

GENERAL NOTES

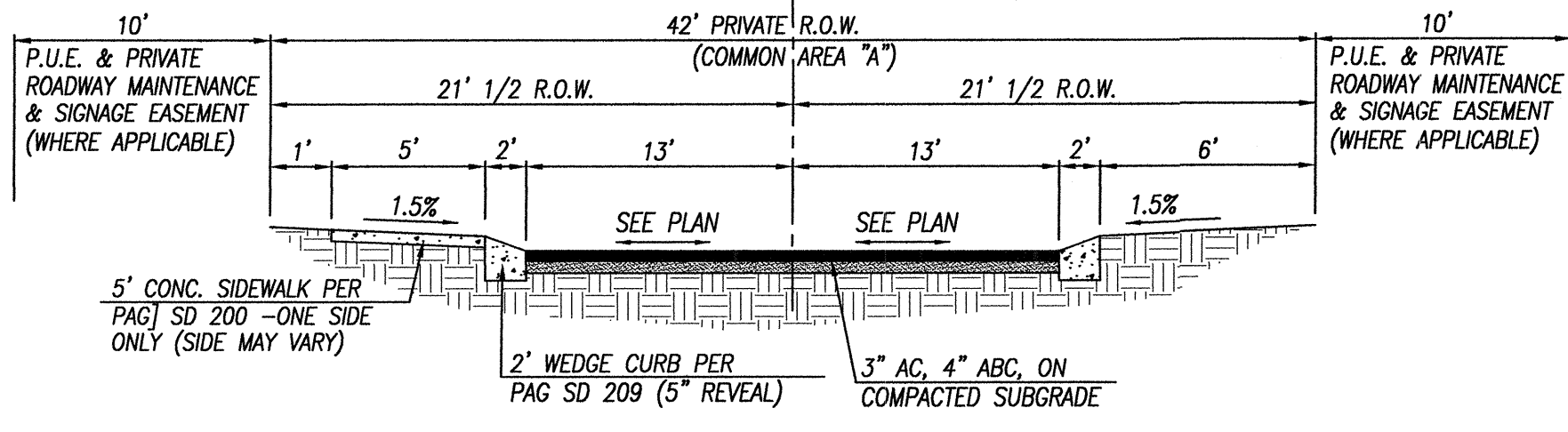
- THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED ON 3/28/00, PER ORDINANCE 2000.04, AND AS AMENDED ON 7/16/02 PER ORDINANCE 2002.13.
- THE GROSS AREA OF THE SUBDIVISION IS 3,443,599 SF, OR 79.0 ACRES.
- THE EXISTING ZONING IS "F" DOVE MOUNTAIN SPECIFIC PLAN AND THE LAND USE DESIGNATION IS "LDR" IN ACCORDANCE WITH THE DOVE MOUNTAIN SPECIFIC PLAN AND WILL REMAIN.
- THE ASSESSOR'S PARCEL NUMBERS ARE A PORTION OF 218-31-1183C AND 218-22-002N.
- THE PROPOSED NUMBER OF RESIDENTIAL LOTS IS 187.
- GROSS DENSITY FOR 187 RESIDENTIAL LOTS IS 2.4 RAC.
- MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF (PER THE DOVE MOUNTAIN SPECIFIC PLAN). MINIMUM PROVIDED LOT SIZE 6343 SF - LOT #66. AVERAGE PROVIDED LOT SIZE 6985 SF. MAXIMUM PROVIDED LOT SIZE 8793 SF - LOT #157 (NOT A RESTRICTION). MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35' FOR "LDR."
- COMMON AREA INFORMATION:
COMMON AREA "A" (PRIVATE STREETS) 449,609 SF.
COMMON AREA "B" (OPEN SPACE/DRAINAGE) 1,462,783 SF.
- BLOCK INFORMATION:
BLOCK "1" (FUTURE RESIDENTIAL) 220,305 SF.
BLOCK "2" (FUTURE RESIDENTIAL) 3654 SF.
- BUILDING SETBACKS PER THE DOVE MOUNTAIN SPECIFIC PLAN ARE:
FRONT - 20 FEET
SIDE - 5 FEET
REAR - 15 FEET
CORNER - 20 FEET
- NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
- PARKING PROVISIONS INCLUDE 2 PARKING SPACES FOR EACH LOT (187 LOTS X 2 = 374). ALL REQUIRED PARKING WILL BE OFF-STREET, ON-SITE.
- DOVE MOUNTAIN BOULEVARD IS THE NEAREST PAVED ACCESS (PUBLIC) ADJACENT TO THIS PROJECT.
- ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
- 0- MILES OF NEW PUBLIC STREETS ARE INCLUDED IN THIS PRELIMINARY PLAT. 1.84 MILES OF NEW PRIVATE STREETS ARE INCLUDED IN THIS PRELIMINARY PLAT.
- THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER, 310 W. ALAMEDA, TUCSON, AZ 85701, 520-791-4718.
- THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
- ALL PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
- ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES WILL CONFORM TO THE MARANA SUBDIVISION STREET STANDARDS SECTION 4.8.
- BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, T-11-S, R-12-E. SAID BEARING BEING N00°01'56"W. SEE SHEET 2.
- BASIS OF ELEVATION FOR THIS PROJECT IS THE AS-BUILT 3" TOWN OF MARANA BRASS CAP SURVEY MONUMENT STAMPED RLS "22245" AT THE CENTERLINE INTERSECTION OF DOVE MOUNTAIN BOULEVARD (STA 320+27.73) AND BRITTLE BUSH DRIVE (STA 18+65.16). SAID ELEVATION BEING 2443.20 FEET (NGVD 29 DATUM).
- THE DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW, OR RAINFALL.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- THE MASTER HOMEOWNER'S ASSOCIATION WILL SOLELY RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN SPACE/DRAINAGE).
- THE DESIGN SPEED AND DESIGN VEHICLE FOR THE ONSITE STREETS SHOWN ON THIS PROJECT IS 25 MPH/WB-40.
- APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
- APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
- ALL ELECTRIC GATES SHALL BE EQUIPPED WITH (AND HAVE INSTALLED) APPROVED PRE-EMPTIVE CONTROL OPENING EQUIPMENT AND A KEY SWITCH COMPATIBILITY WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM. (IFC D103.5 ITEM 5 AMENDED).
- THE FINAL PLAT WILL NOT BE RECORDED UNTIL A CLOMR IS APPROVED REMOVING LOTS 1-10 FROM THE FEMA FLOODPLAIN. NO BUILDING PERMITS WILL BE ISSUED FOR SAID LOTS PRIOR TO APPROVAL OF A LOWR.
- THE OWNER OR OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES AND RETENTION/RETENTION BASINS.
- ALL LOTS ARE "A" LOTS (FRONT DRAINING) UNLESS OTHERWISE SHOWN (SEE PLAN VIEW). "B" LOTS ARE 60± FRONT/60± REAR DRAINING, AND "B-1" LOTS ARE 20± FRONT/100± REAR DRAINING.
- THE OWNER WILL PAY A DETENTION/RETENTION IN-LIEU FEE TO THE TOWN OF MARANA IN-LIEU OF PROVIDING DETENTION/RETENTION FACILITIES FOR THIS PROJECT. THE REQUIRED IN-LIEU FEE FOR THE PROJECT IS \$77,576.00. ONE HALF OF THE FEES ARE REQUIRED WHEN STAFF APPROVES THE FINAL PLAT, THE BALANCE OF THE FEES ARE DUE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 47 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- ACCESS TO THE LEVEE WILL BE PROVIDED TO THE TOWN OF MARANA IN THE COMMON AREAS PER THE FINAL PLAT.

PUBLIC SEWER NOTES

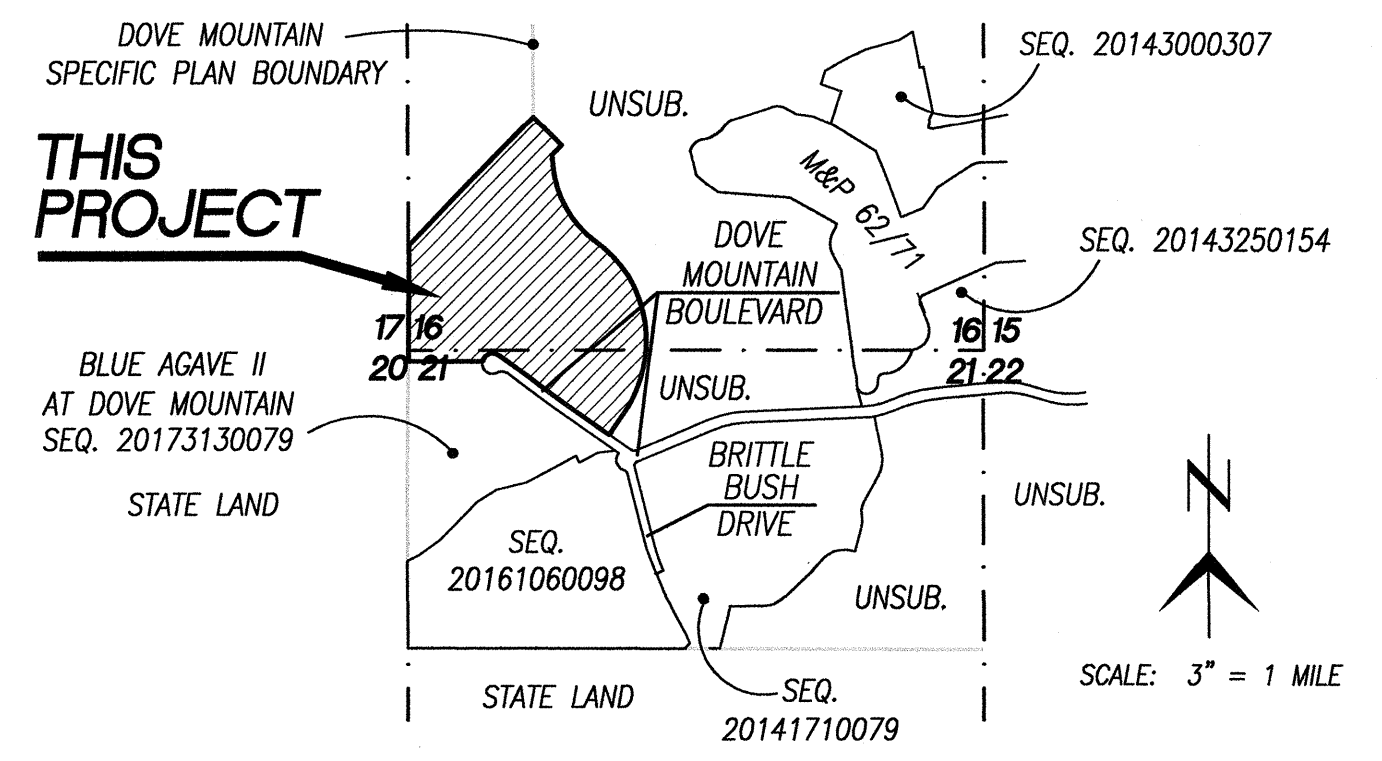
- SOME ON-SITE SANITARY SEWAGE COLLECTION LINES WILL BE PUBLIC AND DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS. ALL BUILDING CONNECTION SEWERS WILL BE PRIVATELY MAINTAINED.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

PRIVATE SEWER NOTES

- SOME ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION COMPRISED OF INDIVIDUAL LOT OWNERS IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

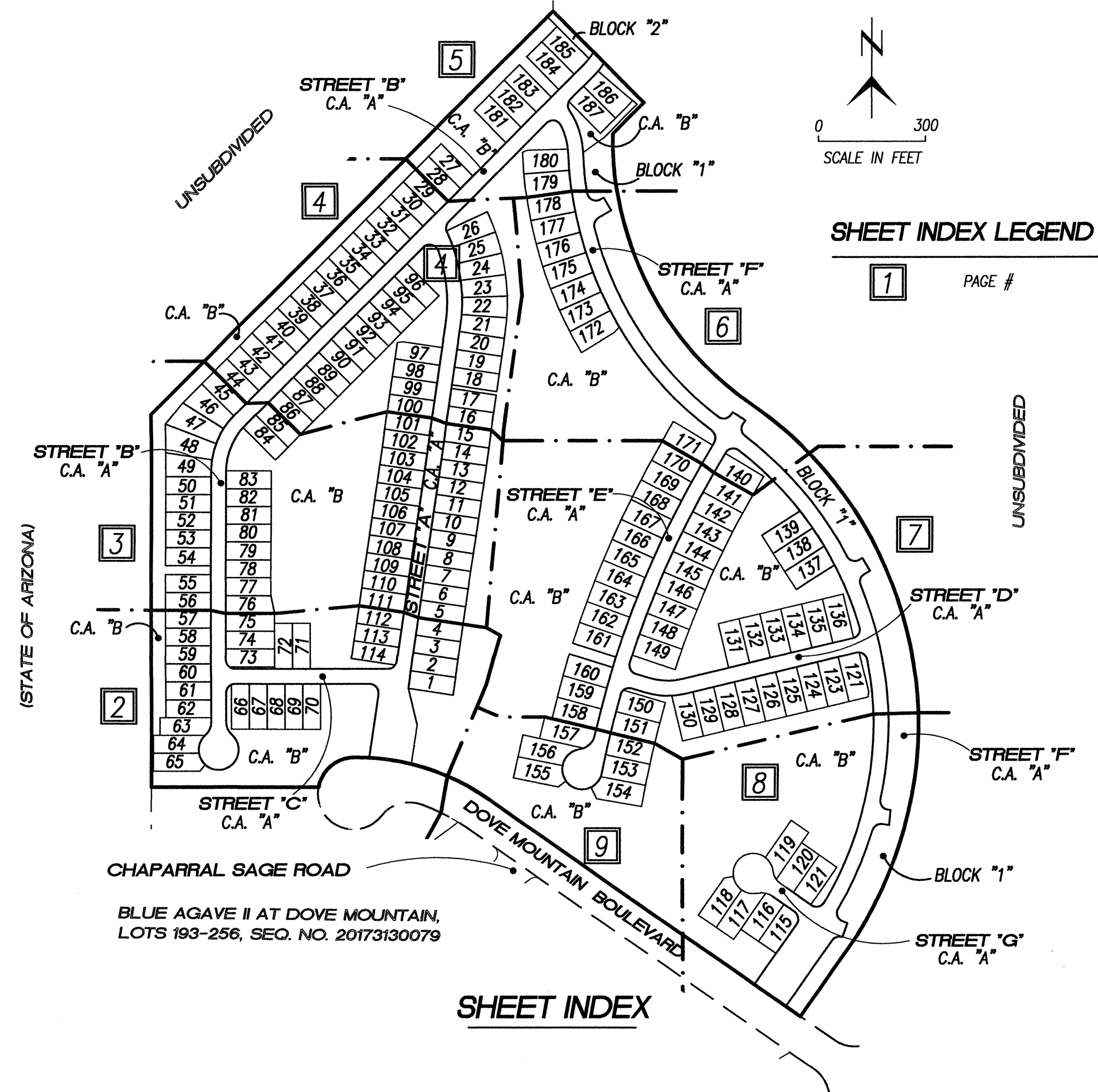


1 TYPICAL PRIVATE 42' ROADWAY X-SECTION



LEGEND

- SUBDIVISION BOUNDARY
- R/W EXISTING RIGHT-OF-WAY
- FOUND OR SET CENTERLINE PIN (SURVEY MONUMENT BY REGISTERED LAND SURVEYOR "RLS 26928")
- SURVEY MONUMENT TO BE SET
- FOUND OR SET BOUNDARY PIN (5/8" REBAR TAGGED "RLS 26928")
- EASEMENT LINE - SEE EASEMENT KEYNOTES, SHEETS 2 - 9
- PROPOSED PUBLIC SEWER/MANHOLE
- PROPOSED PRIVATE SEWER/MANHOLE
- EXISTING PUBLIC SEWER/MANHOLE
- EXISTING PRIVATE SEWER/MANHOLE
- PROPOSED WATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- SIGHT VISIBILITY TRIANGLE ("SVT") AREA (EASEMENT TO BE GRANTED BY FINAL PLAT) - SEE EASEMENT KEYNOTES, SHEETS 2 - 9
DIMENSION: INTERIOR STREETS - 240'x15' (NEAR SIDE); 190'x15' (FAR SIDE)
- HANDICAP RAMP
- EXISTING CONTOURS
- DEVELOPED OR EXISTING/DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L.")
- EXISTING 100 YEAR FLOODPRONE LINE ("F.P.L.")
- DEVELOPED EROSION HAZARD SETBACK LINE ("ESL")
- 404 WASH LINE ("404")
- FEMA FLOODPRONE LIMIT ("A02"); SEE ALSO FEMA FLOODPLAIN NOTE ON SHEETS 2 - 9
- CP-E4 184 cfs DEV/EX DRAINAGE CONCENTRATION POINT (DEVELOPED "DEV" OR DEVELOPED/EXISTING "DEV/EX", AS SHOWN)
- WSEL 100 YEAR WATER SURFACE ELEVATION (DEVELOPED "DEV" OR EXISTING "EX", AS SHOWN)
- NEW PAVEMENT
- CONCRETE SIDEWALK
- EXISTING PAVEMENT
- PG 33.1 PRELIMINARY PAD GRADES
- X 47.0 PRELIMINARY SPOT GRADES
- DETAIL # SHEET #
- C# CURVE NUMBER (SEE TABLE, THIS SHEET)



NUMBER	DELTA	RADIUS	LENGTH
C1	44°59'11"	200.00'	157.03'
C2	13°42'31"	200.00'	47.85'
C3	37°05'08"	450.00'	291.27'
C4	1°20'19"	990.00'	23.13'
C5	19°01'57"	990.00'	328.86'
C6	6°53'54"	450.00'	54.18'
C7	8°48'50"	450.00'	69.22'
C8	9°07'49"	200.00'	31.87'
C9	27°59'20"	990.00'	483.61'
C10	11°25'34"	990.00'	197.43'
C11	30°22'13"	990.00'	524.76'
C12	0°08'04"	1000.00'	2.35'
C13	42°36'24"	1000.00'	743.63'
C14	10°29'59"	1000.00'	183.25'
C15	43°00'02"	200.00'	150.10'
C16	1°10'22"	2790.00'	57.11'
C17	15°24'41"	2790.00'	750.46'
C18	5°38'33"	2790.00'	274.76'
C19	30°03'56"	200.00'	104.95'

CURVE TABLE

ACCEPTANCE

BY: _____ P.E. DATE: _____
MARANA TOWN ENGINEER/SUBDIVISION ENGINEER

BY: _____ DATE: _____
MARANA PLANNING DIRECTOR

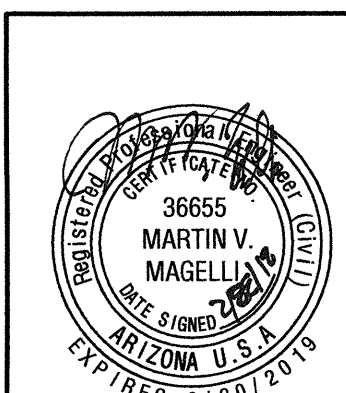
BY: _____ DATE: _____
NORTHWEST FIRE DISTRICT

OWNER:

DM PHASE IV INVESTMENT, L.L.C.

DEVELOPER:

COTTONWOOD PROPERTIES
ATTN: BILL HALLINAN
3567 E. SUNRISE DRIVE, SUITE 219
TUCSON, ARIZONA 85718
PHONE: 520-299-8424

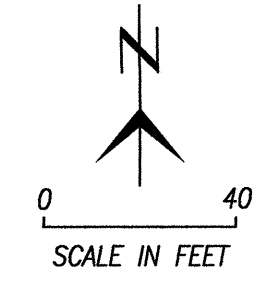


#PRV-_____

PRELIMINARY PLAT for
SAGUARO RESERVE AT DOVE MOUNTAIN, LOTS 1 - 187, BLOCKS "1" AND "2" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ: 1"=300' C.L.=N/A	DRAWN BY: JVA DESIGNED BY: MVM CHECKED BY: MVM	DATE: 2/28/18 REV. DATE: REV. DATE:	DRAWING # 2447-PP1.DWG PLAN #2447	SHEET 1 of 9
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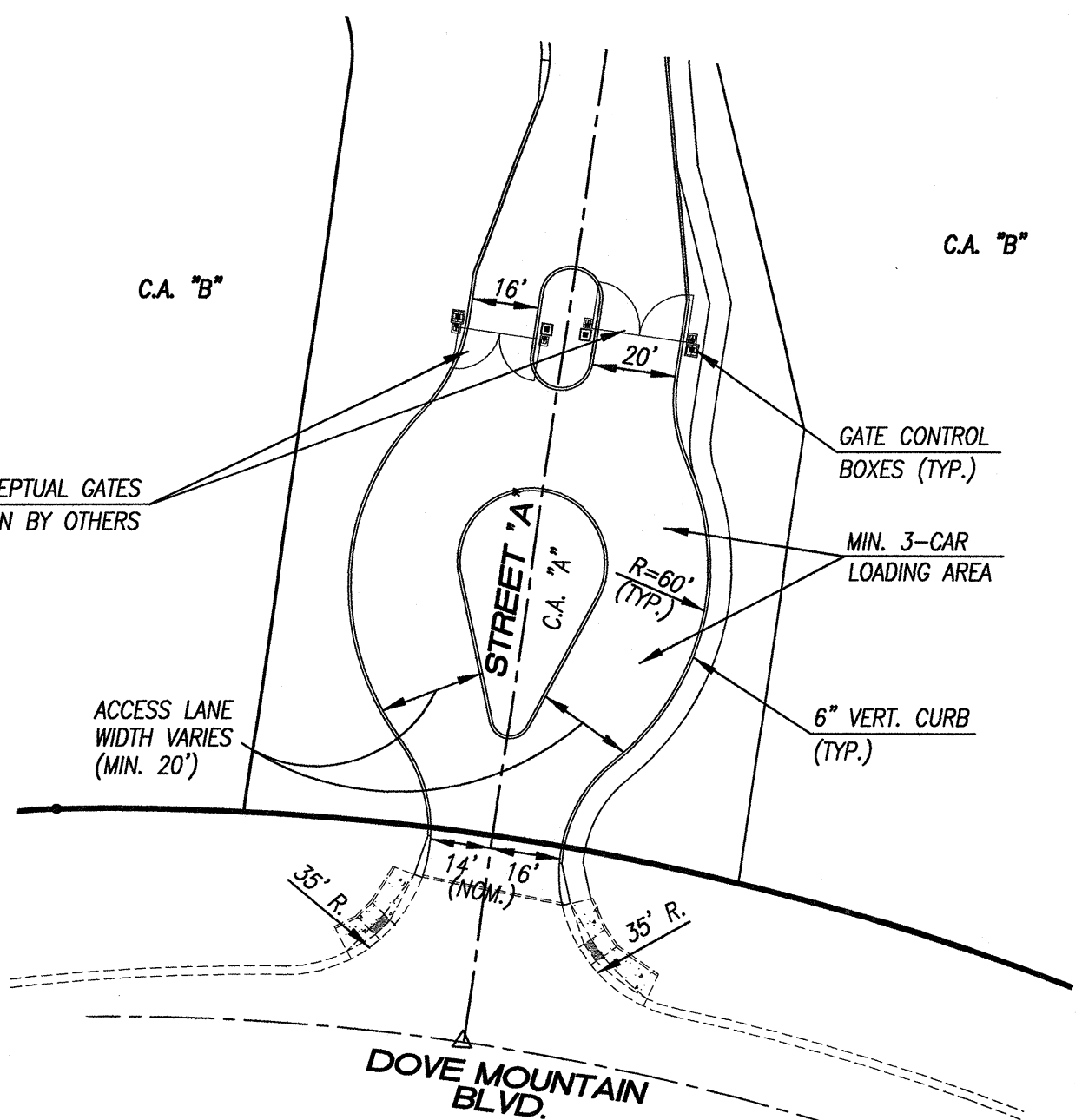
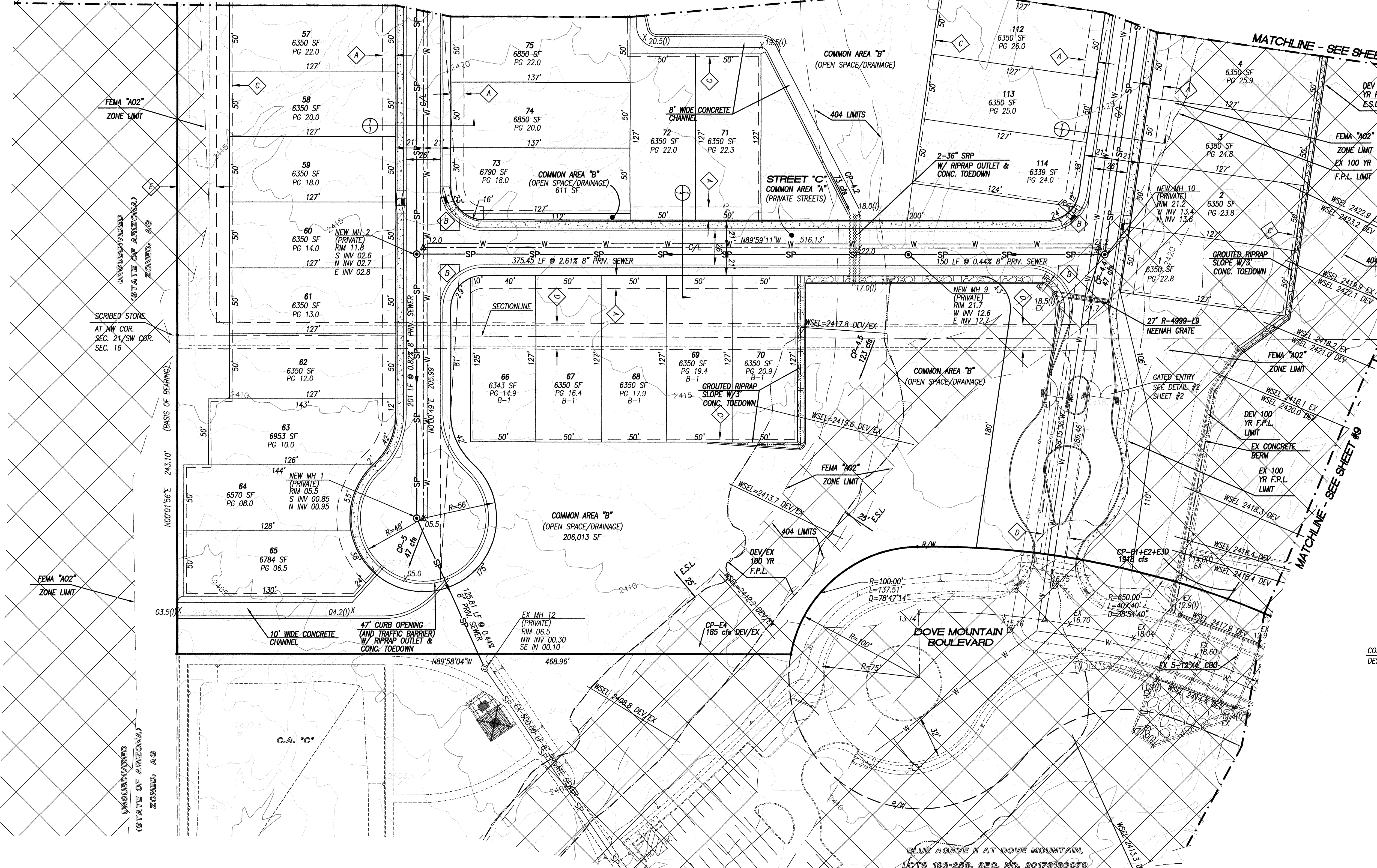


MATCHLINE - SEE SHEET #3

MATCHLINE - SEE SHEET #3

MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #8



EASEMENT KEYNOTES

- A** NEW 10' PUBLIC AND PRIVATE UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT
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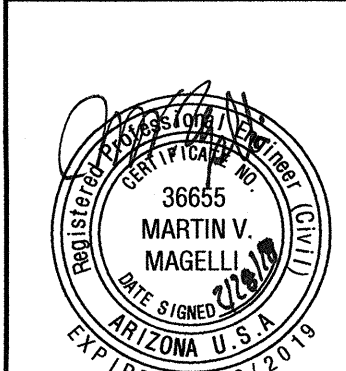
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FEMA FLOODPLAIN NOTE

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 04019C106SL, DATED JUNE 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" EXCEPT WHERE "A02" ZONE IS DELINEATED ON THIS SHEET.

2 GATED ENTRY DETAIL - STREET 'A'

#PRV-



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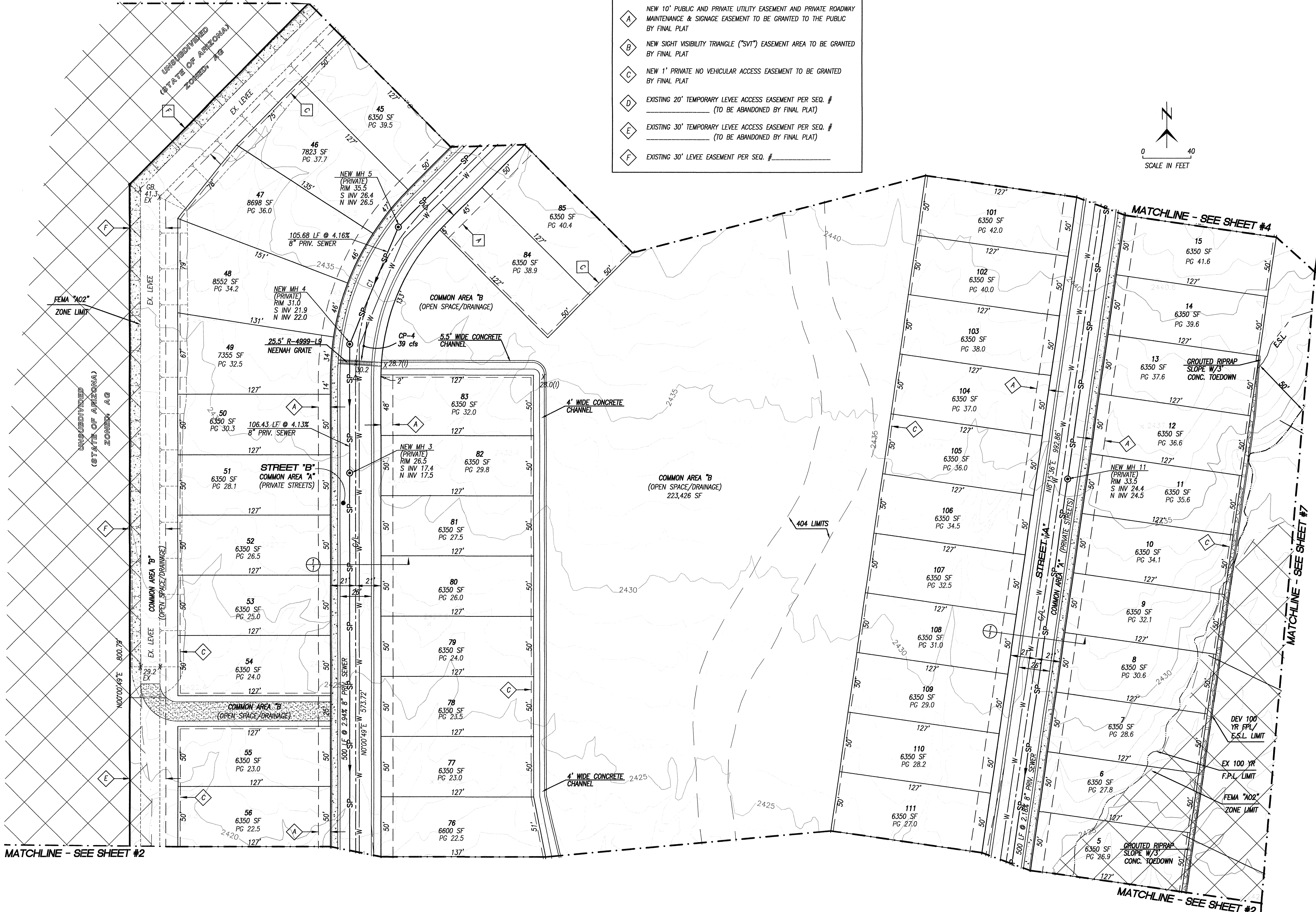
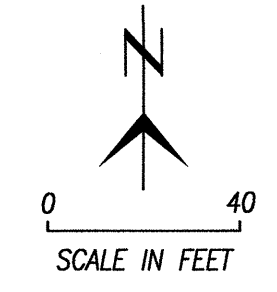
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CHECKED BY: MVM	DESIGNED BY: MVM	REV. DATE:	2447-PP1.DWG	2 of 9
		REV. DATE:	PLAN #2447	

MATCHLINE - SEE SHEET #4

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MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #7

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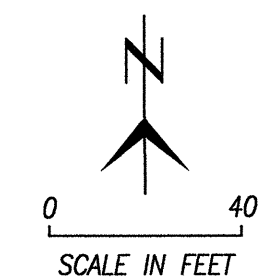
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		REV. DATE:	PLAN #2447	

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #5



MATCHLINE - SEE SHEET #3

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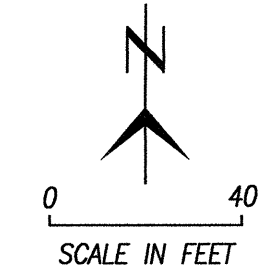
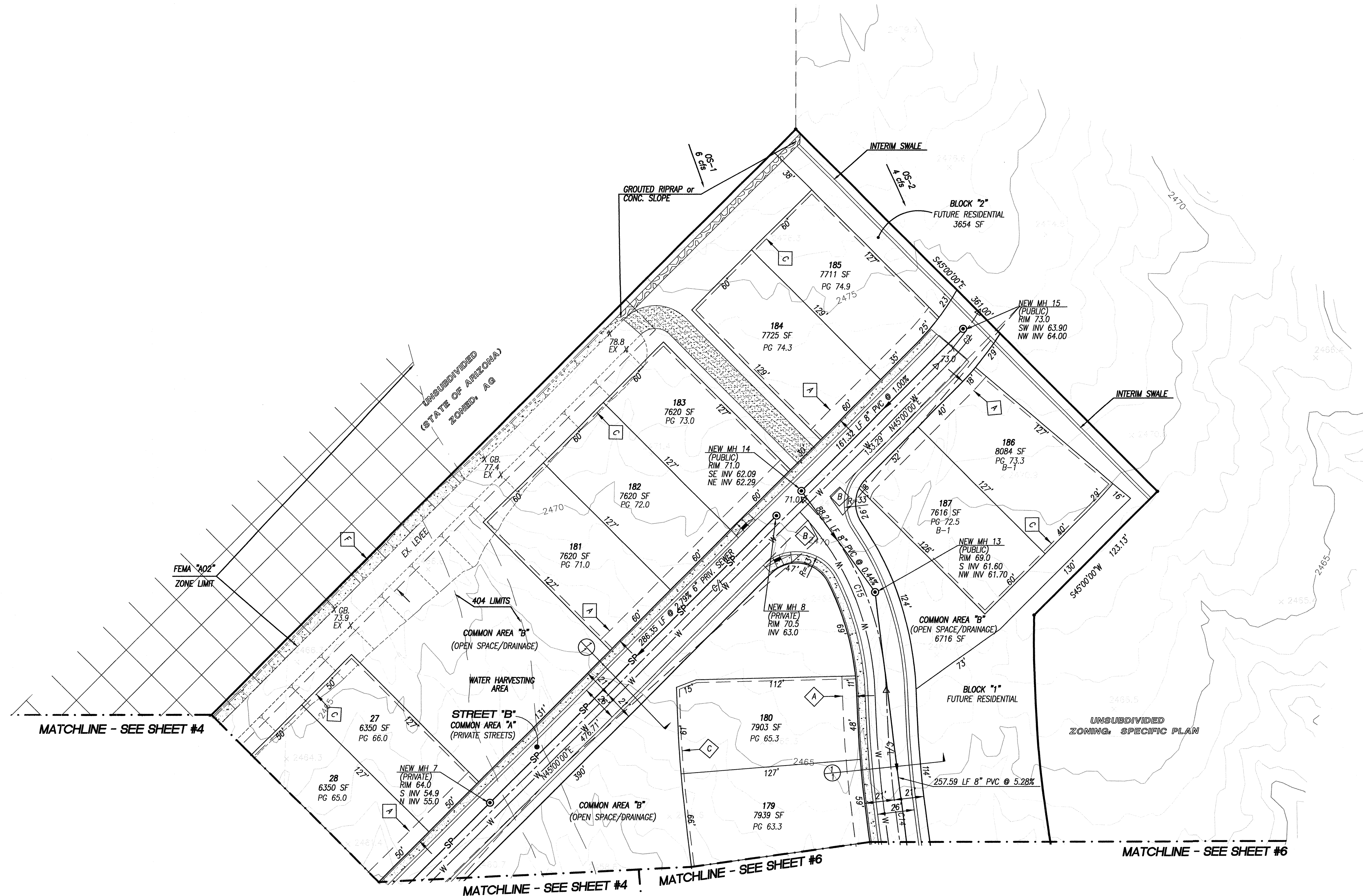
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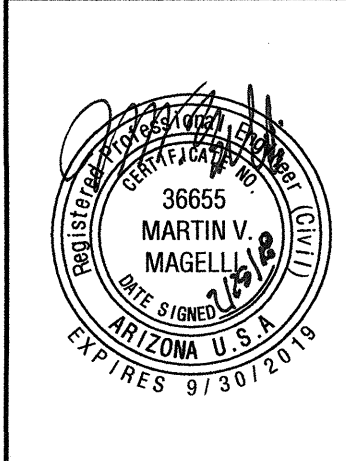
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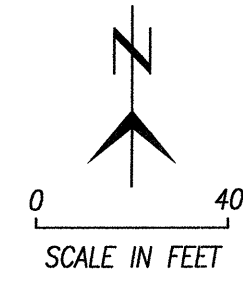
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MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #4



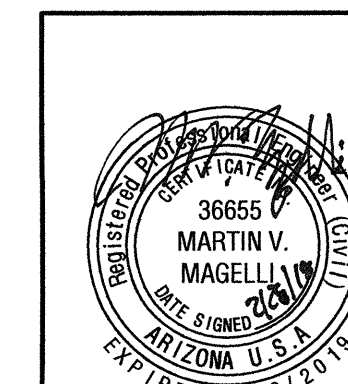
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- ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 04019C1065L, DATED JUNE 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" EXCEPT WHERE "AO2" ZONE IS DELINEATED ON THIS SHEET.

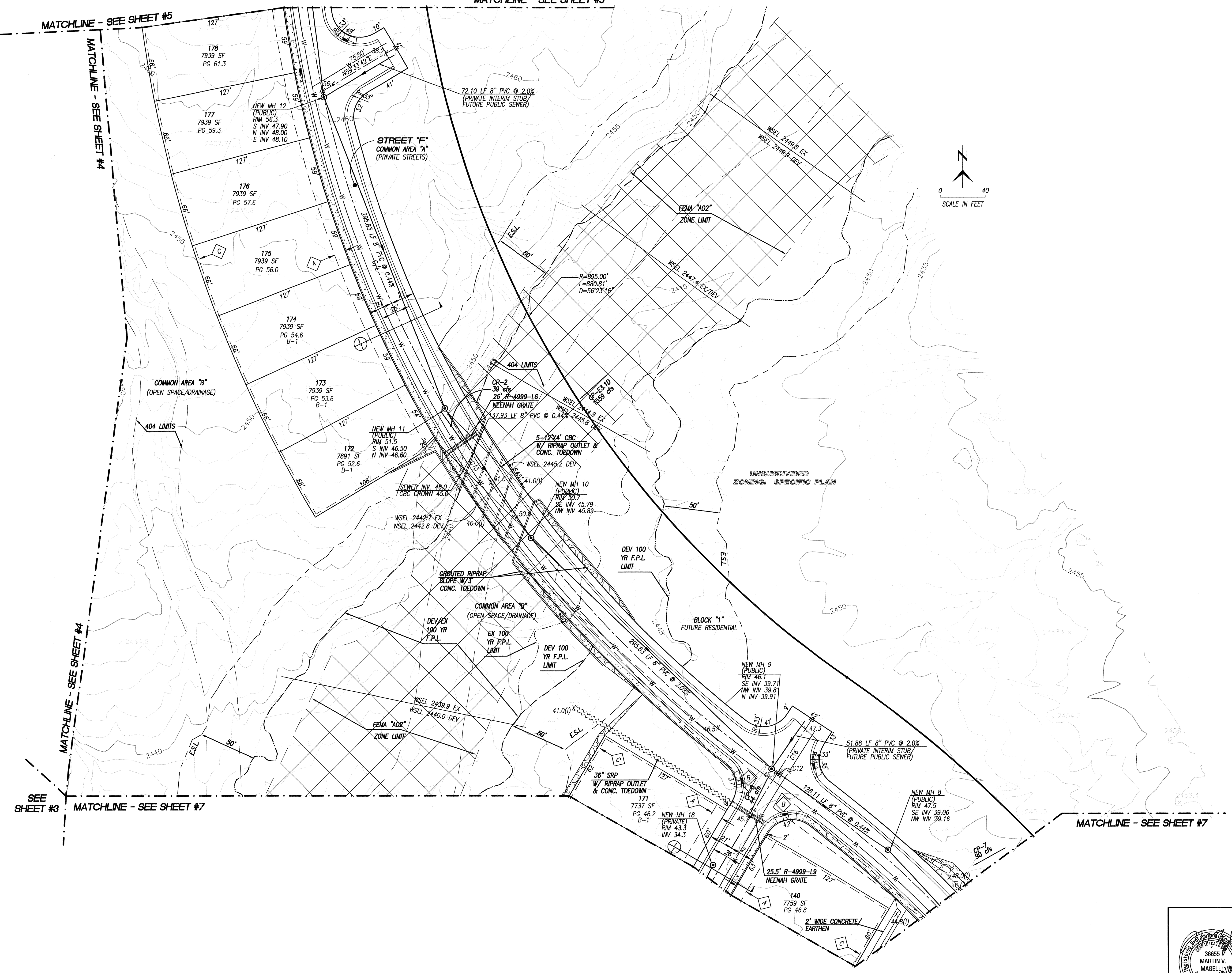
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PRELIMINARY PLAT for
 SAGUARO RESERVE AT DOVE MOUNTAIN, LOTS 1 - 187, BLOCKS "1" AND
 "2" (FUTURE RESIDENTIAL) AND COMMON AREAS
 "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
 BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21,
 T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ: 1"=40' V: 1"=1'	DRAWN BY: JVA DESIGNED BY: MVM CHECKED BY: MVM	DATE: 2/28/18 REV. DATE: REV. DATE:	DRAWING # 2447-PP1.DWG PLAN #2447	SHEET 6 of 9
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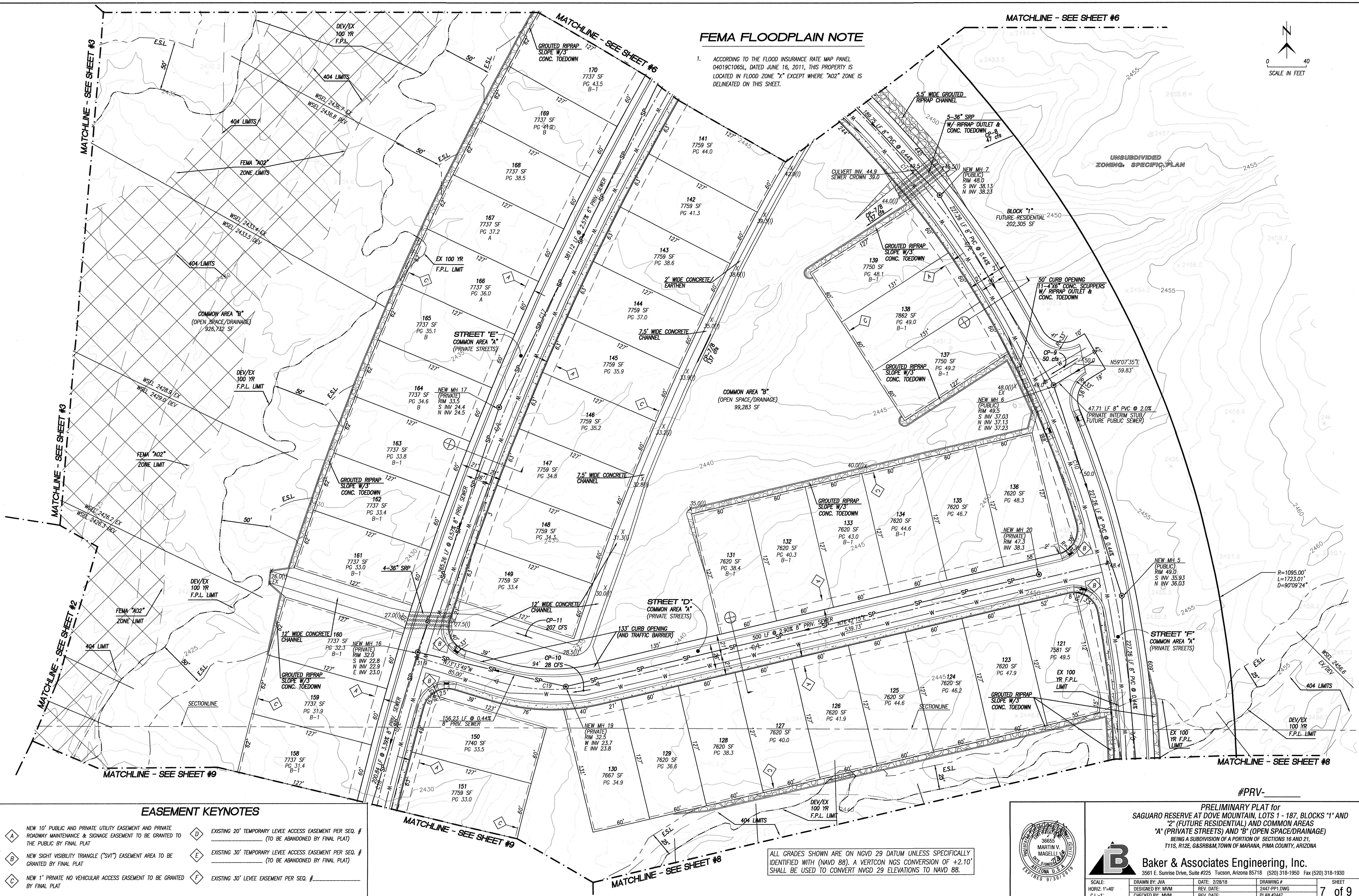
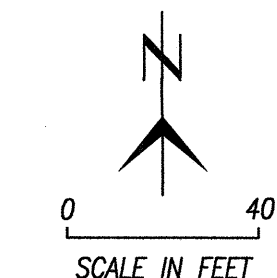
SEE SHEET #3 MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #7

FEMA FLOODPLAIN NOTE

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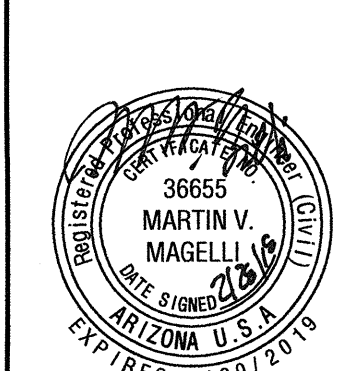
MATCHLINE - SEE SHEET #6



EASEMENT KEYNOTES

- A** NEW 10' PUBLIC AND PRIVATE UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY FINAL PLAT
- B** NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA TO BE GRANTED BY FINAL PLAT
- C** NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT
- D** EXISTING 20' TEMPORARY LEVEL ACCESS EASEMENT PER SEQ. # (TO BE ABANDONED BY FINAL PLAT)
- E** EXISTING 30' TEMPORARY LEVEL ACCESS EASEMENT PER SEQ. # (TO BE ABANDONED BY FINAL PLAT)
- F** EXISTING 30' LEVEL EASEMENT PER SEQ. #

ALL GRADES SHOWN ARE ON NAVD 29 DATUM UNLESS SPECIFICALLY IDENTIFIED WITH (NAVD 88). A VERTCON NGS CONVERSION OF +2.10' SHALL BE USED TO CONVERT NAVD 29 ELEVATIONS TO NAVD 88.



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CHECKED BY: MVM	DESIGNED BY: MVM	REV. DATE:	2447-PP1.DWG	7 of 9
		REV. DATE:	PLAN #2447	

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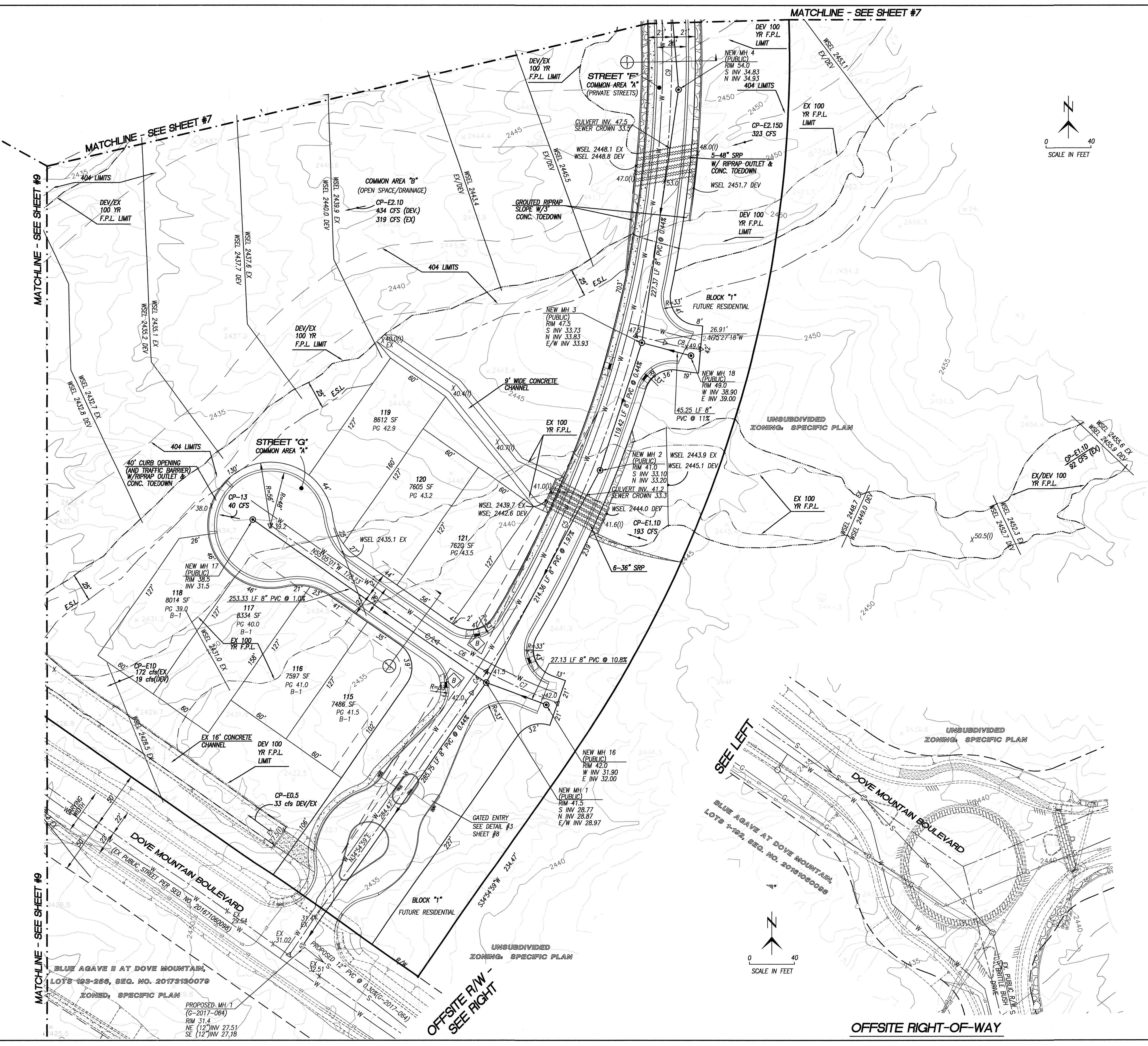
PRELIMINARY PLAT for SAGUARO RESERVE AT DOVE MOUNTAIN, LOTS 1 - 187, BLOCKS "1" AND "2" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE) BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21, T11S, R12E, G&SR&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #7

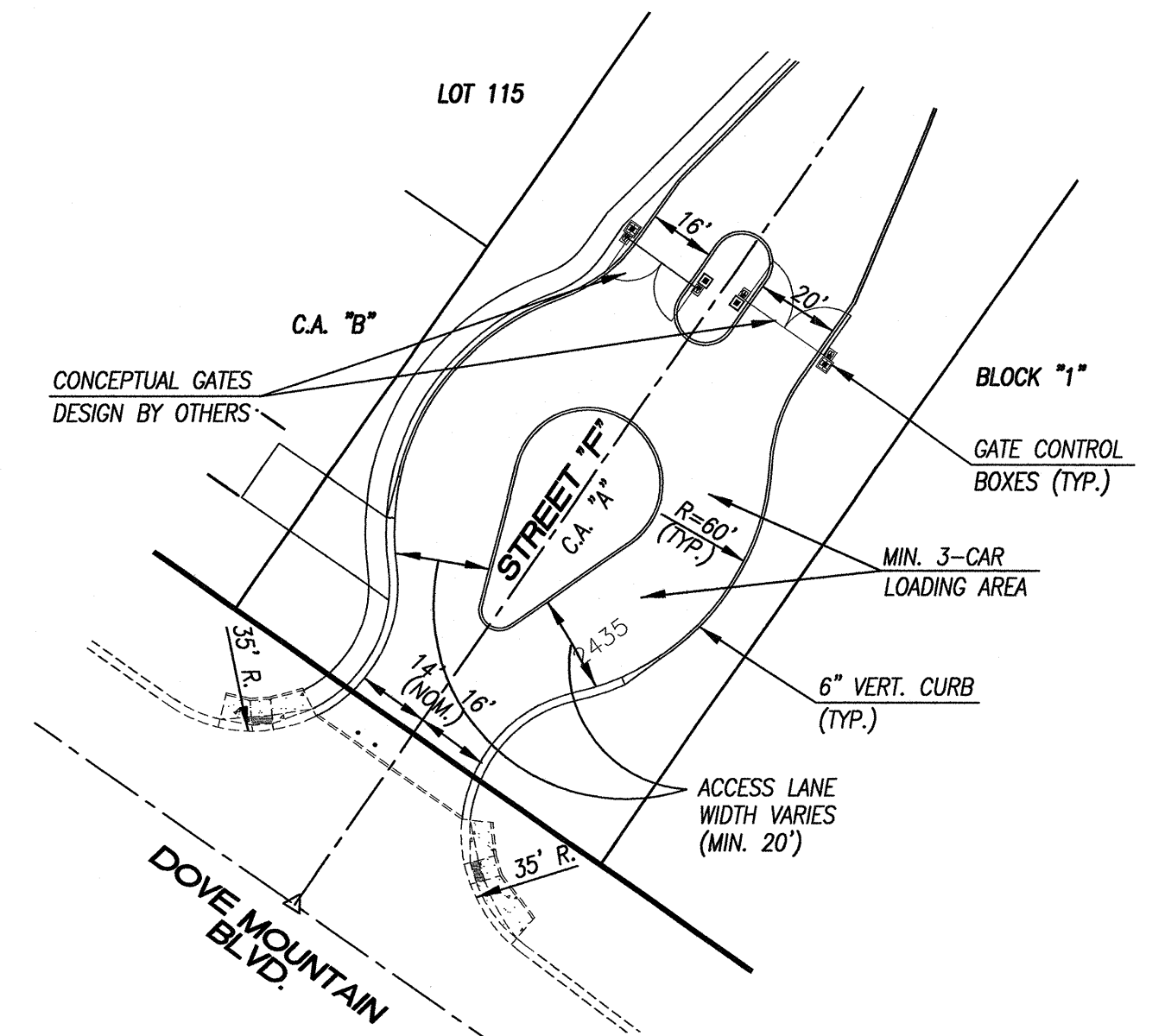
MATCHLINE - SEE SHEET #9

MATCHLINE - SEE SHEET #9



EASEMENT KEYNOTES

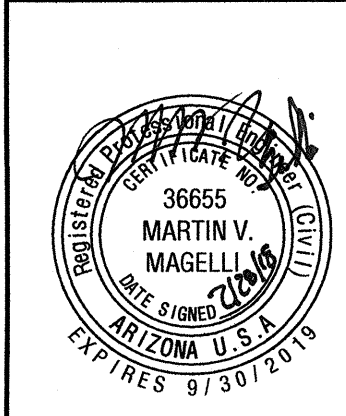
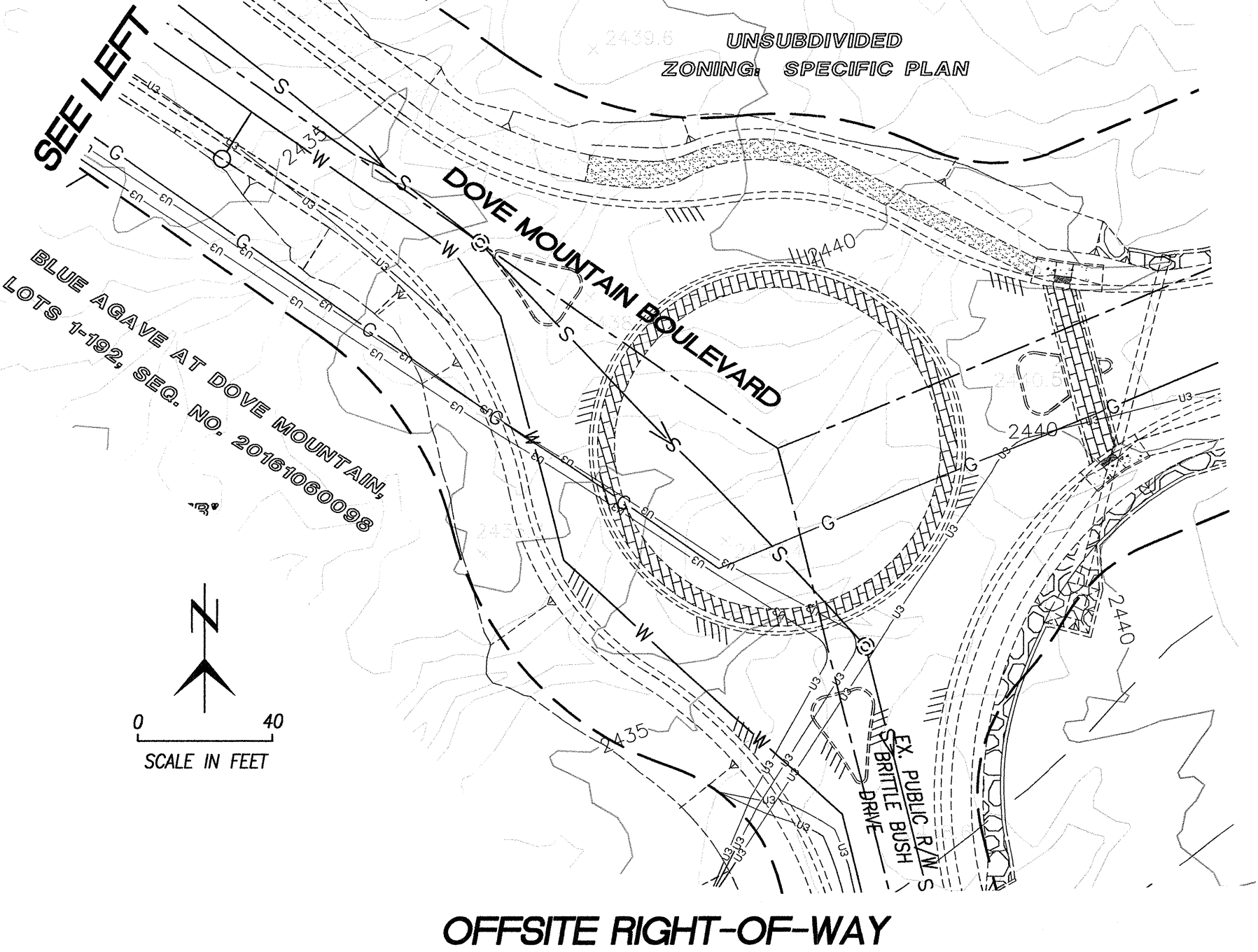
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FEMA FLOODPLAIN NOTE

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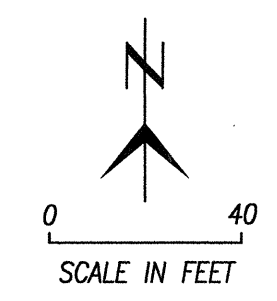
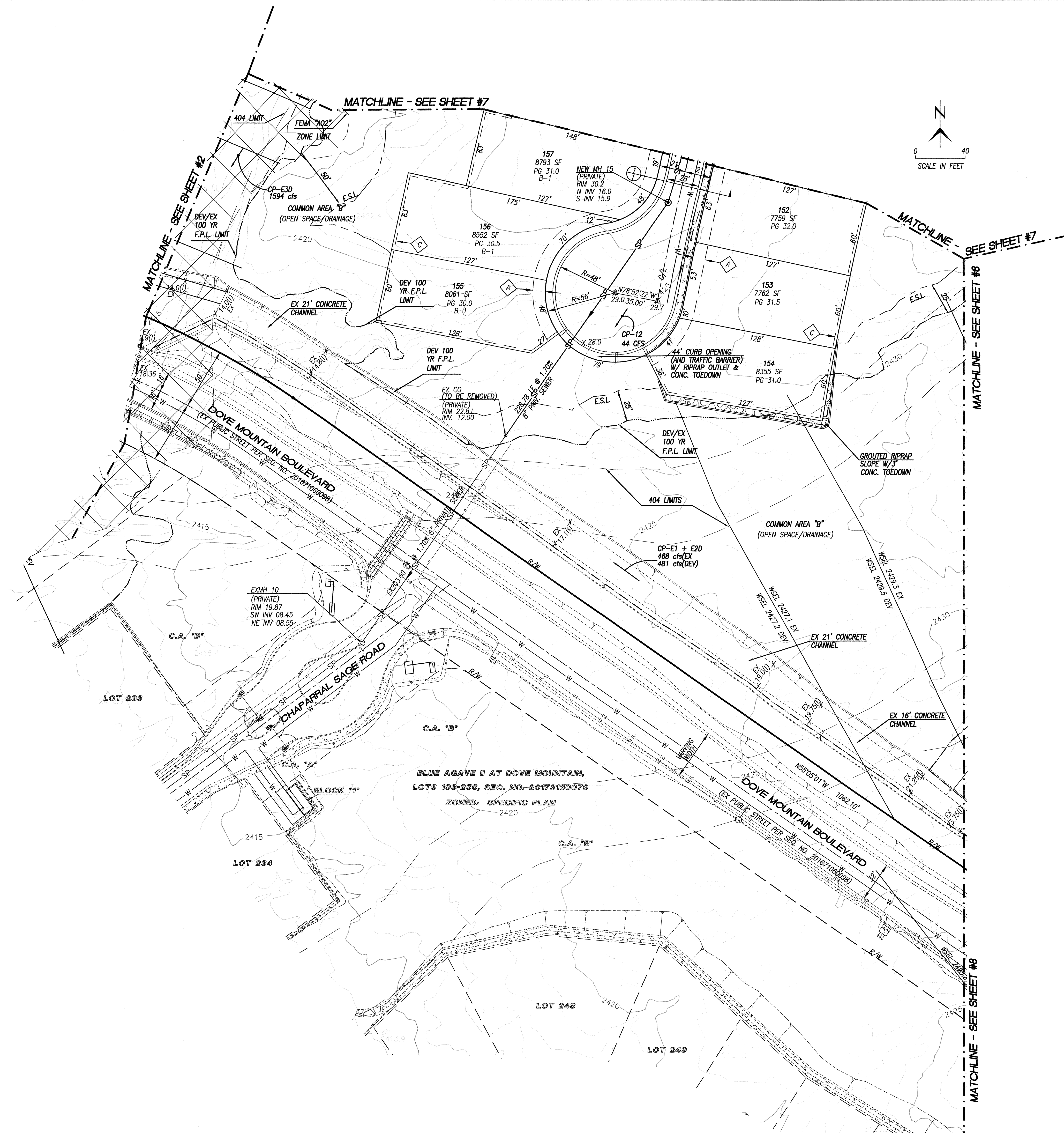


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PRELIMINARY PLAT for SAGUARO RESERVE AT DOVE MOUNTAIN, LOTS 1 - 187, BLOCKS "1" AND "2" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE) BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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SCALE: HORIZ: 1"=40' VERT: 1"=10'	DRAWN BY: JVA DESIGNED BY: MVM CHECKED BY: MVM	DATE: 2/28/18 REV. DATE: REV. DATE:	DRAWING # 2447-PP1.DWG PLAN #2447	SHEET 8 of 9
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EASEMENT KEYNOTES

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