



Council Meeting: April 29, 2008

SUBJECT: Approval of Final Map (Tract No. 9997, Moffett Towers Lot 3) – A Six Lot Subdivision at H Street by Moffett Towers Lot 3 LLC.

BACKGROUND

Moffett Towers Lot 3 LLC proposes to subdivide an existing lot into five building lots for four office buildings and one amenity building, with one common lot in the area surrounding all five buildings. The tentative map was approved by the Community Development Department at their Administrative Hearing on April 16, 2008.

Location:	H Street
Zoning:	MP-TOD/MP-I (Moffett Park TOD / Moffett Park Industrial)
Number of Lots:	5 building lots and 1 common lot
Area:	28.699 acres

DISCUSSION

Tract No. 9997 is a resubdivision of Lot 3 of Tract No. 9800 previously approved by the City Council on April 11, 2006 (Report to Council No. 06-089).

The final map for Tract No. 9997 has been examined by the Public Works Department staff and found to be in conformance with Sunnyvale Municipal Code Title 18 Subdivision and the State of California “Subdivision Map Act”. The developer will execute the subdivision agreement and comply with provisions stipulated in the agreement. The developer shall furnish all related documentation and fee payments prior to map recordation.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, in the Council Chambers lobby, in the Office of the City Clerk, at the Library, Senior Center, Community Center, and Department of Public Safety; posting the agenda and report on the City's Web site; and making the report available at the Library and the Office of the City Clerk.

RECOMMENDATION

City staff recommends that the City Council approve the final map for Tract No. 9997; authorize the Mayor to sign the subdivision agreement upon: developer's signatures, submittal of improvement securities (if applicable), payment of development fees, and submittal of other documents deemed necessary by the Director of Public Works; and direct the City Clerk to forward the final map for recordation.

Reviewed by:

Marvin A. Rose, Director, Public Works
Prepared by: Bennett Chun, Civil Engineer

Approved by:

Amy Chan
City Manager

ATTACHMENT

Final Map

TRACT NO. 9997

MOFFETT TOWERS (LOT 3)

CONSISTING OF 7 SHEETS

BEING A RESUBDIVISION OF LOT 3 AS SHOWN ON MAP OF TRACT NO. 9800 ENTITLED "MOFFETT PARK SUBDIVISION", FILED JUNE 14, 2006, IN BOOK 802 OF MAPS AT PAGES 7 THROUGH 14 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY.

LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

DATE: APRIL 2008



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION, AS SHOWN WITHIN THE DISTINCTIVE BORDER;

THE SUBDIVIDER CONTINUES TO BE BOUND BY THE TERMS AND CONDITIONS OF ALL RECORDED AGREEMENTS FOR THE SITE, INCLUDING BUT NOT LIMITED TO SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS, AND GREEN BUILDING AGREEMENTS, TO THE EXTENT THESE AGREEMENTS ARE APPLICABLE TO MOFFETT TOWERS LOT 1 TRACT NO. 9800 IN BOOK 802 OF MAPS AT PAGE 7 THROUGH 14 INCLUSIVE, AND MOFFETT TOWERS LOT 3 TRACT NO. 9800 IN BOOK 802 OF MAPS AT PAGE 7 THROUGH 14 INCLUSIVE INCLUDING ALL COMMON LOTS;

WE ALSO HEREBY RESERVE, LOT C (COMMON AREA), FOR THE BENEFIT FOR THE ADJOINING LOT BEING THE LANDS OF MOFFETT PARK SUBDIVISION (PARCEL A, DOC. 19303928) AND FOR LOT B (COMMON AREA).

WE ALSO HEREBY RESERVE, LOT B (COMMON AREA), FOR THE BENEFIT OF PARCELS 4 THROUGH 7 INCLUSIVE.

"LOT B", DESIGNATED ON THE HEREIN MAP, IS COMMON AREA FOR THE EXCLUSIVE USE OF THE RESIDENTS AND VISITORS OF TRACT NO. 9997. IT CONTAINS, BUT IS NOT LIMITED TO, PRIVATE INGRESS/EGRESS ACCESS, PRIVATE WALKWAYS, PRIVATE PARKING, PRIVATE UTILITIES, EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITIES. "LOT B WILL BE CONVEYED TO THE COMMERCIAL ASSOCIATION.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, CONDUITS, GAS, WATER, STORM DRAIN, SANITARY SEWER, HEAT MAINS AND ALL APPURTENANCES THERETO ABOVE, UNDER, UPON, OR OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "P.W.E." (PUBLIC WATER EASEMENT). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES.

"LOT C" IS A COMMON LOT NOT TO BE SOLD, AND OWNERSHIP AND MAINTENANCE WILL BE SHARED BY ALL PARCELS AS SHOWN ON THAT PARCEL MAP LOT 1 RECORDED ON _____

AS OWNER:

MOFFETT TOWERS LOT 3 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

BY: _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____)SS.

ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____
NOTARY NAME: _____
MY COMMISSION EXPIRES: _____
NOTARY COMMISSION NUMBER: _____
COUNTY OF PRINIPAL PLACE OF BUSINESS: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MOFFETT TOWERS LOT 3 LLC, ON JANUARY 2008. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; AND THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE JANUARY 31, 2010; AND THAT ALL MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

MARTIN PARISSENTI
R.C.E. 30747
EXP. 3-31-2010

SOILS REPORT NOTE

SOILS REPORTS ON THIS PROPERTY HAVE BEEN PREPARED BY TRC LOWNEY. REPORT NO. 1517-3A, DATED JANUARY 6, 2006 AND REPORT NO. 1517-3 DATED AUGUST 12, 2005, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SUNNYVALE.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE _____

BY: _____
MARVIN ROSE, CITY ENGINEER
R.C.E. NO. 30831, EXP. 03/31/2010
CITY OF SUNNYVALE, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, DULY APPROVED THE HEREIN PARCEL MAP OF THE TRACT NO. 9997 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL STREETS AND EASEMENTS OFFERED FOR DEDICATION TO THE PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION

GAIL T. BORKOWSKI, CITY CLERK
OF THE CITY OF SUNNYVALE, CALIFORNIA

DATE _____

BY: _____
GAIL T. BORKOWSKI

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF BKF ENGINEERS.

FILE NO.: _____

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FEE: \$ _____ PAID

BY: _____
DEPUTY

TRACT NO. 9997

MOFFETT TOWERS (LOT 3)

CONSISTING OF 7 SHEETS

BEING A RESUBDIVISION OF LOT 3 AS SHOWN ON MAP OF TRACT NO. 9800 ENTITLED "MOFFETT PARK SUBDIVISION", FILED JUNE 14, 2006, IN BOOK 802 OF MAPS AT PAGES 7 THROUGH 14 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY.

LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1"=200'

DATE: APRIL 2008



ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CALIFORNIA 95110

BASIS OF BEARINGS

THE BEARING N00°03'40"E OF THE WESTERLY LINE OF THE SUBJECT SITE, BETWEEN FOUND IRON PIPE MONUMENTS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED AUGUST 10, 1984 IN BOOK 532 OF MAPS AT PAGES 36-40, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTES

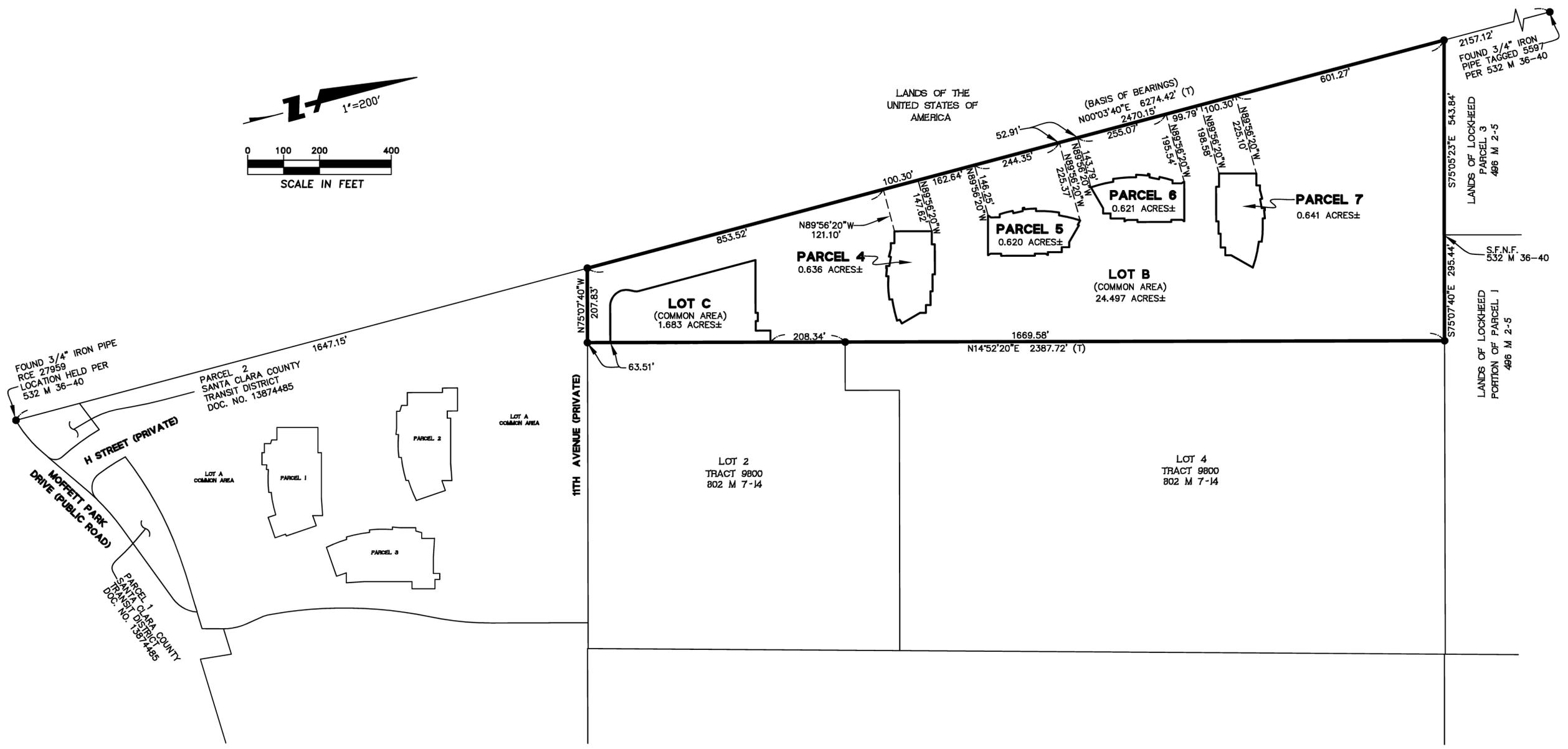
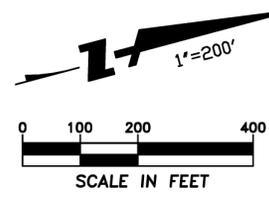
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 28.70 ACRES MORE OR LESS.

ALL EXISTING EASEMENTS ARE SHOWN ON SHEETS 3 OF 7, AND 4 OF 7.

LEGEND

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "RCE 30747", PER TRACT NO. 9800, 802 M 7-14, UNLESS OTHERWISE NOTED
- DISTINCTIVE BOUNDARY LINE
- (T) TOTAL DISTANCE
- DOC. NO. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS



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MOFFETT TOWERS (LOT 3)

CONSISTING OF 7 SHEETS

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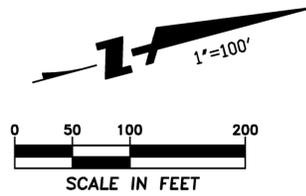
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1"=100' DATE: APRIL 2008

BKF ENGINEERS-SURVEYORS-PLANNERS
1650 TECHNOLOGY DRIVE, SUITE 850
SAN JOSE, CALIFORNIA 95110

LEGEND

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "RCE 30747", PER TRACT NO. 9800, 802 M 7-14, UNLESS OTHERWISE NOTED
- DISTINCTIVE BOUNDARY LINE
- - - EASEMENT LINE
- (T) TOTAL DISTANCE
- DOC. NO. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- (R) RADIAL BEARING
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.R.U.E. PRIVATE ROADWAY AND UTILITY EASEMENT
- P.W.E. PUBLIC WATER EASEMENT

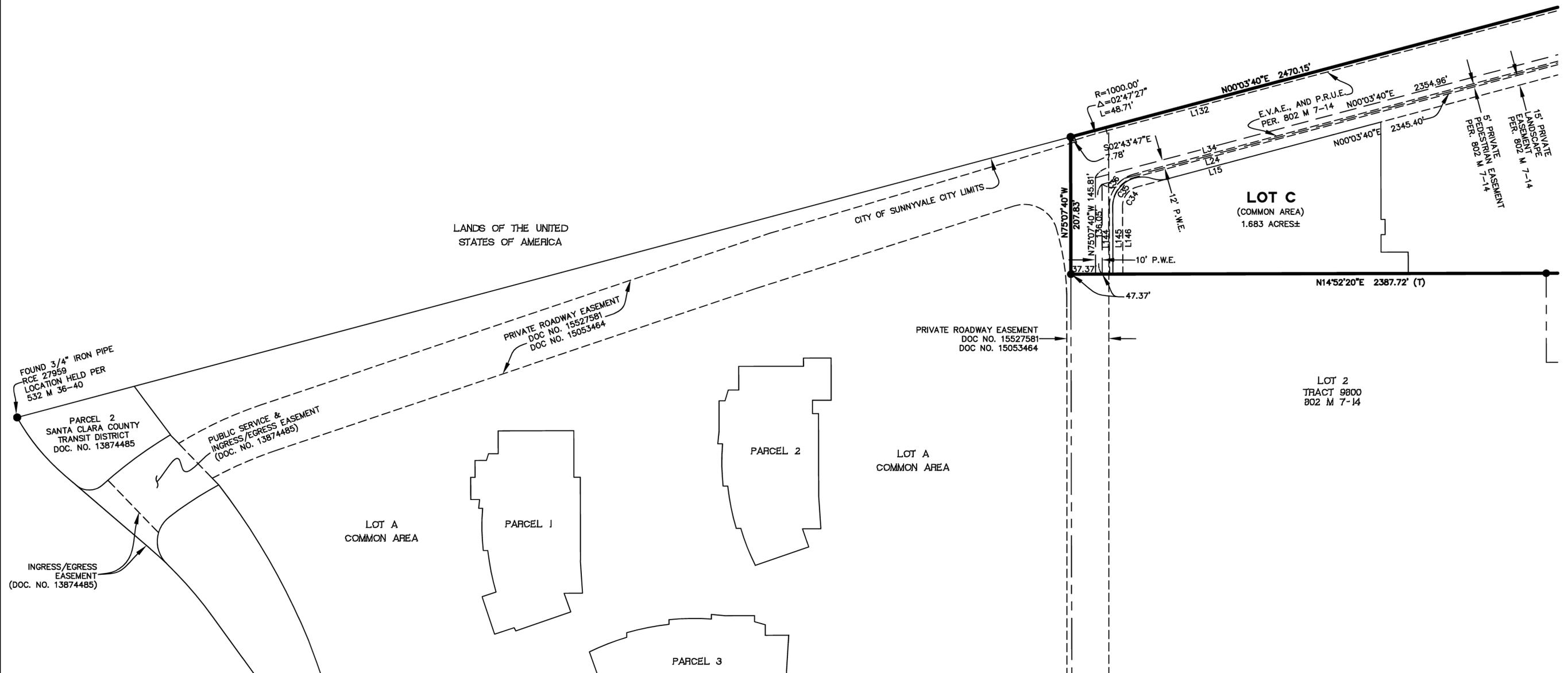


LINE TABLE		
PT. NO.	BEARING	LENGTH
L15	N00°03'40"E	2064.79
L24	N00°03'40"E	2064.79
L34	N00°03'40"E	2064.79
L132	S00°03'40"W	2087.98
L144	S75°14'32"E	102.93'
L145	S75°14'32"E	102.95'
L146	S75°14'32"E	102.97'

CURVE TABLE			
PT. NO.	RADIUS	DELTA	LENGTH
C34	30.00	75°18'12"	39.43
C35	45.00	75°18'12"	59.14
C36	50.00	75°18'12"	65.71

NOTES

ALL DIMENSIONS FOR LOTS A AND B ARE SHOWN ON SHEETS 5 OF 7.



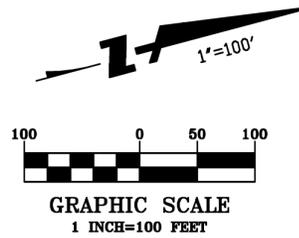
SEE SHEET 4 OF 7

LEGEND

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "RCE 30747", PER TRACT NO. 9800, 802 M 7-14, UNLESS OTHERWISE NOTED
- DISTINCTIVE BOUNDARY LINE
- - - PROPOSED EASEMENT LINE
- (T) TOTAL DISTANCE
- DOC. NO. DOCUMENT NUMBER
- O.R. OFFICIAL RECORDS
- (R) RADIAL BEARING
- S.F.N.F. SEARCHED FOR NOT FOUND
- P.U.E. PRIVATE UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.R.U.E. PRIVATE ROADWAY AND UTILITY EASEMENT
- P.W.E. PUBLIC WATER EASEMENT

NOTES

ALL DIMENSIONS FOR LOTS 1, 2, 3, 4 AND LOT B ARE SHOWN ON SHEETS 6 OF 7, AND 7 OF 7.



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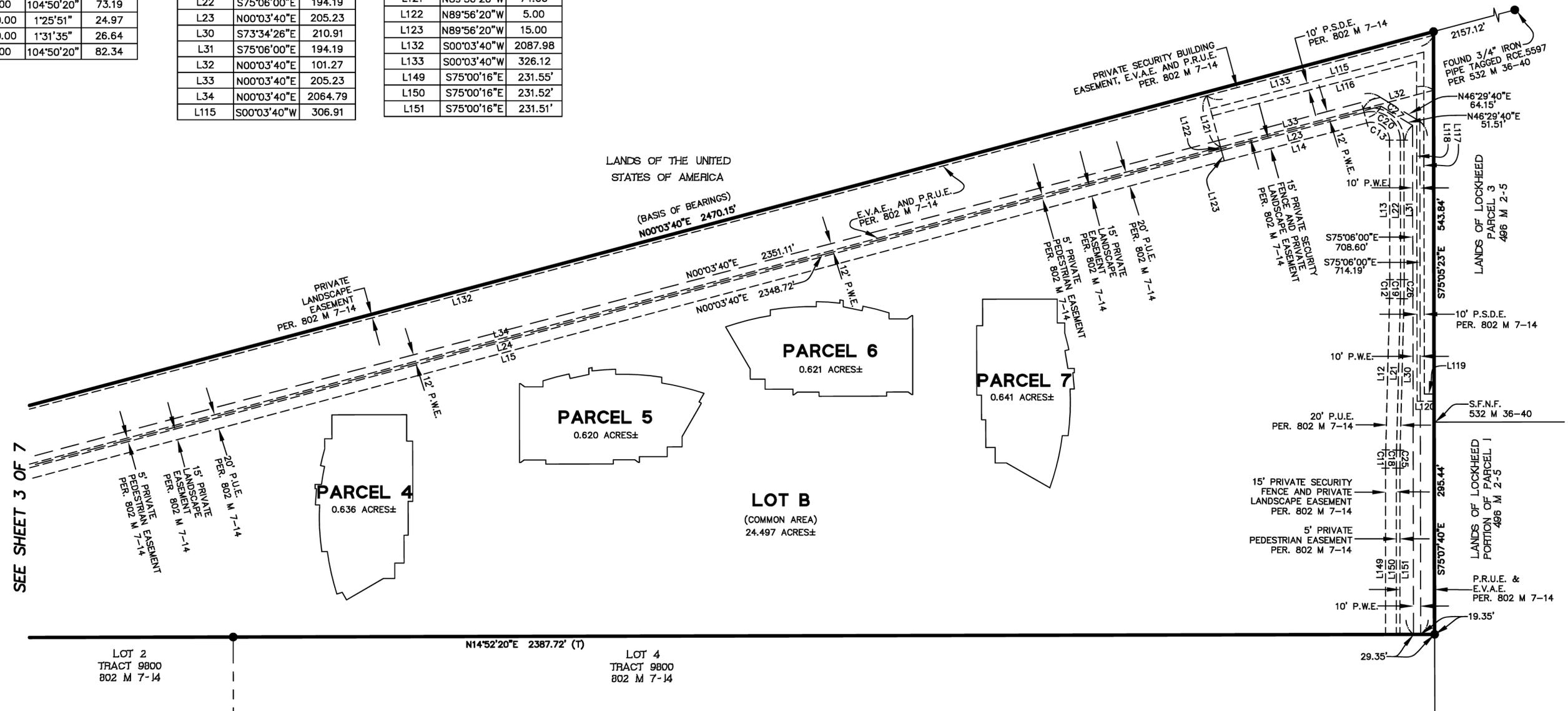
SCALE: 1"=100' DATE: APRIL 2008



CURVE TABLE			
PT. NO.	RADIUS	DELTA	LENGTH
C11	1020.00	1°25'51"	25.47
C12	980.00	1°31'35"	26.11
C13	25.00	104°50'20"	45.74
C18	1005.00	1°25'51"	25.10
C19	995.00	1°31'35"	26.51
C20	40.00	104°50'20"	73.19
C25	1000.00	1°25'51"	24.97
C26	1000.00	1°31'35"	26.64
C27	45.00	104°50'20"	82.34

LINE TABLE		
PT. NO.	BEARING	LENGTH
L12	S73°34'26"E	210.91
L13	S75°06'00"E	194.19
L14	N00°03'40"E	205.23
L15	N00°03'40"E	2064.79
L21	S73°34'26"E	210.91
L22	S75°06'00"E	194.19
L23	N00°03'40"E	205.23
L30	S73°34'26"E	210.91
L31	S75°06'00"E	194.19
L32	N00°03'40"E	101.27
L33	N00°03'40"E	205.23
L34	N00°03'40"E	2064.79
L115	S00°03'40"W	306.91

LINE TABLE		
PT. NO.	BEARING	LENGTH
L116	S00°03'40"W	293.92
L117	S75°06'00"E	476.13
L118	S75°06'00"E	473.14
L119	S14°52'20"W	13.57
L120	S14°52'20"W	23.56
L121	N89°56'20"W	74.00
L122	N89°56'20"W	5.00
L123	N89°56'20"W	15.00
L132	S00°03'40"W	2087.98
L133	S00°03'40"W	326.12
L149	S75°00'16"E	231.55'
L150	S75°00'16"E	231.52'
L151	S75°00'16"E	231.51'



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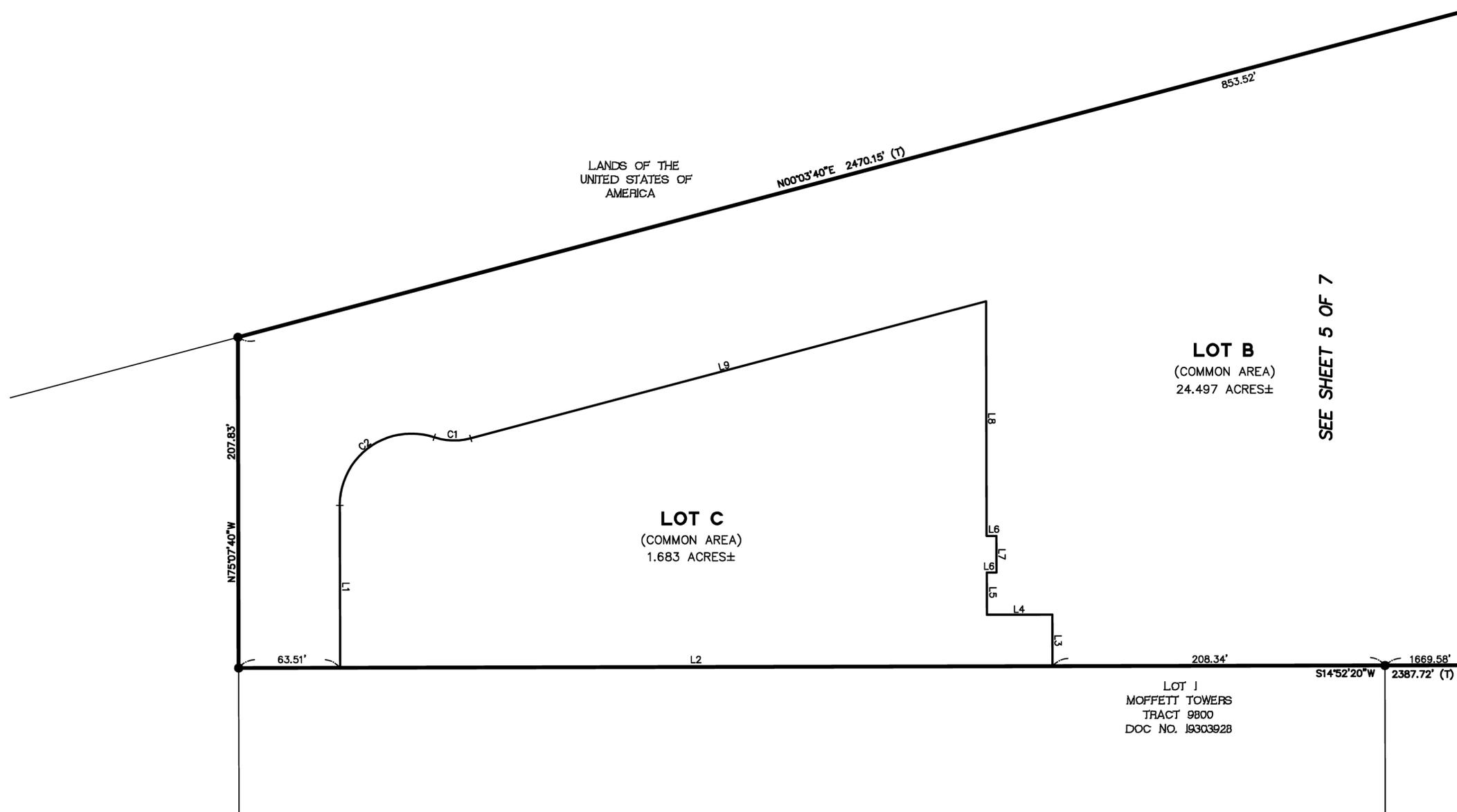
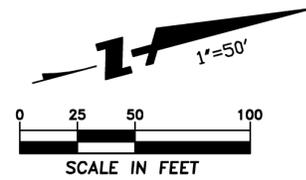
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1"=50' DATE: APRIL 2008



LEGEND

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG AND TACK, STAMPED "RCE 30747", PER TRACT NO. 9800, 802 M 7-14
- DISTINCTIVE BOUNDARY LINE
- (T) TOTAL DISTANCE
- (R) RADIAL BEARING



NOTE:
THIS LINE AND CURVE TABLE DATA IS FOR SHEET 5 OF 7 ONLY.

LINE	BEARING	LENGTH
L1	N75°07'40"W	102.03'
L2	N14°52'20"E	446.29'
L3	N75°07'40"W	32.44'
L4	N14°52'20"E	41.00'
L5	N75°07'40"W	26.50'
L6	N14°52'20"E	6.08'
L7	N75°07'40"W	23.00'
L8	N75°07'40"W	147.45'
L9	N00°03'40"E	334.18'

CURVE	RADIUS	DELTA	LENGTH
C1	40.00'	33°19'22"	23.26'
C2	45.00'	108°30'42"	85.22'

SEE SHEET 5 OF 7

TRACT NO. 9997

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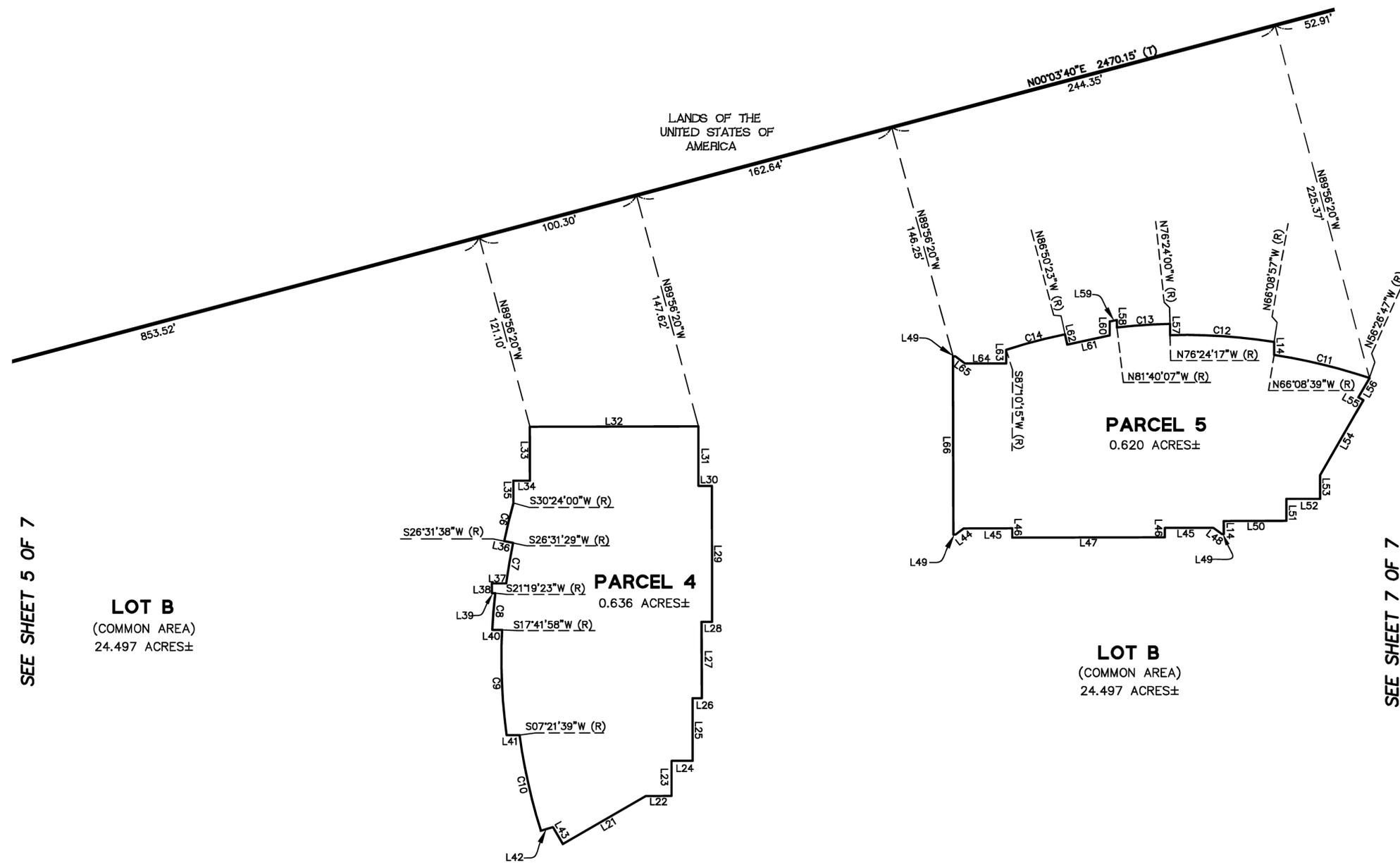
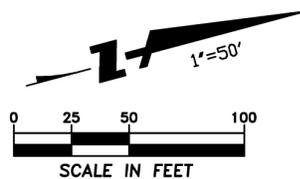
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SCALE: 1"=50' DATE: APRIL 2008



LEGEND

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- DISTINCTIVE BOUNDARY LINE
- (T) TOTAL DISTANCE
- (R) RADIAL BEARING



NOTE:
THIS LINE AND CURVE TABLE DATA IS FOR SHEET 6 OF 7 ONLY.

LINE TABLE		
LINE	BEARING	LENGTH
L14	N75°07'40"W	8.00'
L21	N15°07'40"W	59.20'
L22	N14°52'20"E	15.78'
L23	N75°07'40"W	21.58'
L24	N14°52'20"E	13.00'
L25	N75°07'40"W	38.67'
L26	N14°52'20"E	5.75'
L27	N75°07'40"W	47.12'
L28	N14°52'20"E	6.50'
L29	N75°07'40"W	83.88'
L30	N14°52'20"E	8.25'
L31	N75°07'40"W	36.75'
L32	N14°52'20"E	103.75'
L33	N75°07'40"W	33.25'
L34	N14°52'21"E	10.25'
L35	N75°07'40"W	13.78'
L36	N26°41'54"E	5.50'
L37	N14°52'20"E	8.80'
L38	N75°07'40"W	6.00'
L39	N14°52'20"E	2.02'
L40	N14°52'47"E	5.99'
L41	N14°52'20"E	7.97'
L42	N01°55'26"W	7.84'
L43	N74°52'20"E	12.08'
L44	N21°59'52"W	6.25'
L45	N14°52'20"E	29.92'
L46	N75°07'40"W	5.75'
L47	N14°52'20"E	94.00'
L48	N51°44'32"E	6.25'
L49	N14°52'20"E	1.33'
L50	N14°52'20"E	38.67'
L51	N75°07'40"W	13.50'
L52	N14°52'20"E	20.75'
L53	N75°07'40"W	14.59'
L54	N45°07'40"W	53.40'
L55	N44°52'20"E	3.50'
L56	N45°07'38"W	13.74'
L57	N75°07'40"W	7.00'
L58	N75°07'40"W	4.64'
L59	N02°45'51"E	4.60'
L60	N75°08'26"W	8.55'
L61	N02°44'48"E	26.76'
L62	N87°15'28"W	6.51'
L63	N75°07'40"W	8.36'
L64	N14°52'20"E	25.42'
L65	N51°44'32"E	7.50'
L66	N75°07'40"W	110.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C6	358.50'	03°52'22"	24.23'
C7	353.00'	04°06'37"	25.32'
C8	359.00'	03°37'25"	22.70'
C9	360.00'	10°22'00"	65.14'
C10	360.00'	09°38'35"	60.59'
C11	357.58'	09°41'52"	60.52'
C12	358.88'	10°15'20"	64.24'
C13	357.10'	05°16'07"	32.84'
C14	358.41'	05°59'22"	37.47'

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

208.34' S14°52'20"W 2387.72' (T)

LOT 1
MOFFETT TOWERS
TRACT 9800
DOC NO. 1930392B

1669.58'

LOT 2
TRACT 9800
802 M 7-14

TRACT NO. 9997

MOFFETT TOWERS (LOT 3)

CONSISTING OF 7 SHEETS

BEING A RESUBDIVISION OF LOT 3 AS SHOWN ON MAP OF TRACT NO. 9800 ENTITLED "MOFFETT PARK SUBDIVISION", FILED JUNE 14, 2006, IN BOOK 802 OF MAPS AT PAGES 7 THROUGH 14 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY.

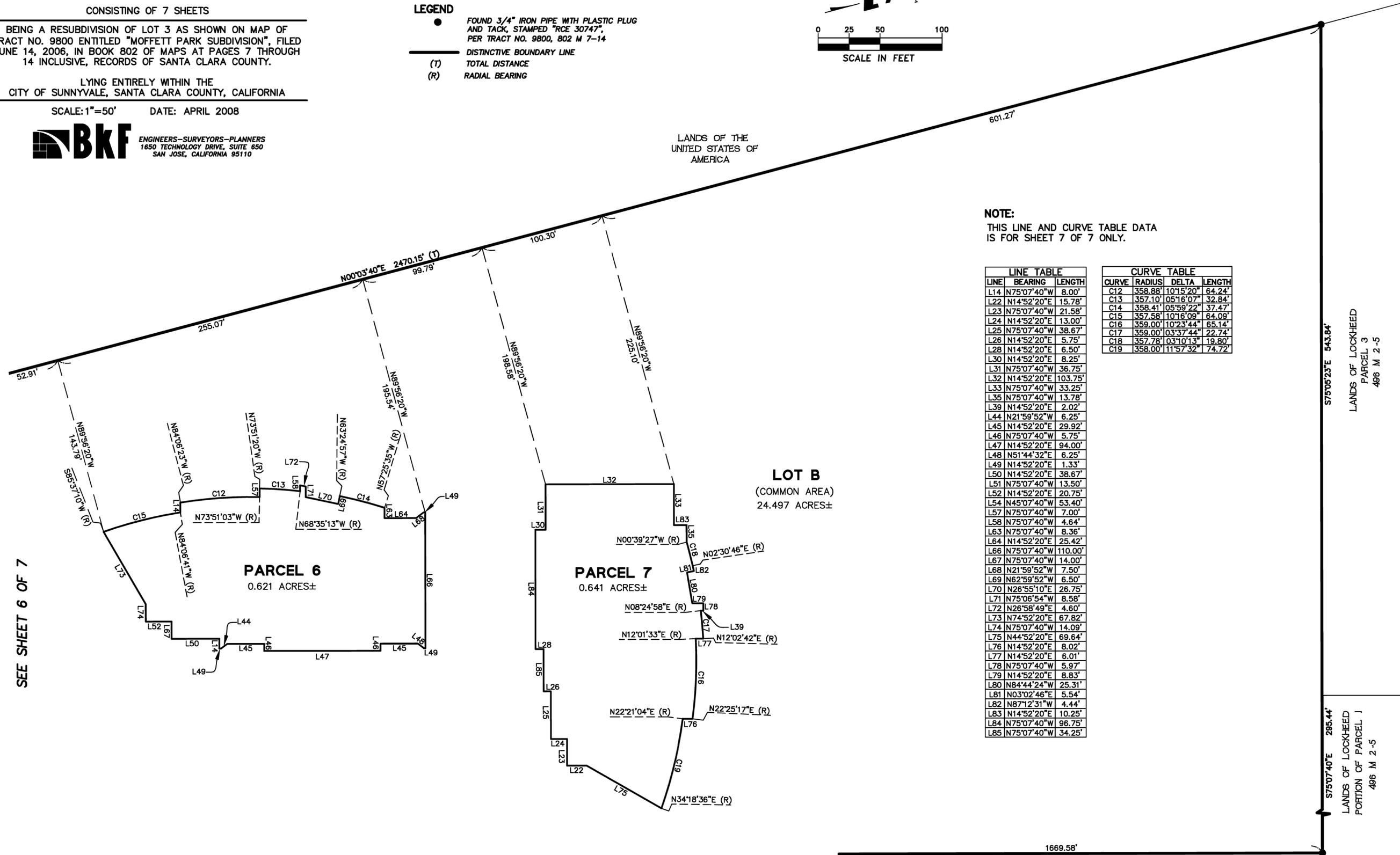
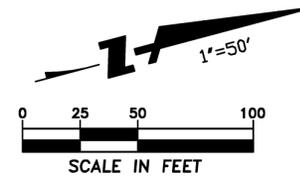
LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

SCALE: 1"=50' DATE: APRIL 2008



LEGEND

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- DISTINCTIVE BOUNDARY LINE
- (T) TOTAL DISTANCE
- (R) RADIAL BEARING



NOTE:
THIS LINE AND CURVE TABLE DATA IS FOR SHEET 7 OF 7 ONLY.

LINE TABLE

LINE	BEARING	LENGTH
L14	N75°07'40"W	8.00'
L22	N14°52'20"E	15.78'
L23	N75°07'40"W	21.58'
L24	N14°52'20"E	13.00'
L25	N75°07'40"W	38.67'
L26	N14°52'20"E	5.75'
L28	N14°52'20"E	6.50'
L30	N14°52'20"E	8.25'
L31	N75°07'40"W	36.75'
L32	N14°52'20"E	103.75'
L33	N75°07'40"W	33.25'
L35	N75°07'40"W	13.78'
L39	N14°52'20"E	2.02'
L44	N21°59'52"W	6.25'
L45	N14°52'20"E	29.92'
L46	N75°07'40"W	5.75'
L47	N14°52'20"E	94.00'
L48	N51°44'32"E	6.25'
L49	N14°52'20"E	1.33'
L50	N14°52'20"E	38.67'
L51	N75°07'40"W	13.50'
L52	N14°52'20"E	20.75'
L54	N45°07'40"W	53.40'
L57	N75°07'40"W	7.00'
L58	N75°07'40"W	4.64'
L63	N75°07'40"W	8.36'
L64	N14°52'20"E	25.42'
L66	N75°07'40"W	110.00'
L67	N75°07'40"W	14.00'
L68	N21°59'52"W	7.50'
L69	N62°59'52"W	6.50'
L70	N26°55'10"E	26.75'
L71	N75°06'54"W	8.58'
L72	N26°58'49"E	4.60'
L73	N74°52'20"E	67.82'
L74	N75°07'40"W	14.09'
L75	N44°52'20"E	69.64'
L76	N14°52'20"E	8.02'
L77	N14°52'20"E	6.01'
L78	N75°07'40"W	5.97'
L79	N14°52'20"E	8.83'
L80	N84°44'24"W	25.31'
L81	N03°02'46"E	5.54'
L82	N87°12'31"W	4.44'
L83	N14°52'20"E	10.25'
L84	N75°07'40"W	96.75'
L85	N75°07'40"W	34.25'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C12	358.88'	10°15'20"	64.24'
C13	357.10'	05°16'07"	32.84'
C14	358.41'	05°59'22"	37.47'
C15	357.58'	10°16'09"	64.09'
C16	359.00'	10°23'44"	65.14'
C17	359.00'	03°37'44"	22.74'
C18	357.78'	03°10'13"	19.80'
C19	358.00'	11°57'32"	74.72'

SEE SHEET 6 OF 7