

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2" A PORTION SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

KNOW ALL MEN BY THESE PRESENTS:

THAT UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SUBDIVIDED UNDER THE NAME OF "GRANVILLE UNIT 7A2", THAT PORTION OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "GRANVILLE UNIT 7A2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND PUBLIC STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE TRACTS LISTED IN THE TRACT AREA TABLE TO THE GRANVILLE COMMUNITY ASSOCIATION, INC. ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN ON THE TRACT AREA TABLE.

IN WITNESS WHEREOF:

THAT UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RATIFICATION

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

BY THIS RATIFICATION, GLASSFORD HILL HOLDINGS, LLC, AND GRANVILLE COMMUNITY ASSOCIATION INC. HEREBY APPROVES THIS PLAT BY THE SIGNATURE OF THE DULY AUTHORIZED OFFICERS.

GLASSFORD HILL HOLDINGS, LLC,

BY: _____ ITS: _____

GRANVILLE COMMUNITY ASSOCIATION INC.

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____ AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF YAVAPAI)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF _____ AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10, FROM WHICH A FOUND REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 10 BEARS N87°53'27"E A DISTANCE OF 5,269.61 FEET;
THENCE S01°22'03"W, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 2,554.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA FE LOOP ROAD AS SHOWN ON MAP OF DEDICATION FOR "GRANVILLE SOUTHWEST PARCEL" PER BOOK 52 OF MAPS, PAGE 73, RECORDS OF YAVAPAI COUNTY, ARIZONA;
THENCE N61°41'16"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 909.18 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N61°41'16"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 287.74 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHEASTERLY 93.75 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY LINE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,090.00 FEET, THROUGH A CENTRAL ANGLE OF 01°44'18";
THENCE CONTINUING NORTHEASTERLY 490.51 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,090.00 FEET, THROUGH A CENTRAL ANGLE OF 09°05'43" TO THE WESTERLY LINE OF THE FINAL PLAT OF "GRANVILLE UNIT 3" AS RECORDED IN BOOK 52 OF MAPS, PAGE 80, RECORDS OF YAVAPAI COUNTY, ARIZONA;
THENCE S39°08'45"E 122.22 FEET ALONG SAID WESTERLY LINE;
THENCE S16°58'04"E 510.38 FEET ALONG SAID WESTERLY LINE;
THENCE S07°05'22"E 144.20 FEET ALONG SAID WESTERLY LINE;
THENCE S00°50'46"W 70.51 FEET ALONG SAID WESTERLY LINE;
THENCE S11°51'21"W 221.70 FEET ALONG SAID WESTERLY LINE;
THENCE S02°48'29"W 327.02 FEET ALONG SAID WESTERLY LINE;
THENCE S87°11'31"E 115.59 FEET ALONG THE SOUTHERLY LINE OF LOT 764 OF SAID "GRANVILLE UNIT 3" TO THE WESTERLY RIGHT OF WAY LINE OF GRAFTON DRIVE BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS THAT BEARS N78°20'47"E, 50.00 FEET DISTANT;
THENCE SOUTHEASTERLY 38.42 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 44°01'21";
THENCE S57°37'52"W 46.61 FEET ALONG THE WEST LINE OF LOT 765 OF SAID "GRANVILLE UNIT 3";
THENCE S12°22'09"W 97.00 FEET ALONG THE WEST LINE OF SAID LOT 765;
THENCE S77°37'51"E 450.00 FEET ALONG THE SOUTH LINE OF SAID "GRANVILLE UNIT 3";
THENCE N12°22'09"E 102.00 FEET ALONG SAID SOUTH LINE;
THENCE N07°15'38"E 20.23 FEET ALONG SAID SOUTH LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF KELMORE ROAD AND A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS N07°15'38"E 540.00 FEET DISTANT;
THENCE SOUTHEASTERLY 46.13 FEET ALONG THE ARC OF SAID CURVE AND SAID SOTHERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°53'40";
THENCE S87°38'02"E 40.67 FEET ALONG SAID SOUTHERLY LINE TO A TANGENT CURVE;
THENCE SOUTHEASTERLY 15.88 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°11'42" TO A TANGENT REVERSE CURVE;
THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 52.97 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 60°42'16";
THENCE S40°08'37"E 24.00 FEET ALONG THE SOUTH LINE OF SAID "GRANVILLE UNIT 3";
THENCE S87°38'03"E 270.29 FEET ALONG SAID SOUTH LINE;
THENCE N66°28'12"E 286.90 FEET ALONG SAID SOUTH LINE;
THENCE N57°56'09"E 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TUSCANY WAY AND A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS N57°56'09"E 1,710.00 FEET DISTANT;
THENCE SOUTHEASTERLY 362.34 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 12°08'26" TO THE NORTHEAST CORNER OF THE FINAL PLAT OF "GRANVILLE UNIT 4" AS RECORDED IN BOOK 57 OF MAPS, PAGE 30, RECORDS OF YAVAPAI COUNTY, ARIZONA;
THENCE S53°49'47"W 143.48 FEET ALONG THE NORTH LINE OF SAID "GRANVILLE UNIT 4";
THENCE S64°04'21"W 65.14 FEET ALONG SAID NORTH LINE;
THENCE S77°54'49"W 785.72 FEET ALONG SAID NORTH LINE;
THENCE N85°30'44"W 102.23 FEET ALONG SAID NORTH LINE;
THENCE N71°58'38"W 300.00 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID "GRANVILLE UNIT 4";
THENCE S12°19'02"E 350.54 FEET ALONG THE WESTERLY LINE OF SAID "GRANVILLE UNIT 4";
THENCE S18°01'22"W 115.00 FEET ALONG SAID WESTERLY LINE;
THENCE S44°23'19"E 52.17 FEET ALONG SAID WESTERLY LINE TO THE WEST RIGHT OF WAY LINE OF RYDER COURT, BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS S44°23'19"E, 45.00 FEET DISTANT;
THENCE SOUTHWESTERLY 20.17 FEET ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, BEING CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 25°40'45";
THENCE N70°04'04"W 37.29 FEET ALONG SAID WESTERLY LINE OF "GRANVILLE UNIT 4";
THENCE S19°08'37"W 245.13 FEET ALONG SAID WESTERLY LINE;
THENCE S18°01'22"W 51.23 FEET ALONG SAID WESTERLY LINE;
THENCE S06°29'18"W 83.10 FEET ALONG SAID WESTERLY LINE;
THENCE S04°02'25"E 143.09 FEET ALONG SAID WESTERLY LINE;
THENCE S03°52'36"W 69.87 FEET ALONG SAID WESTERLY LINE;
THENCE S10°34'52"W 237.75 FEET ALONG SAID WESTERLY LINE;
THENCE S00°36'05"W 265.91 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF GRANVILLE FAIRWAY AS SHOWN ON SAID "GRANVILLE SOUTHWEST PARCEL" ;
THENCE N89°27'12"W 162.98 FEET NORTHERLY RIGHT OF WAY LINE TO A TANGENT CURVE;
THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 1,262.90 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE OF GRANVILLE FAIRWAY, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 735.00 FEET, THROUGH A CENTRAL ANGLE OF 98°26'50";

LEGAL DESCRIPTION (CONTINUED)

THENCE N08°59'38"E 892.23 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID GRANVILLE FAIRWAY TO A TANGENT CURVE;
THENCE NORTHEASTERLY 640.36 FEET ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1,405.00 FEET, THROUGH A CENTRAL ANGLE OF 14°54'42";
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE N84°04'55"E, ALONG THE SOUTHERLY LINE OF "GRANVILLE UNIT 7A1, 7B1 & 7C1", AS SHOWN IN INSTRUMENT #2014-0030566, RECORDS OF YAVAPAI COUNTY, ARIZONA, A DISTANCE OF 171.14 FEET;
THENCE S81°59'01"W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 85.20 FEET;
THENCE N87°24'13"W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 109.92 FEET;
THENCE N2°35'47"W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 96.33 FEET;
THENCE N47°35'47"W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.36 FEET TO THE SOUTHEAST CORNER OF SAID "GRANVILLE UNIT 7A1, 7B1 & 7C1";
THENCE N3°22'10"W, ALONG THE EASTERLY LINE OF SAID "GRANVILLE UNIT 7A1, 7B1 & 7C1", A DISTANCE OF 40.00 FEET;
THENCE N40°46'39"E, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 34.89 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE NORTHERLY 101.92 FEET ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, BEING CONCAVE WESTERLY HAVING A RADIUS OF 980.00 FEET, THROUGH A CENTRAL ANGLE OF 5°57'31";
THENCE N11°48'27"W, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 12.38 FEET TO THE NORTHEAST CORNER OF SAID "GRANVILLE UNIT 7A1, 7B1 & 7C1";
THENCE S78°11'33"W, ALONG THE NORTHERLY LINE OF SAID "GRANVILLE UNIT 7A1, 7B1 & 7C1", A DISTANCE OF 83.18 FEET;
THENCE N85°52'06"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 110.89 FEET;
THENCE S86°19'30"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 73.69 FEET;
THENCE S78°31'06"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 108.46 FEET;
THENCE S72°52'49"W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS THAT BEARS S72°52'49"W 1,405.00 FEET DISTANT;
THENCE NORTHWESTERLY 232.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 9°28'47" TO THE POINT OF BEGINNING;

DESCRIPTION OF DRAINAGE EASEMENTS

TYPE 1 DRAINAGE EASEMENTS ARE INTENDED TO FACILITATE LOT TO LOT DRAINAGE AND ARE GENERALLY ESTABLISHED ALONG FRONT, SIDE AND REAR PROPERTY LINES. WALL FENCES AND STRUCTURES ARE PERMITTED WITHIN TYPE 1 DRAINAGE EASEMENTS SO LONG AS THE SURFACE RUNOFF DOES NOT POND ONTO A NEIGHBORS PROPERTY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF

TYPE 2 DRAINAGE EASEMENTS ARE ESTABLISHED TO CONVEY LARGER RATES OF RUNOFF THROUGHOUT CONSTRUCTED DRAINAGE FACILITIES, SUCH AS CULVERTS OR CHANNELS. WALLS, FENCES OR STRUCTURES ARE NOT PERMITTED WITHIN TYPE 2 DRAINAGE EASEMENTS UNLESS EXPRESSLY PERMITTED BY THE TOWN OF PRESCOTT VALLEY. THE TOWN OF PRESCOTT VALLEY WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED BY THE IMPEDANCE OF STORM WATER RUNOFF.

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENT EXCEPT UTILITIES: WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING; ASPHALT PAVING; OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

THE RESPONSIBILITY FOR COSMETICS OR AESTHETIC MAINTENANCE, SUCH AS WEEDING OR LANDSCAPING, BELONGS TO THE GRANVILLE UNIT 7 HOMEOWNERS ASSOCIATION THAT OWNS THE PARTICULAR TRACT WHICH INCLUDES A TYPE 2 DRAINAGE EASEMENT. THE TOWN OF PRESCOTT VALLEY ASSUMES THE RESPONSIBILITY FOR REPAIR OR REPLACEMENT OF MAJOR ELEMENTS OF THE CONSTRUCTED DRAINAGE FACILITIES.

TRACT AREA TABLE

TRACT	SQ. FT. ±	AC. ±	USE
7A-A	13,332	0.306	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-B	29,668	0.681	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-C	18,366	0.422	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-D	2,400	0.055	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-E	379,066	8.702	OPEN SPACE & DRAINAGE
7A-F	1,048,962	24.081	OPEN SPACE & DRAINAGE
7A-G	1,043	0.024	LANDSCAPING, OPEN SPACE & DRAINAGE
7A-H	2,405	0.055	LANDSCAPING, OPEN SPACE & DRAINAGE

ACCEPTANCE CERTIFICATE:

THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA, ON THIS, THE _____ DAY OF _____, 20____, HEREBY APPROVE THIS PLAT AND ACCEPT AND DEDICATE FOR THE PUBLIC USE, THOSE DEDICATED AND DEEDED ROADWAYS AND EASEMENTS SHOWN HEREON.

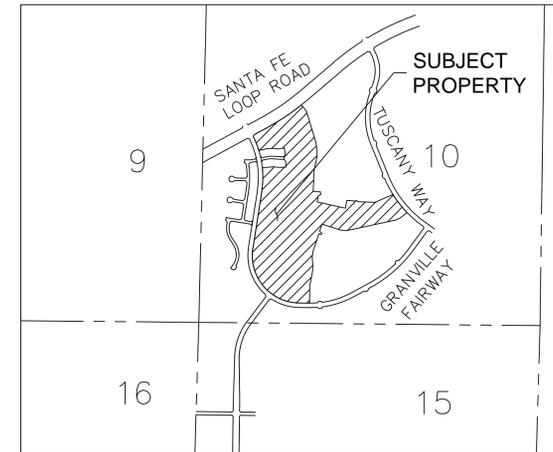
MAYOR _____ TOWN CLERK _____

THIS PLAT HAS BEEN APPROVED AS TO FORM AND CONTENT BY:

TOWN ENGINEER DATE _____

COUNTY RECORDER DATE _____

TOWN ATTORNEY DATE _____



VICINITY MAP
NTS

DEVELOPER

UNIVERSAL HOMES CONSTRUCTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
23355 NORTH 18TH DRIVE, SUITE 122
PHOENIX, ARIZONA 85027
PHONE: 623-879-8888
CONTACT: JOE CONTADINO

SURVEYOR

VESECKY ENGINEERING & SURVEYING
8502 EAST VIA DE VENTURA, SUITE 101
SCOTTSDALE, ARIZONA 85258
PHONE: 602-486-1154
CONTACT: BRIAN EARL SEARAN, RLS

BASIS OF BEARING

THE NORTH LINE OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA. SAID LINE BEARS N87°53'27"E.

SITE AREA

SITE: 2,828,943 SQUARE FEET OR 64.944 ACRES

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF PRESCOTT VALLEY WATER DISTRICT WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION D OF A.R.S. 45-576.
- THE GRANVILLE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL LANDSCAPE, WEED AND TRASH MAINTENANCE INSIDE ALL STREET RIGHTS-OF-WAY AND TRACTS, EVEN IF THE TOWN OF PRESCOTT VALLEY BECOMES RESPONSIBLE FOR STRUCTURAL OR FUNCTIONAL OPERATION AND MAINTENANCE OF STORM WATER FACILITIES.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION AND ARE ACCURATELY REPRESENTED ON THIS PLAT.
I ALSO CERTIFY THAT THE PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PRELIMINARY PLAT AND THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN.



EXPIRES 12/31/15

BRIAN EARL SEARAN
REGISTERED LAND SURVEYOR NO. 54120
8502 EAST VIA DE VENTURA, SUITE 101
SCOTTSDALE, ARIZONA 85258

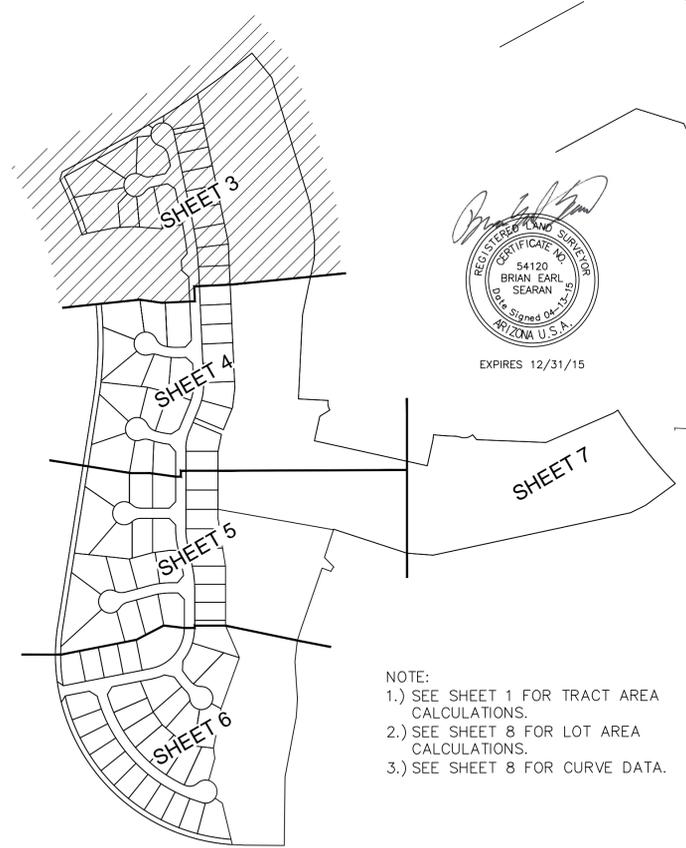
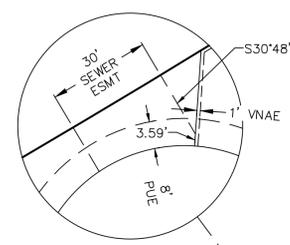
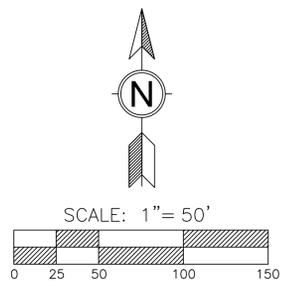
REVISIONS					

PROJECT NO:	15039
DRAWING DATE:	04/13/15
DRAWN BY:	BES
CHECKED BY:	BES
DRAWING SCALE:	AS NOTED
DRAWING FILE:	15039_LPT 7A2

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2"

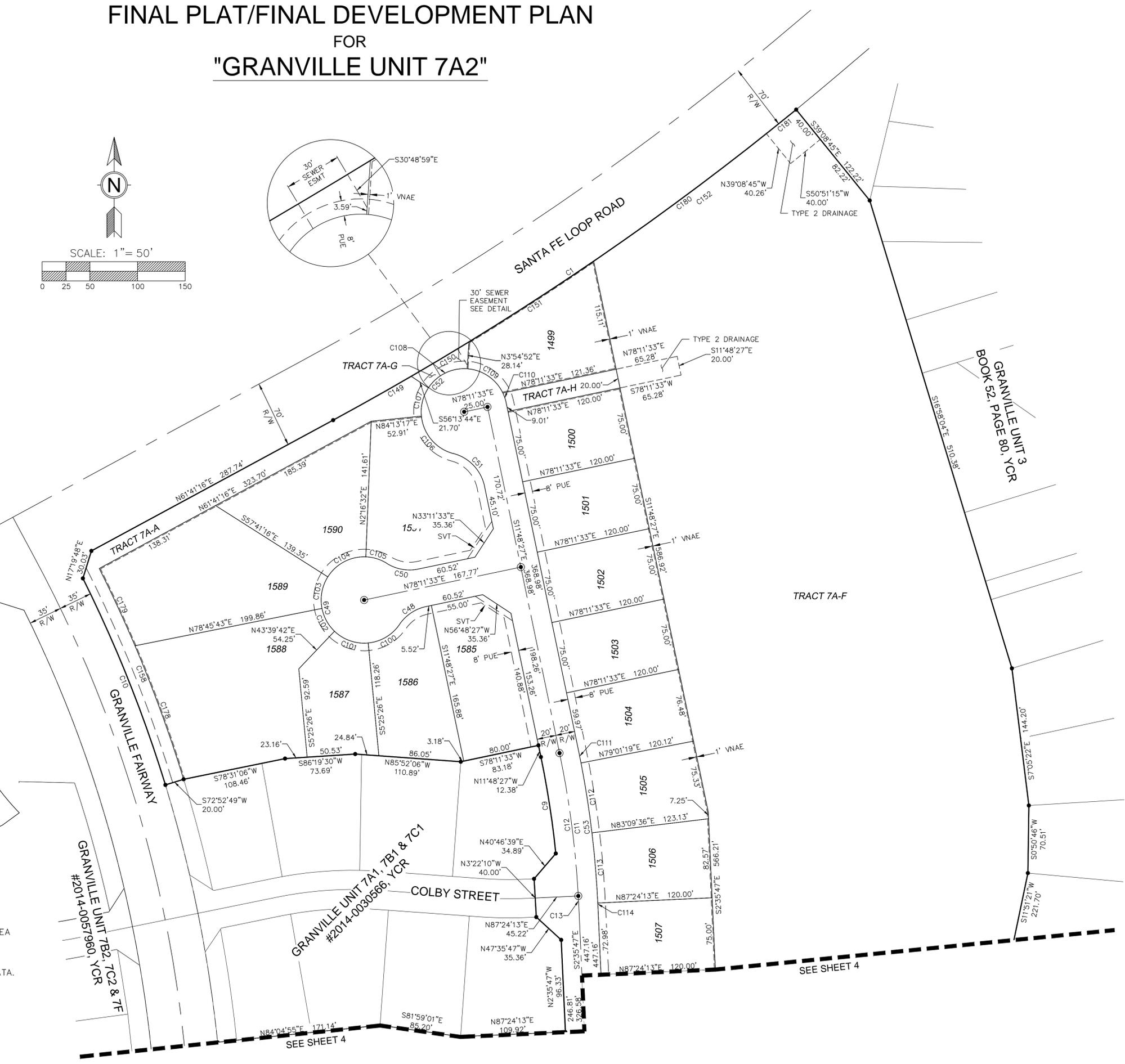
LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LOTLINE
- EASEMENT LINE (AS NOTED)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTER LINE
- STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
- CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
- R/W RIGHT-OF-WAY
- SVT SIGHT VISIBILITY TRIANGLE
- PUE PUBLIC UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- DE DRAINAGE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- C1 CURVE TABLE NUMBER
- L1 LINE TABLE NUMBER



NOTE:
1.) SEE SHEET 1 FOR TRACT AREA CALCULATIONS.
2.) SEE SHEET 8 FOR LOT AREA CALCULATIONS.
3.) SEE SHEET 8 FOR CURVE DATA.

SHEET KEY MAP
NTS



NO.	REVISIONS

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7A2"
 A PORTION OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

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FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2"

LEGEND

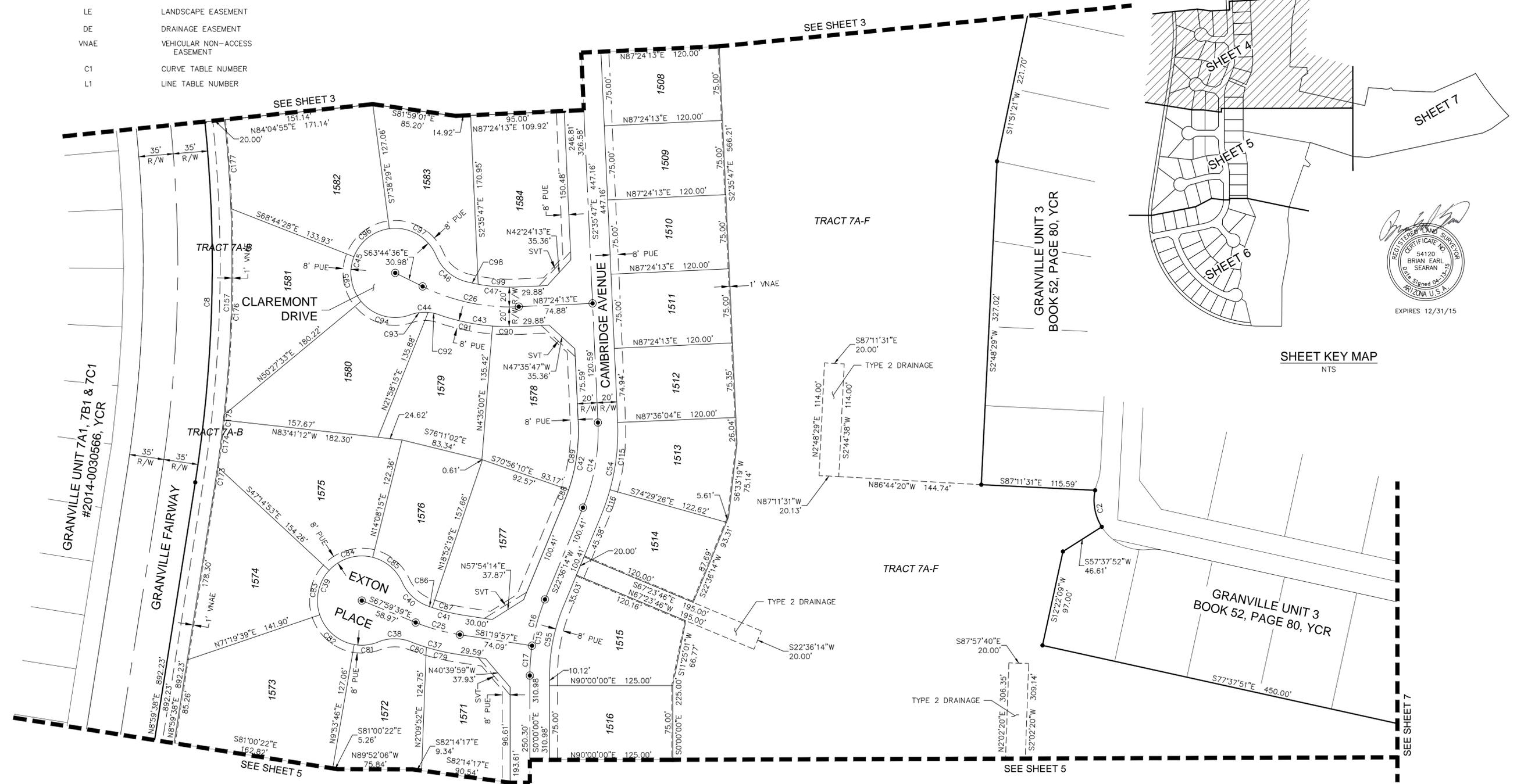
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTER LINE
	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER



SCALE: 1" = 50'



NOTE:
1.) SEE SHEET 1 FOR TRACT AREA CALCULATIONS.
2.) SEE SHEET 8 FOR LOT AREA CALCULATIONS.
3.) SEE SHEET 8 FOR CURVE DATA.



EXPIRES 12/31/15

SHEET KEY MAP
NTS

REVISIONS

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7A2"
 A PORTION OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

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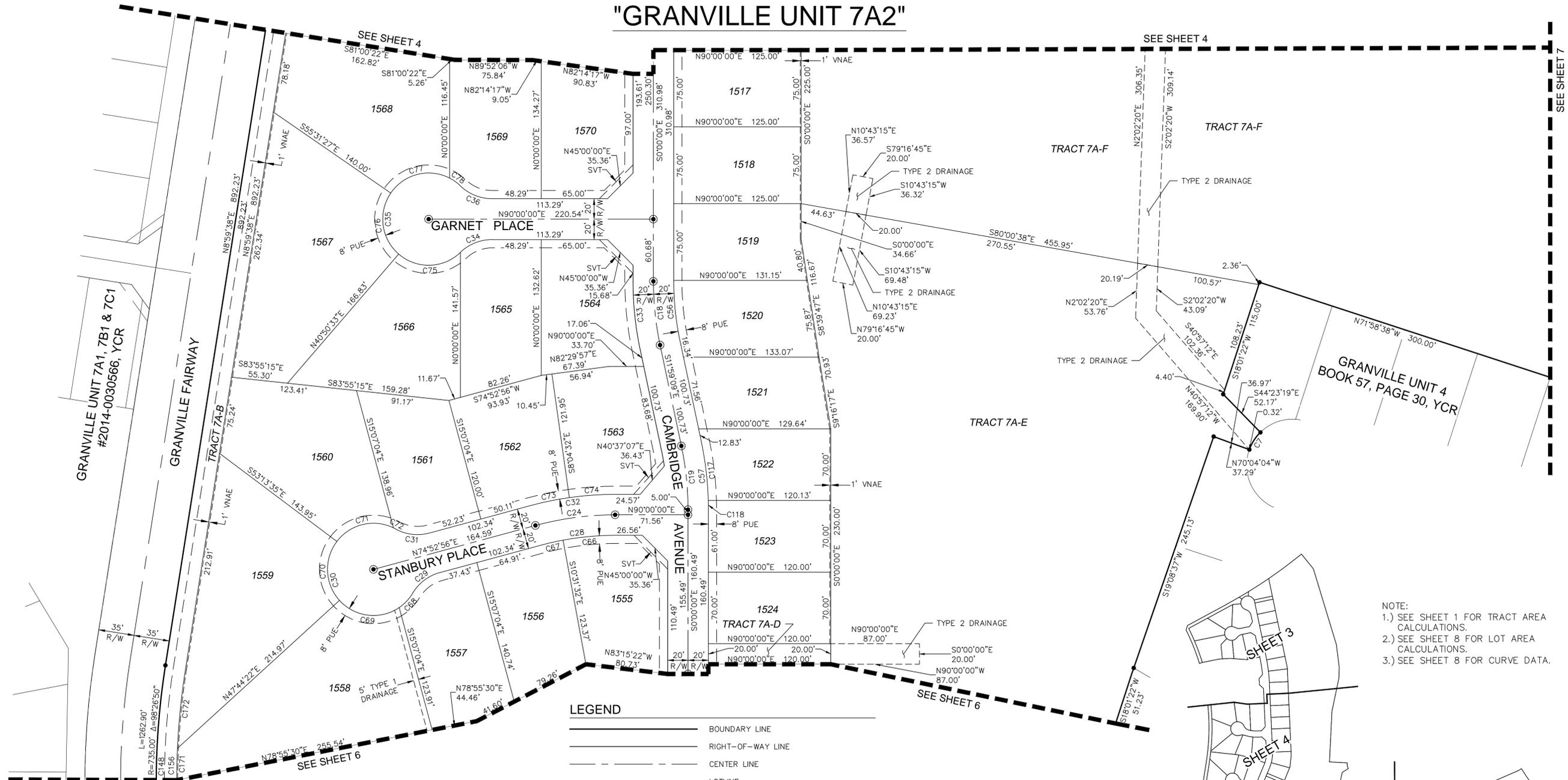
FP4

4 of 8

FINAL PLAT/FINAL DEVELOPMENT PLAN

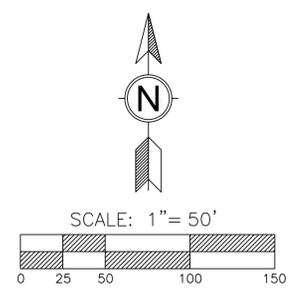
FOR

"GRANVILLE UNIT 7A2"

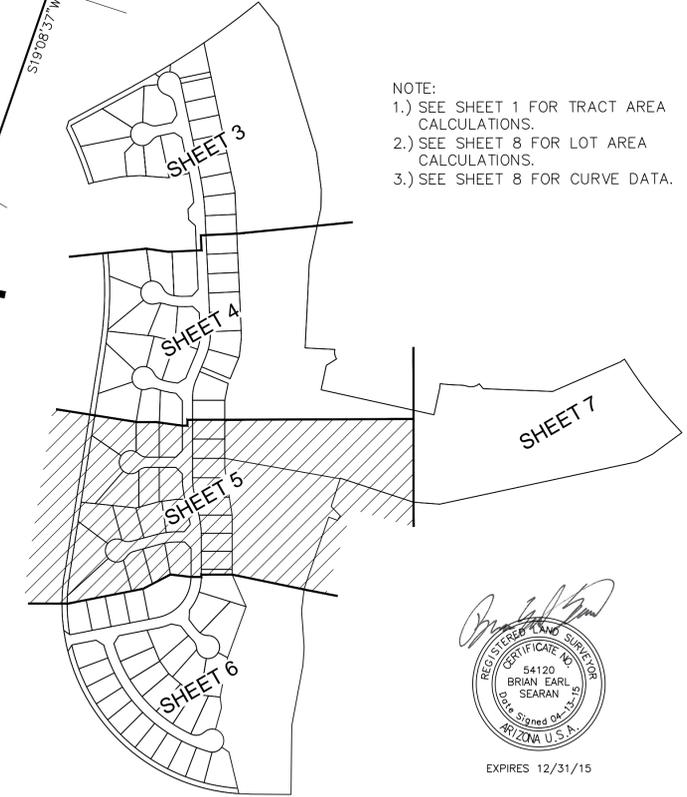


LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTER LINE
	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
	RIGHT-OF-WAY
	SIGHT VISIBILITY TRIANGLE
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DRAINAGE EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	CURVE TABLE NUMBER
	LINE TABLE NUMBER



NOTE:
 1.) SEE SHEET 1 FOR TRACT AREA CALCULATIONS.
 2.) SEE SHEET 8 FOR LOT AREA CALCULATIONS.
 3.) SEE SHEET 8 FOR CURVE DATA.



EXPIRES 12/31/15

SHEET KEY MAP
 NTS

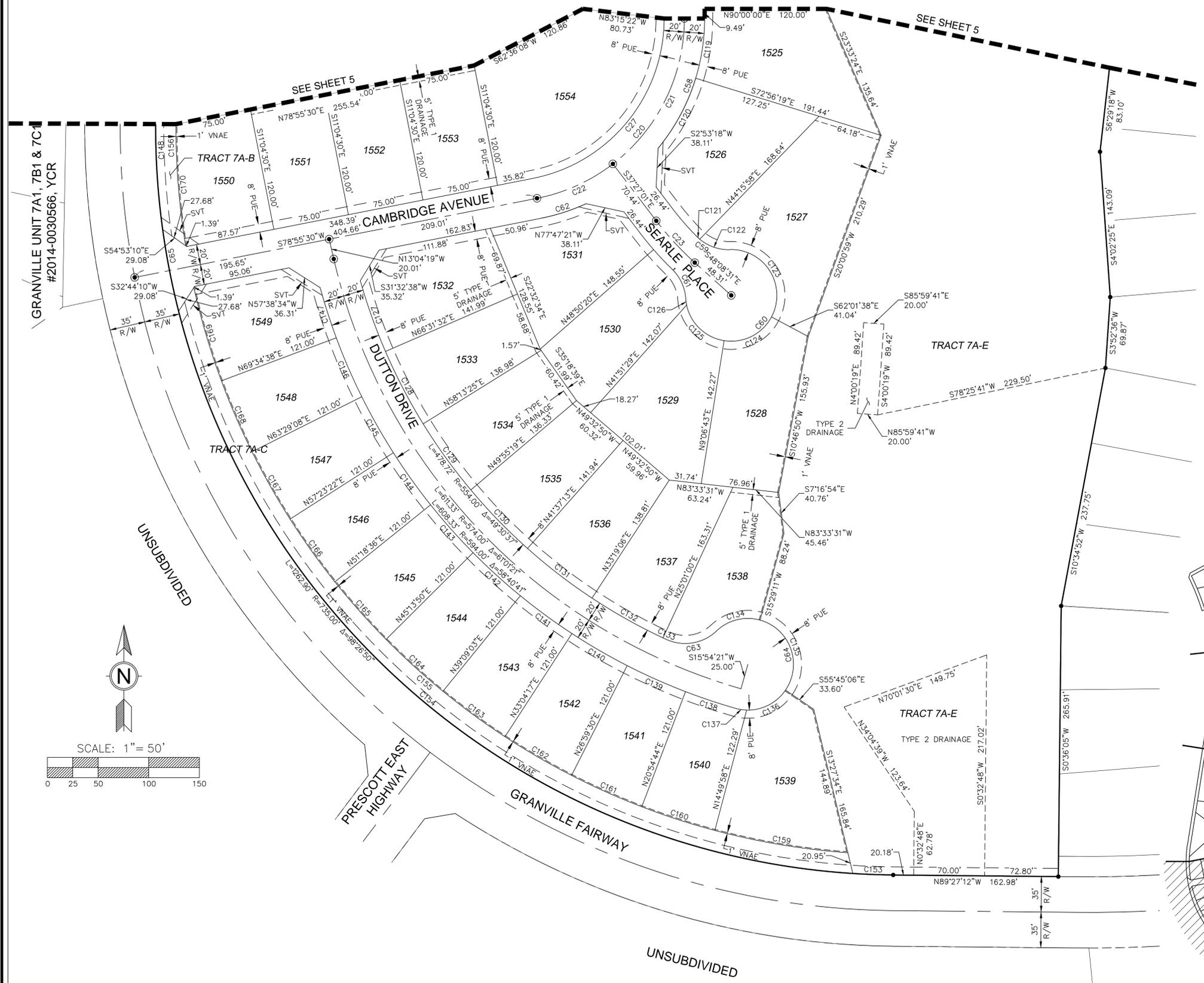
REVISIONS

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7A2"
 A PORTION OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

PROJECT NO: 15039
 DRAWING DATE: 04/13/15
 DRAWN BY: BES
 CHECKED BY: BES
 DRAWING SCALE: AS NOTED
 DRAWING FILE: 15039_FPT 7A2

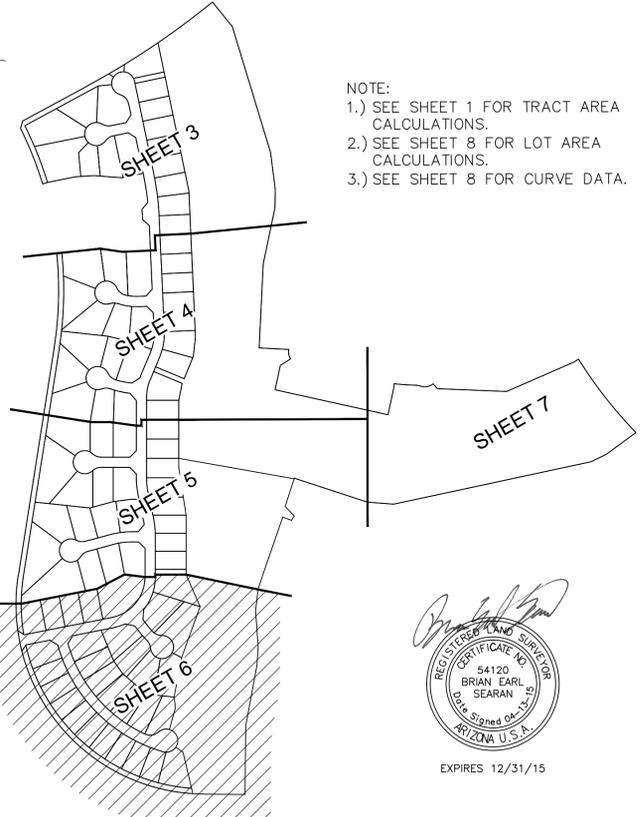
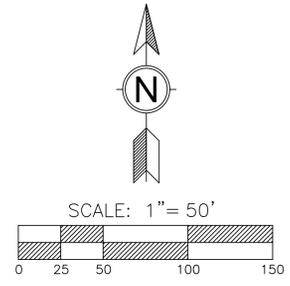
PROJECT NO: 15039
 DRAWING DATE: 04/13/15
 DRAWN BY: BES
 CHECKED BY: BES
 DRAWING SCALE: AS NOTED
 DRAWING FILE: 15039_FPT 7A2

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2"



LEGEND	
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTER LINE
	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER

NOTE:
1.) SEE SHEET 1 FOR TRACT AREA CALCULATIONS.
2.) SEE SHEET 8 FOR LOT AREA CALCULATIONS.
3.) SEE SHEET 8 FOR CURVE DATA.



SHEET KEY MAP
NTS

REVISIONS

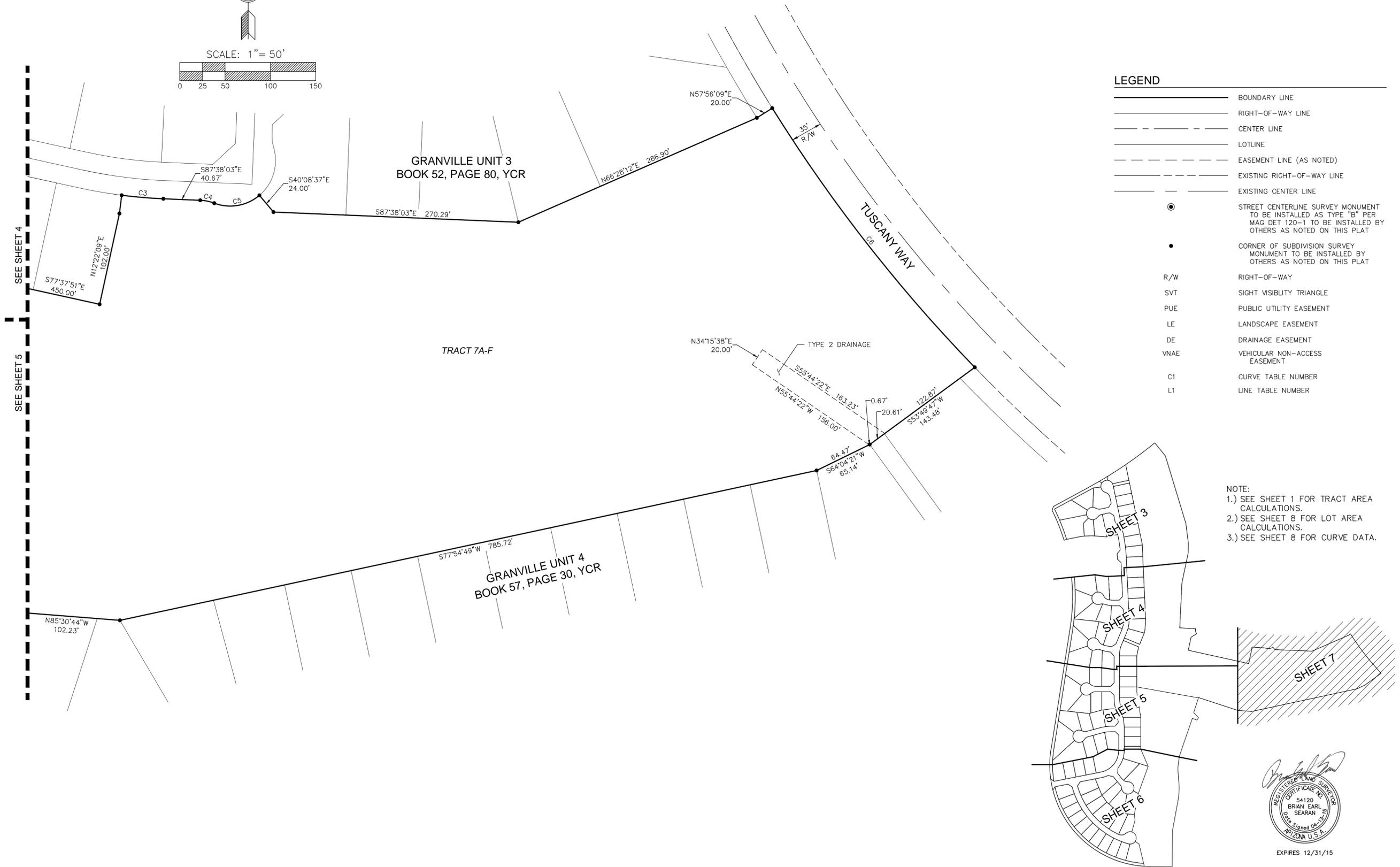
FINAL PLAT/FINAL DEVELOPMENT PLAN FOR
"GRANVILLE UNIT 7A2"
A PORTION OF SECTION 10, T14N, R1W, G&SRM, YAVAPAI COUNTY, ARIZONA

PROJECT NO:	15039
DRAWING DATE:	04/13/15
DRAWN BY:	BES
CHECKED BY:	BES
DRAWING SCALE:	AS NOTED
DRAWING FILE:	15039_FPT 7A2

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2"



SCALE: 1" = 50'
0 25 50 100 150



LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	LOTLINE
	EASEMENT LINE (AS NOTED)
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTER LINE
	STREET CENTERLINE SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET 120-1 TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
	CORNER OF SUBDIVISION SURVEY MONUMENT TO BE INSTALLED BY OTHERS AS NOTED ON THIS PLAT
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER

NOTE:
1.) SEE SHEET 1 FOR TRACT AREA CALCULATIONS.
2.) SEE SHEET 8 FOR LOT AREA CALCULATIONS.
3.) SEE SHEET 8 FOR CURVE DATA.



EXPIRES 12/31/15

SHEET KEY MAP
NTS

PROJECT NO:	15039
DRAWING DATE:	04/13/15
DRAWN BY:	BES
CHECKED BY:	BES
DRAWING SCALE:	AS NOTED
DRAWING FILE:	15039_FPT 7A2

FINAL PLAT/FINAL DEVELOPMENT PLAN FOR "GRANVILLE UNIT 7A2"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	584.26'	3090.00'	010°50'01"	583.39'	N56°16'15"E
C2	38.42'	50.00'	044°01'21"	37.48'	S10°21'27"E
C3	46.13'	540.00'	004°53'40"	46.12'	S85°11'12"E
C4	15.88'	50.00'	018°11'42"	15.81'	S78°32'12"E
C5	52.97'	50.00'	060°42'16"	50.53'	N80°12'31"E
C6	362.34'	1710.00'	012°08'26"	361.66'	S38°08'04"E
C7	20.17'	45.00'	025°40'45"	20.00'	S32°46'18"W
C8	365.66'	1405.00'	014°54'42"	364.63'	N01°32'17"E
C9	101.92'	980.00'	005°57'31"	101.87'	N08°49'41"W
C10	232.46'	1405.00'	009°28'47"	232.20'	N21°51'35"W
C11	160.76'	1000.00'	009°12'39"	160.59'	S07°12'07"E
C12	150.53'	1000.00'	008°37'28"	150.38'	N07°29'43"W
C13	10.24'	1000.00'	000°35'11"	10.24'	N02°53'23"W
C14	87.97'	200.00'	025°12'01"	87.26'	S10°00'13"W
C15	78.90'	200.00'	022°36'14"	78.39'	S11°18'07"W
C16	48.65'	200.00'	013°56'11"	48.53'	N15°38'08"E
C17	30.26'	200.00'	008°40'03"	30.23'	N04°20'01"E
C18	62.76'	300.00'	011°59'09"	62.64'	S05°59'35"E
C19	62.76'	300.00'	011°59'09"	62.64'	S05°59'35"E
C20	247.95'	180.00'	078°55'30"	228.81'	S39°27'45"W
C21	165.09'	180.00'	052°32'59"	159.36'	N26°16'29"E
C22	82.86'	180.00'	026°22'31"	82.13'	N65°44'14"E
C23	55.98'	300.00'	010°41'30"	55.90'	S42°47'46"E
C24	79.16'	300.00'	015°07'04"	78.93'	N82°26'28"E
C25	46.56'	200.00'	013°20'18"	46.45'	S74°39'48"E
C26	100.72'	200.00'	028°51'11"	99.66'	S78°10'12"E
C27	220.40'	160.00'	078°55'30"	203.38'	N39°27'45"E
C28	73.88'	280.00'	015°07'04"	73.66'	S82°26'28"W
C29	34.37'	45.00'	043°45'42"	33.54'	S53°00'05"W
C30	210.11'	45.00'	267°31'25"	65.00'	N15°07'04"W
C31	34.37'	45.00'	043°45'42"	33.54'	S83°14'13"E
C32	84.43'	320.00'	015°07'04"	84.19'	N82°26'28"E
C33	66.94'	320.00'	011°59'09"	66.82'	N05°59'35"W
C34	34.37'	45.00'	043°45'42"	33.54'	S68°07'09"W
C35	210.11'	45.00'	267°31'25"	65.00'	N00°00'00"E
C36	34.37'	45.00'	043°45'42"	33.54'	S68°07'09"E
C37	48.47'	220.00'	012°37'28"	48.38'	N75°01'13"W
C38	33.82'	45.00'	043°04'00"	33.03'	S89°45'31"W
C39	210.10'	45.00'	267°30'24"	65.01'	N21°58'43"E
C40	35.42'	45.00'	045°06'04"	34.51'	S46°49'08"E
C41	37.58'	180.00'	011°57'47"	37.52'	S75°21'03"E
C42	79.17'	180.00'	025°12'01"	78.53'	N10°00'13"E
C43	82.98'	220.00'	021°36'42"	82.49'	N81°47'26"W
C44	30.19'	45.00'	038°25'58"	29.62'	S89°47'55"W
C45	209.43'	45.00'	266°39'16"	65.47'	N23°54'34"E
C46	41.60'	45.00'	052°58'06"	40.14'	S49°14'51"E
C47	52.98'	180.00'	016°51'53"	52.79'	S84°09'51"E
C48	34.37'	45.00'	043°45'42"	33.54'	S56°18'42"W
C49	210.11'	45.00'	267°31'25"	65.00'	N11°48'27"W
C50	34.37'	45.00'	043°45'42"	33.54'	S79°55'36"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C51	49.96'	45.00'	063°36'44"	47.43'	N43°36'49"W
C52	191.33'	45.00'	243°36'44"	76.49'	N46°23'11"E
C53	163.98'	1020.00'	009°12'39"	163.80'	S07°12'07"E
C54	96.76'	220.00'	025°12'01"	95.98'	S10°00'13"W
C55	71.01'	180.00'	022°36'14"	70.55'	S11°18'07"W
C56	58.57'	280.00'	011°59'09"	58.47'	S05°59'35"E
C57	66.94'	320.00'	011°59'09"	66.82'	S05°59'35"E
C58	138.38'	200.00'	039°38'38"	135.64'	S19°49'19"W
C59	36.68'	45.00'	046°42'11"	35.67'	S68°11'31"E
C60	210.03'	45.00'	267°25'06"	65.06'	S42°09'56"W
C61	32.82'	45.00'	041°46'55"	32.09'	N25°00'58"W
C62	47.02'	200.00'	013°28'10"	46.91'	S72°11'25"W
C63	53.46'	45.00'	088°04'06"	50.34'	N80°33'26"E
C64	187.96'	45.00'	239°19'17"	78.21'	S13°45'18"E
C65	82.01'	735.00'	006°23'34"	81.96'	N11°04'30"W
C66	51.44'	280.00'	010°31'32"	51.37'	S84°44'14"W
C67	22.44'	280.00'	004°35'31"	22.44'	S77°10'42"W
C68	19.42'	45.00'	024°43'16"	19.27'	S43°28'52"W
C69	64.32'	45.00'	081°53'53"	58.98'	N83°12'34"W
C70	62.45'	45.00'	079°30'48"	57.56'	N02°30'14"W
C71	61.70'	45.00'	078°33'18"	56.98'	N76°31'49"E
C72	2.23'	45.00'	002°50'10"	2.23'	S62°46'27"E
C73	39.33'	320.00'	007°02'32"	39.31'	N78°24'12"E
C74	45.10'	320.00'	008°04'32"	45.06'	N85°57'44"E
C75	66.45'	45.00'	084°36'16"	60.57'	S88°32'25"W
C76	65.69'	45.00'	083°38'00"	60.01'	N07°20'27"W
C77	64.94'	45.00'	082°40'46"	59.45'	N75°48'56"E
C78	13.04'	45.00'	016°36'24"	13.00'	S54°32'29"E
C79	31.85'	220.00'	008°17'42"	31.82'	N77°11'06"W
C80	16.62'	220.00'	004°19'46"	16.62'	N70°52'22"W
C81	24.87'	45.00'	031°40'15"	24.56'	S84°03'38"W
C82	48.25'	45.00'	061°25'53"	45.97'	N49°23'18"W
C83	48.24'	45.00'	061°25'28"	45.97'	N12°02'23"E
C84	48.21'	45.00'	061°23'08"	45.94'	N73°26'41"E
C85	40.52'	45.00'	051°35'40"	39.17'	S50°03'55"E
C86	5.52'	180.00'	001°45'31"	5.52'	S70°14'55"E
C87	32.06'	180.00'	010°12'16"	32.02'	N76°13'49"W
C88	11.12'	180.00'	003°32'24"	11.12'	S20°50'02"W
C89	68.05'	180.00'	021°39'37"	67.64'	N08°14'01"E
C90	27.57'	220.00'	007°10'47"	27.55'	N89°00'24"W
C91	55.41'	220.00'	014°25'55"	55.27'	N78°12'03"W
C92	11.56'	45.00'	014°43'18"	11.53'	N78°20'45"W
C93	18.62'	45.00'	023°42'40"	18.49'	S82°26'16"W
C94	54.88'	45.00'	069°52'37"	51.54'	N74°28'45"W
C95	47.75'	45.00'	060°47'59"	45.54'	N09°08'27"W
C96	47.99'	45.00'	061°05'59"	45.75'	N51°48'32"E
C97	58.81'	45.00'	074°52'41"	54.71'	S60°12'08"E
C98	12.53'	180.00'	003°59'15"	12.52'	S77°43'32"E
C99	40.46'	180.00'	012°52'38"	40.37'	S86°09'28"E
C100	39.38'	45.00'	050°08'43"	38.14'	S59°30'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C101	38.55'	45.00'	049°05'08"	37.38'	N70°52'52"W
C102	27.57'	45.00'	035°06'02"	27.14'	N28°47'17"W
C103	34.20'	45.00'	043°33'01"	33.39'	N10°32'14"E
C104	47.10'	45.00'	059°57'48"	44.98'	N62°17'38"E
C105	23.31'	45.00'	029°40'43"	23.05'	S72°53'06"W
C106	54.70'	45.00'	069°38'28"	51.39'	N40°35'57"W
C107	31.06'	45.00'	039°32'59"	30.45'	N13°59'47"E
C108	47.24'	45.00'	060°08'35"	45.10'	N63°50'34"E
C109	47.24'	45.00'	060°08'44"	45.10'	S56°00'46"E
C110	11.10'	45.00'	014°07'57"	11.07'	S18°52'26"E
C111	14.77'	1020.00'	000°49'46"	14.77'	S11°23'34"E
C112	73.67'	1020.00'	004°08'17"	73.65'	S08°54'32"E
C113	73.53'	1020.00'	004°07'48"	73.51'	S04°46'29"E
C114	2.02'	1020.00'	000°06'48"	2.02'	S02°39'11"E
C115	68.76'	220.00'	017°54'29"	68.48'	S06°33'19"W
C116	27.24'	220.00'	007°05'40"	27.22'	S19°03'24"W
C117	57.94'	320.00'	010°22'26"	57.86'	S06°47'56"E
C118	9.00'	320.00'	001°36'44"	9.00'	S00°48'22"E
C119	59.56'	200.00'	017°03'41"	59.34'	S08°31'50"W
C120	78.83'	200.00'	022°34'57"	78.32'	S28°21'09"W
C121	4.37'	45.00'	005°33'57"	4.37'	S47°37'24"E
C122	32.31'	45.00'	041°08'14"	31.62'	S70°58'29"E
C123	93.87'	45.00'	119°30'58"	77.75'	S31°47'07"E
C124	55.87'	45.00'	071°08'21"	52.35'	S63°32'32"W
C125	54.12'	45.00'	068°54'09"	50.91'	N46°26'12"W
C126	6.17'	45.00'	007°51'37"	6.17'	N08°03'19"W
C127	73.85'	554.00'	022°34'57"	73.79'	S19°39'21"E
C128	80.27'	554.00'	008°18'06"	80.20'	S27°37'32"E
C129	80.27'	554.00'	008°18'06"	80.20'	S35°55'38"E
C130	80.27'	554.00'	008°18'06"	80.20'	S44°13'44"E
C131	80.27'	554.00'	008°18'06"	80.20'	S52°31'50"E
C132	80.27'	554.00'	008°18'06"	80.20'	S60°49'57"E
C133	3.52'	554.00'	000°21'51"	3.52'	S65°09'55"E
C134	46.26'	45.00'	058°54'08"	44.25'	N76°02'07"E
C135	85.42'	45.00'	108°45'43"	73.16'	S20°07'57"E
C136	45.06'	45.00'	057°22'40"	43.20'	S62°56'14"W
C137	11.22'	45.00'	014°16'47"	11.19'	N81°14'03"W
C138	51.90'	594.00'	005°00'24"	51.89'	N71°35'28"W
C139	63.03'	594.00'	006°04'46"	63.00'	N66°02'53"W
C140	63.03'	594.00'	006°04'46"	63.00'	N59°58'06"W
C141	63.03'	594.00'	006°04'46"	63.00'	N53°53'20"W
C142	63.03'	594.00'	006°04'46"	63.00'	N47°48'34"W
C143	63.03'	594.00'	006°04'46"	63.00'	N41°43'47"W
C144	63.03'	594.00'	006°04'46"	63.00'	N35°39'01"W
C145	63.20'	594.00'	006°05'45"	63.17'	N29°33'45"W
C146	63.15'	594.00'	006°05'30"	63.12'	N23°28'07"W
C147	51.91'	594.00'	005°00'24"	51.89'	N17°55'10"W
C148	216.44'	735.00'	016°52'21"	215.66'	S00°33'27"W
C149	93.75'	3090.00'	001°44'18"	93.74'	S60°49'07"W
C150	70.30'	3090.00'	001°18'12"	70.30'	S59°17'52"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C151	155.51'	3090.00'	002°53'01"	155.50'	S57°12'15"W
C152	264.70'	3090.00'	004°54'30"	264.62'	S53°18'30"W
C153	39.90'	735.00'	003°06'38"	39.90'	S87°53'53"E
C154	924.55'	735.00'	072°04'17"	864.79'	S50°18'26"E
C155	912.10'	715.00'	073°05'25"	851.50'	N49°18'13"W
C156	229.43'	715.00'	018°23'08"	228.45'	N00°11'56"W
C157	370.87'	1425.00'	014°54'42"	369.82'	N01°32'17"E
C158	237.37'	1425.00'	009°32'38"	237.09'	N21°53'30"W
C159	133.29'	715.00'	010°40'53"	133.10'	S80°30'29"E
C160	75.87'	715.00'	006°04'46"	75.83'	S72°07'39"E
C161	75.87'	715.00'	006°04'46"	75.83'	S66°02'53"E
C162	75.87'	715.00'	006°04'46"	75.83'	S59°58'06"E
C163	75.87'	715.00'	006°04'46"	75.83'	S53°53'20"E
C164	75.87'	715.00'	006°04'46"	75.83'	S47°48'34"E
C165	75.87'	715.00'	006°04'46"	75.83'	S41°43'47"E
C166	75.87'	715.00'	006°04'46"	75.83'	S3