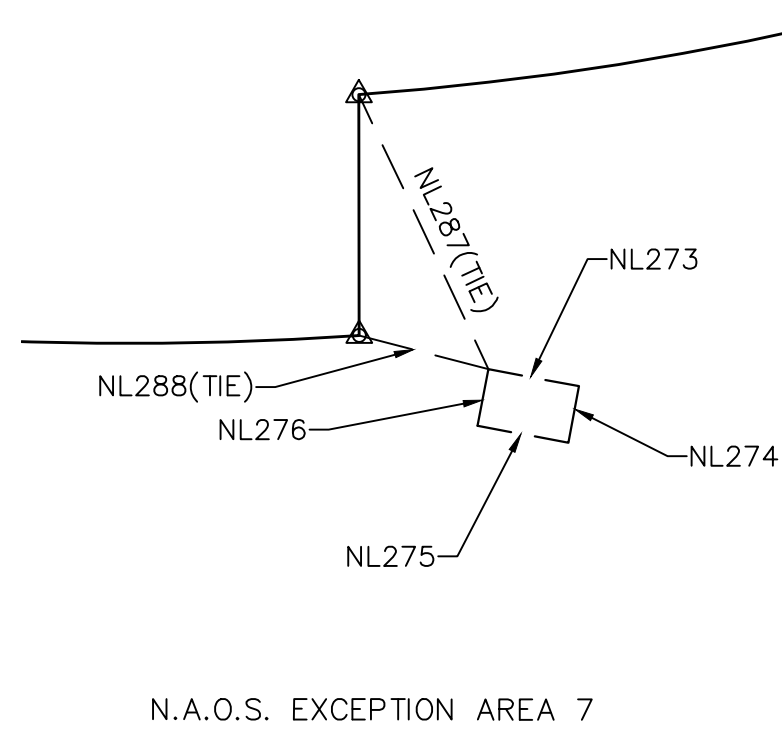
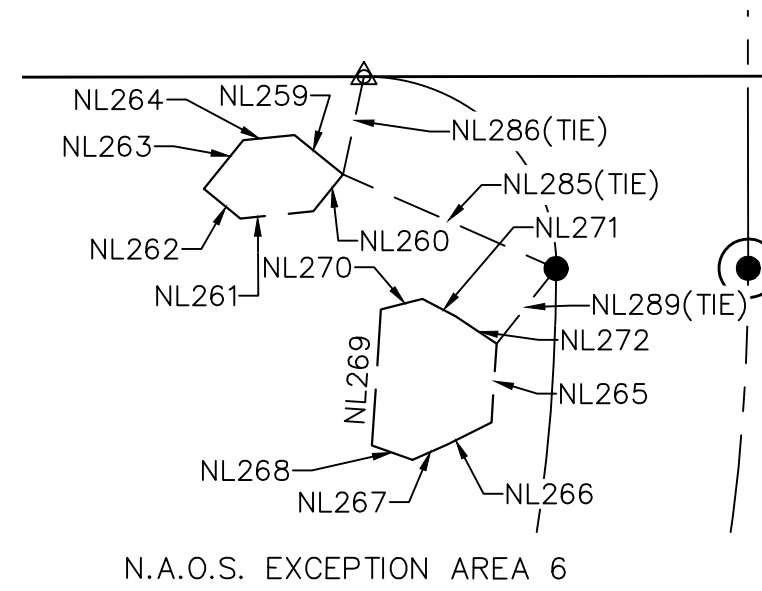
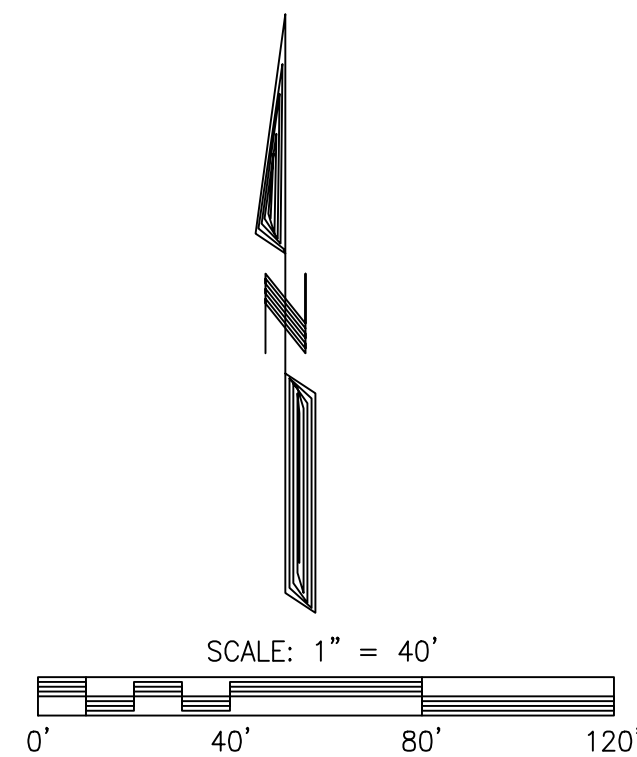
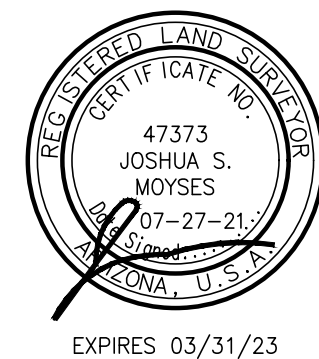
FP-04



LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 3/4" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
- R/W LINE
- LOT/TRACT LINE
- CENTER LINE
- EASEMENT LINE
- SECTION LINE
- ADJACENT PARCEL LINE

- (M) MEASURED
- (C) CALCULATED
- M.C.R. MARICOPA COUNTY RECORDS
- L1 LINE TABLE NUMBER
- C1 CURVE TABLE NUMBER
- NL1 N.A.O.S. LINE TABLE NUMBER
- NC1 N.A.O.S. CURVE TABLE NUMBER
- DL1 D.F.C. LINE TABLE NUMBER
- DC1 D.F.C. CURVE TABLE NUMBER
- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.D. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT



DRAWN	JSM
CHECKED	JSM
APPROVED	JSM
DATE	7-27-21
STRATEGIC SURVEY PROJECT #	00754-FP
CLIENT PROJECT NUMBER	

FINAL PLAT

"SERENO CANYON PARCEL H"

PORTIONS OF SECTION 11

TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.

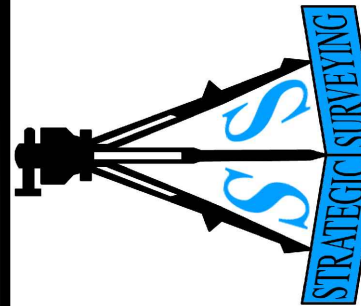
SCOTTSDALE, ARIZONA

SHEET 5 OF 8

DRAWING NUMBER

FP-05

STRATEGIC SURVEYING, LLC



LAND SURVEYOR

STRATEGIC SURVEYING, LLC

2443 WEST 12TH STREET,

SUITE 1

TEMPE, ARIZONA 85281

CONTACT: JOSHUA MOYSES

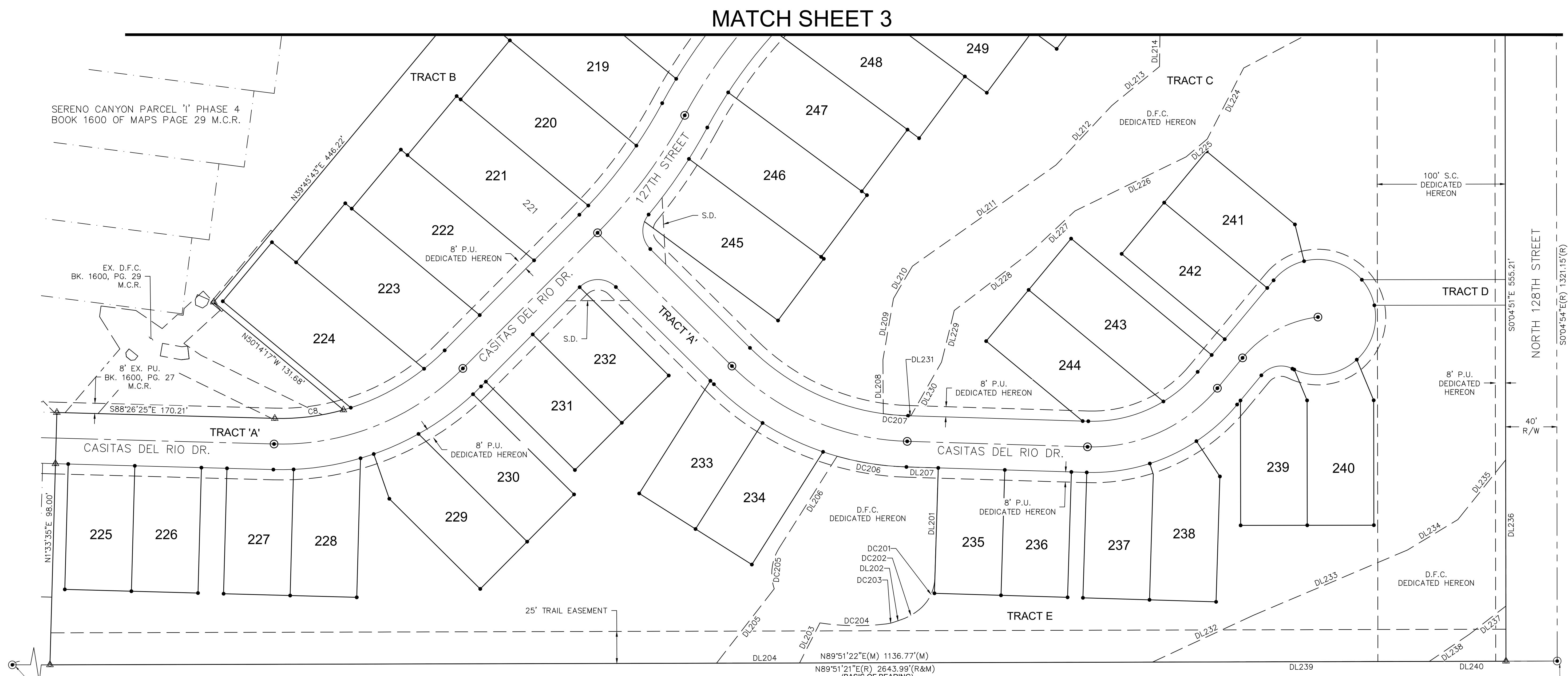
PHONE: (480) 865-4399

2443 WEST 12TH STREET,

STE 1

TEMPE, AZ 85281

PH 480-272-7634

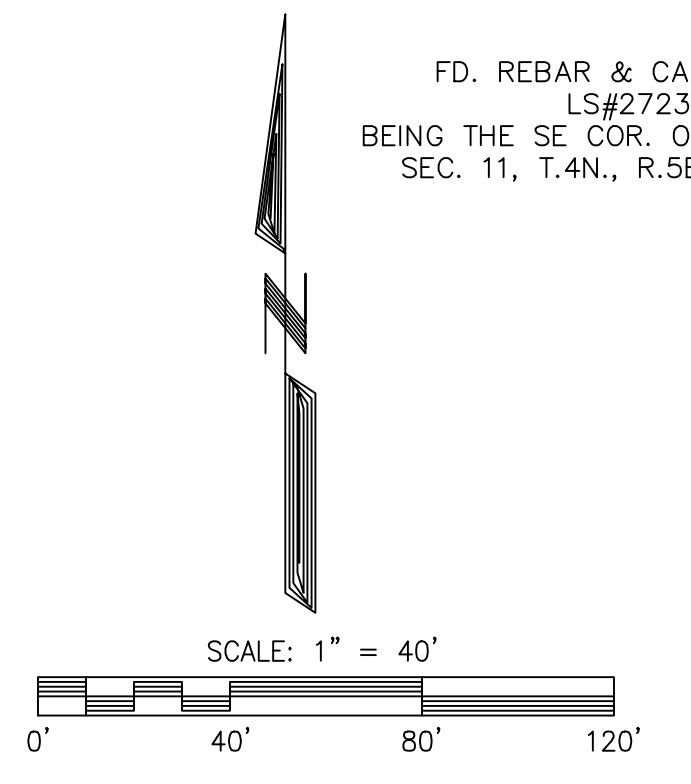
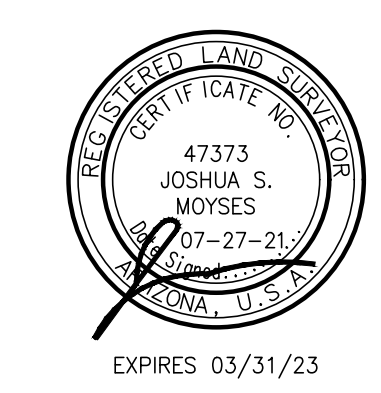


FD. GLO BRASS CAP
BEING THE S 1/4 COR.
OF SEC. 11, T.4N., R.5E.

LEGEND & ABBREVIATIONS

- EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
- SET 3/4" REBAR WITH PLASTIC CAP "RLS 47373"
- PARCEL BOUNDARY
- R/W LINE
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- (M) MEASURED
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- M.C.R. MARICOPA COUNTY RECORDS
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- D.F.C. DRAINAGE FLOOD CONTROL EASEMENT
- W.S.F. WATER SEWER FACILITIES EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- S.D. SIGHT DISTANCE EASEMENT
- S.C. SCENIC CORRIDOR
- N.A.O.S. NATURAL AREA OPEN SPACE EASEMENT



STRATEGIC SURVEYING, LLC

2443 WEST 12TH STREET,
SUITE 1
TEMPE, AZ 85281
PHONE: (480) 865-4399

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

DRAWN JSM

CHK'D JSM

APPROV JSM

DATE 7-27-21

STRATEGIC SURVEY PROJECT #

00754-FP

CLIENT PROJECT NUMBER

FINAL PLAT

"SERENO CANYON PARCEL H"

PORTIONS OF SECTION 11

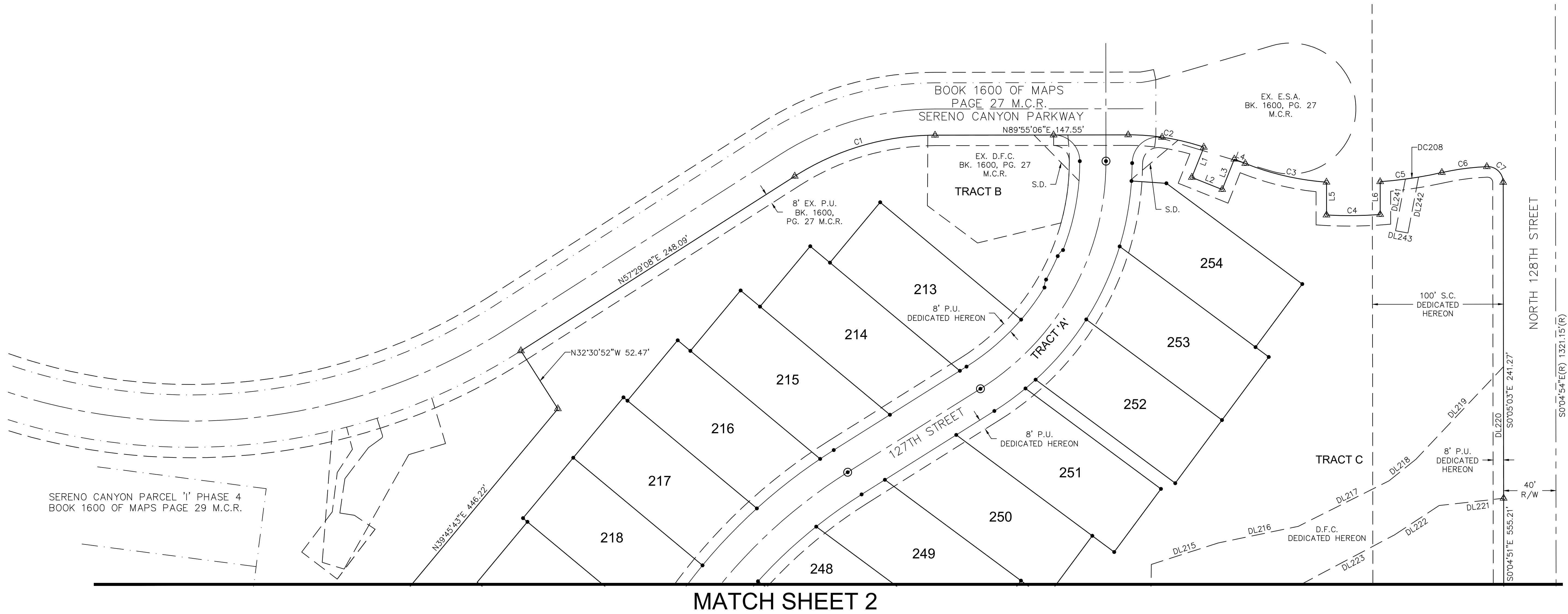
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.

SCOTTSDALE, ARIZONA

SHEET 6 OF 8

DRAWING NUMBER

FP-06

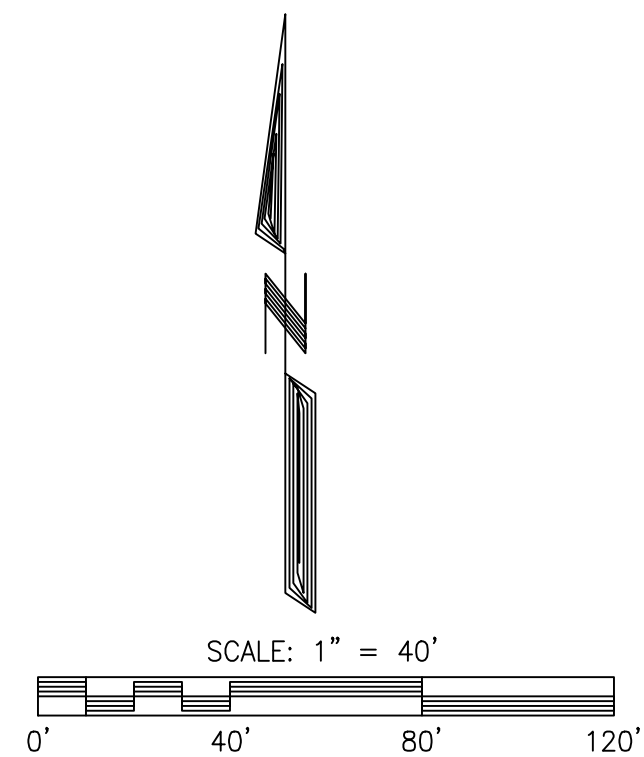
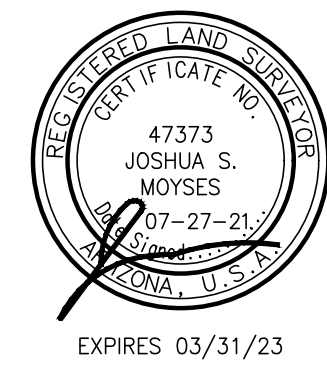


SERENO CANYON PARCEL 'I' PHASE 4
BOOK 1600 OF MAPS PAGE 29 M.C.R.

LEGEND & ABBREVIATIONS

	EXISTING BRASS CAP MONUMENT (UNLESS OTHERWISE NOTED)
	SET 3/4" REBAR WITH PLASTIC CAP "RLS 47373"
	PARCEL BOUNDARY
	R/W LINE
	LOT/TRACT LINE
	CENTER LINE
	EASEMENT LINE
	SECTION LINE
	ADJACENT PARCEL LINE

(M)	MEASURED
(C)	CALCULATED
M.C.R.	MARICOPA COUNTY RECORDS
L1	LINE TABLE NUMBER
C1	CURVE TABLE NUMBER
NL1	N.A.O.S. LINE TABLE NUMBER
NC1	N.A.O.S. CURVE TABLE NUMBER
DL1	D.F.C. LINE TABLE NUMBER
DC1	D.F.C. CURVE TABLE NUMBER
D.F.C.	DRAINAGE FLOOD CONTROL EASEMENT
W.S.F.	WATER SEWER FACILITIES EASEMENT
P.U.	PUBLIC UTILITY EASEMENT
S.D.	SIGHT DISTANCE EASEMENT
S.C.	SCENIC CORRIDOR
N.A.O.S.	NATURAL AREA OPEN SPACE EASEMENT



FINAL PLAT

"SERENO CANYON PARCEL H"
PORTIONS OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 5 EAST PER G.&S.R.B.&M.
SCOTTSDALE, ARIZONA

SHEET 7 OF 8

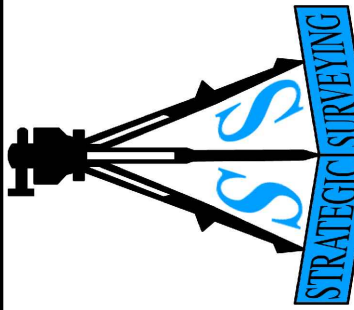
DRAWING NUMBER

FP-07

LAND SURVEYOR

STRATEGIC SURVEYING, LLC
2443 WEST 12TH STREET,
SUITE 1
TEMPE, ARIZONA 85281
CONTACT: JOSHUA MOYSES
PHONE: (480) 865-4399

STRATEGIC
SURVEYING, LLC



2443 WEST 12TH STREET.
TEMPE, AZ 85281
PH 480-272-7634

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.74	S21°45'46"W
L2	25.00	S68°14'14"E
L3	25.00	N21°45'46"E
L4	8.99	S68°14'14"E
L5	25.11	S0°04'52"E
L6	25.07	N0°04'55"W
L7	20.00	S0°04'51"E
L8	20.00	S1°33'35"W
L9	20.00	S1°33'35"W
L10	90.00	N0°04'54"W
L11	30.77	N39°38'35"E
L12	29.63	N39°38'35"E
L13	60.00	S39°45'43"W
L14	60.00	S39°45'43"W
L15	60.00	S39°45'43"W
L16	60.00	S39°45'43"W
L17	60.00	S39°45'42"W
L18	60.00	S39°45'43"W
L19	60.00	S39°45'43"W
L20	60.00	S39°45'43"W
L21	60.00	S39°45'43"W
L22	60.00	S39°45'43"W

LINE TABLE		
LINE #	LENGTH	BEARING
L23	60.00	S39°45'43"W
L24	60.00	N39°45'43"E
L25	26.73	N86°12'39"W
L26	10.00	S88°26'25"E
L27	37.01	N19°12'28"W
L29	8.94	N17°46'49"W
L30	33.13	N33°35'53"W
L31	26.07	N22°34'54"W
L32	34.39	N22°34'54"W
L33	29.56	S13°56'35"E
L34	60.00	S36°32'31"W
L35	60.00	S36°32'31"W
L36	60.00	S36°32'31"W
L37	60.00	S36°32'31"W
L38	60.00	S36°32'31"W
L39	60.00	S36°32'31"W
L40	60.00	N36°32'31"E
L41	60.00	N36°32'31"E
L42	5.30	N44°46'58"E
L43	12.00	S88°15'35"E

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL101	238.00	S88°26'25"E
NL102	64.07	N1°33'36"E
NL103	30.00	N75°03'41"E
NL104	92.55	S45°13'02"E
NL105	104.00	N44°46'58"E
NL106	19.09	N1°56'51"E
NL107	104.00	N44°46'58"E
NL108	78.00	N45°13'02"W
NL109	20.00	N44°46'58"E
NL110	103.99	S45°13'02"E
NL111	104.11	S32°16'51"W
NL112	104.00	S57°43'09"E
NL113	104.15	N32°16'51"E
NL114	24.85	S88°15'35"E
NL115	98.00	S1°44'25"W
NL116	220.00	S88°15'35"E
NL117	59.76	N1°44'25"E
NL118	121.37	N89°55'06"E
NL119	97.55	N0°04'55"W
NL120	34.39	N22°34'54"W
NL121	102.37	N89°55'03"E
NL122	278.16	S0°04'44"E
NL123	59.23	N1°33'35"E
NL124	13.21	N78°32'49"W
NL125	6.44	N33°32'49"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL126	3.49	N56°27'11"E
NL127	17.37	S78°32'49"E
NL128	3.49	S33°32'49"E
NL129	6.44	S56°27'11"W
NL130	16.60	S30°17'06"E
NL131	37.65	S8°32'27"E
NL132	35.52	N46°22'17"E
NL133	5.11	S59°56'19"E
NL134	3.50	S30°03'41"W
NL135	6.81	S75°03'41"W
NL136	3.50	N59°56'19"W
NL137	5.11	N30°03'41"E
NL138	4.53	N75°03'41"E
NL139	70.36	N45°13'02"W
NL140	20.00	N44°46'58"E
NL141	71.97	S53°27'29"E
NL142	60.70	N36°32'31"E
NL143	2.53	N53°27'29"W
NL144	60.00	N36°32'31"E
NL145	5.05	N53°27'32"W
NL146	59.30	N36°32'31"E
NL147	11.27	S53°27'29"E
NL148	60.00	N36°32'31"E
NL149	21.31	S53°27'29"E
NL150	60.00	N36°32'31"E

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL151	23.41	S53°27°30"E
NL152	60.00	N36°32'31"E
NL153	20.82	S53°27'29"E
NL154	60.25	N36°32'31"E
NL155	11.76	N68°17'52"E
NL156	60.10	N36°32'31"E
NL157	12.58	N53°27'29"W
NL158	60.00	N36°32'31"E
NL159	98.44	N53°27'29"W
NL160	19.65	N36°32'31"E
NL161	6.17	S68°14'14"E
NL162	498.32	S0°04'55"E
NL163	112.11	S89°55'03"W
NL164	29.56	N13°56'35"W
NL165	89.50	N50°21'25"W
NL166	120.00	S39°38'35"W
NL167	37.99	N50°21'25"W
NL168	104.00	S39°38'35"W
NL169	65.33	S50°21'25"E
NL170	20.00	S1°44'25"W
NL171	110.78	N89°55'03"W
NL172	48.67	N39°45'43"E
NL173	4.67	S50°14'17"E
NL174	44.00	S39°45'43"W
NL175	105.33	S50°14'17"E

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL176	8.00	S27°53'10"E
NL177	17.39	S55°56'25"E
NL178	4.58	N34°03'35"E
NL179	21.04	N0°04'54"W
NL180	73.54	N89°55'06"E
NL181	7.49	N63°09'06"W
NL182	7.08	S63°09'06"E
NL183	38.65	N50°12'21"W
NL184	7.00	N39°45'43"E
NL185	101.81	N50°14'17"W
NL186	67.00	S39°45'43"W
NL187	19.61	N50°14'18"W
NL188	60.00	S39°45'43"W
NL189	19.28	N50°14'18"W
NL190	60.00	S39°45'43"W
NL191	12.61	N50°14'18"W
NL192	60.00	S39°45'43"W
NL193	3.99	N50°14'18"W
NL194	120.70	S39°45'42"W
NL195	4.38	S50°14'17"E
NL196	60.00	S39°45'43"W
NL197	9.56	S50°14'17"E
NL198	59.30	S39°45'43"W
NL199	4.06	N50°14'21"W
NL200	60.00	S39°45'43"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL244	6.73	N50°14'17"W
NL245	53.27	S39°45'43"W
NL246	13.30	N50°14'17"W
NL247	93.65	S12°01'00"W
NL248	36.30	S84°23'22"E
NL249	60.00	S39°45'43"W
NL250	22.47	N50°14'17"W
NL251	10.00	N79°33'57"W
NL252	10.97	N10°26'03"E
NL253	10.00	S79°33'57"E
NL254	10.97	S10°26'03"W
NL255	21.48	N78°32'49"W
NL256	12.02	N11°27'11"E
NL257	21.48	S78°32'49"E
NL258	12.02	S11°27'11"W
NL259	6.52	N50°50'14"W
NL260	4.91	N39°09'46"E
NL261	7.63	N84°09'46"E
NL262	4.91	S50°50'14"E
NL263	6.52	S39°09'46"W
NL264	5.36	S84°09'46"W
NL265	8.23	S3°43'09"W
NL266	5.14	S63°43'09"W
NL267	3.97	S66°08'30"W
NL268	4.46	N70°27'21"W

N.A.O.S. TABLE		
LINE #	LENGTH	BEARING
NL269	14.20	N3°43'09"E
NL270	4.47	N75°47'33"E
NL271	3.86	S62°23'29"E
NL272	5.17	S56°16'51"E
NL273	9.61	S79°19'16"E
NL274	6.00	S10°48'05"W
NL275	9.61	N79°19'16"W
NL276	6.00	N10°48'05"E
NL277	36.94	S61°31'42"W
NL278	85.59	N20°09'23"W
NL279	38.99	S77°36'52"E
NL280	37.04	N56°43'12"E
NL281	96.40	N68°41'49"W
NL282	56.57	S65°49'00"W
NL283	57.12	N17°12'40"E
NL284	19.01	S18°20'49"W
NL285	24.25	N66°12'09"W
NL286	10.41	S11°58'21"W
NL287	31.60	S25°15'48"E
NL288	13.90	S75°23'46"E
NL289	9.98	S38°24'18"W

D.E. TABLE		
LINE #	LENGTH	BEARING
DL201	86.10	S1°44'25"W
DL202	5.21	S70°34'00"W
DL203	35.10	S26°52'42"W
DL204	64.86	S89°51'22"W
DL205	73.52	N37°46'25"E
DL206	84.49	N32°16'51"E
DL207	24.85	S88°15'35"E
DL208	42.28	N0°22'15"W
DL209	48.46	N9°49'09"E
DL210	29.20	N30°17'51"E
DL211	137.16	N54°49'57"E
DL212	63.69	N43°09'49"E
DL213	48.14	N50°41'20"E
DL214	40.13	N0°44'44"E
DL215	53.70	N72°10'50"E
DL216	62.43	N78°18'31"E
DL217	77.49	N63°21'32"E
DL218	26.40	N51°25'39"E
DL219	97.33	N43°24'44"E
DL220	100.45	S0°05'15"E
DL221	49.55	S83°33'31"W
DL222	41.02	S56°45'24"W

D.E. TABLE		
LINE #	LENGTH	BEARING
DL223	136.31	S62°06'06"W
DL224	62.32	S27°07'23"W
DL225	21.56	S49°53'36"W
DL226	96.68	S64°00'39"W
DL227	46.33	S47°04'45"W
DL228	75.89	S52°31'11"W
DL229	41.51	S13°53'06"W
DL230	48.31	S29°39'06"W
DL231	2.28	N88°15'35"W
DL232	86.45	N65°05'34"E
DL233	131.02	N67°01'53"E
DL234	46.01	N58°50'50"E
DL235	59.69	N38°42'36"E
DL236	114.17	S0°04'51"E
DL237	36.01	S52°16'34"W
DL238	37.83	S55°57'41"W
DL239	216.08	S89°51'22"W
DL240	59.88	S89°51'22"W
DL241	40.15	S10°48'05"W
DL242	43.50	N10°48'05"E
DL243	9.61	S79°19'16"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C1	113.21	200.00	32°25'58"	N73°42'07"E	111.71
C2	58.87	180.00	18°44'21"	S80°42'44"E	58.61
C3	63.93	208.00	17°36'39"	S77°02'33"E	63.68
C4	41.03	338.00	6°57'17"	N89°26'40"E	41.00
C5	47.71	328.00	8°20'06"	N81°33'43"E	47.67
C6	34.71	192.00	10°21'31"	N82°34'26"E	34.66
C7	19.30	12.00	92°09'54"	S46°09'52"E	17.29
C8	54.22	180.00	17°15'37"	N82°55'47"E	54.02
C9	26.00	180.00	8°16'33"	S85°56'38"E	25.98
C10	32.87	180.00	10°27'48"	S76°34'27"E	32.83
C11	207.30	205.00	57°56'21"	N28°53'16"E	198.58
C12	205.90	400.00	29°29'35"	N43°06'39"E	203.63
C13	114.62	400.00	16°25'07"	N36°34'25"E	114.23
C14	163.28	200.00	46°46'37"	N68°10'17"E	158.79
C15	152.50	203.00	43°02'33"	S66°44'18"E	148.94
C16	115.18	126.68	52°05'50"	N65°41'30"E	111.25
C17	68.61	89.64	43°51'10"	N61°34'10"E	66.95
C18	31.42	20.00	90°00'00"	S45°04'54"E	28.28
C19	69.49	185.00	21°31'19"	S10°40'45"W	69.08
C20	6.28	10.00	35°58'11"	S41°14'40"W	6.18
C21	6.28	10.00	35°58'11"	S11°32'11"W	6.18
C22	85.62	185.00	26°31'00"	S44°35'56"W	84.86
C23	216.20	420.00	29°29'35"	S43°06'39"W	213.82
C24	108.89	380.00	16°25'07"	S36°34'25"W	108.52
C25	92.73	180.00	29°31'00"	S59°32'28"W	91.71
C26	179.61	220.00	46°46'37"	N68°10'17"E	174.66
C27	31.42	20.00	90°00'00"	N89°46'58"E	28.28
C28	167.53	223.00	43°02'33"	S66°44'18"E	163.61
C29	133.37	146.68	52°05'50"	N65°41'30"E	128.82
C30	26.76	20.00	76°39'27"	S77°58'19"W	24.81

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD LENGTH
C31	201.58	45.00	256°39'27"	N12°01'41"W	70.60
C32	97.00	106.68	52°05'50"	N65°41'30"E	93.69
C33	137.48	183.00	43°02'33"	S66°44'18"E	134.27
C34	29.60	20.00	84°47'03"	S2°49'30"E	26.97
C35	82.12	420.00	11°12'10"	S33°57'56"W	81.99
C36	195.61	380.00	29°29'35"	S43°06'39"W	193.45
C37	226.00	225.00	57°32'58"	S29°04'57"W	216.62
C38	34.17	20.00	97°53'10"	S49°15'03"W	30.16
C39	20.00	183.00	6°15'43"	S26°23'25"W	19.99
C40	30.34	185.00	9°23'53"	S36°02'23"W	30.31
C41	55.27	185.00	17°07'07"	S49°17'53"W	55.07
C42	12.38	419.93	1°41'22"	S57°00'46"W	12.38
C43	61.44	419.46	8°23'35"	S51°58'38"W	61.39
C44	60.19	420.52	8°12'04"	S43°40'49"W	60.14
C45	60.22	419.48	8°13'32"	S35°28'01"W	60.17
C46	21.96	421.44	2°59'06"	S29°51'43"W	21.95
C47	38.81	380.67	5°50'31"	S31°17'25"W	38.80
C48	60.07	379.57	9°04'04"	S38°44'42"W	60.01
C49	10.01	382.60	1°29'55"	S44°01'42"W	10.01
C50	21.54	180.00	6°51'27"	S48°12'42"W	21.53
C51	65.18	180.00	20°44'55"	S62°00'53"W	64.83
C52	6.00	180.00	1°54'38"	S73°20'39"W	6.00
C53	15.81	220.00	4°06'59"	N89°30'06"E	15.80
C54	53.11	220.00	13°49'52"	N80°31'40"E	52.98
C55	10.83	220.00	2°49'11"	N72°12'08"E	10.83
C56	38.37	220.00	9°59'32"	N65°47'46"E	38.32
C57	52.80	220.00	13°44'59"	N53°55'30"E	52.67
C58	8.71	220.00	2°16'02"	N45°54'59"E	8.71
C59	48.66	223.00	12°30'07"	S51°28'05"E	48.56
C60	52.48	223.00	13°29'05"	S64°27'41"E	52.36