

Z01-12

New River Commerce Park P.A.D.

**Comprised of Lots 1 – 8, inclusive,
plat of New River Commerce Park**

**NEC 83rd Avenue and Union Hills Drive
Peoria, Arizona**

**Planned Area Development
Development Standards and Guidelines**

A Project By:

Payne Resources, Inc. 670 E. Encinas Avenue, Gilbert, Arizona 85234

On behalf of various property owners

Submitted: July 2, 2002



2nd Sub

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I. Introduction

New River Commerce Park is a commercial/industrial development located at the northeast corner of 83rd Avenue and Union Hills Drive in Peoria, Arizona. This application by Payne Resources, Inc. (on behalf of the property owners of Lots 1 through 8 of New River Commerce Park) proposes a community commercial and light industrial development under the Planned Area Development ("P.A.D.") zoning category. The Peoria General Plan Land Use Map designates the property as "Business Park/Industrial". The property is located at the eastern boundary of the City of Peoria, situated between 83rd Avenue (near the terminus of Lake Pleasant Parkway) and the New River channel in close proximity to the 101 Loop Freeway.

The purpose of the New River Commerce Park P.A.D. is to (i) establish consistent development standards throughout the project and (ii) enable timely development by commercial users who select sites within the project. This development guide is intended to establish the development standards for the property and to provide the City of Peoria with the information necessary to review and approve the requested P.A.D. zoning for this property.

II. Locational Context and Existing Conditions

A. Site Area.

The P.A.D. area consists of approximately 14.0 gross acres, 10.9 net acres, comprising Lots 1 through 8, inclusive, of New River Commerce Park as shown on the attached Final Plat of New River Commerce Park attached as Exhibit "A". A full metes and bounds legal description of the P.A.D. area is attached as Exhibit "B". The site is proposed for Community Commercial and Light Industrial uses.

B. Area Context.

The proposed P.A.D. area is located on the north side of Union Hills Drive, with 83rd Avenue as the west boundary of the property and the New River channel as the east boundary of the property. The property consists of vacant land with the exception of Lot 4 where a retail petroleum/convenience store is existing, and Lot 8 which is improved with an industrial/office building. The land located north of the proposed P.A.D. area is developed as planned light industrial, to east is the New River Channel (a part of the City of Glendale), to the south is the New River Channel and a new Wal-Mart development in Glendale, and to the west, the land opposite the site along 83rd Avenue consists of commercial uses (Circle K and vacant land) and the Westbrook Village residential community.

C. Subdivision Plat.

The Final Plat for the New River Commerce Park project of which this P.A.D. is a part was previously approved by the Peoria City Council and has been executed and recorded in Book 590 Page 45, at Maricopa County recording #2002-0432759.

III. Consistency With The City of Peoria General Plan.

The uses proposed within the New River Commerce Park P.A.D. are consistent with the City of Peoria General Plan. The General Plan Land Use Map designates the entire property as "Business Park/Industrial". The current zoning of the land within this P.A.D. is P.U.D. with a zoning overlay of Intermediate Commercial (C-2) for Lots 1 through 4, Office (O-1) for Lots 5 through 7, and Planned Light Industrial (PI-1) for Lot 8. A very small portion of Lots 5 through 7 annexed from Glendale in 2001 is zoned R1-6 as this was the comparable zoning applied to this former Glendale area.

IV. New River Commerce Park P.A.D. Development Standards.

The New River Commerce Park Planned Area Development shall conform to all City of Peoria codes, ordinances, and regulations ("Peoria Code"), except as modified herein:

A. Land Use.

The New River Commerce Park Planned Area Development will consist of approximately 135,000 square feet of commercial uses and 30,000 square feet of light industrial/offices uses. The P.A.D. shall permit on Lots 1 through 7 of New River Commerce Park all Permitted Principal Uses, all Permitted Conditional Uses and all Permitted Accessory Uses set forth in the C-2 Intermediate Commercial District, as described in the City of Peoria Zoning Ordinance Article 14-13, except for Adult Uses (as defined in the City of Peoria zoning ordinance) which shall be prohibited within this P.A.D. Notwithstanding, all future projects within the P.A.D. proposing developments containing Conditional Uses as defined in Article 14-13 shall be required to obtain site plan approval by the Planning and Zoning Commission. This P.A.D. shall permit on Lot 8 of New River Commerce Park all of those uses permitted in the P-I Light Industrial District as described in the City of Peoria Zoning Ordinance. A copy of the Conceptual Plan for the New River Commerce Park P.A.D. is attached hereto as Exhibit "C".

B. Building Setbacks.

83 rd Avenue	30' from property line, for Lots 1 60' from property line, for Lots 2-8
Union Hills Drive	30' from property line
New River Channel	20' from property line
Interior Lot Lines	0' from property line

C. Building Heights.

Due to nature of the free-standing buildings that are likely to be built on the various lots within this development, the heights of the roofs and walls will vary from building to building. This variation will allow the architectural character and design to provide a maximum amount of visual interest, relief and variety. It will also enable individual property owners and tenants to enjoy individual character and identity.

All buildings built within this P.A.D. shall be limited to thirty (30') feet in height and shall provide varied roof heights. Exceptions to the maximum building height shall be permitted in accordance with Section 14-3-8 of Article 14-3 of the Peoria Zoning Ordinance.

D. Parking.

Shall be in conformance with Peoria Zoning Ordinance, Article 14-23

E. Fences and Walls.

Shall be in conformance with the Peoria Zoning Ordinance

F. Landscaping.

The goal of these Landscape Guidelines is to provide a unified landscape design exhibiting a well-planned suburban development with an exciting, pleasant atmosphere.

1. Plantings.

Landscape areas shall be designed, to the extent possible, to conserve water while providing a lush atmosphere. All landscape areas shall be covered with a ground cover and decomposed granite to minimize soil

erosion and ensure a pleasing design theme. Plant materials will be selected for their heartiness, drought-tolerant character and year-round color.

2. **Intersection and Entry Landscape; Street Frontage Landscape.**

A landscape triangle 30' in size (or as available space may appropriately allow) shall be provided at the intersection of 83rd Avenue and Union Hills Drive. Appropriate landscaping of a size consistent with the available open space at the 3 major project entries from 83rd Avenue shall be provided. Plant materials for these areas shall be set forth herein.

The street frontage for Union Hills Drive and 83rd Avenue shall be landscaped in accordance with the Peoria Zoning Ordinance.

3. **Internal Site Landscape.**

The internal landscaping of the sites within the P.A.D. shall be in accordance with the Peoria Zoning Code.

4. **General Landscape Standards.**

- a. Street perimeter plantings and plantings within the New River Trail that adjoins the P.A.D. shall include appropriate size tree and shrub plantings compatible with species and quantities within existing, established areas in New River Commerce Park and otherwise in conformance with Peoria Zoning Code.
- b. An automatic irrigation system will be installed.
- c. All non-lawn areas will receive a two (2) inch depth of decomposed granite, and ground cover.
- d. All earthwork will be done so that all water drains away from sidewalks and structures and will not impede natural drainage easements.
- e. Landscaping quantities and design for the project shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance.

5. **Landscape Setbacks.**

83rd Avenue 15' from property line

Union Hills Drive 15' from property line

New River channel 20' from property line

Interior parcel lines 5' from property line with no shared drive between parcels; 0' from property line if a shared sideyard driveway is utilized between parcels.

6. **Screening.**

Screen walls, where applicable, will be a unifying element in the landscape design and will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters and existing utility structures and for signage. The intent is to keep the walls as low as possible while performing their screening function. Screening of parking areas may also be accomplished by earth berming and landscaping in conjunction with the screen walls.

7. **Irrigation.**

All landscaped areas shall be provided with an automatic irrigation system guaranteeing 100% coverage.

8. **Landscape Maintenance.**

- a. All landscaping shall be maintained by each respective property owner of a Lot within the P.A.D.
- b. Tree should be double-staked and shall be maintained until they are strong enough to withstand the normal area winds.

G. **Lighting.**

Shall be in conformance with Peoria Code. Site fixtures shall not exceed 25 feet in height. All site lighting shall be directed away from adjacent residential districts and shall not detract from driver visibility on adjacent streets.

H. Refuse Collection Areas.

All refuse collection areas shall be visually screened and gated in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

I. Mechanical Equipment.

1. Ground-mounted mechanical equipment shall be screened from adjacent streets and property by a 3' wall that is of the same finish and texture as the buildings on-site.
2. Roof-mounted mechanical equipment must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building.

J. Property Maintenance.

1. All structures on the project site shall be maintained by Owner in a neat and orderly manner.
2. All permitted signs will be maintained in a neat and orderly manner.

K. Telephone, Cable Television and Electrical Services.

All "on-site" telephone, cable television, and electrical lines will be placed underground.

V. Conformance with Design Review.

Development within the New River P.A.D. shall be in conformance with the City of Peoria design review manual, and shall adhere to the following guidelines with respect to architecture, materials, and colors:

A. Architectural Design/Materials.

All buildings shall be of a contemporary design utilizing materials, colors, and design elements selected by the owner and approved by the City of Peoria Design Review process. Buildings will include concrete tilt-up wall panels or masonry walls with masonry or stucco accents. Architectural detailing may include exposed steel, open grillages, and entry towers and include articulated wall planes, projections and recesses to provide shadow and depth.

B. Finish Materials.

Building materials used within the P.A.D. should be consistent with, and drawn from, the regional vernacular. Appropriate materials may include, but shall not be limited to:

1. Walls.

- Concrete Tilt or pre-cast or cast in place
- Cement Plaster or "Drivit"
- Concrete Block
- Brick Natural or Processed Stone
- Ceramic or Clay Tile Glass/Aluminum -storefronts or curtain walls, non-reflective surfaces
- Masonite - as simulated wood siding
- Glass Block
- Architectural Metal - grilles or trim

2. Exposed Roofs.

- Clay tile
- Concrete tile
- Architectural Metal

C. Color.

Colors should be used to create visual harmony within the project site. Appropriate colors should include, but not be limited to:

- Desert hues and other earth tones including light brown, cream and tan
- Off-white, light gray
- Colors appearing in natural stone utilized in buildings
- Reds and oranges appearing in brick utilized in buildings or in roof tiles
- Natural wood tones used as an architectural feature only

VII. Utilities and Streets.

All required traffic studies and engineering design work for water, sewer, storm drain, driveway entrances, curbs, street grading and paving, street lights, traffic signals and other related improvements has been completed, approved by the City of Peoria, and

have been constructed.

VII. Open Space.

The owners have previously created a 20' "Trail Easement" along the entire 1620' eastern boundary of the P.A.D. area for the purpose of constructing a pedestrian walkway and landscaping improvements as a part of the New River trail system along the New River. This Trail Easement area contains approximately 0.74 acres. Additionally, the Landscape Setbacks for Union Hills Drive and 83rd Avenue contain approximately 0.60 acres, which combined with the Trail Easement total 1.34 acres or approximately 12.3% of the P.A.D., complying by more than double with the 5% minimum requirement. An additional feature that buffers the development, minimizes its impact and creates a substantial additional open space for the project is the building setback of 60' along 83rd Avenue for Lots 2 through 8.

VIII. Project Signage Standards.

All signage in the P.A.D. shall be in conformance with Peoria Zoning Code.

IX. Phasing, Development Timetable & Off-site Improvements.

The New River Commerce Park P.A.D. is comprised of 8 separate commercial/industrial lots, each of which is intended to be developed on a "stand-alone" basis over a period of time as dictated by market conditions.

All required off-site improvements for Union Hills Drive and 83rd Avenue have been approved by the City of Peoria and construction of same has either been completed (water and sewer) or is currently under way. Installation of perimeter landscape improvements along 83rd Avenue and Union Hills is to be constructed and maintained by each individual parcel owner in conjunction with the development of each Lot.

Exhibit "A" to New River Commerce Park P.A.D.

A FINAL PLAT FOR NEW RIVER COMMERCE PARK

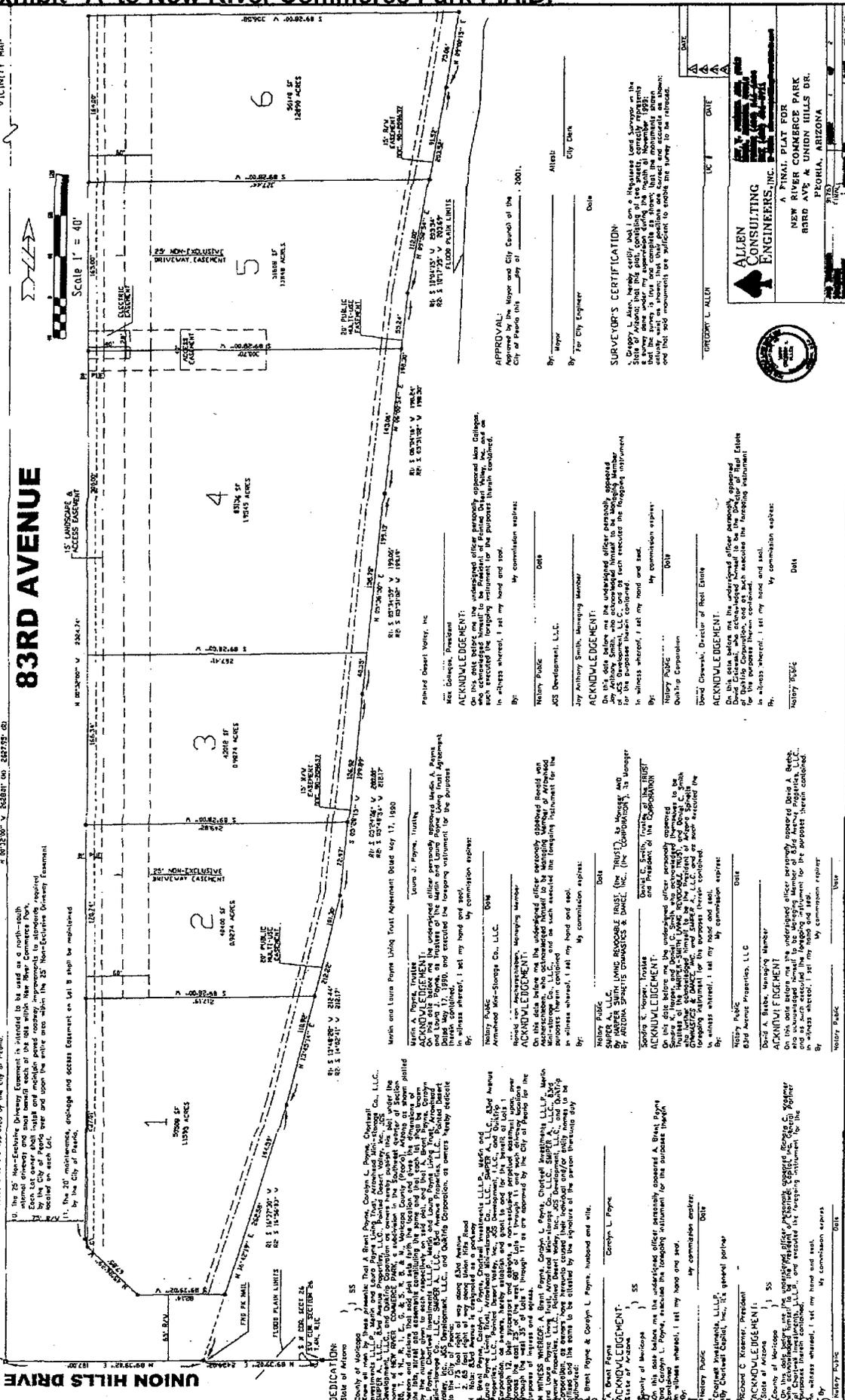
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER BASIN AND MERRIDIAN, MARICOPA COUNTY, ARIZONA.

- NOTES:**
- Reference this subdivision to D1901010 by Capital Hill Agency, dated April 21, 1999.
 - There shall be no building structures constructed within the easements.
 - This subdivision is subject to the City of Phoenix zoning ordinance.
 - Union Hills Drive is a dedicated easement.
 - 833rd Avenue is designated as a parkway.
 - Public utility easements are shown on this plat and shall be responsible to the public utility company.
 - Public utility easements are shown on this plat and shall be responsible to the public utility company.
 - The size of the west 15' of each of Lots 2 through 11 shall be maintained in accordance with the original plat and shall be maintained in accordance with the original plat.
 - The 35' Non-Exclusive Driveway Easement is intended to be used as a north-south driveway easement for the New River Commerce Park, and shall be maintained in accordance with the original plat and shall be maintained in accordance with the original plat.
 - Each lot owner shall install and maintain paved roadway within the easement required by the City of Phoenix over and upon the entire area within the 35' Non-Exclusive Driveway Easement located on each lot.
 - The 20' maintenance, easement and access easement on Lot 1 shall be maintained by the City of Phoenix.

CURVE DATA

NUMBER OF CURVES	1
CHORD BEARING	S 11° 10' 31" E 13.33'
CHORD DISTANCE	110.00' (CH. DIST. 2865, PC, 238, MOI)

NO BRASS CAP IN 4th QUANT. SECTION 26



ALIEN CONSULTING ENGINEERS, INC.

A FINAL PLAT FOR
NEW RIVER COMMERCE PARK
BRAND AVE & UNION HILLS DR.
PHOENIX, ARIZONA

DATE: _____



ACKNOWLEDGEMENT:
On this date before me the undersigned officer personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein contained.

ACKNOWLEDGEMENT:
On this date before me the undersigned officer personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein contained.

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Conceptual Plan

Exhibit "C" for the New River Commerce Park P.A.D.



4144 North
44th Street
Suite D
Phoenix, Arizona
85018
(602) 968-6378

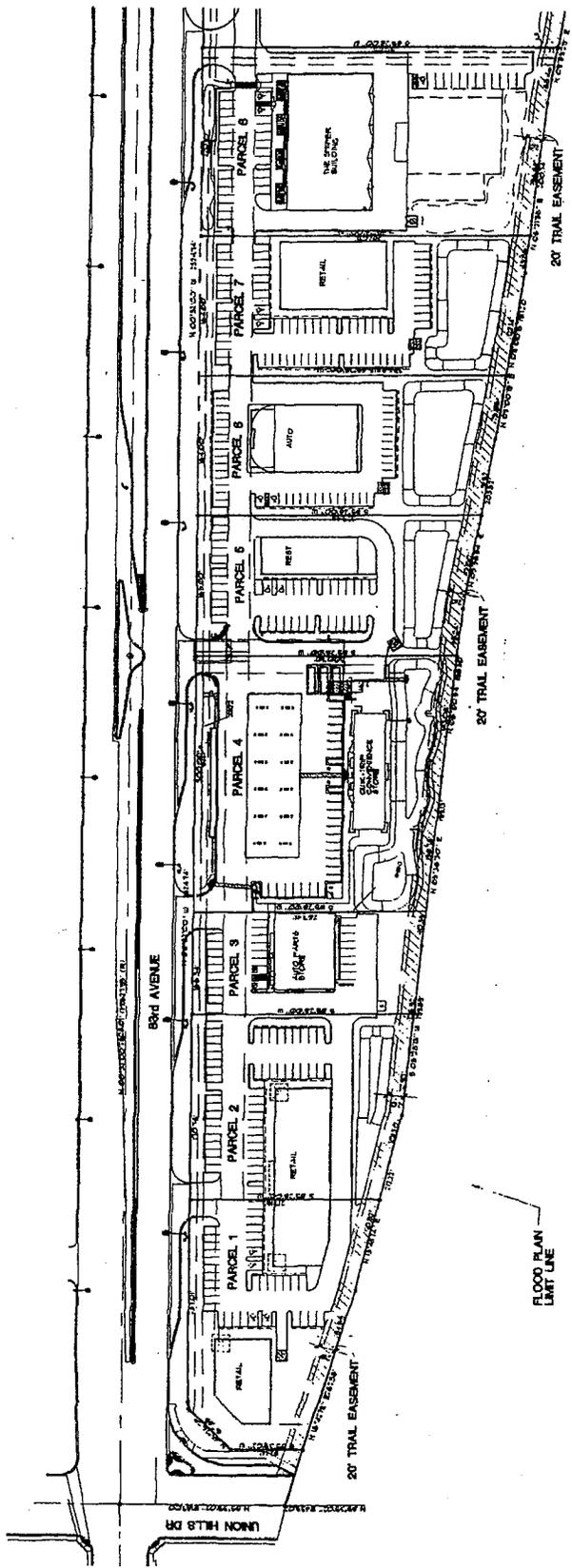
PAYNE
RESOURCES,
INC.
670 E. EYONAS
AVENUE
GILBERT, AZ
85234

NEW RIVER
COMMERCE
PARK - P.A.D.

NEC UNION
HILLS DRIVE &
88th AVENUE

PEORIA
AZ
7-18-08

A-1
of 1



LAND USES	ACRES	PERCENT
INTERMEDIATE COMMERCIAL USES	8.9	61.7%
LIGHT INDUSTRIAL USES	2.0	18.3%



VICINITY MAP
N.E.

CONCEPTUAL
SITE PLAN
1" = 600'

NEW RIVER

FLOOD PLAIN
LIMIT LINE

Exhibit "B" to New River Commerce Park P.A.D.

LEGAL DESCRIPTION
LOTS 1-8 BOUNDARY

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26,
THENCE SOUTH 89°39'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26,
2439.02 FEET,
THENCE NORTH 16°42'19" EAST, 67.99 FEET TO THE POINT OF BEGINNING;

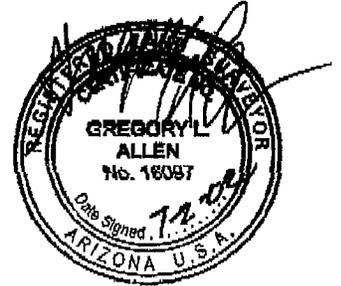
THENCE SOUTH 89°39'02" WEST, 82.14 FEET,
THENCE NORTH 45°26'29" WEST, 67.85 FEET TO THE BEGINNING OF A 1105.92 FOOT
RADIUS NON-TANGENT CURVE, CONCAVE TO THE EAST, A RADIAL TO SAID BEGINNING BEARS
SOUTH 74°29'54" WEST,
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°25'44" AN ARC
DISTANCE OF 8.28 FEET,
THENCE NON-TANGENT TO SAID CURVE, NORTH 00°32'00" WEST A DISTANCE OF 1587.19
FEET,
THENCE NORTH 89°28'00" EAST, 412.89 FEET,
THENCE SOUTH 09°59'29" WEST, 65.46 FEET,
THENCE SOUTH 06°21'55" WEST, 200.74 FEET,
THENCE SOUTH 09°00'15" WEST, 197.20 FEET,
THENCE SOUTH 09°58'54" WEST, 203.52 FEET,
THENCE SOUTH 06°00'54" WEST, 198.30 FEET,
THENCE SOUTH 05°36'20" WEST, 199.13 FEET,
THENCE SOUTH 05°28'13" WEST, 199.89 FEET,
THENCE SOUTH 13°45'14" WEST, 212.22 FEET,
THENCE SOUTH 16°42'19" WEST, 194.59 FEET TO THE POINT OF BEGINNING.



ALLEN CONSULTING ENGINEERS, INC.
 127 W. JUANITA, SUITE 212
 MESA, AZ 85210
 PHONE: (602) 844-1666
 FAX: (602) 464-5711

CLOSURE AND AREA CALCULATIONS REPORT

July 03, 2002
 G:\K\91767\91767.REP



***** BOUNDARY (BDY) *****

***** Closure: TOTAL BOUNDARY FOR LOTS 1-8 *****

Start Point	Bearing	Distance	End Point	End Point Stored Coordinates	
				North	East
159	S 89 39 02 W	82.14	159	10066.2609	10206.5401
160	N 45 26 29 W	67.85	160	10065.7599	10124.4016
380	N 74 29 54 E (R)	1105.92	381	10113.3661	10076.0563
381	S 74 55 38 W (R)	1105.92	161	10408.9420	11141.7457
161	N 00 32 00 W	1587.19	347	10121.3515	10073.8736
347	N 89 28 00 E	412.89	375	11708.4728	10059.0996
375	S 09 59 29 W	65.46	365	11712.3160	10471.9685
365	S 06 21 55 W	200.74	364	11647.8508	10460.6116
364	S 09 00 15 W	197.20	363	11448.3483	10438.3562
363	S 09 58 54 W	203.52	343	11253.5784	10407.4932
343	S 06 00 54 W	198.30	342	11053.1390	10372.2164
342	S 05 36 20 W	199.13	341	10855.9308	10351.4368
341	S 05 28 13 W	199.89	340	10657.7530	10331.9859
340	S 13 45 14 W	212.22	162	10458.7734	10312.9305
162	S 16 42 19 W	194.59	159	10252.6386	10262.4748
				10066.2609	10206.5401

Closure ERROR: N 58 10 51 W 0.0034 ft. 10066.2591 10206.5430
 Closure Precision: 1 / 1126292 0.0018 -0.0029

Arc Start Point	Delta	Arc Length	Tangent Length	Arc Center Point	Arc End Point	Radius Length
380	000 25 44	8.28	4.14	381	161	1105.92

BDY PERIMETER is 3829.39 feet.

AREA of BDY No. 1 is 474667.74 SF.....or 10.8969 Acres

Start Point	Bearing	Distance	End Point	End Point Stored Coordinates	
				North	East
			159	10066.2609	10206.5401
159	S 89 39 02 W	82.14	160	10065.7599	10124.4016
160	N 45 26 29 W	67.85	380	10113.3661	10076.0563
380	N 74 29 54 E (R)	1105.92	381	10408.9420	11141.7457
381	S 74 55 38 W (R)	1105.92	161	10121.3515	10073.8736
161	N 00 32 00 W	1587.19	347	11708.4728	10059.0996
347	N 89 28 00 E	412.89	375	11712.3160	10471.9685
375	S 09 59 29 W	65.46	365	11647.8508	10460.6116
365	S 06 21 55 W	200.74	364	11448.3483	10438.3562
364	S 09 00 15 W	197.20	363	11253.5784	10407.4932
363	S 09 58 54 W	203.52	343	11053.1390	10372.2164
343	S 06 00 54 W	198.30	342	10855.9308	10351.4368
342	S 05 36 20 W	199.13	341	10657.7530	10331.9859
341	S 05 28 13 W	199.89	340	10458.7734	10312.9305
340	S 13 45 14 W	212.22	162	10252.6386	10262.4748
162	S 16 42 19 W	194.59	159	10066.2609	10206.5401

Closure ERROR: N 58 10 51 W 0.0034 ft. 10066.2591 10206.5430
 Closure Precision: 1 / 1126292 0.0018 -0.0029

Arc Start Point	Delta	Arc Length	Tangent Length	Arc Center Point	Arc End Point	Radius Length
380	000 25 44	8.28	4.14	381	161	1105.92

BDY PERIMETER is 3829.39 feet.

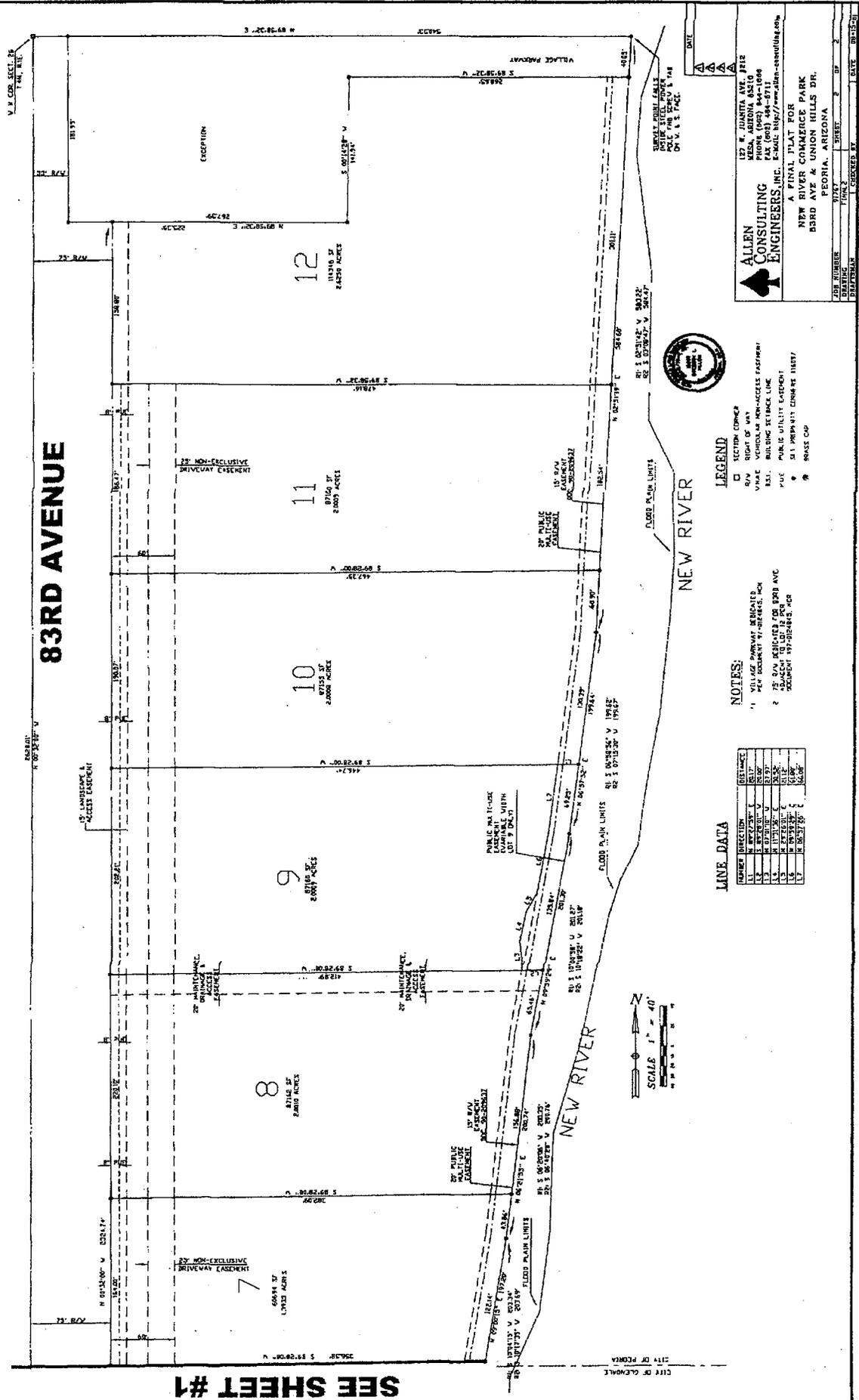
AREA of BDY No. 1 is 474667.74 SF.....or 10.8969 Acres

***** Report Summary *****

BOUNDARY Area = 949335.48 SF.....or 21.7937 Acres

END OF REPORT

**A FINAL PLAT FOR
NEW RIVER COMMERCE PARK**
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SEE SHEET #1

ALLEN CONSULTING ENGINEERS, INC.
A FINAL PLAT FOR
NEW RIVER COMMERCE PARK
83RD AVE & UNION HILLS DR.
PEORIA, ARIZONA

127 N. JUANITA AVE. #212
PEORIA, ARIZONA 85201
PHONE (602) 344-8800
FAX (602) 344-8711
E-MAIL: info@allen-engineers.com

JOB NUMBER: _____ SHEET: 2 OF 2
DATE: 08/15/11
DRAWN BY: _____ CHECKED BY: _____

LEGEND

- SECTION CORNER
- VOLUME POINT LOCATED PER SURVEY INSTRUMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY CORNER MARK
- ROAD CORNER

NOTES:

- VOLUME POINT LOCATED PER SURVEY INSTRUMENT
- AS SHOWN ON THIS PLAT
- DOCUMENT 197-20845, RCR

LINE DATA

LINE NO.	DIRECTION	LENGTH
1	N 89°23'00" E	151.77
2	N 89°23'00" E	151.77
3	N 89°23'00" E	151.77
4	N 89°23'00" E	151.77
5	N 89°23'00" E	151.77
6	N 89°23'00" E	151.77
7	N 89°23'00" E	151.77

