



119TH AVE & THOMAS RD | AVONDALE, ARIZONA

RIVER RUN



Property
Looking Southeast

**SUBJECT
SITE**



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



119TH AVE & THOMAS RD | AVONDALE, ARIZONA

RIVER RUN

LOCATION

River Run is located south of the southwest corner of 119th Avenue and Thomas Road in the City of Avondale, Arizona.

SIZE

±14.52 Acres

ASSESSOR PARCEL NUMBER

501-74-009B, 501-74-012F, 501-74-012J, 501-74-012M, 201-74-021C and 501-74-022A

ZONING

PAD | City of Avondale

[Planned Area Development Rezoning Application 6/18/18](#)

PRICE

Submit

TERMS

Cash

UTILITIES

Water: City of Avondale

Sewer: City of Avondale

Gas: Southwest Gas

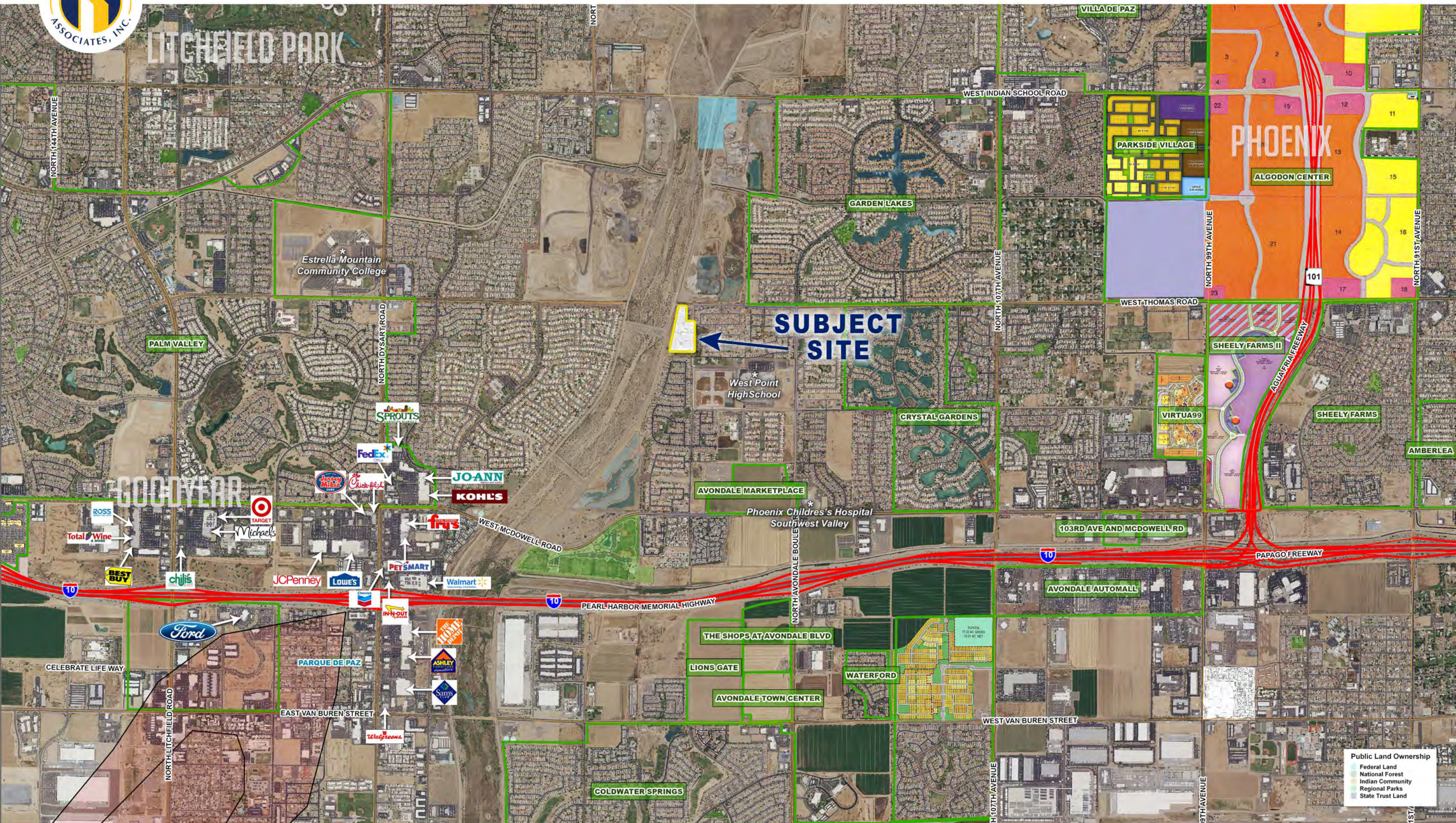
Power: APS

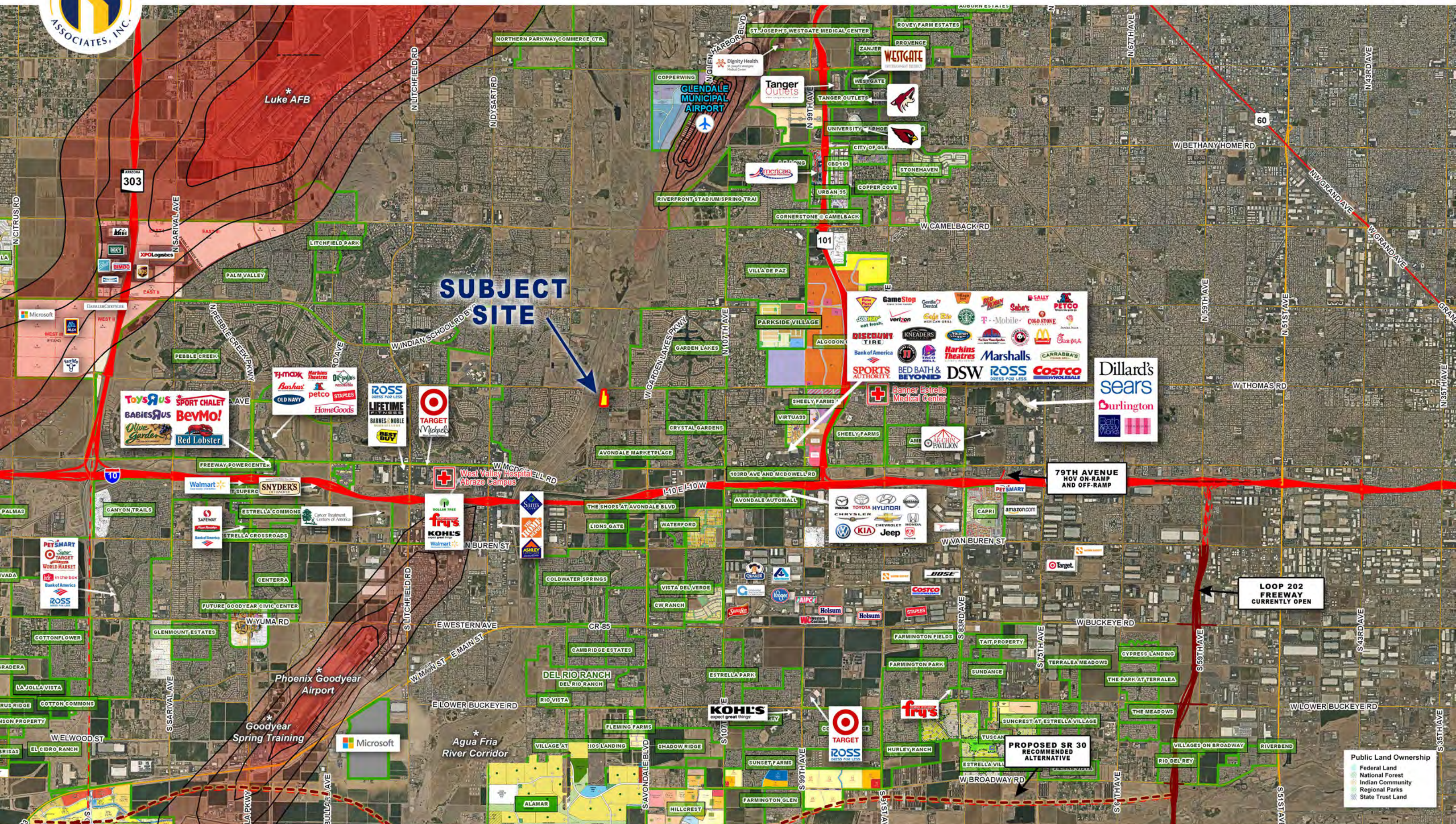
DUE DILIGENCE

[Please click to view](#)

COMMENTS

The Final Plat should be ready to go to City Council by late August. There is a City Council meeting scheduled for August 24th, per COA web site. Full CDs for all homes to convey with property.









AGUA FRIA RIVER

SUBJECT SITE

RIVER RUN

WEST POINT HIGH SCHOOL

AVONDALE BOULEVARD

ENCANTO BOULEVARD

RIVER RUN FINAL PLAT

SWC 119TH AVENUE AND THOMAS ROAD

A SUBDIVISION SITUATED IN A PORTION OF THE NORTHWEST QUARTER
OF SECTION 36 OF T.2N., R.1W., G. & S.R.B. & M.
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT VIRTUA RIVER RUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RIVER RUN", A SUBDIVISION, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RIVER RUN", A SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, STREET, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY CONVEYS TO THE PUBLIC FOR USE AS SUCH THE PUBLIC STREET KNOWN AS THOMAS ROAD. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

TRACT "A" IS HEREBY DECLARED AS A PRIVATE DRIVE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, PUBLIC UTILITIES AND FOR EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

TRACTS "B", "C", "D" AND "E" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A DRAINAGE, LANDSCAPE AND PUBLIC UTILITY EASEMENT ARE HEREBY DEDICATED OVER TRACTS "B", "C", "D" AND "E".

THE CITY IS HEREBY GRANTED AN EASEMENT FOR MAINTENANCE OF LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, HARDSCAPE AND RETENTION AREAS ON THOSE PORTIONS OF TRACTS "B", "C", & "D" SHOWN ON THE MAINTENANCE IMPROVEMENT DISTRICT. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF AVONDALE AT ANY SUCH TIME WHEN THE GRANTOR, ITS SUCCESSORS OR ASSIGNEES, INCLUDING A HOMEOWNERS ASSOCIATION FORMED OVER THIS SUBDIVISION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, IRRIGATION, DRAINAGE FACILITIES, RETENTION AREAS, AND/OR HARDSCAPING.

IN WITNESS WHEREOF: VIRTUA RIVER RUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF QUYNH PALOMINO, ITS MANAGER, THEREUNTO DULY AUTHORIZED.

BY: VIRTUA RIVER RUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER

BY: _____
MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

BEFORE ME THIS _____ DAY OF _____, 2019, QUYNH PALOMINO PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE MANAGER OF VIRTUA RIVER RUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS MANAGER BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

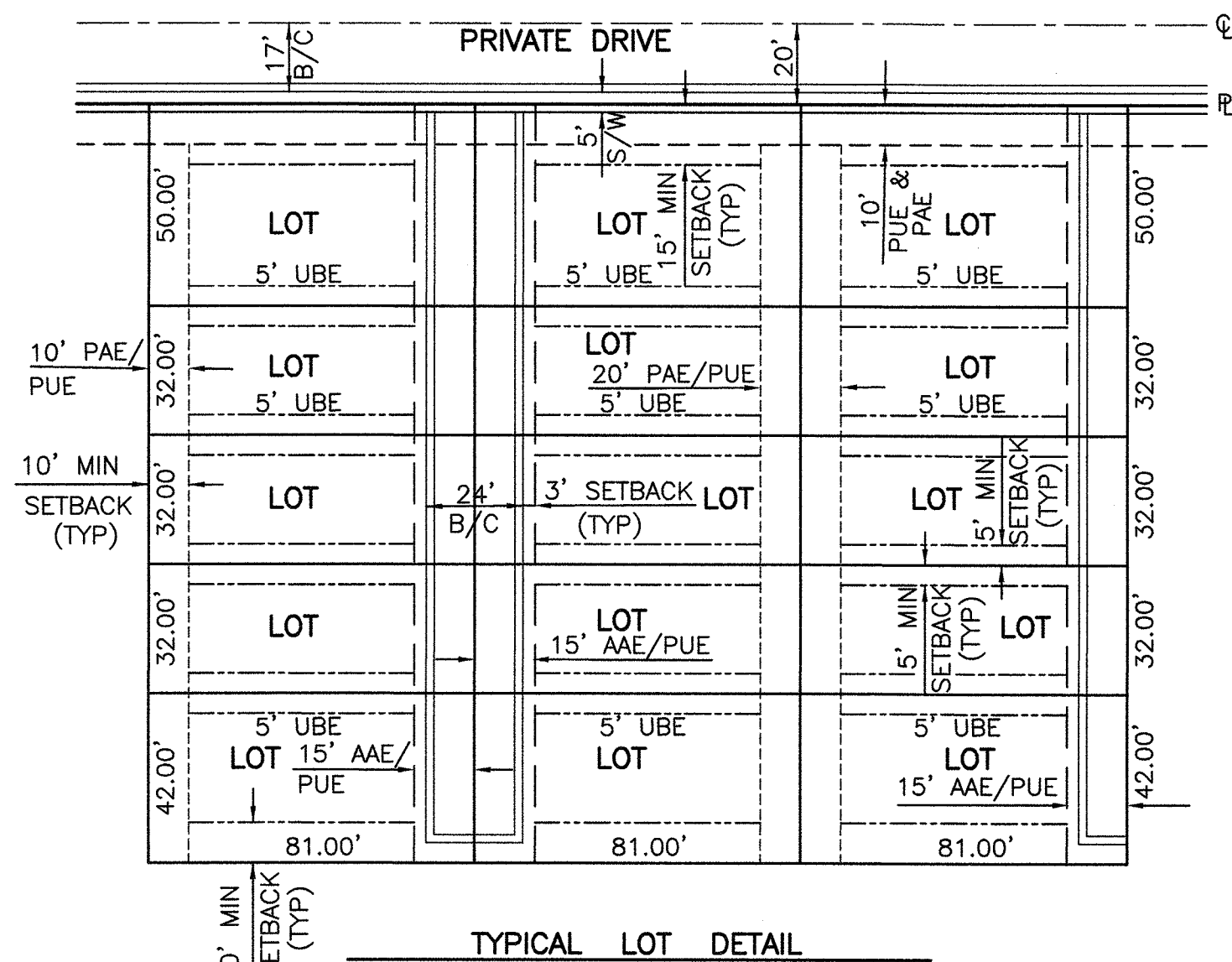
IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS AND ACCEPTANCE OF DEDICATION

APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE
_____ DAY OF _____, 2020

MAYOR _____ DATE _____
ATTEST, CITY CLERK _____ DATE _____
CITY ENGINEER _____ DATE _____



AAE/PUE = ALLEY ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
PAE/PUE = PEDESTRIAN ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
UBE = USE AND BENEFIT EASEMENT

LEGEND

- INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET M.A.G. STANDARD DETAIL 120-1
- INDICATES A POINT OF CONTROL. SET BRASS CAP (FLUSH). PER M.A.G. DET. 120-1-B.
- INDICATES SECTION/QUARTER CORNER
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES PEDESTRIAN ACCESS EASEMENT
- INDICATES SIDEWALK EASEMENT
- INDICATES VEHICULAR NON-ACCESS EASEMENT
- INDICATES EMERGENCY VEHICLE ACCESS EASEMENT
- INDICATES REFUSE COLLECTION EASEMENT
- INDICATES MAINTENANCE IMPROVEMENT DISTRICT (M.I.D.)
- INDICATES RIGHT-OF-WAY
- INDICATES MONUMENT LINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES LOT LINE
- INDICATES PUBLIC UTILITY EASEMENT LINE
- INDICATES PASEO ACCESS EASEMENT LINE
- INDICATES ALLEY ACCESS EASEMENT LINE

OWNER/DEVELOPER

VIRTUA RIVER RUN, LLC
17470 N PACESETTER WAY
SCOTTSDALE, AZ 85255
PHONE: (480) 347-0227

ENGINEER

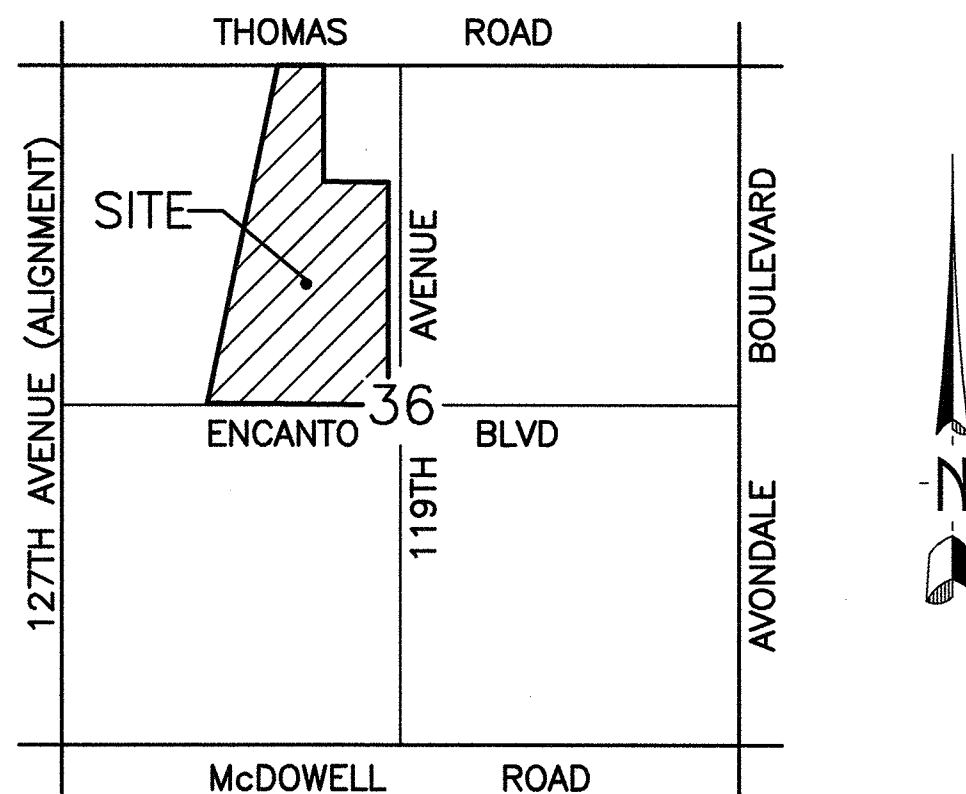
CLOUSE ENGINEERING INC.
5010 E SHEA BOULEVARD
SUITE 110
SCOTTSDALE, AZ 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310

BENCH MARK

FOUND BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THOMAS ROAD AND AVONDALE BOULEVARD. (CITY OF AVONDALE DESIGNATION 117) ELEVATION=1010.35 (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF 119TH AVENUE BETWEEN ENCANTO AVENUE AND THOMAS ROAD USING A BEARING OF N 00° 01' 22" E, ACCORDING TO THE FINAL PLAT FOR GARDEN PARK AS RECORDED IN BOOK 405 OF MAPS, PAGE 48, M.C.R.



VICINITY MAP
SECTION 36, T.2N., R.1W.

LOT NO.	LOT AREA (SQ.FT.)	LOT NO.	LOT AREA (SQ.FT.)	LOT NO.	LOT AREA (SQ.FT.)
1	3,402 S.F.	35	3,402 S.F.	69	4,050 S.F.
2	2,592 S.F.	36	2,592 S.F.	70	2,592 S.F.
3	4,050 S.F.	37	2,592 S.F.	71	2,592 S.F.
4	3,402 S.F.	38	4,050 S.F.	72	3,402 S.F.
5	2,592 S.F.	39	4,050 S.F.	73	3,402 S.F.
6	2,592 S.F.	40	2,592 S.F.	74	2,592 S.F.
7	2,592 S.F.	41	2,592 S.F.	75	2,592 S.F.
8	3,402 S.F.	42	2,592 S.F.	76	4,050 S.F.
9	3,402 S.F.	43	3,402 S.F.	77	4,050 S.F.
10	2,592 S.F.	44	3,402 S.F.	78	2,592 S.F.
11	2,592 S.F.	45	2,592 S.F.	79	2,592 S.F.
12	2,592 S.F.	46	2,592 S.F.	80	3,402 S.F.
13	3,402 S.F.	47	2,592 S.F.	81	3,402 S.F.
14	4,640 S.F.	48	4,050 S.F.	82	2,592 S.F.
15	2,592 S.F.	49	4,050 S.F.	83	2,592 S.F.
16	3,402 S.F.	50	2,592 S.F.	84	4,050 S.F.
17	3,402 S.F.	51	2,592 S.F.	85	4,050 S.F.
18	2,592 S.F.	52	3,402 S.F.	86	2,592 S.F.
19	2,592 S.F.	53	4,050 S.F.	87	2,592 S.F.
20	4,050 S.F.	54	2,592 S.F.	88	3,402 S.F.
21	4,050 S.F.	55	2,592 S.F.	89	3,402 S.F.
22	2,592 S.F.	56	3,402 S.F.	90	2,592 S.F.
23	2,592 S.F.	57	3,402 S.F.	91	2,592 S.F.
24	2,592 S.F.	58	2,592 S.F.	92	4,050 S.F.
25	3,402 S.F.	59	2,592 S.F.	93	4,050 S.F.
26	3,402 S.F.	60	4,050 S.F.	94	2,592 S.F.
27	2,592 S.F.	61	4,050 S.F.	95	2,592 S.F.
28	2,592 S.F.	62	2,592 S.F.	96	3,402 S.F.
29	2,592 S.F.	63	2,592 S.F.	97	3,402 S.F.
30	4,050 S.F.	64	3,402 S.F.	98	2,592 S.F.
31	4,050 S.F.	65	3,402 S.F.	99	4,050 S.F.
32	2,592 S.F.	66	2,592 S.F.	100	4,846 S.F.
33	2,592 S.F.	67	2,592 S.F.	101	3,669 S.F.
34	3,402 S.F.	68	4,050 S.F.	102	3,402 S.F.
				103	4,050 S.F.

TRACT	USE	AREA
TRACT "A"	PRIVATE DRIVE & P.U.E.	1.9177 Ac.
TRACT "B"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	2.9042 Ac.
TRACT "C"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	1.0454 Ac.
TRACT "D"	OPEN SPACE, LANDSCAPING, DRAINAGE, RETENTION & P.U.E.	0.8194 Ac.
TRACT "E"	LANDSCAPING & P.U.E.	0.0565 Ac.

NOTES

- ALL STORM DRAINS WITHIN THE SITE AND WITHIN A DRAINAGE EASEMENT SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS WILL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED ASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) 7' (BOTTOM OF TREE CANOPY)
- ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
- THIS PROJECT IS SUBJECT TO CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), "SINGLE FAMILY RESIDENTIAL DESIGN MANUAL", ZONING ORDINANCE, GENERAL PLAN, AND ANY APPLICABLE SPECIFIC PLANS WITH THE "NORTH AVONDALE SPECIFIC PLAN"
- A MAINTENANCE IMPROVEMENT DISTRICT (MID) IS PROVIDED FOR THIS SUBDIVISION AS RECORDED IN DOC. NUMBER 20170005105 & 20170006705 IN THE MARICOPA COUNTY RECORDER'S OFFICE.
- THE OWNER AND HOA HAVE AGREED TO OPERATE AND MAINTAIN ALL ROW LANDSCAPING. THE OWNER AND HOA ARE AWARE OF RECENTLY ADOPTED SB 1482.
- TRACT "A" SHALL BE A PRIVATE STREET. THE H.O.A. WILL OWN, OPERATE, AND MAINTAIN THE PRIVATE STREET SECTION AND ALL LANDSCAPING AND STREETLIGHTS IN THIS TRACT. THE H.O.A. WILL BE SOLELY RESPONSIBLE FOR SWEEPING OF PRIVATE STREETS. ALL INTERNAL STREETS ARE PRIVATE.
- OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF AVONDALE AN EASEMENT FOR INGRESS AND EGRESS, FOR REFUSE COLLECTION, FOR PUBLIC WATER AND SEWER, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT "A" AND THOSE AREAS DESIGNATED AS EMERGENCY ACCESS ON THIS PLAT.
- THE CITY OF AVONDALE HAS THE RIGHT TO MAINTAIN AND OPERATE PUBLIC WATER AND SEWER LINES IN THE PRIVATE STREETS. THE CITY OF AVONDALE IS NOT RESPONSIBLE FOR THE RESTORATION OF PRIVATE STREET IMPROVEMENTS REMOVED OR DAMAGED DURING MAINTENANCE OR OPERATION OF PUBLIC WATER AND SEWER LINES. THE H.O.A. SHALL BE SOLELY RESPONSIBLE FOR DAMAGE AND REPAIR OF THE PRIVATE STREET DURING OPERATIONS, MAINTENANCE AND REPAIR OF CITY WATER AND SEWER.
- ALL STREET LIGHTS ADJACENT TO TRACT "A" WILL BE OWNED, OPERATED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE REQUIRED TO KEEP THE STREETLIGHTS IN GOOD WORKING CONDITION AND ACTIVATED. A SEPARATE ELECTRIC METER AND BILL WILL BE PAID FOR BY THE H.O.A.
- ALL STORM DRAIN WITHIN THE SITE WILL BE OWNED, OPERATED AND MAINTAINED BY THE H.O.A.

USE AND BENEFIT EASEMENT

- LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE AFFECTED LOT) AND EXTENDING FROM THE FRONT STEM WALL OF THE AFFECTED LOT TO THE REAR GARAGE WALL OF THE AFFECTED LOT, ALL AS ILLUSTRATED ON THE TYPICAL USE BENEFIT EASEMENT DETAIL.
- THE UBE MAY BE USED a) BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND b) BY THE AFFECTED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALL AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
- PERMANENT HARDSCAPE STRUCTURES (EXCEPT SIDE WALLS) AS DEFINED BY THE COVENANTS, CONDITIONS, RESTRICTIONS ARE PROHIBITED WITHIN THE UBE.
- USES AND RESTRICTIONS, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.

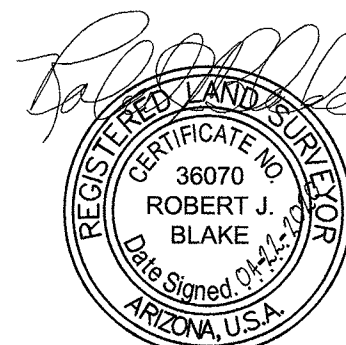
100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2019, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT J. BLAKE
REGISTERED LAND SURVEYOR #36070
ROBERT J. BLAKE
CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, ARIZONA, 85020
PHONE: (602) 395-9300



PLAN PREPARATION BLOCK

CASE # _____
SUBMITTAL # _____ PREPARATION DATE: _____
SUBMITTAL # _____ PREPARATION DATE: _____
SUBMITTAL # _____ PREPARATION DATE: _____

GROSS ACRES: 14.5116 TOTAL LOTS: 103

1" = 40'
DRAWING SCALE(S)

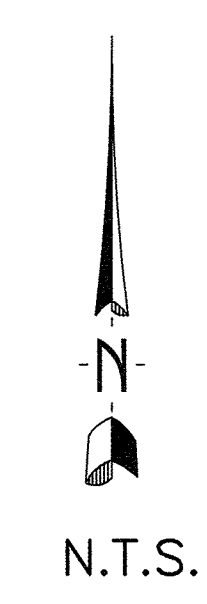
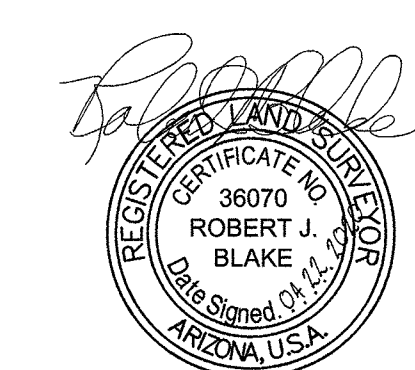
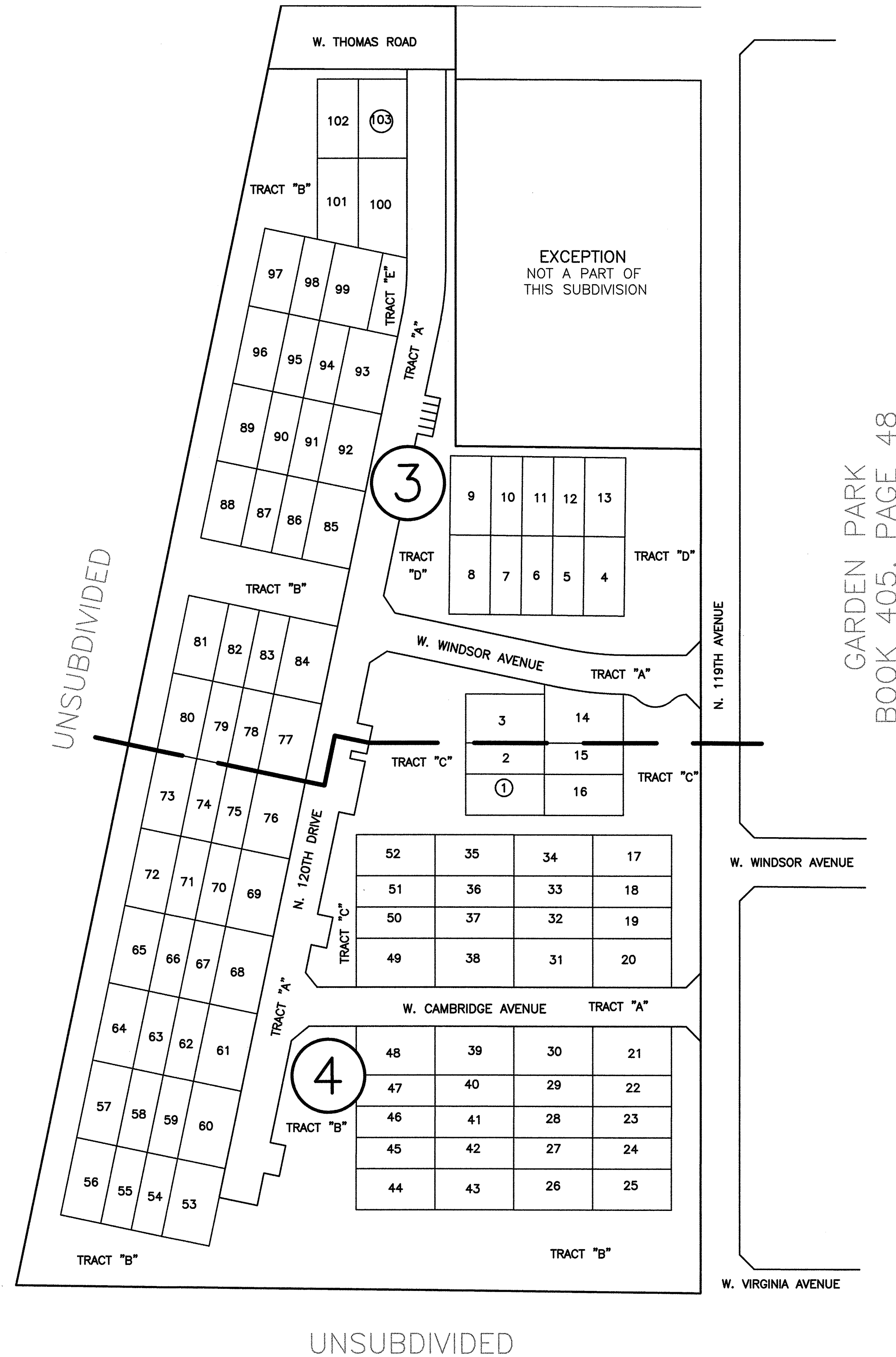
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
9010 E Shea Blvd, Ste 110 Scottsdale, Arizona 85254
Tel 602-395-9300 Fax 602-395-9310

DEVELOPER/OWNER: VIRTUA RIVER RUN, LLC
PROJECT NAME: RIVER RUN
PLAN TYPE: FINAL PLAT

SEALED

ORIGINAL PLAN DATE: 11-09-19
LATEST REVISION DATE: 04-22-2020
SHEET NUMBER: 1 OF 4
PROJECT NUMBER: 190703

RIVER RUN



- KEY MAP**
- DENOTES SHEET NO.
 - DENOTES BEGINNING & ENDING LOT NO.

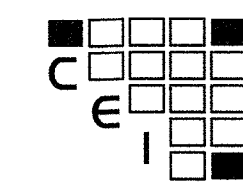
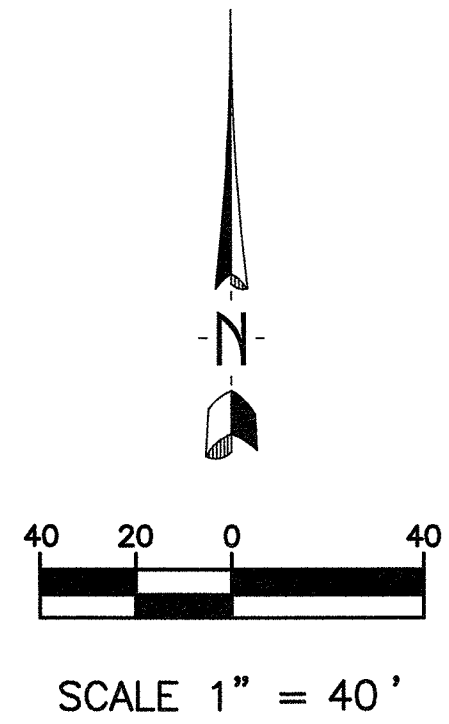
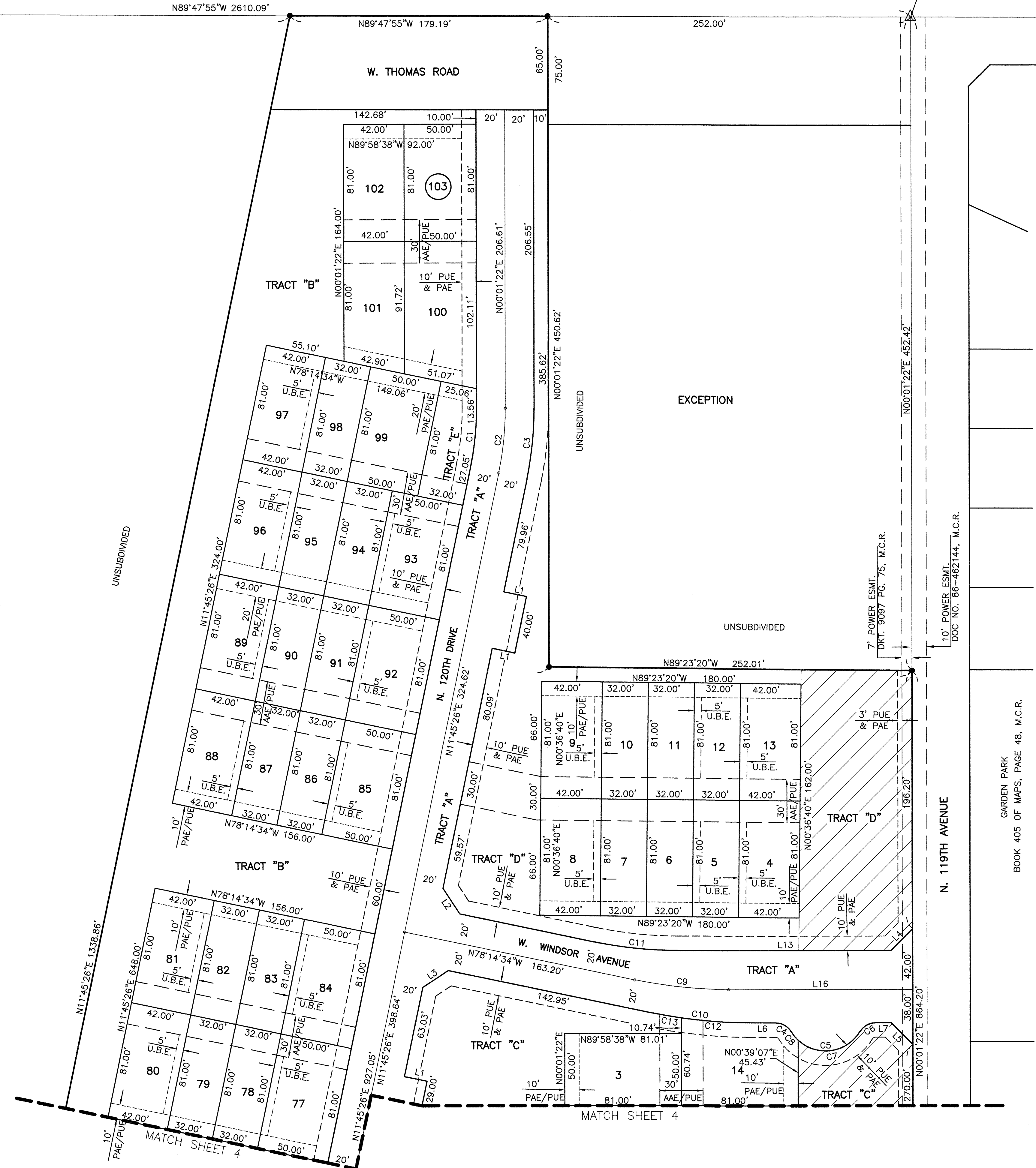
FINAL PLAT FOR RIVER RUN

NW COR
SEC 36
T2N, R1W
NOTHING FOUND OR SET

N 1/4 COR
SEC 36
T2N, R1W
FD 3" BC 1' DOWN

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	40.96'	200.00'	011°44'04"
C2	45.06'	220.00'	011°44'04"
C3	49.15'	240.00'	011°44'04"
C4	12.90'	12.58'	058°45'23"
C5	57.43'	28.00'	117°30'47"
C6	12.90'	12.58'	058°45'23"
C7	49.73'	28.00'	101°45'39"
C8	7.70'	28.00'	015°45'08"
C9	65.54'	320.00'	011°44'04"
C10	69.63'	340.00'	011°44'04"
C11	61.44'	300.00'	011°44'04"
C12	47.45'	340.00'	007°59'45"
C13	22.19'	340.00'	003°44'19"

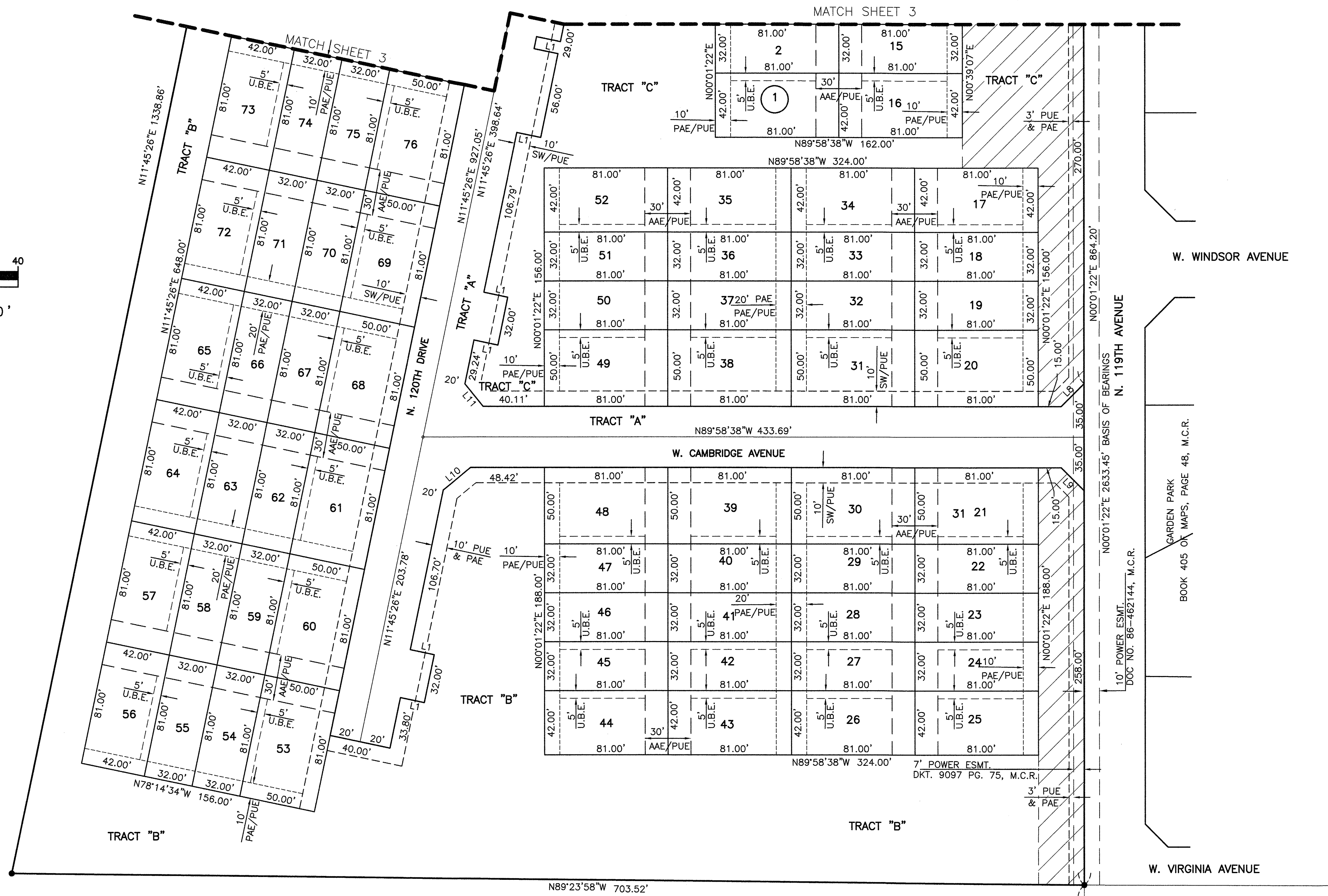
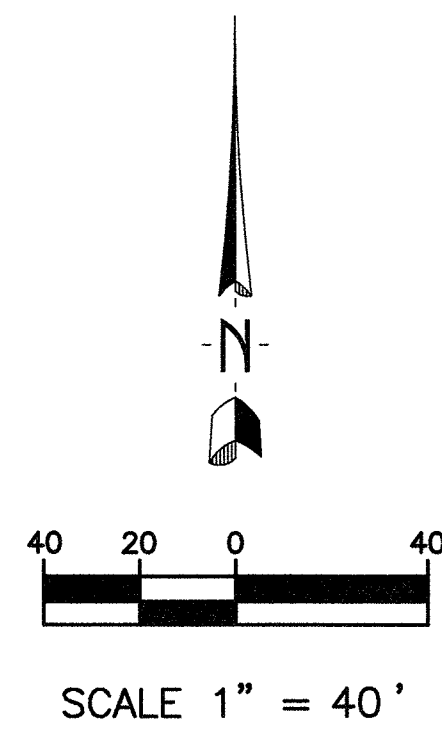
LINE TABLE		
LINE #	LENGTH	BEARING
L1	16.00'	N78°14'34"W
L2	21.21'	N33°14'34"W
L3	21.21'	N56°45'26"E
L4	21.21'	N45°01'22"E
L5	21.21'	N44°58'38"W
L6	18.11'	N89°58'38"W
L7	10.81'	N89°58'38"W



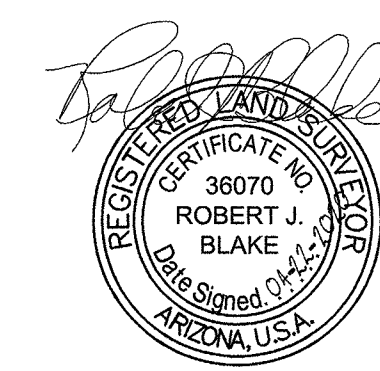
Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.
190703
SH. 3
OF 4

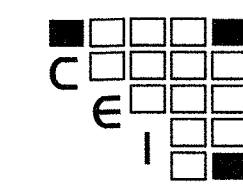
FINAL PLAT FOR RIVER RUN



LINE TABLE		
LINE #	LENGTH	BEARING
L1	16.00'	N78°14'34"W
L8	21.21'	N45°01'22"E
L9	21.21'	N44°58'38"W
L10	23.27'	N50°53'24"E
L11	18.93'	N39°06'36"W
L12	93.78'	S78°14'34"E
L13	146.45'	S89°58'38"E
L14	50.99'	N78°14'34"W
L15	53.91'	N78°14'34"W
L16	127.75'	S89°58'38"E
L17	63.03'	N11°45'26"E
L18	258.00'	N00°01'22"E



CENTER
5" x 3/8"
T2N, R1W
FD 3" BC FLUSH



Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.
190703
SH. 4
OF 4