



Issue: **AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA
APPROVING THE PRELIMINARY PLAT OF THE RIVERTON PARK
SUBDIVISION GENERALLY LOCATED ALONG THE EAST 1400
BLOCK OF NORTH ROAD AND AUTHORIZING CERTAIN CITY
OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF A
FINAL PLAT**

Date: December 13, 2021

Submitted By: Garrett Tyson, Director of Planning and Development

Background

The Riverton Park subdivision is a R-1 single-family residential subdivision. The subject property was annexed into the Nixa City Limits in 2006 and the existing zoning arrangement was established at that time. Also in 2006, a preliminary plat was approved for the residential portion of the property, known as Stinerock Hill. The property is undeveloped. Property owner, Steve Eoff is currently extending public utilities to the site of Riverton Park to satisfy an agreement between him and the new property owners before finalizing the sale of the property. Shaffer & Hines has submitted a preliminary plat, on behalf of the new owners, illustrating the proposed arrangement of the lots and the public infrastructure required to serve them.

Preliminary plats are a means to provide subdivision developers with an initial approval concerning compliance of the planned arrangement with the City's zoning, subdivision, and other pertinent regulations prior to engaging the more expensive actions of detailed engineering and construction.

Analysis

The Riverton Park subdivision proposes to create 232 buildable single-family residential lots that are all planned to be served by public streets, municipal water, municipal sanitary sewer, and municipal electric services. Additionally, the subdivision will create 4 common area lots that will be owned and maintained by an association of property owners within the subdivision. Off-site transportation improvements will be made based off the recommended improvements from a traffic impact study performed by CJW and dated July 24, 2019. The required improvement is an eastbound left turn lane on North Street at the entrance to Riverton Park. The speed limit will also be reduced on North Street from 45 MPH to 35 MPH to improve sight distance safety at the entrance to Riverton Park.

Recommendation

Staff has reviewed the preliminary plat and has determined the document to be in substantial conformance with the applicable regulations of the Nixa City Code concerning major subdivisions within the R-1 zoning districts.

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA APPROVING THE
PRELIMINARY PLAT OF THE RIVERTON PARK SUBDIVISION GENERALLY
LOCATED ALONG THE EAST 1400 BLOCK OF NORTH ROAD AND AUTHORIZING
CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS UPON THE FILING OF
A FINAL PLAT.**

WHEREAS an original Preliminary Plat of the Riverton Park Subdivision dated November 8, 2021, is on file with the City's Department of Planning and Development ("Preliminary Plat"); and

WHEREAS the Department of Planning and Development has issued a staff report finding the Preliminary Plat to be in substantial compliance with the requirement of the Nixa City Code; and

WHEREAS the Planning and Zoning Commission considered the Preliminary Plat at their meeting on December 6, 2021; and

WHEREAS the Commission, after considering the Preliminary Plat, staff's recommendation regarding the Application, and after holding a public hearing on the Application, issued a recommendation of approval of the Preliminary Plat; and

WHEREAS the City Council, now having considered the Preliminary Plat, staff's recommendation regarding the Application, and after providing an opportunity for public comment on the Preliminary Plat, now desires to approve the Preliminary Plat; and

WHEREAS the City Council desires to authorize the Director of Planning and Development and City Clerk to take certain actions consistent with this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: City Council hereby approves the Preliminary Plat of the Riverton Park Subdivision which is generally located along the East 1400 Block of North Road, as approved by the Planning and Zoning Commission. The original preliminary plat of the Riverton Park Subdivision is on file in the Department of Planning and Development, a reduced version of which is attached hereto for general reference as "Council Bill Exhibit A." All of "Council Bill Exhibit A" including any referenced attachments, is hereby incorporated herein by this reference.

SECTION 2: The Director of Planning and Development, on behalf of the City of Nixa, is hereby authorized to accept the land, easements, and improvements dedicated to the City, as shown on the Preliminary Plat of the Riverton Park Subdivision, upon: (1) the applicant filing and recording a final plat which is in accordance with this Ordinance, including any conditions attached to and described in "Council Bill Exhibit A," and the Subdivision Regulations of the City and said final plat shall substantially conform to the

Preliminary Plat, and (2) upon the Director of Public Works certifying to the Director of Planning and Development that the public improvements have been made in accordance with the City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

SECTION 3: The final plat shall not be recorded until: (1) the public improvements relating to the Preliminary Plat have been constructed according to the specifications of the City of Nixa, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of construction of the improvements, that the Developer has filed with the Planning and Development Director, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

SECTION 4: The temporary emergency access road that connects Cheyenne Road to the proposed public street in the Riverton Park subdivision between Lots 13 and 14 as shown on "Council Exhibit A" shall be composed of asphalt pavement or some other alternative surface material that is proven capable of supporting a vehicle weighing 60,000 pounds and provides for all-weather access according to the requirements of Nixa City Code Section 115-136. Such temporary access road shall also be contained within an emergency access easement dedicated to the City of Nixa and in a form acceptable to the City Attorney and the Director of Public Works.

SECTION 5: Upon compliance with all the requirement of this Ordinance, including any conditions described in "Council Exhibit A", the City Clerk is hereby authorized to endorse the City Council's approval upon the final plat pursuant to Section 445.030 RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

SECTION 6: This Ordinance shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2022.

ATTEST:

CITY CLERK

PRESIDING OFFICER

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2022.

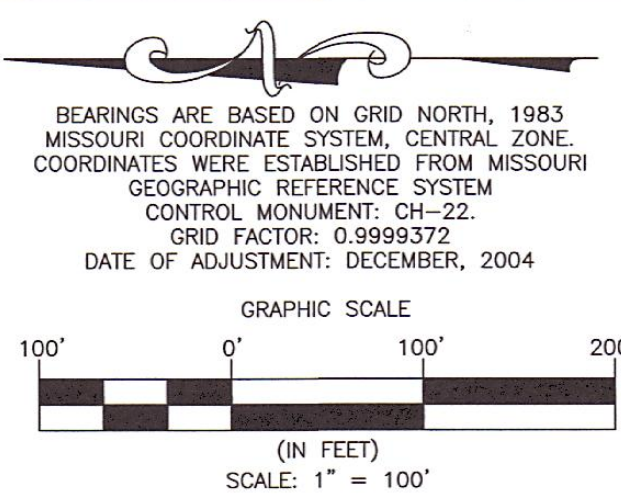
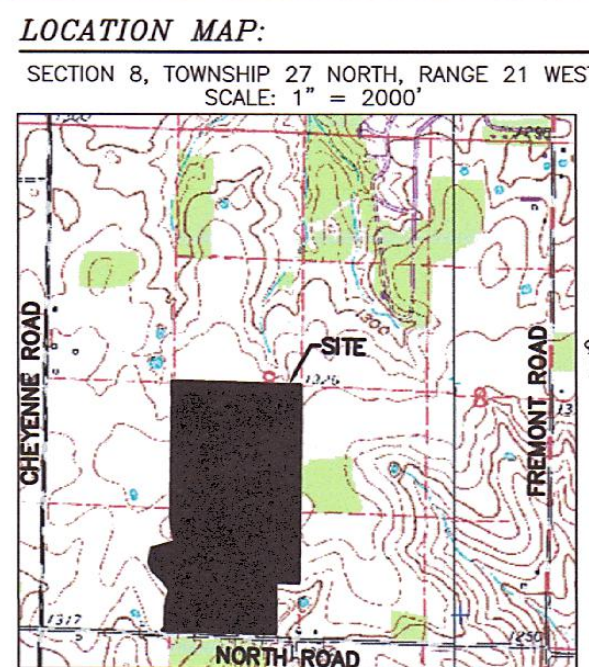
ATTEST:

CITY CLERK

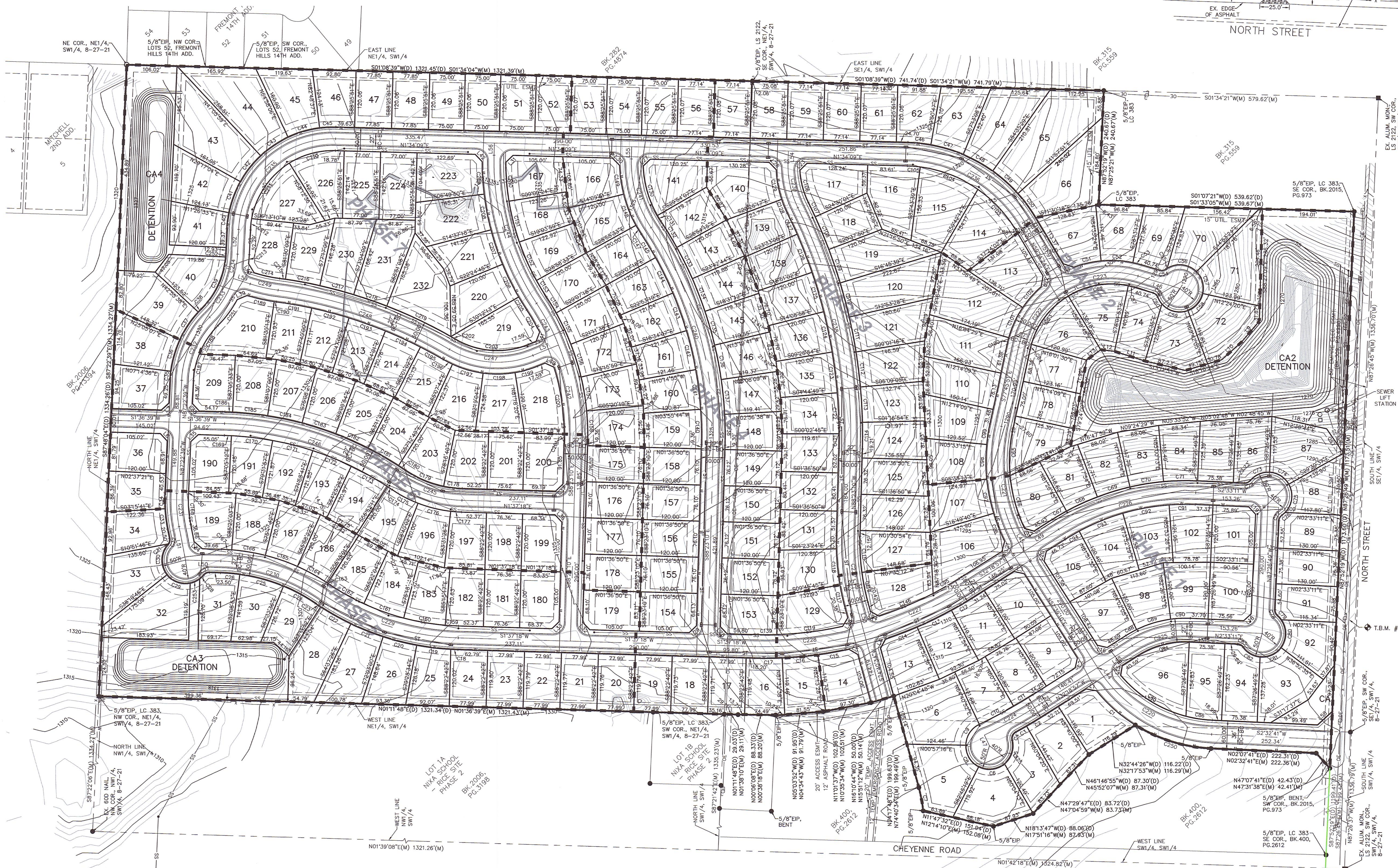
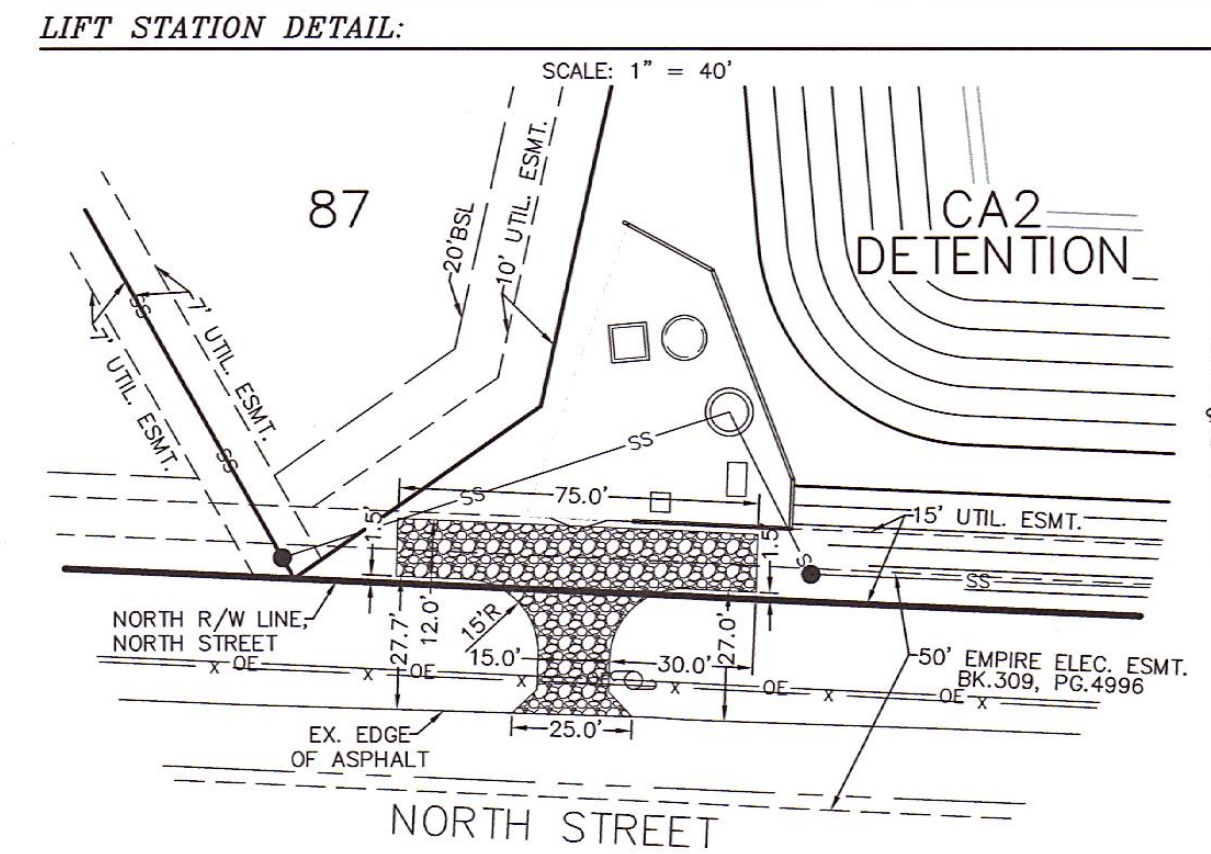
MAYOR

APPROVED AS TO FORM:

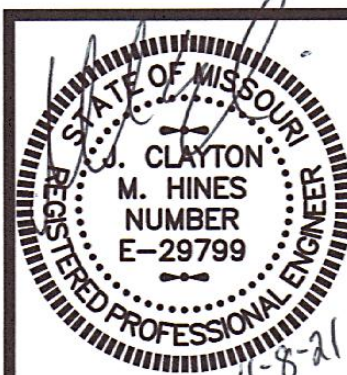
CITY ATTORNEY



PRELIMINARY PLAT
RIVERTON PARK
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI
OWNER: JACK'S PLACE, LLC
DEVELOPER: RIVERTON PARK, LLC



RIVERTON PARK
A SUBDIVISION IN THE CITY OF NIXA,
CHRISTIAN COUNTY, MISSOURI
OWNER:
JACK'S PLACE, LLC
DEVELOPERS:
RIVERTON PARK, LLC



SHAFFER & HINES, INC.
CERTIFICATE OF AUTHORITY
LICENSE NO. E-1665-D

SHAFFER & HINES
CONSULTING ENGINEERS - PROFESSIONAL LAND SURVEYORS
DBE CERTIFIED COMPANY
P.O. Box 493, Nixa, Missouri, 65714
Tel: (417) 725-4663 - Fax: (417) 725-5230
Email: ch@shafferhines.com



PRELIMINARY PLAT

DESIGN BY:	JCHH
DRAWN BY:	RBW
CHECKED BY:	JCHH
DATE:	URBAN
SCALE:	1" = 100'
REVISIONS	
11-03-21	CITY COMMENTS

JOB NO.
200029
SHEET
1 OF 2

PRELIMINARY PLAT
RIVERTON PARK
A SUBDIVISION IN THE CITY OF NIXA, CHRISTIAN COUNTY, MISSOURI

OWNER: JACK'S PLACE, LLC
DEVELOPER: RIVERTON PARK, LLC

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	330.00'	109.85'	55.44'	109.34'	19'04"20"
C2	1105.00'	46.25'	23.13'	46.25'	2'23"53"
C3	1105.00'	25.86'	12.93'	25.86'	1'20"27"
C4	15.00'	19.64'	11.52'	18.27'	75'02"03"
C5	50.00'	55.67'	31.12'	52.84'	63°47'41"
C6	50.00'	58.51'	33.12'	55.23'	67°02'40"
C7	325.00'	50.38'	25.24'	50.33'	85°52'55"
C8	50.00'	55.61'	31.08'	52.79'	63°43'35"
C9	50.00'	55.61'	31.08'	52.79'	63°43'35"
C10	1055.00'	81.96'	41.00'	81.94'	4°27'05"
C11	1055.00'	46.87'	23.44'	46.87'	2'32"44"
C12	815.00'	50.22'	25.12'	50.21'	3'31"51"
C13	815.00'	80.54'	40.30'	80.50'	5°39'42"
C14	815.00'	71.62'	35.83'	71.60'	5°02'06"
C15	815.00'	66.68'	33.36'	66.66'	4°41'17"
C16	815.00'	75.67'	37.86'	75.64'	5°19'01"
C17	815.00'	58.01'	29.02'	57.99'	4°04'41"
C18	565.00'	15.20'	7.60'	15.20'	1'32"29"
C19	565.00'	72.59'	36.34'	72.54'	1'32"39"
C20	565.00'	73.23'	36.67'	73.18'	7°25'34"
C21	565.00'	73.23'	36.67'	73.18'	7°25'34"
C22	565.00'	73.23'	36.67'	73.18'	7°25'34"
C23	565.00'	13.40'	6.70'	13.40'	1'21"34"
C24	375.00'	76.61'	38.44'	76.47'	11°42'17"
C25	375.00'	95.59'	48.05'	95.43'	14°36'17"
C26	375.00'	40.85'	20.44'	40.83'	61°42'29"
C27	15.00'	13.62'	7.32'	13.61'	52°01'12"
C28	50.00'	12.03'	6.05'	12.00'	13°47'21"
C29	50.00'	54.72'	30.46'	52.03'	62°42'02"
C30	50.00'	69.37'	41.57'	63.94'	79°29'12"
C31	15.00'	1.68'	0.84'	1.68'	6°24'45"
C32	15.00'	11.94'	6.31'	11.63'	45°36'27"
C33	325.00'	43.12'	21.59'	43.09'	7°36'05"
C34	325.00'	33.38'	16.70'	33.36'	5°53'02"
C35	225.00'	18.15'	9.08'	18.15'	4°37'15"
C36	225.00'	70.06'	35.32'	69.78'	17°50'31"
C37	225.00'	70.07'	35.32'	69.78'	17°50'31"
C38	225.00'	9.38'	4.69'	9.38'	22°31'18"
C39	175.00'	123.32'	64.35'	120.79'	40°22'37"
C40	225.00'	34.64'	17.35'	34.60'	8°49'12"
C41	225.00'	70.07'	35.32'	69.78'	17°50'31"
C42	225.00'	69.96'	35.26'	69.68'	17°48'55"
C43	225.00'	70.17'	35.37'	69.89'	17°52'07"
C44	225.00'	70.07'	35.32'	69.78'	17°50'31"
C45	225.00'	34.40'	17.23'	34.36'	8°45'33"
C46	325.00'	48.69'	24.39'	48.65'	8°35'04"
C47	325.00'	71.63'	35.96'	71.48'	12°37'39"
C48	325.00'	71.63'	35.96'	71.48'	12°37'39"
C49	325.00'	71.63'	35.96'	71.48'	12°37'39"
C50	325.00'	63.55'	31.88'	63.45'	11°12'14"
C51	225.00'	59.49'	29.92'	59.32'	15°09'01"
C52	225.00'	67.25'	34.01'	67.25'	17°11'19"
C53	225.00'	18.50'	9.26'	18.50'	4°42'42"
C54	15.00'	13.62'	7.32'	13.61'	52°01'12"
C55	50.00'	2.94'	1.47'	2.94'	32°15'56"
C56	50.00'	34.47'	39.97'	62.44'	77°16'27"
C57	50.00'	50.00'	27.32'	47.94'	57°17'45"
C58	50.00'	50.00'	27.32'	47.94'	57°17'45"
C59	50.00'	60.44'	34.53'	56.83'	69°15'35"
C60	50.00'	17.06'	8.61'	16.98'	19°32'57"
C61	15.00'	13.62'	7.32'	13.16'	52°01'12"
C62	175.00'	131.25'	68.88'	128.20'	42°58'19"
C63	175.00'	131.25'	68.88'	128.20'	42°58'19"
C64	175.00'	11.57'	5.79'	11.57'	3°47'21"
C65	325.00'	98.79'	49.78'	98.41'	17°25'01"
C66	325.00'	115.93'	58.59'	115.31'	20°26'14"
C67	525.00'	34.47'	17.24'	34.46'	3°45'41"
C68	525.00'	71.95'	36.03'	71.90'	7°51'10"
C69	525.00'	71.95'	36.03'	71.90'	7°51'10"
C70	525.00'	71.95'	36.03'	71.90'	7°51'10"
C71	525.00'	69.17'	36.63'	69.12'	7°32'57"
C72	15.00'	13.62'	7.32'	13.16'	52°01'12"
C73	50.00'	45.86'	24.68'	44.26'	52°32'46"
C74	50.00'	50.10'	27.38'	48.03'	57°24'39"
C75	50.00'	64.57'	37.67'	60.17'	73°59'26"
C76	50.00'	8.81'	4.42'	8.80'	10°05'34"
C77	15.00'	13.62'	7.32'	13.16'	52°01'12"
C78	15.00'	13.62'	7.32'	13.16'	52°01'12"
C79	50.00'	12.66'	6.36'	12.62'	14°30'07"
C80	50.00'	62.69'	36.22'	58.67'	71°50'30"

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C81	50.00'	51.09'	28.03'	48.89'	58°32'31"
C82	50.00'	42.90'	22.87'	41.59'	49°09'17"
C83	15.00'	13.62'	7.32'	13.16'	52°01'12"
C84	185.00'	112.59'	58.10'	110.86'	34°52'07"
C85	270.00'	165.11'	85.23'	162.55'	35°02'18"
C86	270.00'	56.81'	28.51'	56.70'	12°03'17"
C87	175.00'	13.81'	6.91'	13.81'	4°31'18"
C88	235.00'	26.05'	13.04'	26.03'	6°21'01"
C89	235.00'	75.52'	38.09'	75.20'	18°24'48"
C90	235.00'	41.45'	20.78'	41.39'	10°06'18"
C91	475.00'	55.23'	27.65'	55.20'	6°39'44"
C92	475.00'	99.61'	49.99'	99.43'	12°00'57"
C93	475.00'	99.61'	49.99'	99.43'	12°00'57"
C94	475.00'	34.61'	17.31'	34.60'	4°10'29"
C95	765.00'	63.65'	31.84'	63.63'	4°46'01"
C96	375.00'	63.38'	31.87'	63.31'	9°41'03"
C97	375.00'	73.25'	36.74'	73.13'	11°11'28"
C98	375.00'	73.25'	36.74'	73.13'	11°11'28"
C99	375.00'	43.73'	21.89'	43.71'	6°40'54"
C100	225.00'	15.08'	7.54'	15.07'	3°50'20"
C101	225.00'	70.32'	35.45'	70.03'	17°54'20"
C102	225.00'	59.14'	29.74'	58.97'	15°03'36"
C103	275.00'	117.42'	59.62'	116.53'	24°27'48"
C104	275.00'	132.01'	67.30'	130.75'	27°30'15"
C105	275.00'	27.37'	13.70'	27.36'	5°42'11"
C106	175.00'	70.42'	35.69'	69.84'	23°03'17"
C107	1105.00'	33.63'	52.01'	144.37'	56°43'41"
C108	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C109	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C110	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C111	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C112	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C113	1105.00'	74.63'	37.33'	74.62'	3°52'11"
C114	1105.00'	55.85'	27.93'	55.84'	2°53'45"
C115	475.00'	76.28'	38.22'	76.19'	9°12'03"
C116	475.00'	64.14'	32.12'	64.09'	7°44'13"
C117	525.00'	50.96'	25.50'	50.94'	5°33'40"
C118	525.00'	76.72'	38.43'	76.65'	8°22'21"
C119	765.00'	140.34'	70.37'	140.14'	10°30'39"
C120	525.00'	27.53'	13.77'	27.52'	3°00'14"
C121	1055.00'	30.56'	15.28'	30.56'	1°39'35"
C122	1055.00'	86.56'	43.31'	86.54'	4°42'04"
C123	1055.00'	86.56'	43.31'	86.54'	4°42'04"
C124	1055.00'	86.56'	43.31'	86.54'	4°42'04"
C125	1055.00'	86.56'	43.31'	86.54'	4°42'04"
C126	1055.00'	86.56'	43.31'	86.54'	4°42'04"
C127	1055.00'	49.57'	24.79'	49.57'	2°41'32"
C128	225.00'	30.98'	15.51'	30.95'	7°53'17"
C129	225.00'	63.71'	32.07'	63.50'	16°13'29"
C130	225.00'	109.31'	55.76'	108.24'	27°50'12"
C131	225.00'	13.98'	6.99'	13.98'	3°33'34"
C132	815.00'	64.82'	32.43'	64.81'	4°33'26"
C133	815.00'	73.85'	36.95'	73.83'	5°11'32"
C134	815.00'	73.85'	36.95'	73.83'	5°11'32"
C135	815.00'	73.85'	36.95'	73.83'	5°11'32"
C136	815.00'	73.85'	36.95'	73.83'	5°11'32"
C137	815.00'	73.85'	36.95'	73.83'	5°11'32"
C138	815.00'	64.83'	32.43'	64.81'	4°33'28"
C139	765.00'	45.23'	22.62'	45.22'	3°23'15"
C140	765.00'	74.01'	37.03'	73.98'	5°32'34"
C141	765.00'	84.38'	42.23'	84.34'	6°19'12"
C142	765.00'	84.38'	42.23'	84.34'	6°19'12"
C143	765.00'	84.38'	42.23'	84.34'	6°19'12"
C144	765.00'	83.22'	41.65'	83.18'	6°13'58"
C145	765.00'	57.94'	28.99'	57.93'	4°20'23"
C146	765.00'	123.90'	62.09'	123.77'	9°16'47"
C147	275.00'	21.53'	10.77'	21.52'	4°29'08"
C148	275.00'	71.09'	35.74'	70.89'	14°48'42"
C149	275.00'	81.24'	30.75'	81.12'	12°45'36"
C150	515.00'	82.17'	41.16'	82.05'	9°08'18"
C151	515.00'	89.04'	44.65'	88.96'	9°53'41"
C152	515.00'	89.07'	44.65'	88.96'	9°54'34"
C153	515.00'	40.32'	20.17'	40.31'	4°29'08"
C154	525.00'	39.77'	19.89'	39.76'	5°58'42'31"
C155	525.00'	72.64'	36.38'	72.58'	7°55'40"
C156	525.00'	72.64'	36.38'	72.58'	7°55'40"
C157	525.00'	72.64'	36.38'	72.58'	7°55'40"
C158	525.00'	63.71'	31.89'	63.67'	6°57'09"
C159	515.00'	28.08'	14.04'	28.07'	50°31'10"
C160	515.00'	89.38'	44.80'	89.26'	9°56'38"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C161	515.00'	89.38'	44.80'	89.26'	9°56'36"	S19°39'38"W
C162	515.00'	85.65'	42.93'	85.56'	9°31'46"	S29°23'46"W
C163	425.00'	3.05'	1.53'	3.05'	0°24'42"	S33°57'00"W
C164	425.00'	72.12'	36.15'	72.03'	9°43'21"	S28°53'19"W
C165	425.00'	72.12'	36.15'	72.03'	9°43'21"	S19°08'56"W
C166	425.00'	72.12'	36.15'	72.03'	9°43'21"	S09°26'37"W
C167	425.00'	22.04'	11.02'	22.04'	2°58'18"	S03°05'48"W
C168	275.00'	64.72'	32.51'	64.58'	13°29'07"	S85°52'48"W
C169	665.00'	15.12'	7.56'	15.12'	1°18'09"	N02°15'43"E
C170	665.00'	87.68'	43.90'	87.62'	7°33'15"	N06°14'25"E
C171	665.00'	87.68'	43.90'	87.62'	7°33'15"	N14°14'41"E
C172	665.00'	87.68'	43.90'	87.62'	7°33'15"	N21°47'56"E
C173	665.00'	87.68'	43.90'	87.62'	7°33'15"	N29°21'12"E
C174	665.00'	11.97'	5.98'	11.97'	1°01'52"	N33°36'45"E
C175	275.00'	61.57'	30.92'	61.44'	12°49'43"	N27°44'50"E
C176	275.00'	71.31'	35.85'	71.11'	14°51'24"	N13°54'16"E
C177	275.00'	23.30'	11.66'	23.29'	4°51'15"	N04°02'56"E
C178	225.00'	39.73'	19.92'	39.68'	10°07'02"	S06°40'49"W
C179	225.00'	88.05'	44.60'	87.49'	22°25'21"	S22°57'01"W
C180	715.00'	17.16'	8.58'	17.16'	1°22'30"	S33°26'26"W
C181	715.00'	74.57'	37.32'	74.54'	5°58'33"	S29°47'25"W
C182	715.00'	74.57'	37.32'	74.54'	5°58'33"	S23°49'22"W
C183	715.00'	74.57'	37.32'	74.54'	5°58'33"	S17°50'49"W
C184	715.00'	74.57'	37.32'	74.54'	5°58'33"	S11°52'16"W
C185	715.00'	74.57'	37.32'	74.54'	5°58'33"	S06°53'44"W
C186	715.00'	16.18'	8.09'	16.18'	1°17'48"	S02°15'33"W
C187	175.00'	57.87'	29.29'	57.61'	18°56'50"	N77°54'41"E
C188	175.00'	72.53'	36.79'	72.01'	23°44'44"	N56°33'27"W
C189	375.00'	58.97'	29.55'	58.91'	9°00'38"	N13°00'07"E
C190	375.00'	4.71'	2.35'	4.71'	0°43'10"	N08°08'12"E
C191	955.00'	75.94'	37.99'	75.92'	4°33'23"	N100°13'19"E
C192	955.00'	81.39'	40.72'	81.37'	4°52'59"	N14°46'30"E
C193	955.00'	81.39'	40.72'	81.37'	4°52'59"	N19°39'29"E
C194	955.00'	81.39'	40.72'	81.37'	4°52'59"	N24°32'29"E
C195	955.00'	55.60'	27.81'	55.59'	3°20'09"	N28°30'39"E
C196	225.00'	21.39'	10.70'	21.38'	5°26'52"	N27°35'41"E
C197	225.00'	67.50'	34.01'	67.25'	17°11'19"	N16°16'36"E
C198	225.00'	67.85'	34.19'	67.60'	17°16'44"	N00°57'26"W
C199	225.00'	49.12'	24.66'	49.02'	12°30'26"	N15°51'01"W
C200	475.00'	143.47'	72.28'	142.92'	17°18'19"	N81°22'30"E
C201	475.00'	13.15'	6.58'	13.15'	1°17'11"	S89°10'45"E
C202	1005.00'	10.89'	5.45'	10.89'	0°37'15"	N03°00'29"W
C203	175.00'	160.12'	86.15'	154.59'	52°25'22"	S04°06'26"W
C204	475.00'	54.14'	27.10'	54.01'	6°31'52"	N59°48'15"E
C205	565.00'	32.13'	16.07'	32.12'	3°15'28"	N58°10'03"E
C206	565.00'	76.83'	38.47'	76.77'	7°47'28"	N63°41'31"E
C207	565.00'	76.83'	38.47'	76.77'	7°47'28"	N71°28'58"E
C208	565.00'	76.83'	38.47'	76.77'	7°47'28"	N79°16'26"E
C209	565.00'	68.56'	34.32'	68.52'	6°37'10"	N86°38'43"E
C210	175.00'	101.89'	52.43'	100.46'	33°51'30"	N15°06'37"W
C211	175.00'	145.56'	77.29'	141.40'	47°39'20"	N53°37'04"W
C212	175.00'	24.23'	12.13'	24.21'	7°55'55"	N83°24'41"W
C213	225.00'	19.00'	9.51'	19.01'	4°50'20"	N84°45'29"W
C214	325.00'	55.06'	27.59'	54.99'	9°42'23"	S12°37'46"W
C215	1005.00'	12.64'	6.32'	12.64'	0°43'14"	S08°08'14"E
C216	1005.00'	73.96'	37.00'	73.95'	4°13'00"	S10°36'21"W
C217	1005.00'	73.96'	37.00'	73.95'	4°13'00"	S14°49'21"W
C218	1005.00'	73.96'	37.00'	73.95'	4°13'00"	S19°02'22"W
C219	1005.00'	149.97'	75.13'	149.83'	8°33'00"	S25°25'22"W
C220	300.00'	288.30'	156.37'	277.53'	55°43'39"	S30°07'21"W
C221	350.00'	272.14'	143.48'	265.32'	44°34'58"	S79°56'40"W
C222	200.00'	164.08'	86.97'	159.51'	47°00'15"	S51°45'14"W
C223	200.00'	161.93'	87.48'	160.30'	47°15'01"	N07°08'06"W
C224	1080.00'	131.89'	66.03'	131.80'	6°59'48"	S28°49'02"E
C225	210.00'	127.80'	65.95'	125.81'	34°52'07"	N14°52'53"W
C226	500.00'	304.29'	157.02'	299.64'	34°52'07"	N14°52'53"W
C227	790.00'	234.97'	118.36'	234.10'	17°02'29"	S23°47'42"E
C228	790.00'	232.97'	117.33'	232.12'	16°53'46"	S06°49'35"W
C229	540.00'	306.68'	157.60'	302.57'	32°32'23"	S17°53'30"W
C230	400.00'	227.25'	116.78'	224.20'	32°33'03"	N17°53'10"E
C231	300.00'	70.61'	35.47'	70.45'	13°29'07"	S85°52'48"W
C232	200.00'	149.03'	78.16'	145.60'	42°41'34"	N68°10'52"W
C233	200.00'	96.53'	49.22'	95.60'	27°39'15"	S58°30'42"E
C234	200.00'	52.49'	26.40'	52.34'	17°15'01"	S79°51'29"E
C235	200.00'	310.48'	196.36'	280.23'	88°56'48"	N42°54'15"W
C236	300.00'	101.96'	50.91'	100.18'	57°40'14"	S10°24'16"E
C237	500.00'	347.81'	74.45'	342.17'	16°56'16"	S83°08'42"W
C238	1080.00'	525.11'	267.85'	519.95'	27°51'28"	N77°41'06"E
C239	200.00'	97.03'	49.52'	96.14'	27°48'47"	S77°36'49"W
C240	790.00'	483.68'	249.65'	716.10'	35°04'28"	N74°04'33"E