

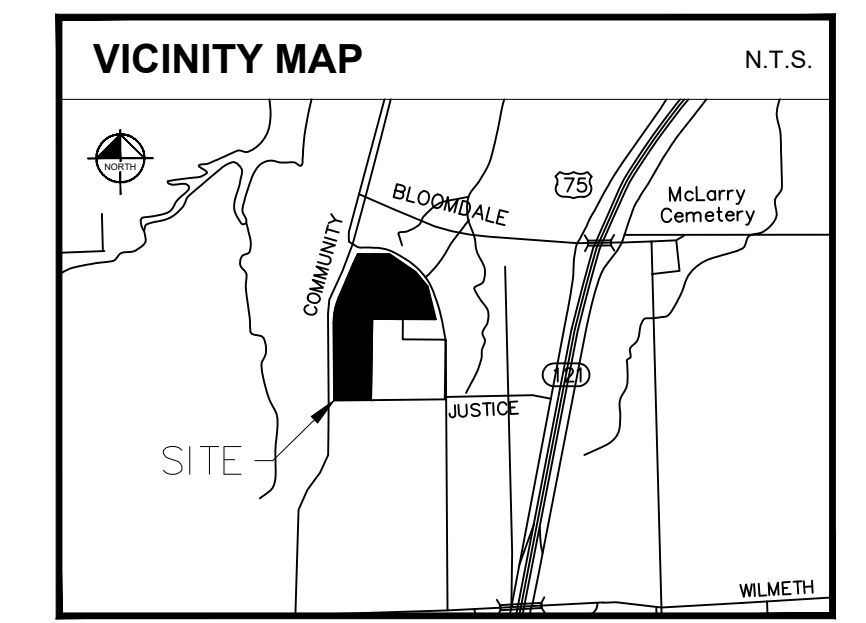
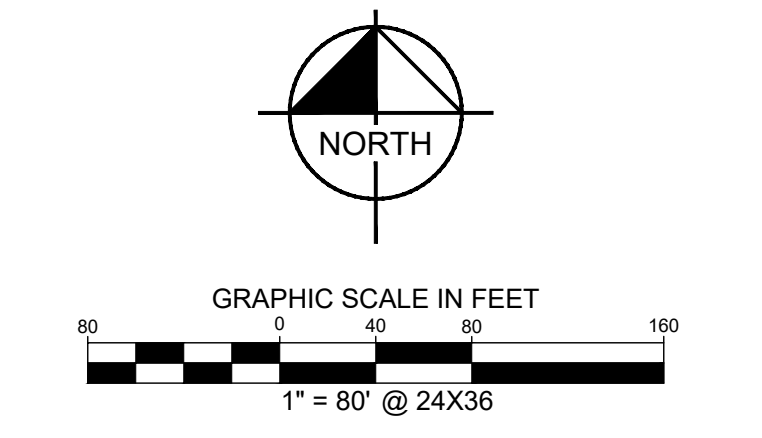
ANCHOR CHURCH  
(INST. NO. 20190816000997760)

LOT 14 LOT 15 LOT 16 LOT 17

AVALON CREEK WAY  
(50-FOOT WIDE RIGHT-OF-WAY)

LOT 1, BLOCK 2  
COLLIN COUNTY JUSTICE CENTER  
(CAB. H. PG. 225)

JAMES PITTS DRIVE  
(APARTMENT RIGHT-OF-WAY BY USE AND  
OCCUPATION, NO DEDICATION FOUND)



LEGEND  
Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
VOL. = VOLUME  
PG. = PAGE  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
C.M. = CONTROLLING MONUMENT  
XF = "X" IN CONCRETE FOUND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET

**FLOOD STATEMENT:**  
According to Community Panel No. 48085C0260K, dated June 7, 2017 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**NOTES:**  
Bearing system of this survey is based on a line oriented between City of McKinney monuments 28 and 40 found in the field, whose positions are published on the Texas Coordinate System of 1983 (2011), North Central Zone (4202), North American Datum of 1983.

The grid coordinates shown hereon are based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202, no scale and no projection.

All exterior boundary corners are a 5/8" iron rod with cap stamped "KHA" cap set unless otherwise noted. All lot corners are to be set after construction is completed.

The homeowners' association shall provide for continuous maintenance and control of the common areas.

Property owners and/or their successors and assigns of Common Areas A1 - A8 shall provide access to the City of McKinney in order for the City of McKinney to inspect drainage within any such lots.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

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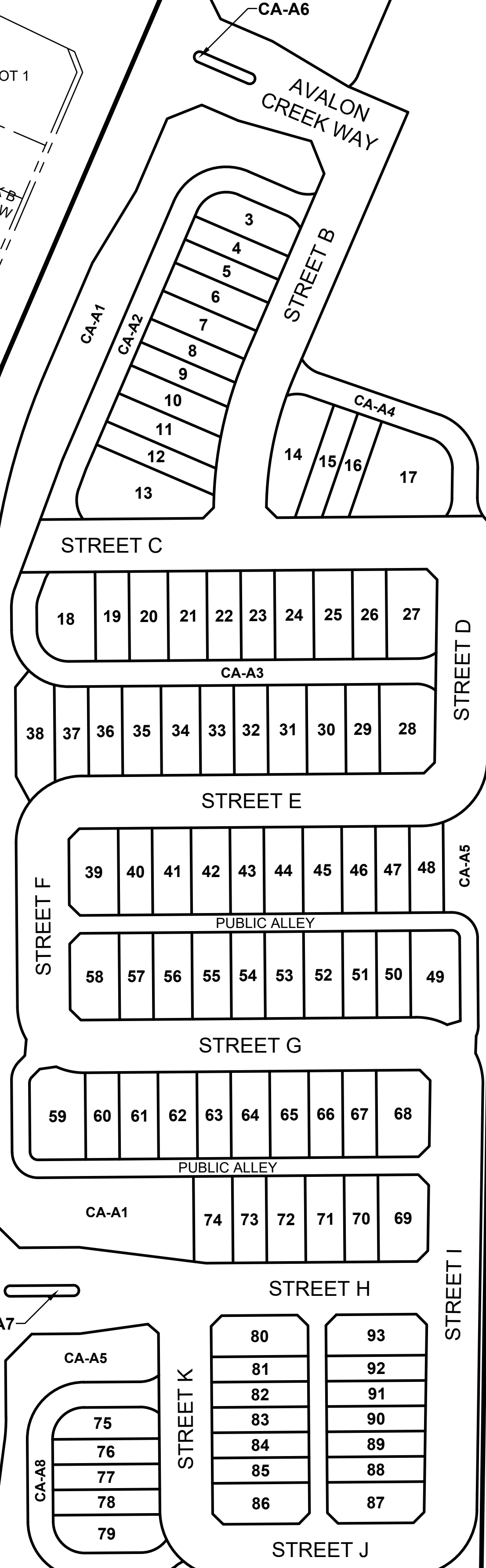
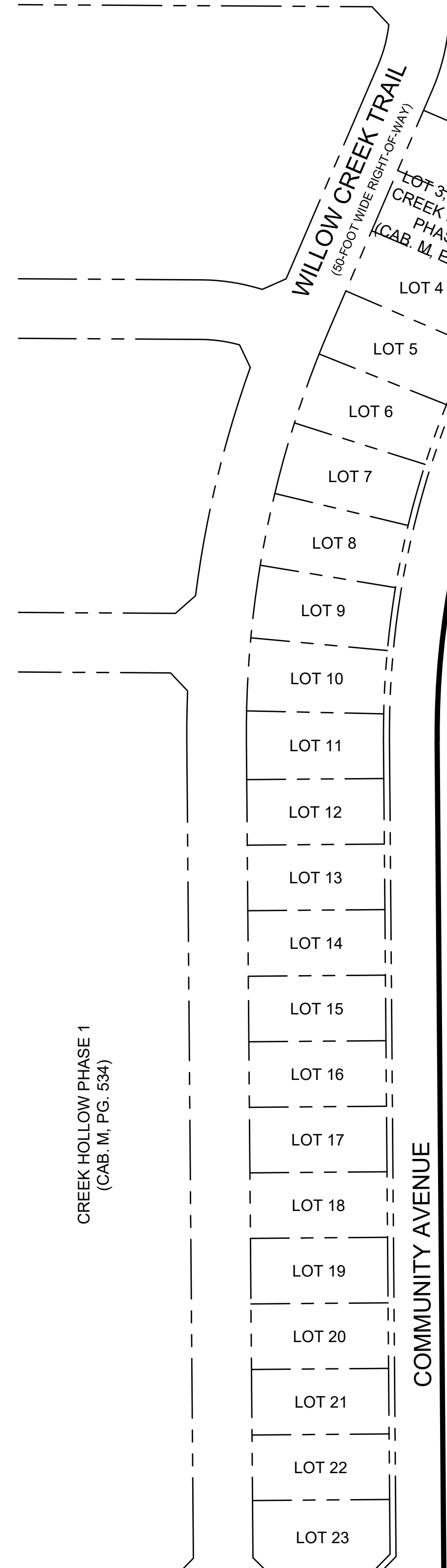
The owner and any subsequent owner of Lot 1, Block 1 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

RECORD PLAT  
TCR MCKINNEY PITTS ADDITION  
LOTS 1-93, BLOCK 1 AND  
8 COMMON AREAS  
BEING 28.2482 ACRES SITUATED IN THE  
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102  
FIRM # 10194040  
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	JBH	MCB	10/19/2022	064145054	1 OF 3



LOT 1, BLOCK 1  
11.4433 ACRES  
498,469 SQ. FT.

RIGHT-OF-WAY  
DEDICATION  
0.6650 ACRES  
28,967 SQ. FT.

CORBIN CAROLYN PITTS  
(INST. NO. 94-0007587)

CALLED 17.759 ACRES  
VELOCIS CAPSTAR  
COLLIN SQUARE JV, LP  
(INST. NO. 20210630001329270)

CALLED 12.65 ACRES  
TAYLOR INVESTMENTS MCKINNEY I, LLC  
(INST. NO. 20200619000932020)

JUSTICE ROAD  
(60-FOOT WIDE RIGHT-OF-WAY)

BRINLEE BRANCH LANE  
(60-FOOT WIDE RIGHT-OF-WAY)

BLOCK G  
CREEK HOLLOW PHASE 1  
(CAB. M. PG. 534)  
LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

LOT 1R, BLOCK A  
MCKINNEY HIGH SCHOOL NORTH  
(VOL. 2015, PG. 470)

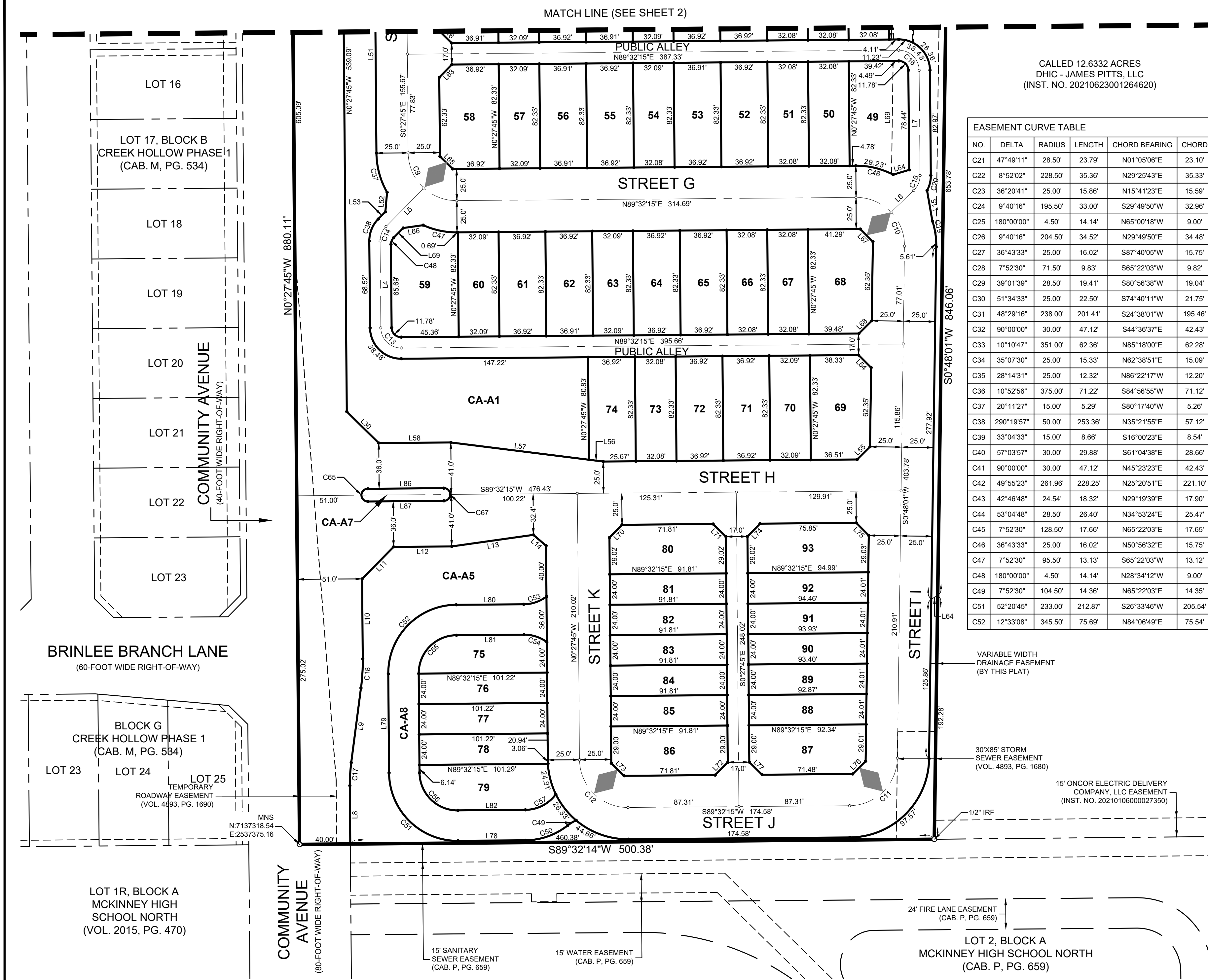
OWNER:  
ARPC LIVING, L.L.C.  
3889 MAPLE AVENUE, SUITE 200  
DALLAS, TEXAS 75219  
PHONE: 214-740-3600  
CONTACT: MEGAN SMITH

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE  
TOWER, SUITE 700, DALLAS, TEXAS 75240  
PHONE: 817-335-6511  
CONTACT: JOE RICCARDI, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11, SUITE 1300  
FORT WORTH, TEXAS 76102  
PHONE: 817-335-6511  
CONTACT: MICHAEL CLEO BILLINGSLEY, R.P.L.S.







CALLLED 12.6332 ACRES  
DHIC - JAMES PITTS, LLC  
(INST. NO. 20210623001264620)

**EASEMENT CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	47°49'11"	28.50'	23.79'	N01°05'06"E	23.10'
C22	8°52'02"	228.50'	35.36'	N29°25'43"E	35.33'
C23	36°20'41"	25.00'	15.86'	N15°41'23"E	15.59'
C24	9°40'16"	195.50'	33.00'	S29°49'50"W	32.96'
C25	180°00'00"	4.50'	14.14'	N65°00'18"W	9.00'
C26	9°40'16"	204.50'	34.52'	N29°49'50"E	34.48'
C27	36°43'33"	25.00'	16.02'	S87°40'05"W	15.75'
C28	7°52'30"	71.50'	9.83'	S65°22'03"W	9.82'
C29	39°01'39"	28.50'	19.41'	S80°56'38"W	19.04'
C30	51°34'33"	25.00'	22.50'	S74°40'11"W	21.75'
C31	48°29'16"	238.00'	201.41'	S24°38'01"W	195.46'
C32	90°00'00"	30.00'	47.12'	S44°36'37"E	42.43'
C33	10°10'47"	351.00'	62.36'	N85°18'00"E	62.28'
C34	35°07'30"	25.00'	15.33'	N62°38'51"E	15.09'
C35	28°14'31"	25.00'	12.32'	N66°22'17"W	12.20'
C36	10°52'56"	375.00'	71.22'	S84°56'55"W	71.12'
C37	20°11'27"	15.00'	5.29'	S80°17'40"W	5.26'
C38	290°19'57"	50.00'	253.36'	N35°21'55"E	57.12'
C39	33°04'33"	15.00'	8.66'	S16°00'23"E	8.54'
C40	57°03'57"	30.00'	29.88'	S61°04'38"E	28.66'
C41	90°00'00"	30.00'	47.12'	N45°23'23"E	42.43'
C42	49°55'23"	261.96'	228.25'	N25°20'51"E	221.17'
C43	42°46'48"	24.54'	18.32'	N29°19'39"E	17.90'
C44	53°04'48"	28.50'	26.40'	N34°53'24"E	25.47'
C45	7°52'30"	128.50'	17.66'	N65°22'03"W	17.65'
C46	36°43'33"	25.00'	16.02'	N50°56'32"E	15.75'
C47	7°52'30"	95.50'	13.13'	S65°22'03"W	13.12'
C48	180°00'00"	4.50'	14.14'	N28°34'12"W	9.00'
C49	7°52'30"	104.50'	14.36'	N65°22'03"E	14.35'
C51	52°20'45"	233.00'	212.87'	S26°33'46"W	205.54'
C52	12°33'08"	345.50'	75.69'	N84°06'49"E	75.54'

**OWNER'S CERTIFICATION**  
STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF MCKINNEY

WHEREAS, ARPC LIVING, L.L.C., is the owner of a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas, and being all of the called 28.2482 acre tract and described in Special Warranty Deed to ARPC Living, L.L.C., recorded in Instrument No. 2021030800451420 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set at the intersection of the east right-of-way line of Community Avenue (a variable width right-of-way, at this point) and the south right-of-way line of James Pitts Drive (a variable width right-of-way), and being the northwest corner of said 28.248 acre tract;

**THENCE** South 89°38'35" East, along the said south right-of-way line of James Pitts Drive, a distance of 444.65 feet to a 1/2-inch iron rod found for corner;

**THENCE** along southwest right-of-way line of said James Pitts Drive, the following three (3) calls:

- South 55°42'46" East, a distance of 353.30 feet to a 60D nail found for corner;
- South 39°56'54" East, a distance of 213.00 feet to a 60D nail found for corner;
- South 13°57'11" East, a distance of 461.86 feet to a 1/2-inch iron rod found for the westernmost northwest corner of the said 28.248 acre tract;

**THENCE** departing the said southwest right-of-way line of James Pitts Drive, North 89°36'37" West, along the south line of a distance of 739.88 feet to a 1/2-inch iron rod found for an inner ell corner of said 28.248 acre tract;

**THENCE** South 0°48'01" West, along the east line of the said 28.248 acre tract, a distance of 846.06 feet to a 1/2-inch iron rod found for the southeast corner of the said 28.248 acre tract, and being in the north line of Lot 1, Block A, McKinney High School North, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet P, Page 659 of the Plat Records of Collin County, Texas;

**THENCE** South 89°32'14" West, along the said north line of Lot 1, passing at a distance of 460.38 feet the northeast corner of said Lot 1, and being a point in the said east right-of-way line of Community Avenue, continuing along the said east right-of-way line of Community Avenue, in all a total distance of 500.38 feet to a mag nail with "KHA" washer set for corner;

**THENCE** continuing along the said east right-of-way line of Community Avenue, the following four (4) calls:

- North 0°27'45" West, a distance of 880.11 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a central angle of 23°45'00", a radius of 700.00 feet, a chord bearing and distance of North 11°24'45" East, 288.09 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 290.16 feet to an "X" cut in concrete set for corner;
- North 23°17'15" East, a distance of 420.01 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 3°30'55", a radius of 1980.00 feet, a chord bearing and distance of North 25°02'42" East, 121.46 feet;
- In a northeasterly direction with said curve to the right, an arc distance of 121.48 feet to the POINT OF BEGINNING and containing 28.2482 acres or 1,230,494 square feet of land, more or less.

**OWNER'S DEDICATION**  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, ARPC LIVING, L.L.C., does hereby adopt this Record Plat designating the hereinabove described property as **TCR MCKINNEY PITTS ADDITION, LOT 1-93, BLOCK 1 AND 8 COMMON AREAS**, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat is made subject to the following Reservation: For Grantor and Grantor's Heirs, Successors, and Assigns Forever; A Reservation of all oil, gas, and other minerals in and under that may be produced from the property.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT \_\_\_\_\_, Texas, this the \_\_\_ day of \_\_\_\_\_, 2022.

ARPC LIVING, L.L.C., a Delaware limited liability company

By: \_\_\_\_\_  
Name:  
Title:

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

THAT I, Michael Cleo Billingsley, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas.

Dated this the \_\_\_ day of \_\_\_\_\_, 2022.

Michael Cleo Billingsley  
Registered Professional Land Surveyor No. 6558  
Kimley-Horn and Associates, Inc.  
801 Cherry Street, Unit 11, Suite 1300  
Fort Worth, Texas 76102  
Ph. 817-770-6511  
michael.billingsley@kimley-horn.com

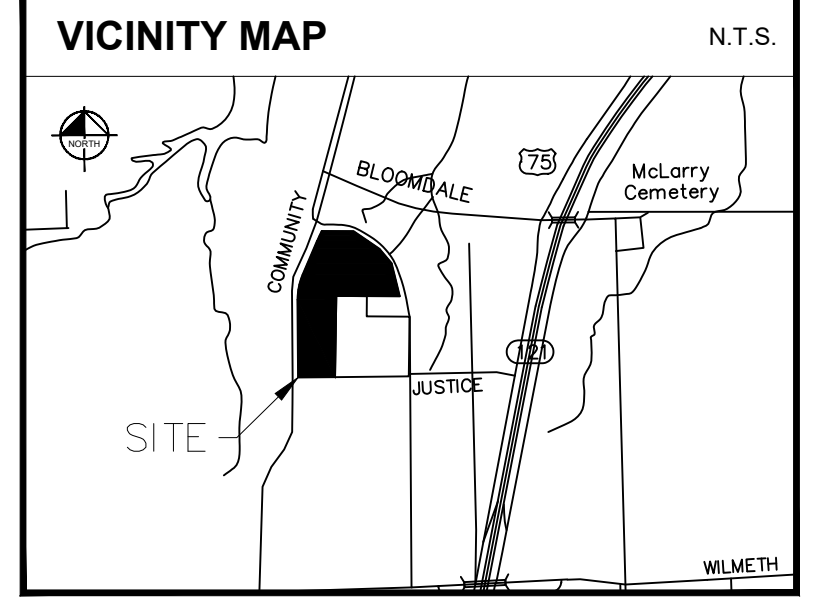
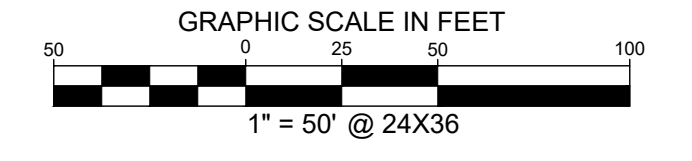
**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cleo Billingsley, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas



LEGEND

- Δ = CENTRAL ANGLE
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Planning and Zoning Commission Chairman  
City of McKinney, Texas

Planning and Zoning Commission Secretary  
City of McKinney, Texas

Date \_\_\_\_\_ Date \_\_\_\_\_

RECORD PLAT  
**TCR MCKINNEY PITTS ADDITION**  
**LOTS 1-93, BLOCK 1 AND**  
**8 COMMON AREAS**  
BEING 28.2482 ACRES SITUATED IN THE  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	MCB	10/19/2022	064145054	3 OF 3

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°45'00"	700.00'	290.16'	N11°24'45"E	288.09'
C2	3°30'55"	1980.00'	121.48'	N25°02'42"E	121.46'
C3	34°18'32"	420.00'	251.50'	N72°29'19"W	247.76'
C4	15°11'11"	470.00'	124.57'	N44°42'28"W	124.21'
C5	26°33'55"	470.00'	217.92'	N26°51'55"W	215.97'
C6	23°17'15"	350.00'	142.25'	S11°38'37"W	141.28'
C7	88°44'14"	38.00'	58.85'	S45°10'08"W	53.14'
C8	90°00'00"	38.00'	59.69'	S44°32'15"W	53.74'
C9	90°00'00"	38.00'	59.69'	S45°27'45"E	53.74'
C10	91°15'46"	38.00'	60.53'	S44°49'52"E	54.33'
C11	88°44'14"	38.00'	58.85'	S45°10'08"W	53.14'
C12	90°00'00"	38.00'	59.69'	N45°27'45"W	53.74'
C13	90°00'00"	16.00'	25.13'	S45°27'45"E	22.63'
C14	45°00'00"	16.00'	12.57'	S22°02'15"W	12.25'
C15	46°32'27"	16.00'	13.00'	S22°48'28"W	12.64'
C16	90°00'00"	16.00'	25.13'	S45°27'45"E	22.63'
C17	7°53'53"	132.00'	18.20'	S03°28'12"W	18.18'
C18	7°53'53"	168.00'	23.16'	S03°29'12"W	23.14'
C19	18°38'07"	63.00'	20.49'	S08°31'03"E	20.40'
C20	28°54'57"	24.50'	12.36'	S13°59'43"W	12.23'
C21	18°18'14"	74.50'	23.80'	N32°26'22"E	23.70'
C22	32°02'49"	24.50'	13.70'	N39°18'39"E	13.53'
C23	41°06'28"	30.00'	21.52'	S50°23'48"E	21.07'
C24	71°45'03"	54.00'	67.62'	S35°04'31"E	63.29'
C25	35°46'51"	30.00'	18.73'	S17°05'25"E	18.43'
C26	19°42'04"	30.00'	10.32'	S44°49'52"E	10.26'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C27	23°45'00"	660.00'	273.58'	N11°24'45"E	271.62'
C28	57°40'05"	30.00'	30.19'	S08°29'54"E	28.84'
C29	2°57'06"	30.00'	1.55'	S21°48'42"W	1.55'
C30	90°00'00"	30.00'	47.12'	S68°17'15"W	42.43'
C31	36°52'11"	30.00'	19.30'	N48°16'39"W	18.97'
C32	36°52'12"	30.00'	19.31'	S85°08'51"E	18.97'
C33	90°00'00"	54.00'	84.82'	N68°17'15"E	76.37'
C34	2°57'06"	54.00'	2.78'	N21°48'42"E	2.78'
C35	20°47'54"	54.00'	19.60'	N09°56'12"E	19.49'
C36	45°24'05"	54.00'	42.79'	S71°44'02"W	41.68'
C37	29°26'57"	63.00'	32.38'	S15°11'14"E	32.03'
C38	45°00'00"	24.50'	19.24'	S22°02'15"W	18.75'
C39	35°36'26"	30.00'	18.64'	S71°44'02"W	18.35'
C40	90°00'00"	30.00'	47.12'	N45°27'45"W	42.43'
C41	20°47'54"	30.00'	10.89'	N09°56'12"E	10.83'
C42	16°04'18"	30.00'	8.42'	N28°21'17"E	8.39'
C43	29°39'56"	54.00'	27.96'	N60°41'48"W	27.65'
C44	14°55'59"	54.00'	14.07'	N82°59'46"W	14.03'
C45	38°07'58"	30.00'	19.97'	N71°23'46"W	19.60'
C46	27°51'16"	63.00'	30.63'	S76°32'07"E	30.33'
C47	24°59'00"	63.00'	27.47'	N71°58'15"W	27.25'
C48	45°00'00"	7.50'	5.89'	S22°02'15"W	5.74'
C49	15°06'56"	30.00'	7.91'	S09°11'7"W	7.89'
C50	37°54'26"	54.00'	35.73'	S70°35'02"W	35.08'
C51	90°00'00"	54.00'	84.82'	N45°27'45"W	76.37'
C52	90°00'00"	54.00'	84.82'	N44°32'15"E	76.37'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N40°08'52"W	55.76'
L2	N89°36'44"W	5.00'
L3	S00°27'45"E	31.01'
L4	S00°27'45"E	68.52'
L5	S44°32'15"W	42.63'
L6	S46°04'41"W	24.88'
L7	S00°27'45"E	82.97'
L8	S00°27'45"E	46.02'
L9	S07°26'08"W	59.34'
L10	S00°27'45"E	63.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C53	36°52'12"	30.00'	19.31'	N71°06'09"E	18.97'
C54	36°52'12"	30.00'	19.31'	N72°01'39"W	18.97'
C55	90°00'00"	30.00'	47.12'	S44°32'15"W	42.43'
C56	90°00'00"	30.00'	47.12'	S45°27'45"E	42.43'
C57	53°28'20"	30.00'	28.00'	N82°48'05"E	26.99'
C58	38°17'35"	30.00'	20.05'	S89°54'11"W	19.68'
C59	14°45'03"	30.00'	37.57'	N35°04'31"W	35.16'
C60	35°36'26"	30.00'			