CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 33C
Amend No. _____

Date Prepared: June 09, 2008 **Council Meeting Date: July 01, 2008**

TO: Carl Swenson, City Manager

FROM: Dan Nissen, P.E., Acting Engineering Director

THROUGH: Maher Hazine, P.E., Assistant City Engineer

PREPARED BY: Lloyd Lane, Senior Engineering Technician

SUBJECT: Approve the Final Plat for Creekside Estates, a request made by Frank & Gloria Morgan. (Project No. R070102)

RECOMMENDATION:

That Mayor and Council approve the Final Plat for Creekside Estates, located near the Northwest Corner of 73rd Avenue and Pinnacle Peak Road, and authorize Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City, prior to recordation of the Final Plat, unless specifically approved by the Engineering Director.
2. The Financial Assurance and Agreement to Install for construction of the infrastructure improvements off-site and on-site, including but not limited to water, sewer, street lights, grading and drainage, paving, curb, gutter, sidewalk, drainage features, and signing and striping, must be posted with the City in accordance with the City of Peoria Subdivision Regulations, prior to recordation of the Final Plat.
3. All required drainage improvements upstream and downstream, as determined by the developer's engineers and as approved by the Engineering Director, for this project must be designed, constructed, inspected and accepted by the City, prior to any occupancy.
4. In the event that the Final Plat is not recorded within 60 days of Council approval, the Final Plat will become void. At which time, the Developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

CITY CLERK USE ONLY:

☐ **Consent Agenda**
☐ **Carry Over to Date:**_____
☐ **Approved**
☐ **Unfinished Business (Date heard previous:**_____**)**
☐ **New Business**
☐ **Public Hearing: No Action Taken**

ORD. #_____ **RES. #**_____
LCON#_____ **LIC. #**_____
Action Date:

REV. 07/05

SUMMARY:

The purpose of the Final Plat is to subdivide a parcel of land into five Lots. This development has previously dedicated the required rights-of-way for 73rd Avenue and is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Final Plat
2. Vicinity Map

FINAL PLAT FOR CREEKSIDE ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT FRANK & GLORIA MORGAN, AS OWNERS, DO HEREBY PUBLISH THIS "CREEKSIDE ESTATES" OVER A PORTION OF THE SW 1/4 OF SECTION 12, 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 PUBLISH THIS PLAT AS, AND FOR, THE PLAT OF SAID "CREEKSIDE ESTATES," 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 STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

FRANK & GLORIA MORGAN DO HEREBY DEDICATE TO THE CITY OF PEORIA THE STREET (75TH AVE.) AND PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT. STREET AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF 73RD AVENUE SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

PRIVATE STREETS:

THE MASTER DEVELOPER, AS OWNER, HEREBY DECLARES THAT EFFECTIVE AS OF THE DATE OF THE RECORDATION OF THIS PLAT, THE PROPERTY WITHIN CREEKSIDE ESTATES SHALL BE HELD, SOLD, CONVEYED, ENCUMBERED, HYPOTHECATED, LEASED, USED, OCCUPIED, AND IMPROVED SUBJECT TO THE FOLLOWING RESTRICTION: THE PRIVATE STREETS DEPICTED ON THIS PLAT SHALL BE PRIVATE AND SHALL NOT BE DEDICATED TO PUBLIC USE UNTIL SUCH TIME AS ALL OWNERS (I.E. 100%) OF THE LOTS WITHIN THIS PLAT VOTE TO APPROVE SUCH STREETS BEING DEDICATED TO PUBLIC USE AND SUCH DEDICATION IS ACCEPTED BY THE CITY. IF THE DEDICATION OF SUCH STREETS TO PUBLIC USE IS APPROVED BY 100% OF SUCH OWNERS AND ACCEPTED BY THE CITY, THE CITY WILL REQUIRE (AS A CONDITION TO ITS ACCEPTANCE OF SUCH DEDICATION), THAT SUCH STREETS SHALL BE UPGRADED TO THE THEN-CURRENT CITY STANDARDS, AT NO EXPENSE TO THE CITY (I.E. SUCH UPGRADING SHALL BE AT THE EXPENSE OF SUCH OWNERS AND/OR A HOMEOWNERS ASSOCIATION THAT INCLUDES SUCH OWNERS. THIS RESTRICTION MAY BE AMENDED ONLY UPON THE WRITTEN CONSENT OF THE CITY AND ALL OWNERS (I.E. 100%) OF THE LOTS WITHIN THIS PLAT.

FRANK AND GLORIA MORGAN DO HEREBY GRANT TO THE CITY OF PEORIA, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT, PERPETUAL AND EXCLUSIVE UTILITIES EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ACCESS AND ENTER UPON, OVER, ACROSS, AND UNDER THE SURFACE, FOR ACCESS, CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF UTILITIES OVER, UNDER, AND ACROSS TRACT 'A' AND EASEMENTS AS REFLECTED ON THE PLAT SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

TO HAVE AND TO HOLD THE SAID EASEMENT UNTO THE CITY OF PEORIA, AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT (AT THE CITY OF PEORIA'S DISCRETION) TO ALLOW OTHER UTILITIES TO UTILIZE SUCH EASEMENT, INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES 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:

1. 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 WATER LINES.
2. 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 ASSIGN, EXCEPT AS NOTED HEREIN.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. 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.

A PUBLIC UTILITIES EASEMENT, PUBLIC WATER EASEMENT, PUBLIC SEWER EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED OVER TRACT 'A'.

THE OWNER DOES HEREBY GRANT AND CONVEY TO THE PUBLIC, NON-EXCLUSIVE PERMANENT AND PERPETUAL CROSS DRAINAGE EASEMENT UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED BY THIS PLAT. THE CROSS DRAINAGE EASEMENTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON RESPECTIVE OWNERS, SUCCESSORS, AND ASSIGNS.

FRANK & GLORIA MORGAN DO HEREBY GRANT AND CONVEY TO THE PUBLIC A 20-FOOT TRAIL EASEMENT UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON AND IS TO BE MAINTAINED BY THE PROPERTY OWNERS.

FRANK & GLORIA MORGAN DO HEREBY DEDICATE TO THE CITY OF PEORIA A PERPETUAL, NON-EXCLUSIVE VEHICULAR NON-ACCESS EASEMENT UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON FOR PROHIBITING VEHICULAR ACCESS. CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL NOT BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF PEORIA ORDINANCES.

A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON IS TO BE MAINTAINED BY THE PROPERY OWNERS FRANK & GLORIA MORGAN.

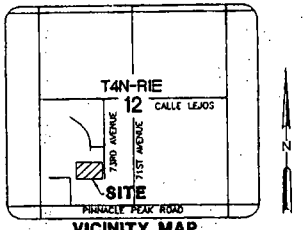
TRACT 'A' IS HEREBY DEDICATED TO AND OWNED BY THE PROPERTY OWNERS FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS/ACCESS.

BY _____

ITS _____

LEGEND

———	PROPERTY LINE
- - - -	EASEMENT LINE
△	SUBDIVISION CORNER (AS NOTED)
•	SET 1/2" REBAR W/CAP R.L.S. #43878
○	FND. 1/2" REBAR (AS NOTED)
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
◉	BRASS CAP TYPE TO BE SET PER M.A.G. STD. DET. 120-1, TYPE 'B'
⊡	BRASS CAP IN HANDHOLE
B.S.L.	BUILDING SETBACK LINE



VICINITY MAP
(NOT TO SCALE)

ACKNOWLEDGEMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____ 20____

NOTES

1. THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT (MID #1102).

2. 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. 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.

2. 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.

3. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

4. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

5. 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 OR BELOW 84 INCHES IN HEIGHT ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.

6. 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.

7. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATIONS OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.

8. THIS SUBDIVISION HAS A REDUCED LEVEL OF STREETLIGHTING. ANY FUTURE ADDITIONAL STREETLIGHTING WILL BE AT THE EXPENSE OF THE ABUTTING PROPERTY OWNERS, NOT AT CITY EXPENSE.

9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A MILITARY AIRPORT.

10. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER AND SEWER SERVICE AREAS. WATER AND SEWER TO BE PROVIDED BY THE CITY OF PEORIA.

11. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

12. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE PINNACLE PEAK ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.

KNUDSEN-SMITH
ENGINEERING, INC.
2525 West Greenway Road, Suite 302
Phoenix, Arizona 85023
PH (602) 347-7447 FAX (602) 249-1310

ENGINEER

KNUDSEN-SMITH ENGINEERING, INC.
CONTACT: ERIC SHAWD
2525 WEST GREENWAY ROAD, SUITE 302
PHOENIX, ARIZONA 85023
PHONE: 602-347-7447
FAX: 602-249-1310

OWNER

FRANK & GLORIA MORGAN
5515 W. ARROWHEAD LAKES DRIVE
GLENDALE, ARIZONA 85308
PHONE - 602-895-7930
FAX - 623-881-6394

LOT AREA DATA

LOT 1	(AC)	1.87
LOT 2	(AC)	1.34
LOT 3	(AC)	1.03
LOT 4	(AC)	1.47
LOT 5	(AC)	1.43
TRACT A (PRIVATE DRIVE)	(AC)	0.58
TRACT B (NEW RIVER WATERCOURSE)	(AC)	11.07
TRACT C (DRAINAGE EASEMENT)	(AC)	0.23
TOTAL		19.57

LAND USE DATA

EXISTING ZONING	SR-43
PROPOSED ZONING	SR-43
MINIMUM LOT SIZE (SF)	43,560
GROSS AREA (AC)	19.83
NET AREA (AC)	18.07
TOTAL OPEN SPACE (AC)	11.07
NET OPEN SPACE PERCENTAGE	58%
GROSS DENSITY (DU/ACRE)	0.61
NUMBER OF LOTS	11
NET RESIDUTIAL AREA (AC)	7.84
AVERAGE LOT SIZE (SF)	37,880

ZONING CRITERIA

ZONING:	SR-43
MINIMUM LOT AREA (SF):	43,560
MINIMUM LOT WIDTH (FT):	145
MINIMUM LOT DEPTH (FT):	N/A
MAXIMUM LOT COVERAGE:	25%
MAXIMUM BUILDING HEIGHT (FT):	30
FRONT SETBACK (FT):	40
INTERIOR SETBACK - MIN/TOTAL (FT):	20/20
REAR SETBACK (FT):	20
CORNER SETBACK (FT):	10
MAX NO. OF FLAG LOTS:	N/A

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C10	219.15	207.50	60°30'42"	121.04
C11	203.30	192.50	60°30'42"	112.29
C12	198.88	380.01	29°59'06"	101.77
C13	35.07	30.50	65°82'27"	19.76
C14	353.59	68.00	297°55'36"	40.92
C15	28.54	30.50	53°36'38"	15.41
C16	233.21	420.00	31°48'49"	119.89

LINE TABLE

LINE	LENGTH	BEARING
L1	37.01	N45°48'22"W
L2	36.03	N45°48'22"E
L37	26.29	N18°21'57"E
L38	18.84	N31°03'58"E
L39	21.48	N45°06'17"E
L40	43.18	N52°55'10"E
L41	49.48	N55°30'41"E
L42	57.86	N54°11'39"E
L43	48.01	N48°07'03"E
L44	47.19	N43°28'06"E
L45	38.37	N34°47'56"E
L46	56.74	N20°33'07"E
L47	44.40	N17°24'18"E
L48	72.47	N20°03'01"E
L49	35.22	N14°50'21"E
L50	31.50	N12°37'24"E
L51	45.14	N05°55'33"W
L52	31.81	N07°30'45"W
L53	41.12	N17°34'23"W
L54	28.92	N18°37'20"W
L55	37.89	N13°57'29"W
L56	17.38	N37°07'53"W
L61	32.44	N90°00'00"W
L62	36.84	S28°29'18"W
L63	36.84	N28°29'18"E
L64	33.24	N90°00'00"E

LEGAL DESCRIPTION

PARCEL NO. 1
THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
PARCEL NO. 2
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

UTILITIES/SERVICES

ELECTRIC SERVICE: A.P.S.
WATER SERVICE: CITY OF PEORIA
SEWER SERVICE: CITY OF PEORIA
FIRE PROTECTION: CITY OF PEORIA
CATV: COX
GAS: EL PASO NATURAL GAS CO.
TELEPHONE: QWEST COMMUNICATIONS

POSTED SPEED

73RD AVENUE 25 M.P.H.

FLOOD ZONE

THIS SITE LIES WITHIN FLOOD ZONES X AND AE ACCORDING TO FEMA FIRM PANEL #1160
MAP: 04013C1160 H, PANEL 1160 OF 4350, DATE: SEPTEMBER 30, 2005

BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF SECTION 12 BEARING N00°02'46"W PER CITY OF PEORIA LOCAL COORDINATE SYSTEM.

BENCHMARK

2" BRASS CAP FLUSH @ INTERSECTION OF 75TH AVENUE ALIGNMENT & PINNACLE PEAK ROAD EXTENDED. S.W. CORNER SEC. 12, T4N, R1E. ELEV. = 1311.943 CITY OF PEORIA DATUM (P-4143)

SITE APN #'S

APN 201-130-10B
APN 201-130-10C

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA.

THIS _____ DAY OF _____ 2008

_____
MAYOR DATE

_____
ATTEST, CITY CLERK DATE

_____
CITY ENGINEER DATE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

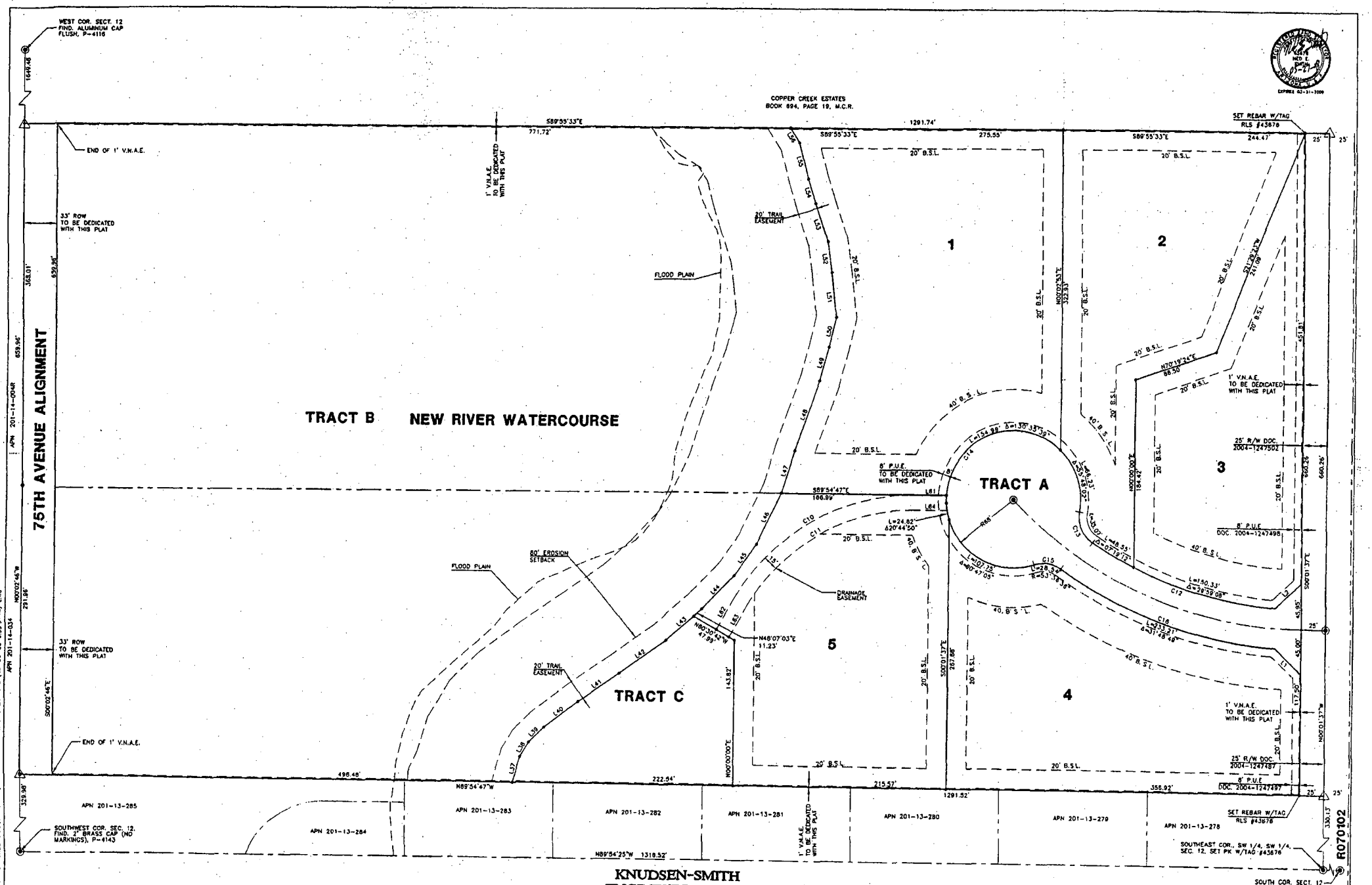
_____
ARIZONA R.L.S. 43878
HED E. SMITH

EXPIRES 03-31-2009

R070102

JOB NO. 217-01-07
DATE 05-29-2008

217-01-07 CREEKSIDE\DWG\PLAT\FINAL PLAT-REVISED.DWG LAYOUT1 (05-30-08 8:57:56am) ERIC



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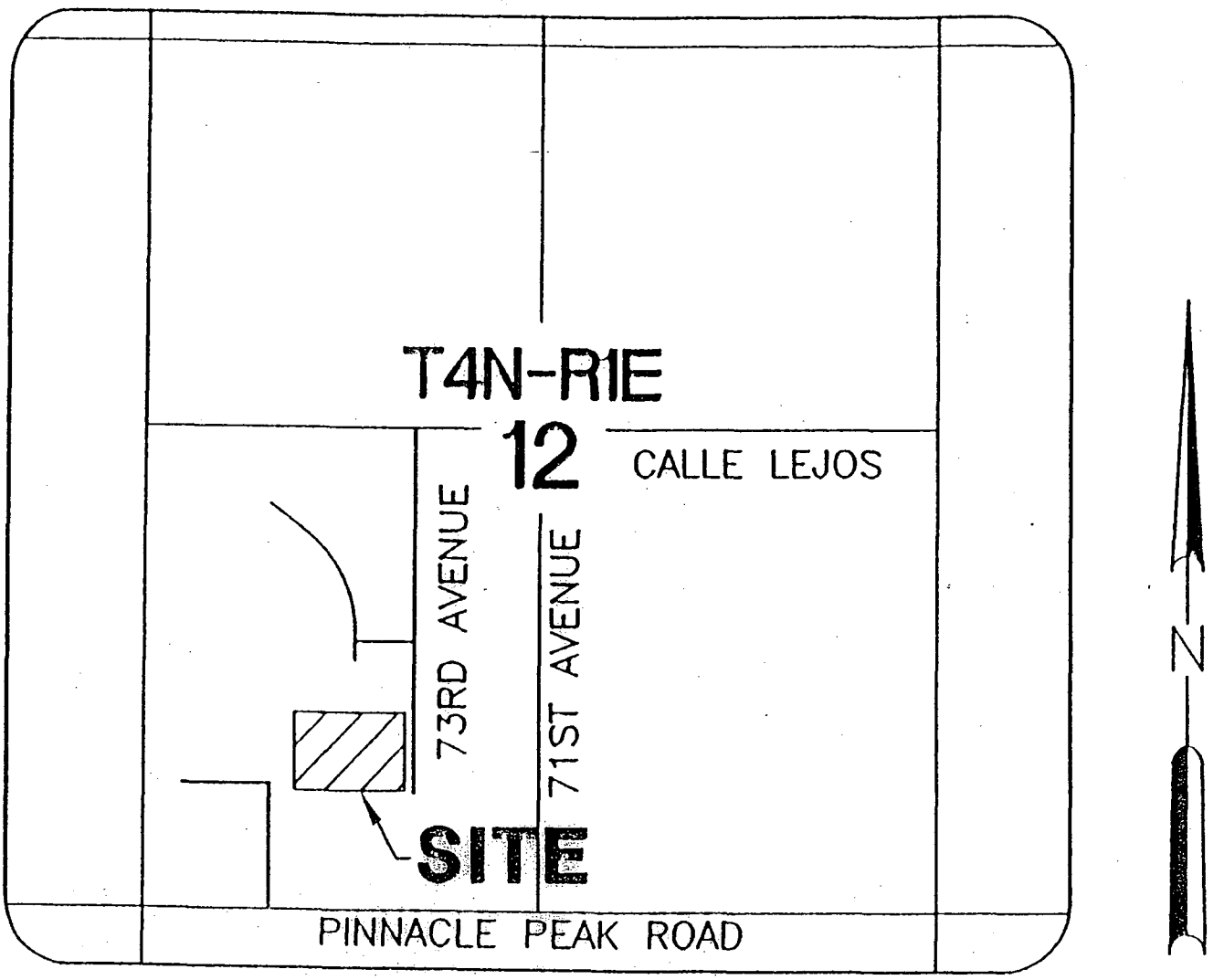
JOB NO. 217-01-07
DATE 05-29-2008
2 OF 2 SHEETS



VICINITY MAP

(NOT TO SCALE)