

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/27/2013
Agenda Item: 2**

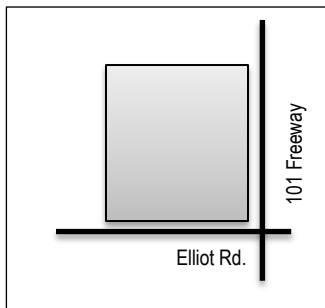
ACTION: Request for a Preliminary Subdivision Plat for DISCOVERY BUSINESS CAMPUS, located at 2100 East Elliot Road. The applicant is Survey Innovation Group, Inc.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: DISCOVERY BUSINESS CAMPUS (PL130246) consists of three existing parcels of land for the purpose future real property sale and tracts identified for roads and common landscape. The request includes the following:

SBD13013 Preliminary Subdivision Plat consisting of nine (9) lots and five (5) tracts.



Property Owner	SPV, LLC. A Delaware Limited Liability Company
Applicant	Survey Innovation Group, Inc.
Current Zoning District	GID (PAD), General Industrial District with a Planned Area Development Overlay
Lot 1	56.830 acres
Lot 2	12.405 acres
Lot 3	8.373 acres
Lot 4	2.011 acres
Lot 5	1.735 acres
Lot 6	12.105 acres
Lot 7	16.388 acres
Lot 8	3.117 acres
Lot 9	2.794 acres
Tract A	74.246 acres
Tract B	1.776 acres
Tract C	0.547 acres
Tract D	0.527 acres
Tract E	2.447 acres

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Deputy Director: Lisa Collins
Legal review by: N/A
Prepared by: Ryan Levesque, Senior Planner



COMMENTS:

This site is located at the northwest corner of Elliot Road and Country Club Way, currently consisting of undeveloped land that is partially landscaped along the street frontages. The site is part of the Discovery Business Campus (formerly Freescale), which boundaries extend from Elliot Road, west of Price Road, east of Country Club Way, and south of the Western Canal.

The applicant is requesting approval the proposed subdivision plat to delineate real property and tracts of land intended for driveway circulation and landscape.

HISTORY

The Discovery Business Campus master plan Planned Area Development was approved on November 17, 2011, for a one (1) two-story office/industrial building totaling 35 feet in height, one (1) four-story office building totaling 79 feet in height, one (1) five-story office building totaling 91 feet and 9 inches in height, one (1) six-story office building totaling 100 feet and 11 inches in height, one (1) eight-story office building totaling 132 feet and 3 inches in height, two (2) six-story hotels each totaling 80 feet in height with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads each totaling 30 feet in height, one (1) three level parking structure totaling 27 feet in height and multiple at-grade parking courtyards containing a combined total of 7,600 parking spaces, and eleven (11) existing industrial buildings totaling approximately 1,000,000 square feet of building area. The overall development has a total gross floor building area of approximately 2,580,000 square feet. The site is approximately 135.62 net acres in size.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision plat. The lots will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also conform to the conditions proposed.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder’s Office through the City of Tempe’s Community Development Department on or before one year from the date of this approval Failure to record the plat, within one year of City Council approval, shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

July 6, 2011	Planning staff approves a site plan with landscape modifications for the DISCOVERY BUSINESS CAMPUS, consisting of a new internal driveway circulation with landscape, located at 2100 East Elliot Road.
September 2, 2011	Planning staff approves minor exterior building modifications for Building 99 at the Discovery Business Campus, located near the northwest corner of the site at 2100 East Elliot Road.
September 27, 2011	Development Review Commission recommended approval for the request for DISCOVERY

BUSINESS CAMPUS consisting of a Planned Area Development Overlay, Use Permits for Hotel and General Retail/Restaurant uses, and a Development Plan Review for this request. (6-1 vote, Granville dissenting)

November 17, 2011

City Council approved the request for DISCOVERY BUSINESS CAMPUS (PL110130) (Tempe Campus SPV LLC, property owner; Gammage & Burnham, applicant) consisting of one (1) two-story office/industrial building, one (1) four-story office building, one (1) five-story office building, one (1) six-story office building, one (1) eight-story office building, two (2) six-story hotels with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads, one (1) three level parking structure, and eleven (11) existing industrial buildings with approximately 1,000,000 square feet of building area. The proposal has a total gross floor building area of approximately 2,580,000 square feet. The site is 135.62 net acres in size and is located at 2100 East Elliot Road, in the GID, General Industrial District and within the General Industrial Overlay District. The request includes the following:

PAD11007 (ORDINANCE NO. 2011.47) – Planned Area Development Overlay modifying the general development standards for an increase in the maximum allowed building heights from 35 feet for Site #1 to 80 feet, for Site #2 to 80 feet, for Site #3 to 132 feet, and for Site #4 to 92 feet.

ZUP11063 – Use Permit request to allow Hotel uses on Site #1 and Site #2.

ZUP11064 – Use Permit request to allow general Retail/Restaurant uses on Site #5.

DPR11122 – Development Plan Review including site plan, building elevations and landscape for Sites #3, #4, and #6.

April 9, 2013

Development Review Commission approved the request for a Development Plan Review consisting of a new retail/restaurant building for DISCOVERY BUSINESS CAMPUS – SITE 5, located at 2010 East Elliot Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions



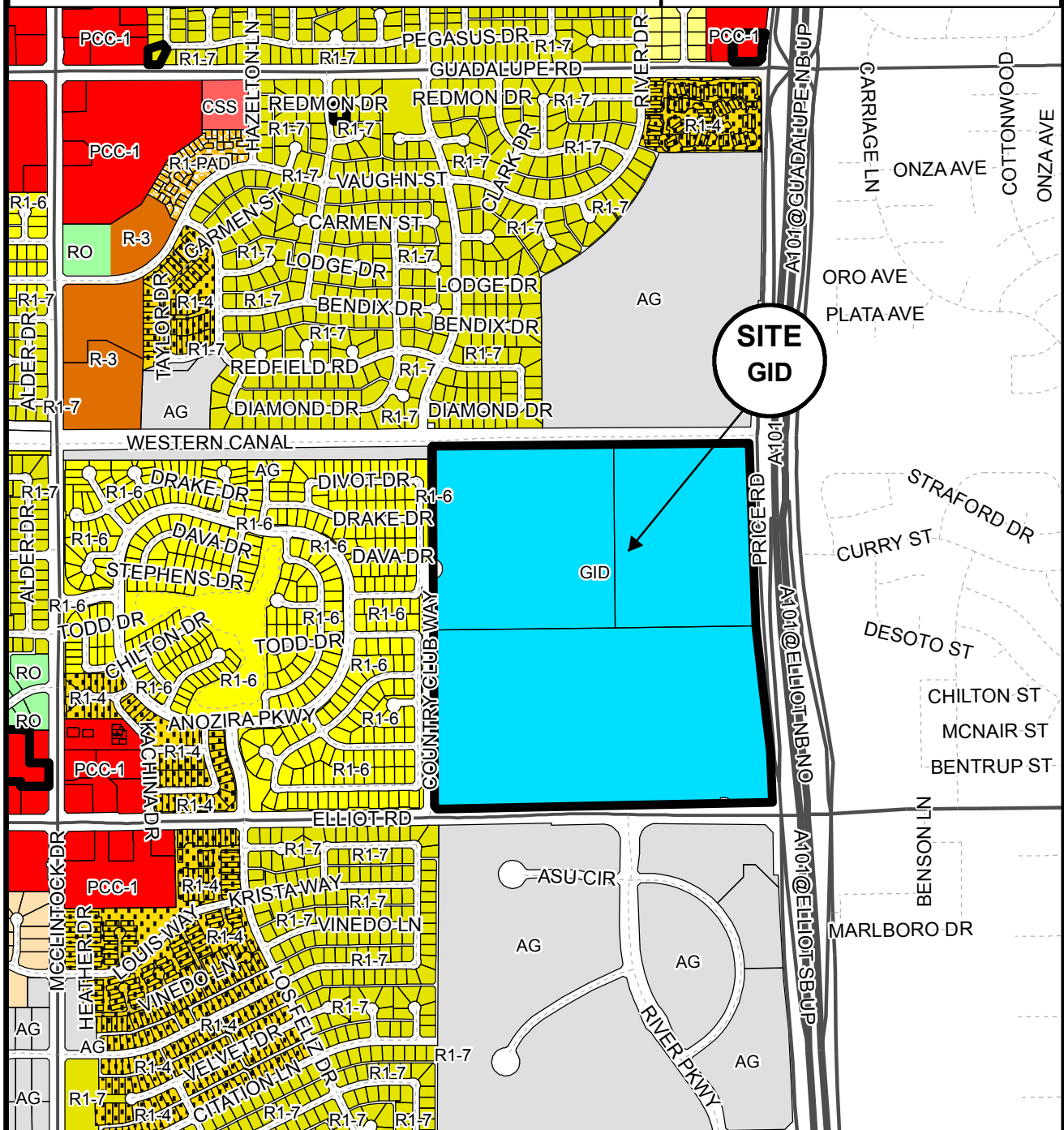
DEVELOPMENT PROJECT FILE
for
DISCOVERY BUSINESS CAMPUS

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat
6. Proposed Site Plan reference

DISCOVERY BUSINESS CAMPUS

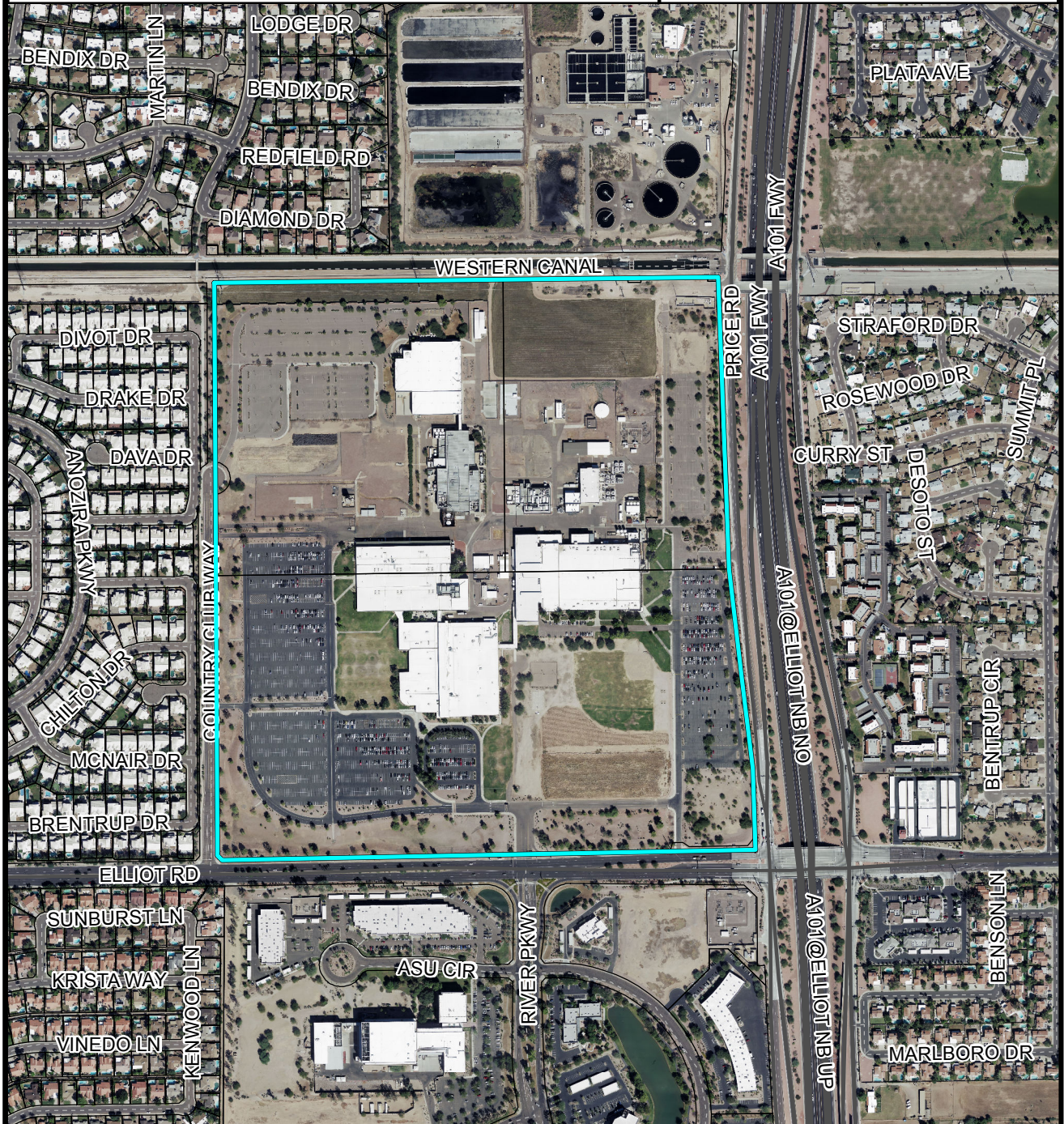
PL130246



Location Map

DISCOVERY BUSINESS CAMPUS

PL130246



Arial Map

WENTWORTH
PROPERTY COMPANY, LLC

June 24, 2013

Mr. Ryan Levesque
City of Tempe
Community Development – Planning
31 East Fifth Street
Tempe, Arizona 85281

RE: Discovery Business Campus
Preliminary Plat

Mr. Levesque:

Enclosed please find our planning application form and preliminary plat design for the above referenced project. The site is currently made up of three parcels (301-49-006D, 301-49-006G, 301-49-006L). However, as part of our redevelopment of the site, we have planned for nine (9) new commercial lots, as well as five (5) landscape tracts. This is a preliminary design and may change in the future.

Please let me know if you need any additional information or have any questions. Thank you in advance for your attention to this matter.

Kind regards,



Matthew Brucker
Wentworth Property Company

DISCOVERY BUSINESS CAMPUS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

TEMPE CAMPUS SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER HAS PLATED UNDER THE NAME OF "DISCOVERY BUSINESS CAMPUS" A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "DISCOVERY BUSINESS CAMPUS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER GRANTS TO THE CITY OF TEMPE RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY AND REFUSE VEHICLES OVER AND ACROSS TRACT A,

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES:

NOTARY PUBLIC

CAMPUS SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

ITS: _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2013. I THINK THE SURVEY IS TRUE AND COMPLETE. I THINK THE SURVEY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGNERI RLS# 35833 8/13 DATE



LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE SOUTH 55 FEET; AND

EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

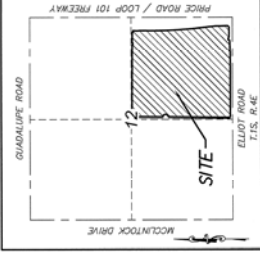
THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 74.5 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.



VICINITY MAP

N.T.S.

OWNER

SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
575 FIFTH AVENUE, 23RD FLOOR
NEW YORK, NEW YORK 10017

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID LINE BEARS NORTH 89 DEGREES 06 MINUTES 17 SECONDS EAST, CITY (NORTH 89 DEGREES 06 MINUTES 15 SECONDS EAST, CITY OF TEMPE DATUM)

BENCHMARK

FOUND BRASS CAP IN A HANDHOLE AT THE SOUTH QUARTER CORNER OF SECTION 12, T1S, R4E.
ELEVATION=1186.66 (COT DATUM)

NOTES

1. THIS LAND DIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #35833.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

SD130553 SBD13013 REC13042



REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:
2010-109FINALPLAT
JOB NO. 2010-109

DRAWN: RHH

CHECKED: JAS

DATE: 08/06/13

SCALE: N.T.S.

SHEET: 1 OF 2

SD130553 SBD13013 REC13042

FINAL PLAN DISCOVERY BUSINESS CAMPUS TEMPE, ARIZONA

SIC
SURVEY INNOVATION
GROUP, INC
SCOTTSDALE, ARIZONA 85260
7301 E. EVANS ROAD
PHX (480) 922-0781
LAND SURVEYING SERVICES



REVISIONS:
DRAWING NAME:
JOB NO. 2010-109
DRAWN: RHH
CHECKED: JAS
DATE: 08/06/13
SCALE: 1"=150'
SHEET: 2 OF 2

DS130553 SBD13013 REC13042

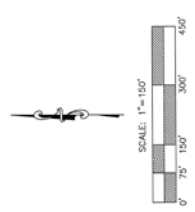
POINT NO.	DESCRIPTION	RELATION TO PROPERTY CORNER
166	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.12' E
167	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.07' E
168	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.28' E
169	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.17' N, 0.12' E
170	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.18' E
171	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.21' E
172	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.27' N, 0.07' E
173	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.27' N, 0.07' E
174	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.14' E
175	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.16' E
176	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.20' E
177	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.27' N, 0.19' E
178	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.21' E
179	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.22' E
180	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.15' E
181	FOUND ALUMINUM CAP FLUSH, RLS 33861	0.37' N, 0.15' E

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N45°36'53"W	281.3	L33	N89°15'12"E	222.68
L2	S89°15'12"E	222.68	L34	N45°36'53"W	281.3
L3	S89°15'12"E	59.00	L35	S07°45'33"E	76.18
L4	N00°31'56"W	17.00	L36	N45°36'53"W	196.19
L5	N89°23'27"E	279.00	L37	S43°42'31"W	184.54
L6	N89°23'27"E	279.00	L38	S07°45'33"E	160.00
L7	N89°23'27"E	44.54	L39	S00°45'43"E	160.00
L8	S04°29'29"W	27.30	L40	S89°15'12"W	210.11
L9	S01°03'19"W	84.47	L41	S00°45'43"E	146.09
L10	S01°03'19"W	84.47	L42	S00°45'43"E	146.09
L11	S09°05'48"E	54.08	L43	N00°20'04"W	216.13
L12	S09°05'48"E	240.00	L44	N89°15'12"E	116.41
L13	S00°15'08"E	18.47	L45	N00°20'04"W	216.13
L14	S09°05'48"E	18.47	L46	N00°20'04"W	216.13
L15	S09°05'48"E	50.97	L47	N89°15'12"E	115.17
L16	S89°15'12"W	292.54	L48	N00°20'04"W	69.30
L17	S89°15'12"W	50.48	L49	N00°20'04"W	69.30
L18	S89°15'12"W	50.48	L50	N00°20'04"W	69.30
L19	S18°41'18"W	56.18	L51	N89°15'12"E	41.07
L20	S87°40'34"W	50.48	L52	S11°34'31"E	46.61
L21	S87°40'34"W	50.48	L53	S11°34'31"E	46.61
L22	S87°40'34"W	26.07	L54	N00°45'46"W	72.80
L23	N00°53'54"W	63.55	L55	S89°20'18"W	133.50
L24	S89°15'12"W	230.77	L56	S89°20'18"W	133.50
L25	S89°15'12"W	40.00	L57	S00°45'43"E	122.57
L26	S15°43'48"E	62.29	L58	S00°45'43"E	93.08
L27	S00°45'43"E	18.78	L59	S89°25'54"E	19.66
L28	S00°45'43"E	29.34	L60	S89°25'54"E	47.84
L29	S00°45'43"E	29.34	L61	S89°25'54"E	47.84
L30	S00°45'43"E	291.54	L62	N01°29'28"W	236.34
L31	S45°43'48"E	21.21	L63	S89°15'12"W	70.00
L32	N89°15'12"E	248.33	L64	S89°15'12"W	70.00

CURVE	DELTA	RADIUS	ARC	CHORD	
C1	148°40'33"	141.54	53.67	78.98	
C2	148°40'33"	72.00	109.56	141.54	
C3	87°29'21"	11564.15	1704.52	50323.00	1702.06
C4	23°33'06"	11564.15	462.07	50323.00	462.06
C5	07°16'38"	11564.15	54.56	50446.08	54.56
C6	31°17'08"	11564.15	582.00	50446.08	640.67
C7	89°27'45"	100.00	156.86	142.11	156.86
C8	89°27'45"	100.00	156.86	142.11	156.86
C9	89°27'45"	100.00	156.86	142.11	156.86
C10	89°27'45"	100.00	156.86	142.11	156.86
C11	89°27'45"	100.00	156.86	142.11	156.86

AREA TABLE

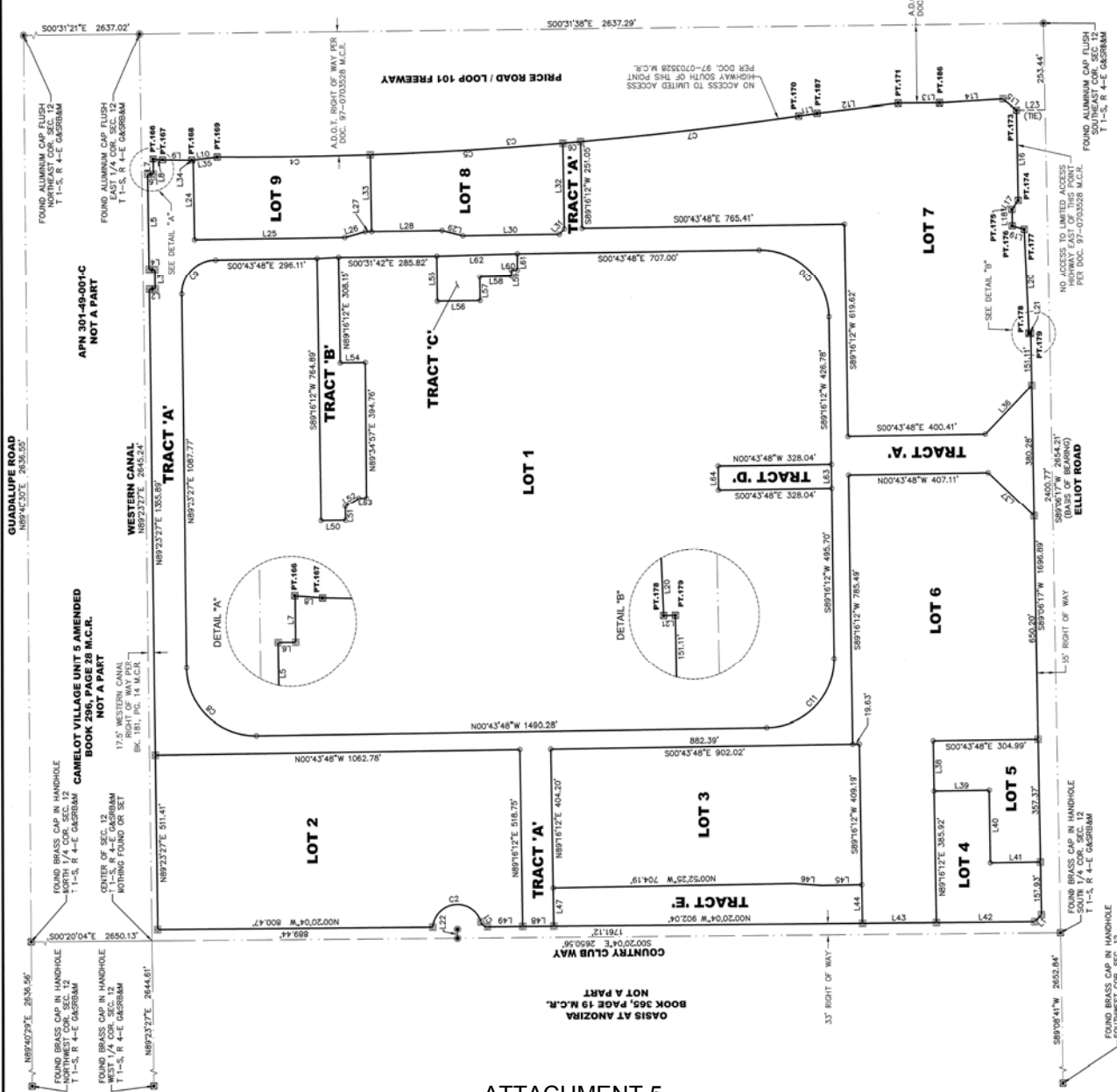
LOT 1 2,473,509 SQ.FT. 56,800 ACRES
 LOT 2 3,847,149 SQ.FT. 8,870 ACRES
 LOT 3 3,847,149 SQ.FT. 8,870 ACRES
 LOT 4 97,589 SQ.FT. 2.233 ACRES
 LOT 5 97,589 SQ.FT. 2.233 ACRES
 LOT 6 527,289 SQ.FT. 12.005 ACRES
 LOT 7 121,897 SQ.FT. 2.794 ACRES
 LOT 8 135,793 SQ.FT. 3.117 ACRES
 LOT 9 121,897 SQ.FT. 2.794 ACRES
 TRACT A 3,224,105 SQ.FT. 74,246 ACRES
 TRACT B 3,224,105 SQ.FT. 74,246 ACRES
 TRACT C 22,864 SQ.FT. 0.527 ACRES
 TRACT D 22,864 SQ.FT. 0.527 ACRES
 TRACT E 160,577 SQ.FT. 3.647 ACRES



LEGEND

- BRASS CAP IN HANDHOLE
- ALUMINUM CAP FLUSH
- SUBURBAN CORNER PIN TO BE SET
- SUBURBAN CORNER TO BE SET
- M.C.R. MARICOPA COUNTY RECORDER
- D.T.P. MARICOPA COUNTY RECORDER
- DOC. DOCUMENT NUMBER
- A.C.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- SECTION LINE
- PROPERTY LINE

DS130553 SBD13013 REC13042



SCOTTSDALE, ARIZONA 85260
 PHONE (480) 922-0780
 FAX (480) 922-0781

Land Surveying Services
 SURVEY GROUP, INC

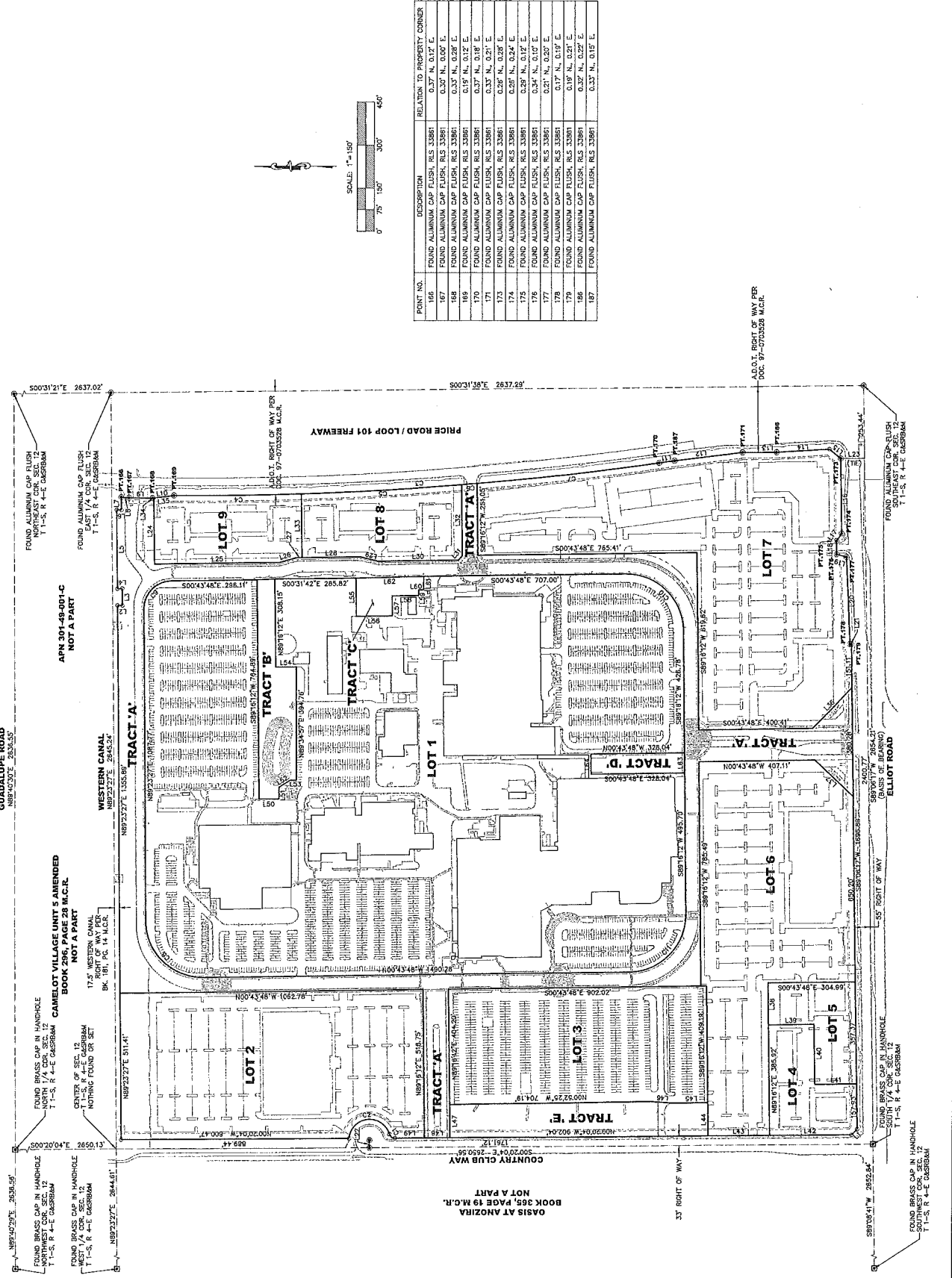


PRELIMINARY PLAT DISCOVERY BUSINESS CAMPUS TEMPE, ARIZONA



REVISIONS
 A
 B
 C

DRAWING NUMBER: DISCOVERY BUSINESS CAMPUS
 JOB NO. 2010-009
 DRAWING JUS
 CHECKED: RMH
 DATE: 09/04/13
 SCALE: 1"=150'
 SHEET: 2 OF 2



POINT NO.	DESCRIPTION	RELATION TO PROPERTY CORNER
166	FOUND ALUMINUM CAP FLUSH, RLS 13861	0.37' N, 0.17' E
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168	FOUND ALUMINUM CAP FLUSH, RLS 13861	0.33' N, 0.28' E
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173	FOUND ALUMINUM CAP FLUSH, RLS 13861	0.20' N, 0.24' E
174	FOUND ALUMINUM CAP FLUSH, RLS 13861	0.20' N, 0.19' E
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