

Project Narrative – Final Plat for the southwest corner Grand Ave / Acoma
APN 501-33-009Z
PA24-04-03

Black Rock Coffee Bar

December 16, 2024

Narrative

The proposed development is located at the Southwest corner of Grand Ave and Acoma in El Mirage AZ. This project will contain a 620 SF Black Rock Coffee building, double drive thru lanes and limited onsite parking. A patio is planned on the south side of the building. Access will be from Acoma with a single drive located at the maximum distance possible from Grand Ave. Secondary access is planned on the Grand Ave Frontage Rd. This site is zone UC Urban Corridor subject to ordinances in of City of El Mirage.

This site has not been previously developed. In approximately 2003, Dietz Crane homes constructed Acoma when developing the subdivision to the southwest. Frontage road along Grand was constructed in the 1990s.



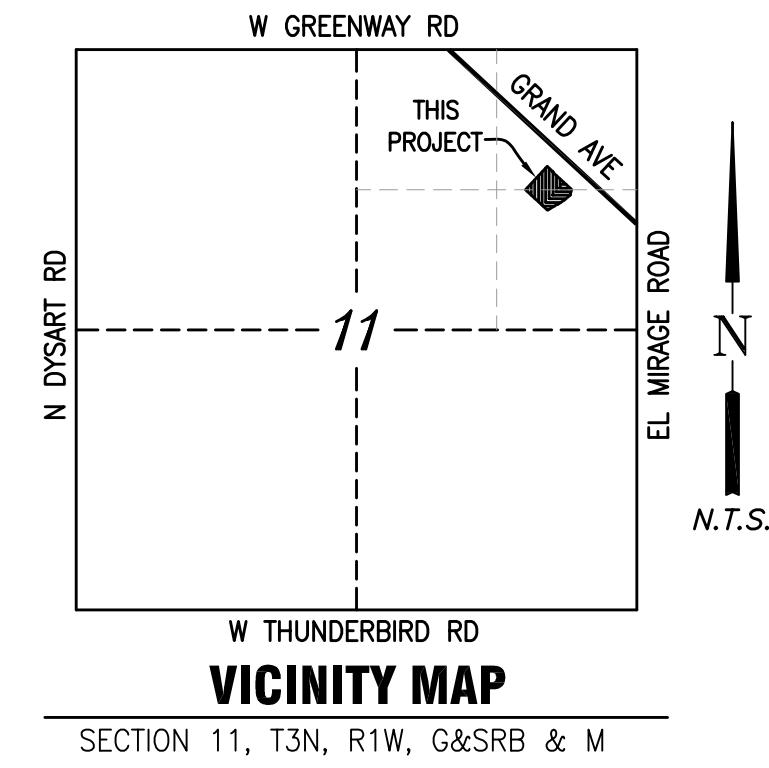
Aerial map

This submittal is for a final plat of the site. The following will be created / dedicated per the final plat.

1. Split site into two lots
2. Dedicate 8' PUE along GAFR and Acoma
3. Dedicate PAE to cover drives on both streets
4. Dedicate cross access onsite
5. Dedicate 1' VNAE on areas outside drives

FINAL PLAT FOR BLACK ROCK COFFEE GRAND AVE & ACOMA DR

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA**



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOWN ALL MEN BY THESE PRESENTS:

THAT TMAC IV, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF THE FINAL PLAT FOR "BLACK ROCK COFFEE GRAND AVE & ACOMA DR" A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS THE MAP OF THE FINAL PLAT OF "BLACK ROCK COFFEE GRAND AVE & ACOMA DR" AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID MAP. TMAC IV, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, UNLESS NOTED OTHERWISE.

THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES.

ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE PROPERTY ARE PRIVATE UNLESS NOTED OTHERWISE. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

IN WITNESS WHEREOF, TMAC IV, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS AGENTS THEREUNTO DULY AUTHORIZED THIS

DAY OF _____, 2025.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES

THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

DEVELOPER CERTIFICATIONS

A. THE DEVELOPER CERTIFIES THAT RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.

B. THE DEVELOPER CERTIFIES THAT THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARDS MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

C. THE DEVELOPER CERTIFIES THAT RULES AS MAY BE ESTABLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION RELATING TO PROVISIONS FOR THE SAFETY OF ENTRANCE UPON AND DEPARTURE FROM ABUTTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE.

NOTES

A. NO CONSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS.

B. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 13 KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.

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

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

E. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES OR BELOW 84-INCHES IN HEIGHT ARE PERMITTED.

F. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

G. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.

H. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

I. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

J. ALL LANDSCAPING AND IRRIGATION INSTALLED AS PART OF THIS PROJECT, INCLUDING WITHIN THE CITY'S RIGHT OF WAY, SHALL BE MAINTAINED BY THE PROPERTY OWNER UNLESS NOTED OTHERWISE.

K. THIS DEVELOPMENT IS LOCATED IN THE VICINITY OF A RAILROAD.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024-0498661 OF MARICOPA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS NORTH 89 DEGREES 27 MINUTES 47 SECONDS WEST, AT A DISTANCE OF 2631.74 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1813.25 FEET TO THE INTERSECTION OF THE ADOT CONSTRUCTION CENTER LINE OF GRAND AVE. PER ADOT SBM-022-2-702 DATED MARCH 24, 1988;

THENCE SOUTH 46 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 1458.90;

THENCE SOUTH 43°21'07" WEST, A DISTANCE OF 143.00 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 60 (GRAND AVENUE) AND THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DOC. NO. 2024-0498661 OF MARICOPA COUNTY RECORDS, BEING THE POINT OF BEGINNING;

THENCE SOUTH 46 DEGREES 37 MINUTES 53 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.29 FEET;

THENCE SOUTH 43 DEGREES 21 MINUTES 33 SECONDS WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 46 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 240.99 FEET;

THENCE SOUTH 13 DEGREES 04 MINUTES 32 SECONDS WEST, A DISTANCE OF 48.63 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF ACOMA DRIVE, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 593 PAGE 32 OF MARICOPA COUNTY RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 42 DEGREES 42 MINUTES 40 SECONDS WEST, AT A DISTANCE OF 700.40 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 12 DEGREES 17 MINUTES 49 SECONDS, A DISTANCE OF 150.32 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 59 DEGREES 35 MINUTES 10 SECONDS WEST, A DISTANCE OF 108.64 FEET TO THE EASTERLY MOST CORNER OF TRACT "A" AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 621 PAGE 13 OF MARICOPA COUNTY RECORDS;

THENCE NORTH 46 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 283.16 FEET;

THENCE NORTH 43 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 299.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 93,920 SQUARE FEET, OR 2.156 ACRES OF LAND, MORE OR LESS.

ZONING

UC – URBAN CORRIDOR

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 AS SHOWN HEREON BETWEEN A MAG NAIL AND A CITY OF EL MIRAGE BRASS CAP SAID LINE BEARS SOUTH 89 DEGREES 27 MINUTES 47 SECONDS EAST

AREAS

LOT 1 = 65,140 S.F. / 1.495 ACRES

LOT 2 = 28,780 S.F. / 0.661 ACRES

TOTAL = 93,920 S.F. / 2.156 ACRES

NOTICE OF MILITARY OVER FLIGHTS

THIS SUBDIVISION LIES WITHIN THE VICINITY OF A MILITARY AIRPORT AS DESCRIBED IN SECTION 28-8481 OF THE ARIZONA REVISED STATUTES AND IS SUBJECT TO DIRECT OVER FLIGHTS AND NOISE BY JET AIRCRAFT. FOR MORE INFORMATION CONTACT LUKE AIRFORCE BASE.

OWNER

TMAC IV LLC
2930 E CAMELBACK RD
PHOENIX AZ USA 85016

LAND SURVEYOR

HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #113
PHOENIX, ARIZONA 85050
TEL: 602-788-2616
CONTACT: MICHAEL THOMPSON, RLS

KEY MAP

PAGE 1: COVER
PAGE 2: MAP

REFERENCE DOCUMENTS

R1 BK 593 PG 32 MCR., FINAL PLAT OF RANCHO EL MIRAGE PARCEL 1
R2 BK 621 PG 13 MCR., FINAL PLAT OF RANCHO EL MIRAGE PARCEL G
R3 BK 339 PG 49 MCR., RESULTS OF SURVEY
R4 2001-0642155 MCR., SPECIAL WARRANTY DEED
R5 2003-0111808 MCR., SIDEWALK & ROADWAY ESMT
R6 DKT 4322 PG 53 MCR., ELECTRIC LINE EASEMENT
R7 ADOT ROW PLANS OF THE WICKENBURG-PHOENIX HIGHWAY 060 MA 145 H8874 060-B-NFA
R8 2015-0459403 MCR., SPECIAL WARRANTY DEED
R9 UNRECORDED ALTA SURVEY BY FERGUSON LAND SERVICES, INC. "GRAND AVENUE AND ACOMA." DATED 11-14-2022

APPROVAL OF CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED ON THIS ____ DAY OF _____, 2025 BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

CITY ENGINEER

APPROVAL OF CITY PLANNING & ZONING CHAIRPERSON

APPROVED BY THE PLANNING AND ZONING CHAIRPERSON OF THE CITY OF EL MIRAGE, ARIZONA ON THIS ____ DAY OF _____, 2025.

PLANNING AND ZONING COMMISSION CHAIRPERSON

PLANNING DIRECTOR

APPROVAL BY CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA ON THIS ____ DAY OF _____, 2025.

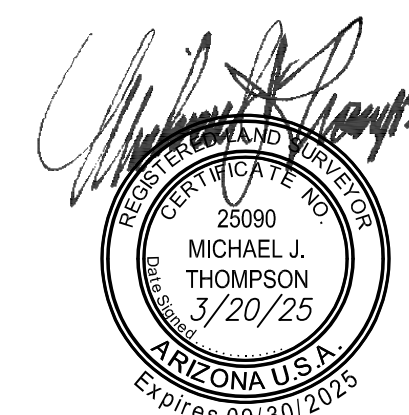
MAYOR

ATTEST BY: _____
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2025; THAT THE SURVEY IS TRUE, ACCURATE AND COMPLETE AS SHOWN; THAT THE DESCRIBED MONUMENTS HAVE BEEN FOUND OR SET OR WILL BE SET AS DESCRIBED; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL J. THOMPSON, RLS25090
HELIX ENGINEERING, LLC
3240 E UNION HILLS DR #113
PHOENIX, AZ 85050
mt@hxeng.com



Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
Suite 113
Phoenix AZ 85050
☎ 602-788-2616
www.hxeng.com

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RELEASE	
DATE	
2/14/25	1ST REVIEW COMMENTS

REVISIONS		
NO.	DATE	
△		
△		
△		

PROJECT NAME _____

FINAL PLAT

PROJECT ADDRESS _____

GRAND AVENUE &
ACOMA DRIVE
EL MIRAGE, AZ 85335

PROJECT AREA _____

GRAND AVE & ACOMA DR

HELIX JOB NUMBER _____ IN HOUSE _____

840 DRAWN BY: TDS
CHECKED BY: MJT

SHEET TITLE _____

A FINAL PLAT FOR A PORTION OF THE NORTHEAST 1/4 SEC 11 T3N, R1W, G. & S.R.B. & M.

SHEET _____ PAGE _____

COVER 1 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

FINAL PLAT FOR BLACK ROCK COFFEE GRAND AVE & ACOMA DR

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA**



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RELEASE	
DATE	1ST REVIEW COMMENTS
2/14/25	

REVISIONS	
NO.	DATE

PROJECT NAME

FINAL PLAT

PROJECT ADDRESS

**GRAND AVENUE &
ACOMA DRIVE
EL MIRAGE, AZ 85335**

PROJECT AREA

GRAND AVE & ACOMA DR

HELIX JOB NUMBER

IN HOUSE

840

DRAWN BY: TDS

CHECKED BY: MJT

SHEET TITLE

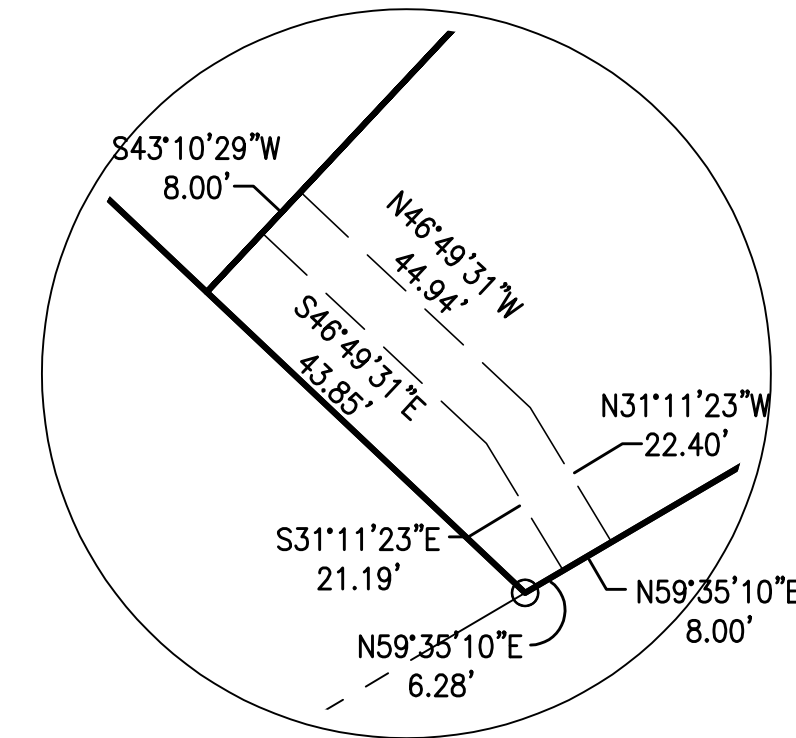
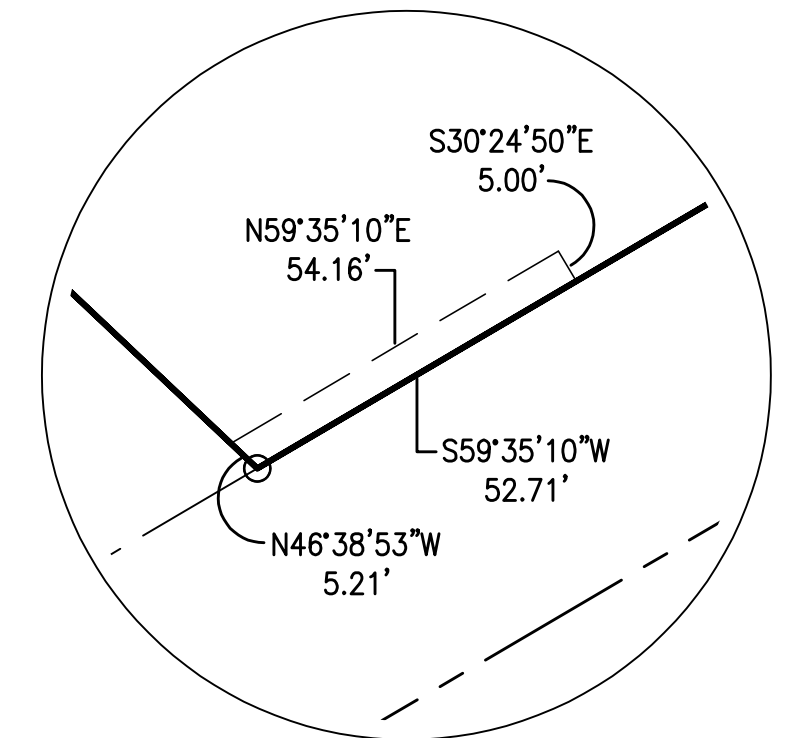
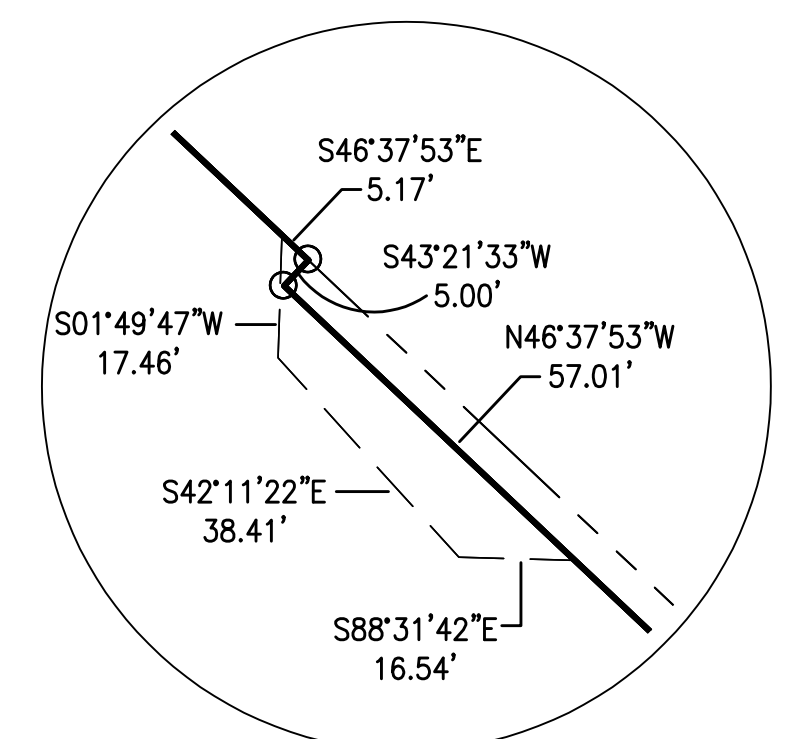
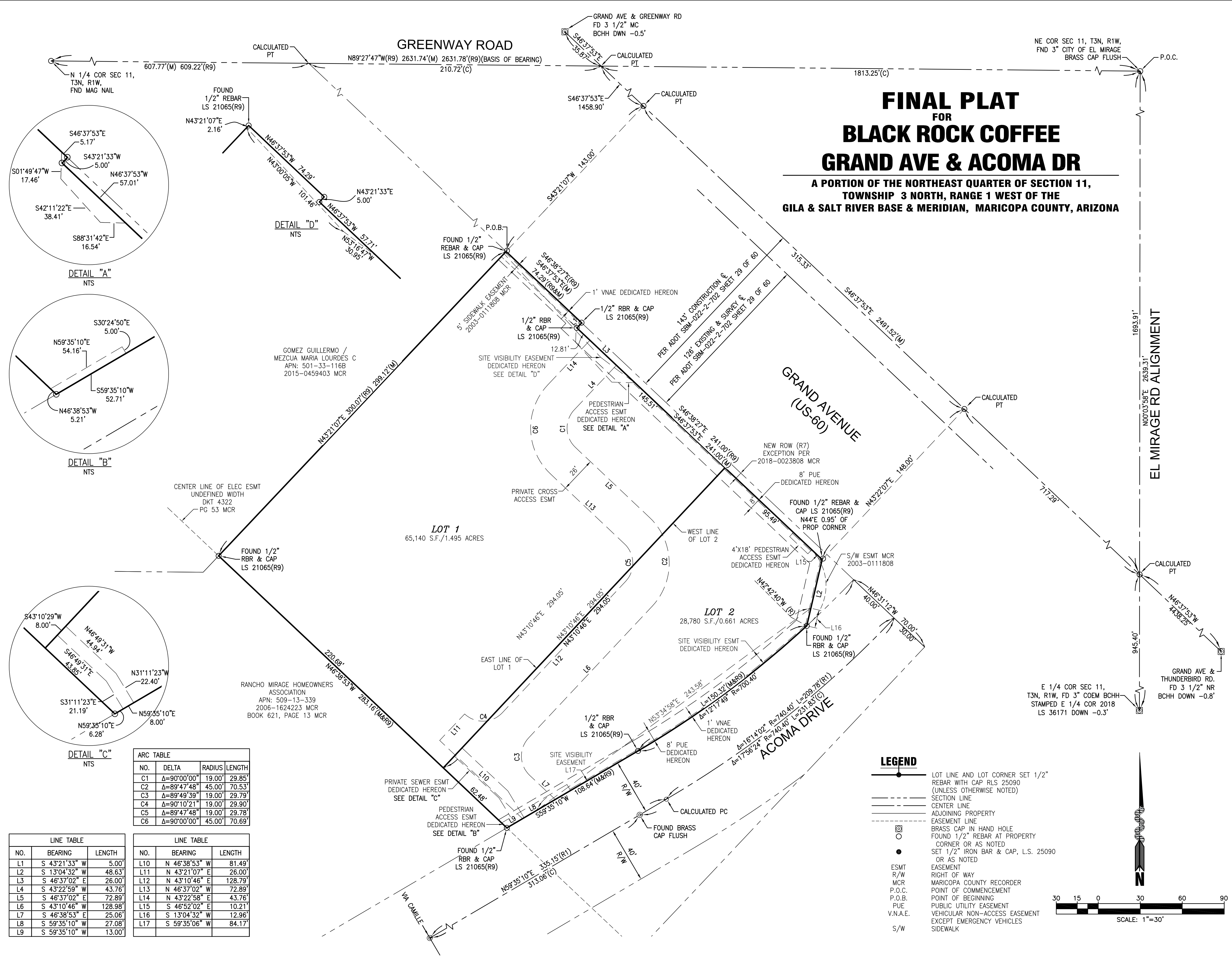
A FINAL PLAT FOR A PORTION OF THE NORTHEAST 1/4 SEC 11 T3N, R1W, G. & S.R.B. & M.

SHEET

PAGE

2 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

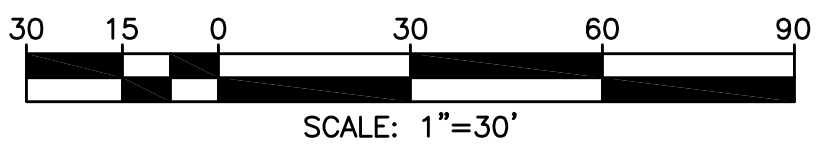


ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=90°00'00"	19.00'	29.85'
C2	Δ=89°47'48"	45.00'	70.53'
C3	Δ=89°49'39"	19.00'	29.79'
C4	Δ=90°10'21"	19.00'	29.90'
C5	Δ=89°47'48"	19.00'	29.78'
C6	Δ=90°00'00"	45.00'	70.69'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 43°21'33" W	5.00'
L2	S 13°04'32" W	48.63'
L3	S 46°37'02" E	26.00'
L4	S 43°22'59" W	43.76'
L5	S 46°37'02" E	72.89'
L6	S 43°10'46" W	128.98'
L7	S 46°38'53" E	25.06'
L8	S 59°35'10" W	27.08'
L9	S 59°35'10" W	13.00'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N 46°38'53" W	81.49'
L11	N 43°21'07" E	26.00'
L12	N 43°10'46" E	128.79'
L13	N 46°37'02" W	72.89'
L14	N 43°22'58" E	43.76'
L15	S 46°52'02" E	10.21'
L16	S 13°04'32" W	12.96'
L17	S 59°35'06" W	84.17'

- LEGEND**
- LOT LINE AND LOT CORNER SET 1/2" REBAR WITH CAP RLS 25090 (UNLESS OTHERWISE NOTED)
 - - - SECTION LINE
 - CENTER LINE
 - - - ADJOINING PROPERTY
 - - - EASEMENT LINE
 - BRASS CAP IN HAND HOLE
 - FOUND 1/2" REBAR AT PROPERTY CORNER OR AS NOTED
 - SET 1/2" IRON BAR & CAP, L.S. 25090 OR AS NOTED
 - EASEMENT
 - RIGHT OF WAY
 - MARICOPA COUNTY RECORDER
 - P.O.C.
 - POINT OF COMMENCEMENT
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - VEHICULAR NON-ACCESS EASEMENT EXCEPT EMERGENCY VEHICLES
 - SIDEWALK
 - ESMT
 - R/W
 - MCR
 - P.O.C.
 - P.O.B.
 - PUE
 - V.N.A.E.
 - S/W



Mar 24, 2025 - 3:36pm C:\Users\840.BRC.E.ElMirage\DWG\PLAT\840 Grand Ave & Acoma Plat v5.dwg

Helix Engineering, LLC

Closure Report

Date: 03/24/2025 at 2:27 PM

Project: 840

Description: Grand Ave & Acoma Plat

Created by: Michael Thompson

Traverse of: OVERALL

Bearing	Distance	Northing	Easting
Starting at		953534.9380	574921.7538
S 46°37'53" E	74.29' to	953483.9239	574975.7590
S 43°21'33" W	5.00' to	953480.2885	574972.3261
S 46°37'53" E	241.00' to	953314.7964	575147.5213
S 13°04'32" W	48.63' to	953267.4273	575136.5195
N 42°42'40" W (R)	700.40' to	953782.0693	574661.4366

Delta = 12°17'49" Radius = 700.40' Length = 150.32'
Chord = S 53°26'15" W 150.03' Tangent = 75.45'

S 30°24'50" E (R)	700.40' to	953178.0545	575016.0142
S 59°35'10" W	108.64' to	953123.0563	574922.3241
N 46°38'53" W	283.16' to	953317.4393	574716.4241
N 43°21'07" E	299.12' to	953534.9447	574921.7634

Error of closure North = 0.00664324 East = 0.00956905
Bearing S 55°13'48" W Distance = 0.0116
Area = 93,920 SF 2.156 Acres
Perimeter = 1,210.16' Precision = 1 : 103,885

Traverse of: LOT 1

Bearing	Distance	Northing	Easting
Starting at		953534.9380	574921.7538
S 46°37'53" E	74.29' to	953483.9239	574975.7590
S 43°21'33" W	5.00' to	953480.2885	574972.3261
S 46°37'53" E	145.51' to	953380.3684	575078.1048
S 43°10'46" W	294.05' to	953165.9430	574876.8906
N 46°38'53" W	220.68' to	953317.4349	574716.4230
N 43°21'07" E	299.12' to	953534.9402	574921.7623

Error of closure North = 0.00218320 East = 0.00846054
Bearing S 75°31'51" W Distance = 0.0087
Area = 65,140 SF 1.495 Acres
Perimeter = 1,038.65' Precision = 1 : 118,870



Traverse of: LOT 2

Bearing	Distance	Northing	Easting
Starting at		953380.3698	575078.1038
S 46°37'53" E	95.49' to	953314.7978	575147.5204
S 13°04'32" W	48.63' to	953267.4287	575136.5185
N 42°42'40" W (R)	700.40' to	953782.0707	574661.4357

Delta = 12°17'49" Radius = 700.40' Length = 150.32'
Chord = S 53°26'15" W 150.03' Tangent = 75.45'

S 30°24'50" E (R)	700.40' to	953178.0559	575016.0133
S 59°35'10" W	108.64' to	953123.0577	574922.3232
N 46°38'53" W	62.48' to	953165.9488	574876.8908
N 43°10'46" E	294.05' to	953380.3742	575078.1049

Error of closure North = 0.00446004 East = 0.00110851

Bearing S 13°57'27" W Distance = 0.0046

Area = 28,780 SF 0.661 Acres

Perimeter = 759.61' Precision = 1 : 165,286