

FLOOD ZONE DETERMINATION

This property appears to lie within Flood Zone "X" (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) in accordance with the National Flood Insurance Program Rate Map # 35001C0332 E, Effective Date 11-19-03.

KEYED ENCROACHMENT NOTES

- ① Building and covered concrete area encroach into alley along Easterly property line.
- ② Moveable wood shed is within alley to a maximum extent of 10.7 feet from Easterly property line.
- ③ Block wall encroaches into Lot 15 along Northerly property line and also encroaches into alley.
- ④ Concrete footer and fence not centered along Southerly property line and encroach into alley along Easterly property line.
- ⑤ Wood and chain link fences encroach into alley along Easterly property line
- ⑥ Utility line servicing adjacent property crosses Southeastern portion of property.
- ⑦ Concrete area encroaches to a maximum extent of 1.9 feet North and 8.6 feet South of Southerly property line.

BOUNDARY SURVEY PLAT Revised 8-17-07
LOTS 16, 17, 18 AND N. 1/2 LOT 19
JOHN M. MOORE REALTY CO. 1ST ADDITION

WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2007

LEGAL DESCRIPTION

Lots numbered Sixteen (16), Seventeen (17), Eighteen (18) and the North half of Lot numbered Nineteen (N. 1/2 19) of the replat of JOHN M. MOORE REALTY COMPANY 1ST ADDITION, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Replat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 8, 1970, in Volume A3, Folio 37.

Said Lots contain 0.2768 acres gross, more or less.

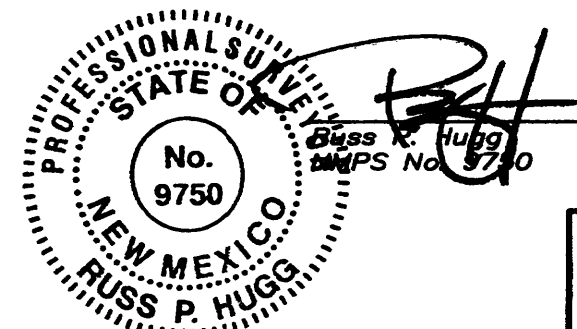
GENERAL NOTES

1. Bearings are based on the plat entitled "PLAT OF LOTS 53-A, 54-A, 57-A & 58-A, J.M. MOORE REALTY COMPANY NO. 1, SECTION 17, T. 10 N. R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 24, 2004, in Volume 2004C, Folio 298, records of Bernalillo County, New Mexico.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
7. Field surveys were performed during the months of July and August 2007.
8. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "PLAT OF LOTS 53-A, 54-A, 57-A & 58-A, J.M. MOORE REALTY COMPANY NO. 1, SECTION 17, T. 10 N. R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 24, 2004, in Volume 2004C, Folio 298, records of Bernalillo County, New Mexico.
 - B. Plat entitled "REPLAT OF LOTS 16-17-18-AND NORTH 1/2 OF 19 OF JOHN M. MOORE REALTY CO. 1ST ADD.", filed December 8, 1970, in Volume A3, folio 37, records of Bernalillo County, New Mexico.
 - C. Plat entitled "THE MOORE REALTY COMPANY'S ADDITION NO. 1, BELONGING TO JOHN M. MOORE REALTY COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE TERRITORY OF NEW MEXICO, ALBUQUERQUE, N. M., SITUATED IN PRECINCT NO. 13, BERNALILLO COUNTY, NEW MEXICO", filed May 8, 1905, in Volume C, Folio 10, records of Bernalillo County, New Mexico.
 - D. Plat entitled "J.M. MOORE REALTY CO. NO. 1", filed May 8, 1905, in Volume C, Folio 75, records of Bernalillo County, New Mexico.
 - E. Plat entitled "BRANSON ADDITION", filed September 26, 1921, in Volume C, Folio 75, records of Bernalillo County, New Mexico
 - F. Document entitled "Notification of Decision" issued by the City of Albuquerque Municipal Development Department, Planning Division, File No. V-82-22, dated December 28, 1982.
 - G. Title Report prepared for this property by Stewart Title of Albuquerque, L.L.C., Commitment for Title Insurance No. 7070356, dated July 20, 2007.
 9. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, Part II of the Title Report prepared for this property by Stewart Title of Albuquerque, L.L.C., Commitment for Title Insurance No. 7070356, dated July 20, 2007.
 10. The above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
 11. City of Albuquerque Zone Atlas Page: J-14-Z

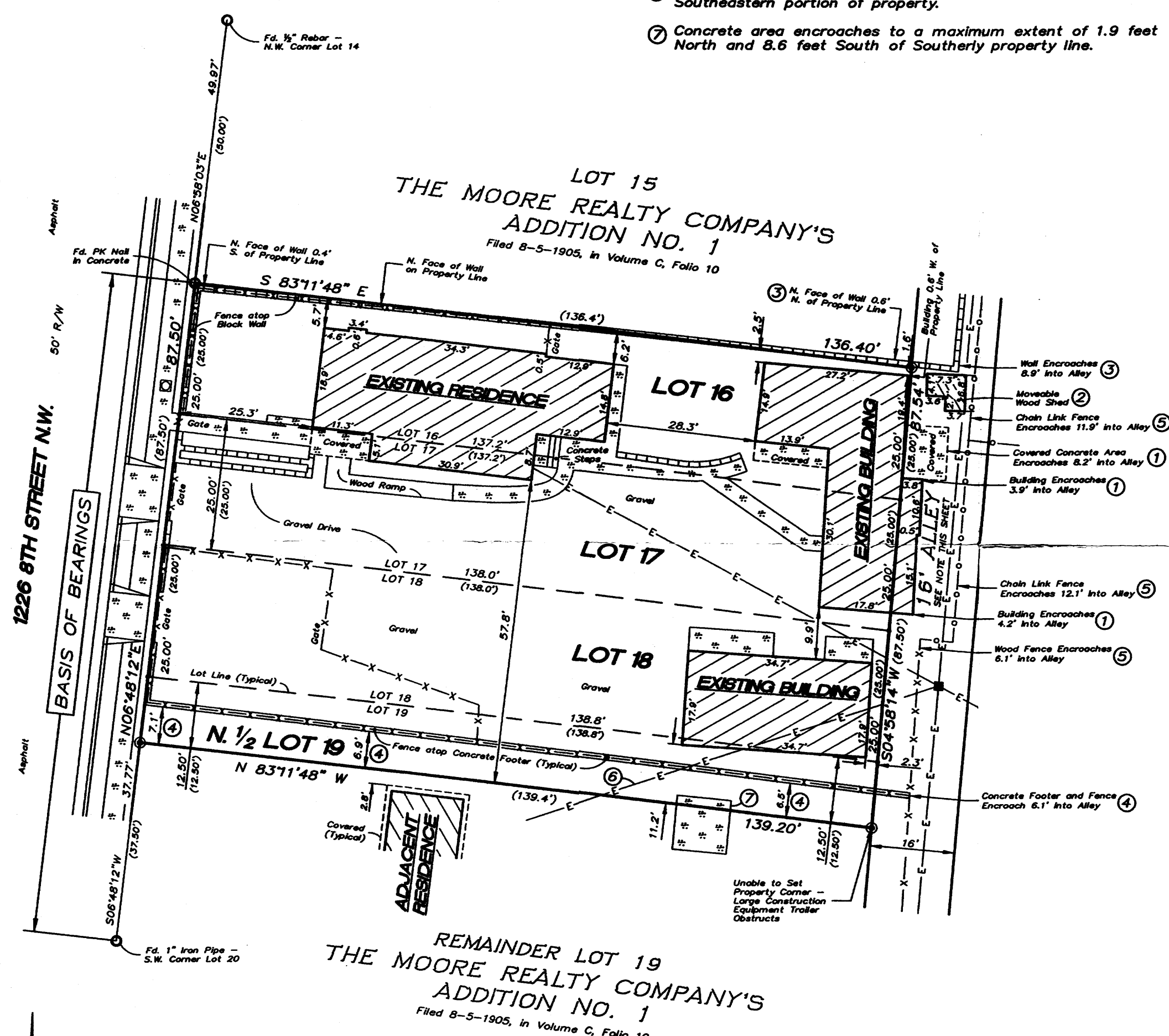
SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of four existing lots.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 6th day of August, 2007.



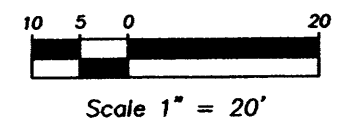
SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3368 Fax: 505-897-3377



LEGEND

— E —	OVERHEAD UTILITY LINE
■	POWER POLE
— X —	WOOD FENCE
— o —	CHAIN LINK FENCE
⊙	SET PROPERTY CORNER
○	FOUND PROPERTY CORNER AS INDICATED
▬▬▬	BLOCK WALL
⊠	ELECTRIC PEDESTAL
⊡	WATER METER
⊞	CONCRETE AREA

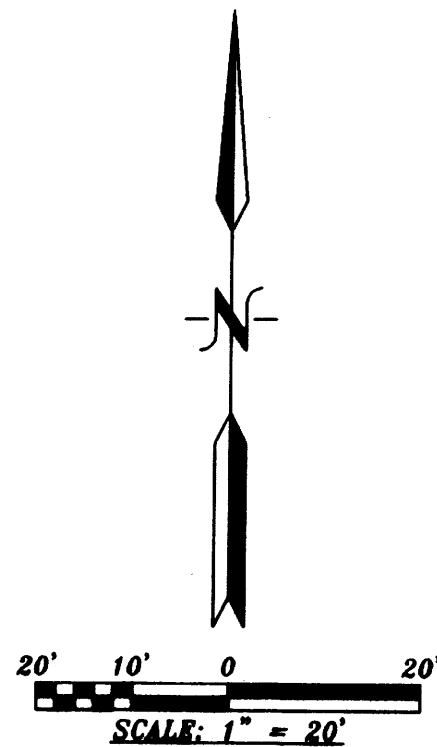
NOTE
 16' Public Alley Possibly Vacated by Document entitled "Notification of Decision" issued by the City of Albuquerque Municipal Development Department, Planning Division, File No. V-82-22, dated December 28, 1982.



070625



VICINITY MAP No. J-14



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINES, SHOW THE VACATED ALLEY AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.3001 ACRES.
- TALOS LOG NO. 2008146319
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER, 2007
- CURRENT ZONING: R-1
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

CURVE TABLE

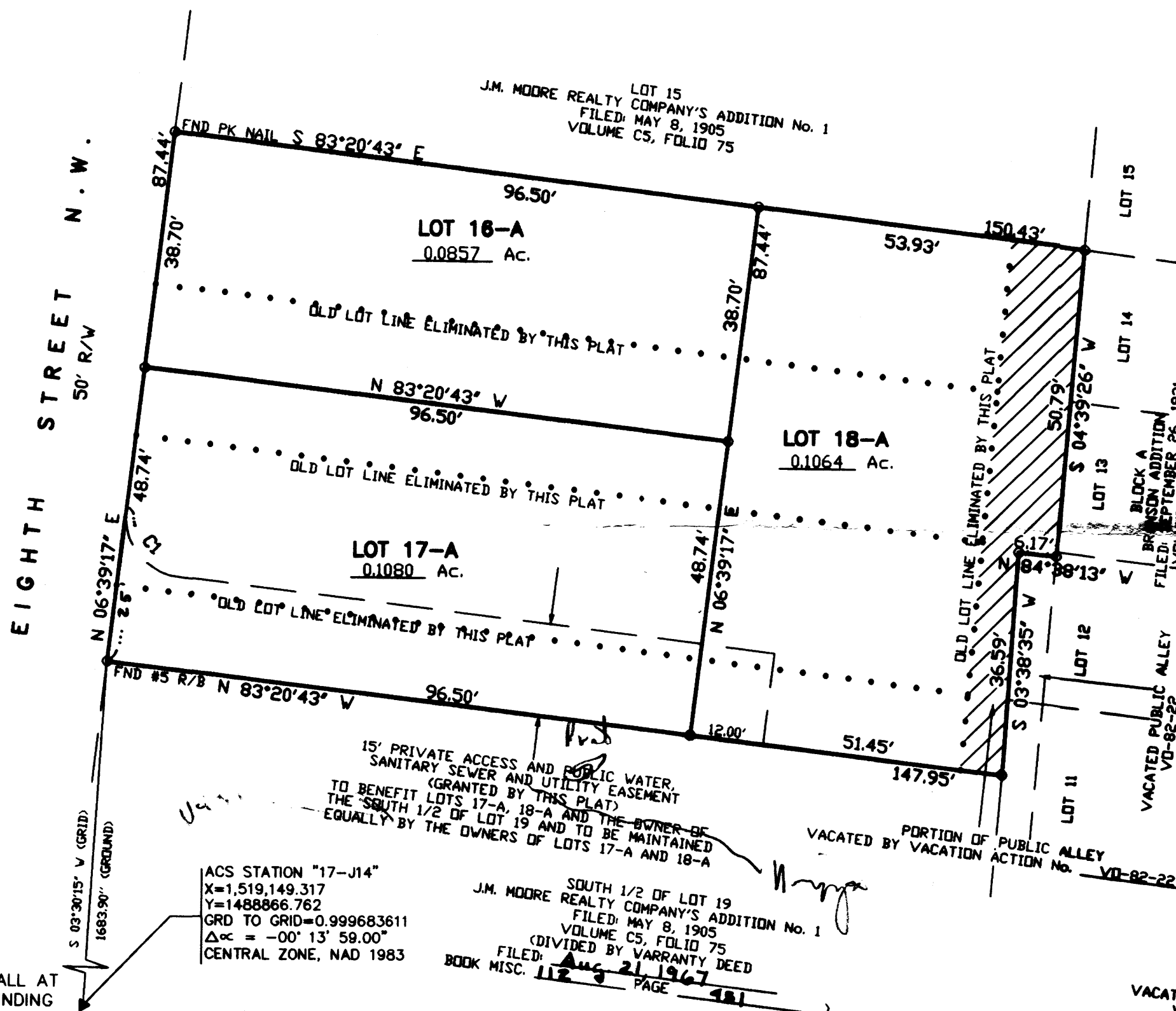
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	S 38°20'43" E	10.00	15.71	14.14

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

07-1495.DWG (DECEMBER, 2007)

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND THE NORTH ONE-HALF (N 1/2) OF LOT NUMBERED NINETEEN (19) OF THE J.M. MOORE REALTY COMPANY'S ADDITION No. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 1905 IN VOLUME C5, FOLIO 75 TOGETHER WITH A PORTION OF THE PUBLIC ALLEY VACATED BY VACATION ORDINANCE No. VO-82-22, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF EIGHTH STREET, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "17-J14" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,519,149.317 AND Y=1,488,866.762 BEARS S 03°30'15" W, A DISTANCE OF 1683.90 FEET RUNNING THENCE N 06°39'17" E, ALONG THE EASTERLY LINE OF EIGHTH STREET, A DISTANCE OF 87.44 FEET TO THE NORTHWEST CORNER;
 THENCE S 83°20'43" E, A DISTANCE OF 150.43 FEET TO THE NORTHEAST CORNER;
 THENCE S 04°39'26" W, A DISTANCE OF 50.79 FEET TO A POINT;
 THENCE N 84°38'13" W, A DISTANCE OF 6.17 FEET TO A POINT;
 THENCE S 03°38'35" W, A DISTANCE OF 36.59 FEET TO THE SOUTHEAST CORNER;
 THENCE N 83°20'43" W, A DISTANCE OF 147.95 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.3001 ACRES MORE OR LESS



FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ACKNOWLEDGMENT

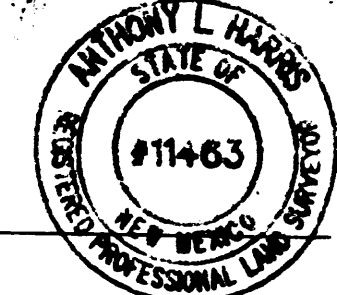
STATE OF District of Columbia)
 COUNTY OF _____) S.S.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 23 DAY OF April, 2008
 BY: Joseph E Samora, Jr.
 OWNERS NAME
 MY COMMISSION EXPIRES: Nov. 14, 2011 BY: Patricia D. Rouhac
 NOTARY PUBLIC

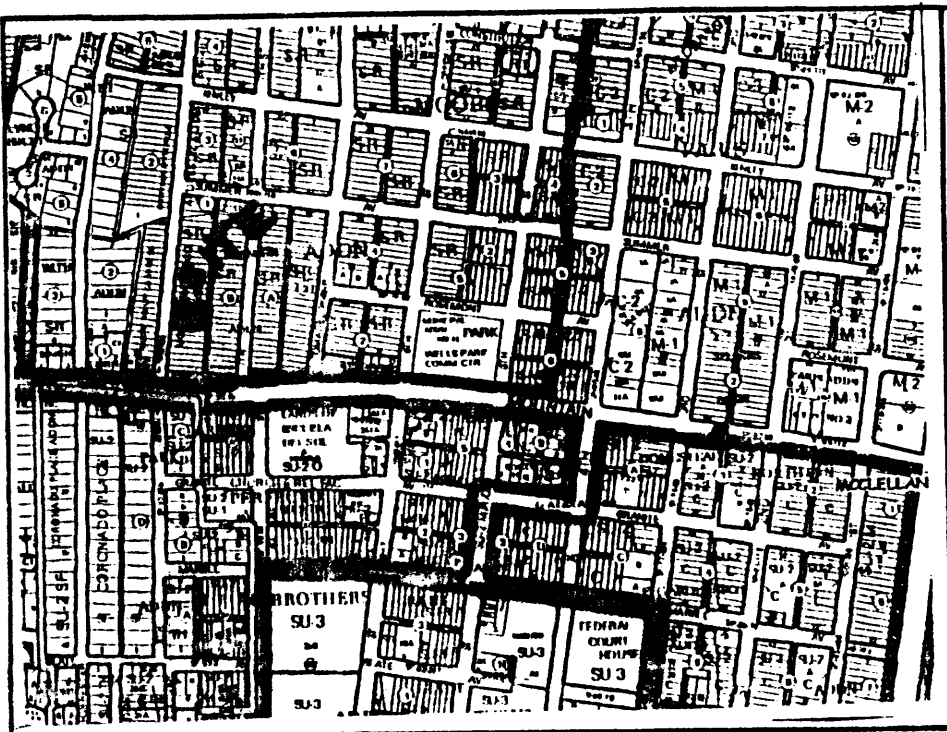
PLAT OF
LOT 16-A, 17-A, 18-A
J.M. MOORE REALTY COMPANY'S ADDITION No. 1
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2008

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR: [Signature] DATE 4-29-08
 REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

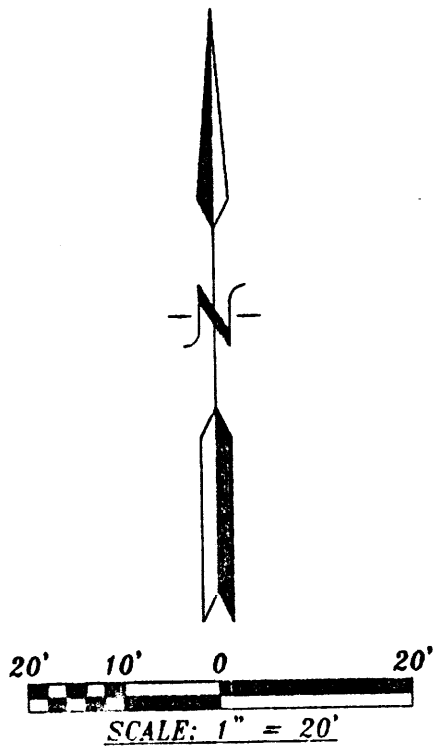
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 26th DAY OF April, 2008.
[Signature]
 ANTHONY L. HARRIS, P.S. #11463
 HARRIS SURVEYING, INC.
 1012-B BURNING STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8058
 FAX: (505) 889-8645





VICINITY MAP No. J-14



SCALE: 1" = 20'

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINES, SHOW THE VACATED ALLEY AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

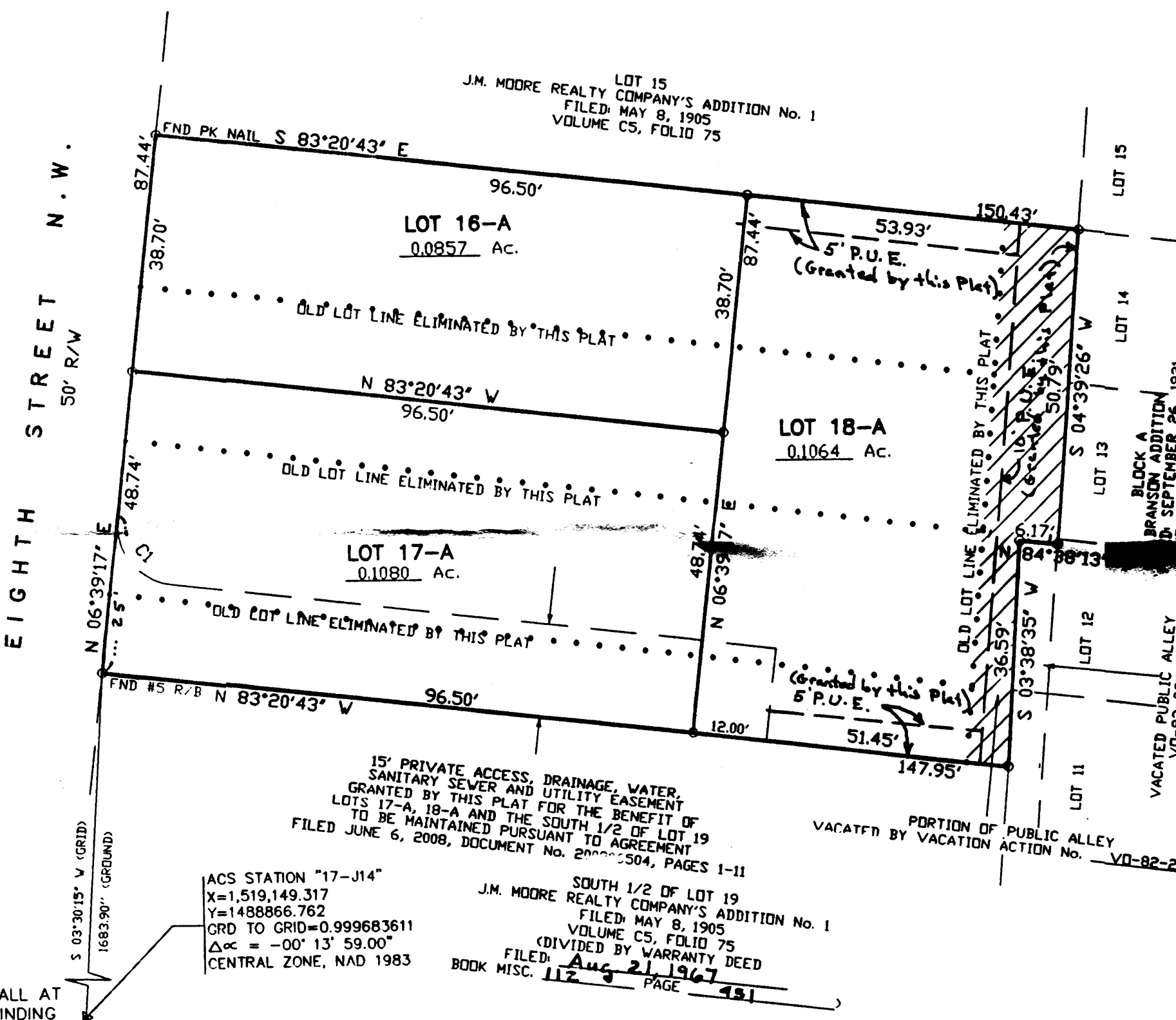
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
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- TOTAL AREA OF PROPERTY: 0.3001 ACRES.
- TALOS LOG NO. 2008146319
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER, 2007
- CURRENT ZONING: RM-1
- NO PROPERTY WITHIN **THIS PLAT** SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND THE NORTH ONE-HALF (N 1/2) OF LOT NUMBERED NINETEEN (19) OF THE J.M. MOORE REALTY COMPANY'S ADDITION No. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 1905 IN VOLUME CS, FOLIO 75 TOGETHER WITH A PORTION OF THE PUBLIC ALLEY VACATED BY VACATION ORDINANCE No. VO-82-22, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF EIGHTH STREET, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "17-J14" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,519,149.317 AND Y=1,488,866.762 BEARS S 03°30'15" W, A DISTANCE OF 1683.90 FEET RUNNING THENCE N 06°39'17" E, ALONG THE EASTERLY LINE OF EIGHTH STREET, A DISTANCE OF 87.44 FEET TO THE NORTHWEST CORNER;
 THENCE S 83°20'43" E, A DISTANCE OF 150.43 FEET TO THE NORTHEAST CORNER;
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PLAT OF
LOT 16-A, 17-A, 18-A
J.M. MOORE REALTY COMPANY'S ADDITION No. 1
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2008

- PROJECT NUMBER: 1007083
 APPLICATION NUMBER: 08DRB70206
- UTILITY APPROVALS:**
- Fernando Vigil May 21, 2008 DATE
 PNM ELECTRIC SERVICES
- Fernando Vigil May 21, 2008 DATE
 PNM GAS SERVICES
- Lori Crutten May 22, 2008 DATE
 QWEST TELECOMMUNICATIONS
- Home Depot 5-22-08 DATE
 COMCAST
- N/A DATE
 NEW MEXICO UTILITIES
- CITY APPROVALS:**
- [Signature] 4-29-08 DATE
 CITY SURVEYOR
- [Signature] 5-23-08 DATE
 REAL PROPERTY DIVISION (CONDITIONAL)
- N/A DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
- [Signature] 5-14-08 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
- [Signature] 5-14-08 DATE
 ABCWA
- [Signature] 5-14-08 DATE
 PARKS AND RECREATION DEPARTMENT
- [Signature] 5/22/08 DATE
 AMAFCA
- [Signature] 5-14-08 DATE
 CITY ENGINEER
- [Signature] 6-10-08 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT



15' PRIVATE ACCESS, DRAINAGE, WATER, SANITARY SEWER AND UTILITY EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 17-A, 18-A AND THE SOUTH 1/2 OF LOT 19 TO BE MAINTAINED PURSUANT TO AGREEMENT FILED JUNE 6, 2008, DOCUMENT No. 20080504, PAGES 1-11

SOUTH 1/2 OF LOT 19
 J.M. MOORE REALTY COMPANY'S ADDITION No. 1
 FILED: MAY 8, 1905
 VOLUME CS, FOLIO 75
 DIVIDED BY WARRANTY DEED
 FILED: Aug 21, 1967
 BOOK MISC. 112 PAGE 481

ACS STATION "17-J14"
 X=1,519,149.317
 Y=1,488,866.762
 GRID TO GRID=0.999683611
 Δα = -00°13'59.00"
 CENTRAL ZONE, NAD 1983

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] Apr 12, 2008 DATE

ACKNOWLEDGMENT

STATE OF District of Columbia)
 COUNTY OF _____) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 23 DAY OF April, 2008

BY: Joseph E. Samora, Jr.
 OWNERS NAME

MY COMMISSION EXPIRES: Nov. 14, 2011 BY: Patricia D. Rouliac
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

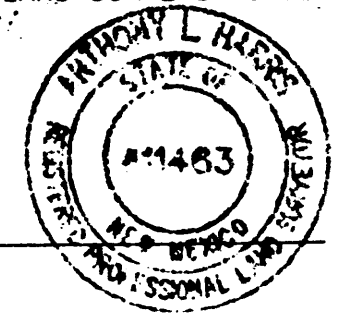
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 28th DAY OF April, 2008.

[Signature]
 ANTHONY L. HARRIS, P.S. #11463

HARRIS SURVEYING, INC.
 SUITE 200 - MONROE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645

DOC# 2008070538
 06/20/2008 09:16 PM Page: 1 of 1
 PLAT # 57.00 S: 2008C P: 0137 H. Toulous Olivere, Bernalillo Count



07-1495.DWG (DECEMBER, 2007)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 101405807233420529
 PROPERTY OWNER OF RECORD: Julia Samora
 BERNALILLO CO. TREASURER'S OFFICE: 2 Romero 6/20/08

CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	S 38°20'43" E	10.00	15.71	14.14