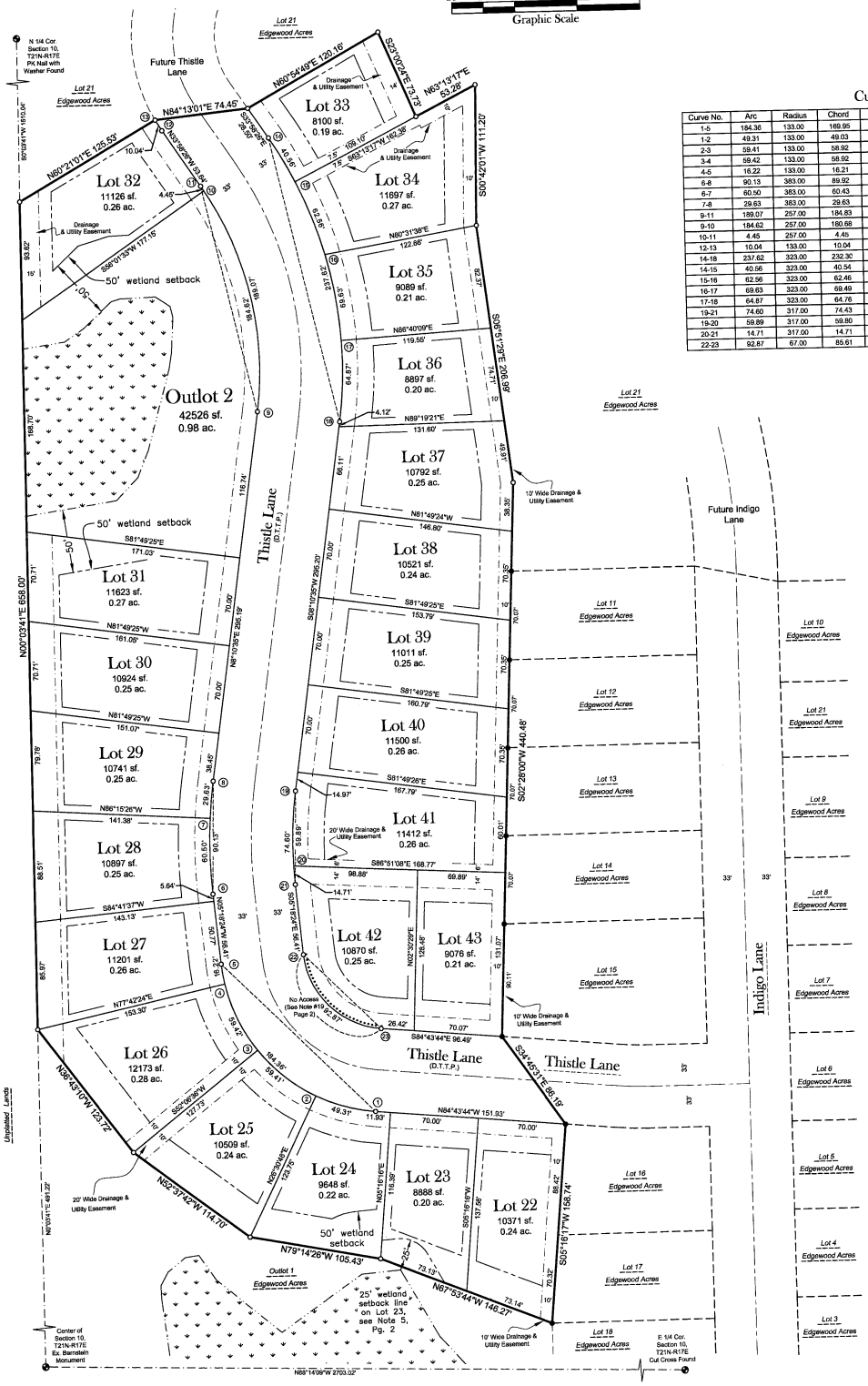
Edgewood Acres,
First Addition

Part of Lot 21 of the recorded plat of Edgewood Acres, recorded in Cabinet L, Pages 55-59 (Doc #1998650), Outagamie County Records, said plat located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 10, T21N-R17E, Town of Grand Chute, Outagamie County, Wisconsin.

50 25 0 50 100
Graphic Scale

N

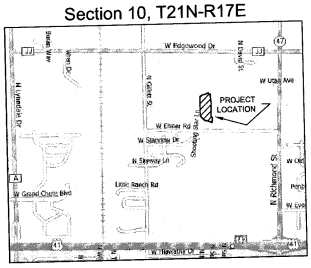
North is referenced to the West line of the Northeast 1/4 of Section 10, T21N-R17E, which bears N00°03'41"E.



Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-5	184.36	133.00	169.95	N45°01'04"W	79°25'20"	
1-2	49.31	133.00	49.03	N74°06'28"W	21°14'31"	
2-3	59.41	133.00	58.92	N50°41'18"W	25°35'48"	
3-4	59.42	133.00	58.92	N25°05'31"W	25°35'48"	
4-5	16.22	133.00	16.21	N08°48'00"W	06°59'13"	
6-8	90.13	383.00	89.92	N01°26'06"E	13°28'59"	
6-7	60.50	383.00	60.43	N00°46'54"W	09°02'59"	
7-8	29.63	383.00	29.63	N05°57'35"E	04°26'00"	
9-11	189.07	257.00	184.83	N12°53'55.5"W	42°09'01"	
9-10	184.62	257.00	180.68	N12°24'12"W	41°08'34"	
10-11	4.45	257.00	4.45	N33°28'54"W	00°59'27"	
12-13	10.04	133.00	10.04	N31°48'42"W	04°19'29"	N29°38'58"E
14-18	237.62	323.00	232.30	S12°53'55.5"E	42°09'01"	
14-15	40.56	323.00	40.54	S30°22'35"E	07°11'43"	
15-16	62.56	323.00	62.46	S21°13'49"E	11°06'49"	
16-17	69.63	323.00	69.49	S09°30'23"E	12°21'03"	
17-18	64.87	323.00	64.76	S02°25'22"W	11°30'26"	
19-21	74.60	317.00	74.43	S01°26'05.5"W	13°28'59"	
19-20	59.89	317.00	59.80	S02°45'50"W	10°49'29"	
20-21	14.71	317.00	14.71	S03°58'38"E	02°39'30"	
22-23	92.67	67.00	85.61	S45°01'04"E	79°25'20"	

Location Sketch
Section 10, T21N-R17E



WISCONSIN ANDREW S. CLEVELAND S-2445 APPLETON, WIS. LAND SURVEYOR

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 1" iron pipe found
- 2" iron pipe found
- Outagamie County Monument
- ( ) Recorded as
- All other lot and outlot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot
- All linear measurements have been made to the nearest hundredth of a foot. (unless noted)
- All distances on curves are arc lengths.

No Access (Lot 42)

25' Building setback (unless noted)

12' Utility easement (unless noted)

Wetland

(D.T.T.P.) Dedicated to the Public

Note:
All side yard setbacks are 6' unless noted.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified NOVEMBER 25TH, 2014

Department of Administration

NO.	REVISION DESCRIPTION
2	November 07, 2014 (DOA review comments)
1	July 24, 2014 (Added easements)

DATE: June 05, 2014
DRAFTED BY: RJO
CHECKED BY: BW/ASC
PROJECT NO.: 0003-07-14
DRAWING NUMBER
SHEET NUMBER 1 of 2

GCW Investments, LLC

Edgewood Acres, First Addition

Final Plat

PROFESSIONAL SEAL

Mach IV

Engineering & Surveying LLC

211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

Edgewood Acres,
First Addition

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There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified NOVEMBER 25TH, 2014

Renee M. Powers

Department of Administration

Limited Liability Company Owner's Certificate

GCW INVESTMENT'S LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on EDGEWOOD ACRES, FIRST ADDITION to be surveyed, divided, mapped and dedicated as represented hereon. GCW INVESTMENT'S LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF GRAND CHUTE
CITY OF APPLETON
OUTAGAMIE COUNTY PLANNING COMMISSION
DEPT. OF ADMINISTRATION

In Witness Whereof, the said GCW INVESTMENT'S LLC has caused these presents to be signed by Patricia A Kasper and Dennis P. Hayden its Member, on this 8th day of January, 2015

Patricia A Kasper — Member
Dennis P. Hayden — Member

Personally came before me this 8th day of January, 20 15 the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Bella Sedlacek
Notary Public — My Commission Expires 9/17/17
Brown County, Wisconsin

STATE OF WISCONSIN]
COUNTY OF Brown] SS

Approved for the Outagamie County Planning and Zoning Committee this 27th day of January, 2015

Timothy P. Roach
Timothy Roach
Zoning Administrator

As duly elected Town Treasurer and Outagamie County Treasurer, We hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Plat as of the dates listed below.

Julie M. Wahlen 1/16/15 — Julie M. Wahlen, Date, Town Treasurer
Diane M. Mumford 1/26/15 — Diane M. Mumford, Date, Outagamie County Treasurer

Certificate of the Town of Grand Chute

Resolved that the plat of Edgewood Acres, First Addition in the Town of Grand Chute is hereby approved by the Town Board on the 2 day of September, 2014.

Signed this 16th day of January, 2015

David A. Schowalter
Chairman - David A. Schowalter

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

Recorded
January 30, 2015 2:18 PM
OUTAGAMIE COUNTY
SARAH R VAN CAMP
REGISTER OF DEEDS
Fee Amount: $50.00
Total Pages: 2
2035152
Cabinet L Page 117 & 118

I, Karen L. Weinschrott being the duly elected, qualified and acting clerk of the Town of Grand Chute, Outagamie County do hereby certify that the Town Board of the Town of Grand Chute passed by voice vote on 9/2/2014 authorizing me to issue a certificate of approval of the final plat of Edgewood Acres, First Addition, GCW INVESTMENT'S LLC, Owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS 16 day of January, 20 15.

Dated: January 16, 2015

Karen L. Weinschrott
Clerk - Karen L. Weinschrott

City of Appleton Approval

We hereby certify that the plat of Edgewood Acres, First Addition in the Town of Grand Chute, Outagamie County was approved and accepted by the City of Appleton on this 5 day of November, 2014.

Mayor - Timothy Hanna

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

I, the duly elected, qualified and acting clerk of the City of Appleton, Outagamie County do hereby certify that the Common Council of the City of Appleton passed by voice vote on November 5, 2014 authorizing me to issue a certificate of approval of the final plat of Edgewood Acres, First Addition, GCW INVESTMENT'S LLC, Owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THIS 21 day of January, 2015.

Dated: January 21, 2015

Dawn A. Collins
City of Appleton City Clerk - Dawn Collins

Consent of Corporate Mortgagee

L.A. Enterprises LLC, a limited liability company duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of GCW Investment's LLC, Owner.
IN WITNESS WHEREOF, L.A. Enterprises LLC has caused these presents to be signed by Dennis P. Hayden (print name #1 above) its Member (print title #1 above) and countersigned by Patricia A Kasper (print name #2 above) its Member (print title #2 above), at Neenah (city) WI (state) this 8th (day) day of Jan (month) 2015 (year)

Dennis P Hayden (signature #1) — Dennis P Hayden (print name #1) — Member (print title #1)
Patricia A Kasper (signature #2) — Patricia A Kasper (print name #2) — Member (print title #2)

Personally came before me this 8th day of January, 2015 the above named officers of said corporation to m known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Bella Sedlacek
Notary Public — My Commission Expires 9/17/17

STATE OF WISCONSIN]
COUNTY OF BROWN] ss

Utility Easement Provisions

An Easement for electrical and communications service is hereby granted by GCW INVESTMENT'S LLC.

Grantor to: WE-Energies-Electric, WE-Energies-Gas operations, SBC-Ameritech, Time Warner Cable and Town of Grand Chute Utilities Grantees, to their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity, and electric energy for such purposes as the same is now or may hereafter be used for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" areas and the property designated on the plat for streets, wether public or private, together with the rights to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or caused to have restored, the property, as nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communications facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than 4 inches without the written consent of Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

No Utility poles, Pedestals, Transformers or buried cables are to be placed within 2 feet of a survey stake or obstruct vision along any lot line or street line.

The disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of Public Bodies and Private Public Utilities having the right to serve the area.

Surveyor's Certificate

I, Andrew S. Cleveland, Professional Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Grand Chute and Outagamie County and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Edgewood Acres, First Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lot 21 of the plat of "Edgewood Acres", recorded in Cabinet L, Pages 55-56 (Doc. #1998650), Outagamie County Records, said plat located in part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner of Section 10, T21N-R17E; thence S00°03'41"W, 1510.04 feet along the North-South 1/4 of said Section 10, said line also being the West line of Lot 21 of the plat of Edgewood Acres, recorded in Cabinet L, Pages 55-56 (Doc. #1998650), Outagamie County Records to the point of beginning; thence N60°21'01"E, 125.53 feet; thence N84°13'01"E, 74.45 feet; thence N60°54'49"E,120.16 feet; thence S23°00'24"E, 73.73 feet; thence N63°13'17"E, 53.28 feet; thence S00°42'01"W, 111.20 feet; thence S6°51'29"E, 206.99 feet; thence S2°28'00"W, 440.48 feet along the extension and West line of Lots 11, 12, 13, 14 and 15 of said plat of Edgewood Acres, to the North right of way line of Thistle Lane; thence S34°45'31"E, 86.19 feet to the South right of way of said Thistle Lane; thence S5°16'17"W, 158.74 feet along the West line of Lots 16 and 17 of said Edgewood Acres plat; thence N67°53'44"W, 146.27 feet along the North line of Outlot 1 of said plat; thence N79°14'26"W, 105.43 along said outlot; thence N52°37'42"W, 114.70 feet along said outlot; thence N36°43'10"W, 123.72 feet along said outlot to the West line of said Lot 21 of Edgewood Acres plat; thence N0°03'41"E, 658.00 feet along said West line to the point of beginning.

Said parcel contains 336,709 sq. ft.\7.73 acres of land, more or less.
Subject to all easements and restrictions of record.
Road Dedication contains 63,116 sq. ft.\1.45 Acres of land, more or less.

Andrew S. Cleveland — PLS-2787
June 05, 2014
Revised: July 24, 2014 (Added easements Lots 32, 33 & 34)
Revised: November 07, 2014 (Review comments)

WISCONSIN ANDREW S. CLEVELAND S-2787 APPLETON, WIS. LAND SURVEYOR

Consent of Corporate Mortgagee

Community First Credit Union, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certificate of GCW Investment's LLC, Owner.
IN WITNESS WHEREOF, The Business Bank has caused these presents to be signed by Brent Jensen (print name #1 above) its Vice President (print title #1 above) and countersigned by karalynne moore (print name #2 above) its Senior Analyst (print title #2 above), at Depere (city) WI (state) this 9th (day) day of January (month) 2015 (year)

Brent Jensen (signature #1) — BRENT JENSEN (print name #1) — VICE PRESIDENT (print title #1)
Karalynne Moore (signature #2) — Karalynne Moore (print name #2) — Sr. Analyst (print title #2)

Personally came before me this 9th day of January, 2015 the above named officers of said corporation to m known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Mary Kay Capello
Notary Public — My Commission Expires 11-9-2018

STATE OF WISCONSIN]
COUNTY OF Brown] ss

Notes:

1. Due to this map being based on the Outagamie County Coordinate system, the bearings may not match previously recorded bearings of record.
2. All public roads within the plat boundary are dedicated to the public.
3. Sideyard setback is 6 feet unless noted.
4. Rearyard setback is 25 feet unless noted.
5. The Town of Grand Chute approved a request to reduce the wetland setback from 50 feet, to 25 feet for Lot 23.
6. Wetland delineation by Mach IV Engineering & Surveying dated October 2010. Wetland delineation concurrence letter from Wisconsin Department of Natural Resources dated June 11, 2012.
7. The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Town of Grand Chute, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.
8. The final plat is subject to all of the requirements of § 475-15E of the Code of the Town of Grand Chute.The subdivider, for himself and his assigns, shall be responsible for all municipal improvements, including asphalt surface streets, graveled road shoulders or curb and gutter, sewer and water, sewer lift stations, storm sewers, dedicated clear water drainage easements, and streetlighting. Pursuant to § 475-15E of the Code of the Town of Grand Chute, the Town of Grand Chute reserves the right to withhold building permits for this subdivision if the above-stated municipal improvements have not been completed by the subdivider according to the terms and conditions of § 475-15E. Utility Connection Fees (as listed on the Town Fee Schedule) for sewer, water and storm services shall be payable by each lot within the platted subdivision to the Town of Grand Chute Sanitary Districts. A special streetlighting charge, in accordance with the procedures listed under § 57-21, Special charges for current services, shall be assessed annually to property owners of each buildable lot within the subdivision for the energy and facility maintenance costs of streetlighting within the Town. Any costs due to streetlighting in excess of the standards within the Street Lighting Policy, as requested by the subdivider or property owners, shall be assessed directly to the abutting property owners.
9. There are impact fees due on each platted lot in the subdivision, in accordance with § 330-Impact Fees, of the Code of the Town of Grand Chute, and in amounts as listed on the most current Town of Grand Chute Impact Fee Schedule.
10. Trail/pedestrian path easements as herein set forth are perpetual, exclusive and permanent easements dedicated to the public. Said easements shall be used by the public as a non-motorized trail subject to the rules, regulations, ordinances and policies of the Town of Grand Chute, Wisconsin.
11. The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
12. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
13. No poles, pedestals, transformers or buried cable are to be placed within two (2) feet of any survey stake, or placed so as to obstruct vision along any lot line or street line. Any disturbance of a survey stake by any person is a violation of § 236.32 Wis. Stats.
14. Utility easements as herein set forth are for the use of public bodies and private utility providers having the right to serve the area.
15. Disturbing or filling any wetland will not be allowed without state and local permits.
16. Maintenance of all drainage ways, including easements as indicated on the plat and along side and rear lot lines that convey stormwater runoff in accordance with the approved Drainage Plan, and associated structures within the land division or serving the land division, is the sole responsibility of the property owners of the land division, unless noted on the plan. Upon failure of property owners to perform maintenance of the drainage ways and associated structures within the land division or serving the land division, the Town of Grand Chute and/or Outagamie County retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed in equal amounts to the owners of all property within the land division, or, where the causer can be specifically identified, the payment shall be assessed to a specific property owner.
17. Unless otherwise noted, a drainage easement exists upon all existing navigable streams, between the meander lines as shown.
18. No structures, fences or plantings other than grasses shall be allowed within the drainage easements herein set forth.
19. Driveway access for Lot 42 is restricted to the area outside of the curve.There is no access in the curve.

Outlot Covenants

1. GCW INVESTMENTS, LLC, its successors and assigns ("Developer"), may, from time to time, and in its sole discretion, subdivide Lot 21 of the "Edgewood Acres" plat into future lots by recording additional plats to be known as "Edgewood Acres First Addition," "Edgewood Acres Second Addition," "Edgewood Acres Third Addition," etc. (each a "Future Plat," and collectively, the "Future Plats"). This Plat and the Future Plats shall be part of a master subdivision to be referred to herein as the "Edgewood Acres Master Subdivision."
2. Each plat in the Edgewood Acres Master Subdivision may contain one or more outlots designated as such (each an "Outlot," and collectively, the "Outlots"). This Plat contains one (1) Outlot.
3. Each plat in the Edgewood Acres Master Subdivision will contain one or more lots (each a "Lot," and collectively, the "Lots"). For purposes hereof, the term "Lot" shall not include any Outlots. This Plat contains twenty-two (22) Lots.
4. Each Lot within the Edgewood Acres Master Subdivision shall have, appurtenant to such Lot, an equal and undivided ownership percentage interest in each of the Outlots. The undivided percentage interest in the Outlots (the "Percentage Interest") appurtenant to each Lot shall be a percentage equal to one divided by the total number of Lots within the Edgewood Acres Master Subdivision. If the number of Lots changes due to the recording of Future Plats, the Percentage Interest of each Lot shall be recalculated.
5. Upon the recording of Future Plats, the Percentage Interest in the Outlots appurtenant to each Lot shall change to be a percentage equal to one divided by the total number of Lots within the Edgewood Acres Master Subdivision as so expanded. The Edgewood Acres Master Subdivision shall be deemed expanded when a Future Plat, executed by Developer, is recorded in the Office of the Outagamie County Register of Deeds.
6. Upon the recording of a Future Plat, each Lot owner shall have the Percentage Interest in the Outlots equal to one divided by the resulting total number of Lots within the Edgewood Acres Master Subdivision. Following the recording of a Future Plat, the interest of any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Lot shall attach to the new Percentage Interest appurtenant to the Lot on which it has a lien.
7. In the event a Lot is divided into two or more Lots by certified survey map or other type of legal Lot division, each Lot owner shall have the Percentage Interest in the Outlots equal to one divided by the resulting total number of Lots within the Edgewood Acres Master Subdivision. Following the recording of the certified survey map or other type of legal land division, the interest of any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Lot shall attach to the new Percentage Interest appurtenant to the Lot on which it has a lien.
8. In the event two or more Lots are combined into a different number of Lots by certified survey map or other legal Lot combination, each Lot owner shall have the Percentage Interest in the Outlots equal to one divided by the resulting total number of Lots within the Edgewood Acres Master Subdivision. Following the recording of the certified survey map or other type of legal Lot combination, the interest of any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Lot shall attach to the new Percentage Interest appurtenant to the Lot on which it has a lien.
9. Each Lot's Percentage Interest in the Outlots is an undivided interest appurtenant to the Lot and may not be transferred separately from, or severed from, title to the Lot.
10. The Outlots and any related detention ponds, culverts, catch basins, swales, and other facilities within the Edgewood Acres Master Subdivision shall be maintained by the Lot owners in accordance with the Best Management Practices set forth in the Stormwater Management Plan (the "Management Plan") on file with the Town of Grand Chute. Maintenance costs shall be shared and paid by the Lot owners in proportion to their Percentage Interests in the Outlots.
11. The Town of Grand Chute is authorized to access any property within the Edgewood Acres Master Subdivision to conduct inspections of the Outlots and related facilities as necessary to ascertain that the Outlots are being operated and maintained in accordance with the Management Plan and acceptable engineering standards.
12. If the Lot owners fail to maintain and repair the Outlots and related facilities as required, the Town of Grand Chute is granted the right to maintain and repair them in accordance with the Management Plan or otherwise as the Town of Grand Chute determines is necessary in its sole discretion. The cost of any maintenance and repair measures undertaken by the Town of Grand Chute pursuant to this section shall be assessed against the Lots in proportion to the Lot owners' Percentage Interests in the Outlots in accordance with the provisions of §66.0627, Wis. Stats. Such cost shall be deemed a special charge for current services and may be levied in accordance with the provisions of §66.0627, Wis. Stats. Any such assessment against a Lot that is not paid by a Lot owner within sixty (60) days after billing shall be deemed a delinquent special charge and shall become a lien upon the non-paying owner's Lot. Such delinquent charges shall be extended upon the current or next tax roll as a delinquent tax against the Lot for which payment has not been received by the Town of Grand Chute, and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special charges.
13. Unless otherwise notes, a drainage easement exists upon all existing navigable streams between the meander lines as shown.

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
PH:920-569-5765 Fax: 920-569-5767

PROFESSIONAL SEAL

GCW Investments, LLC

Edgewood Acres, First Addition

Final Plat

NO.	REVISION DESCRIPTION
2	November 7, 2014 (DOA review comments)
1	July 24, 2014 (Added easements)

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CHECKED BY: BW
PROJECT NO.: 0003-07-14
DRAWING NUMBER: 965
SHEET NUMBER: 2 of 2