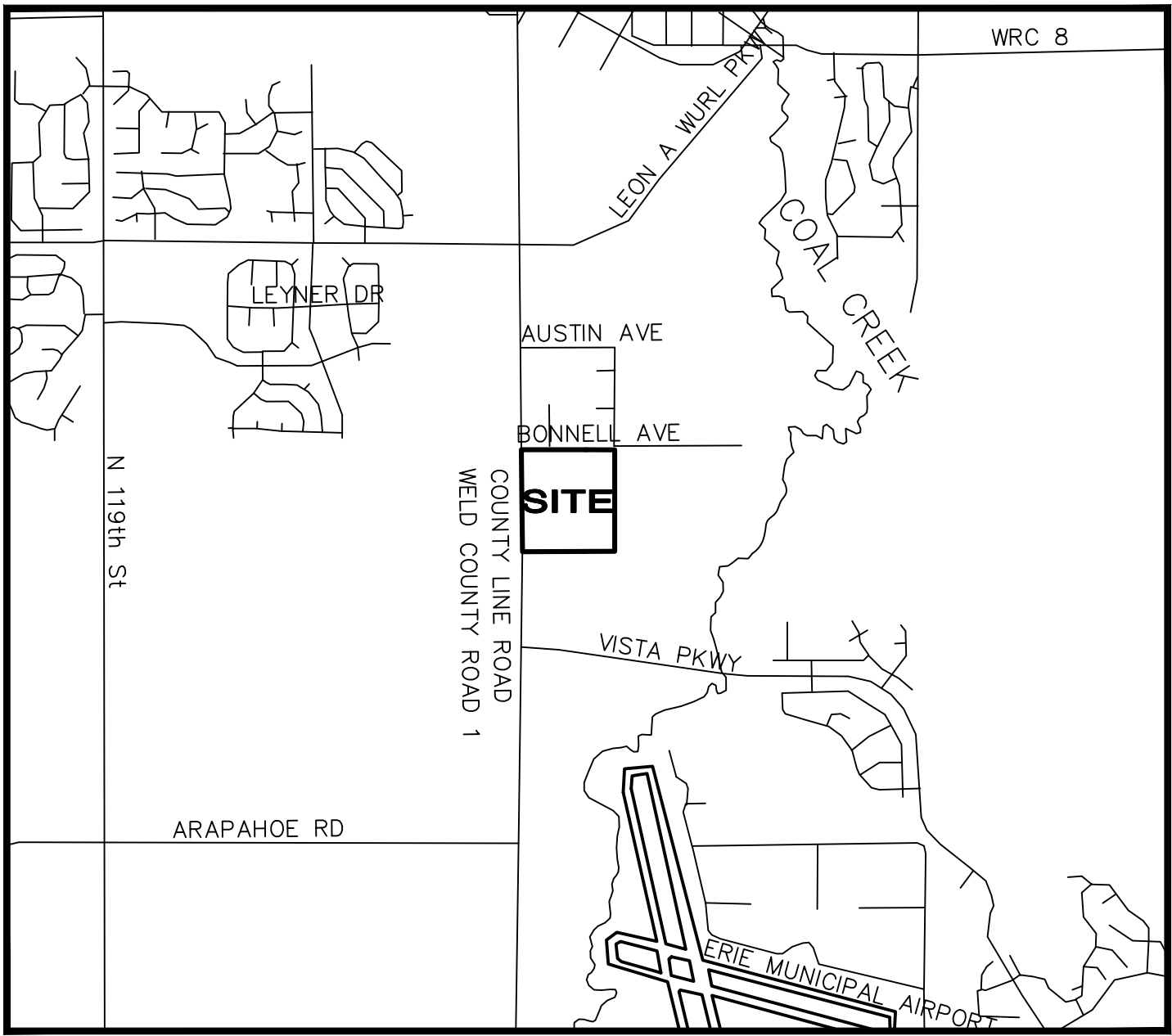


ERIE SPORTS COMPLEX SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2
36.11 ACRES – 9 LOTS/1 TRACT
FP-001599-2023



Vicinity Map
NOT TO SCALE

Dedication and Ownership Statement

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30 TO BEAR NORTH 00°39'55" WEST, A DISTANCE OF 2673.73 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX "TIN R69W R68W S25 S30 1996 LS 14083" AT THE WEST QUARTER CORNER OF SECTION 30 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN MONUMENT BOX, "TIN R69W R68W S24 S19 S25 S30 1994 LS 14083" AT THE NORTHWEST CORNER OF SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 30;
THENCE ALONG SAID WEST LINE, SOUTH 00°39'55" EAST, A DISTANCE OF 40.00 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°57'04" EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE ALONG A LINE LYING 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, NORTH 89°57'04" EAST, A DISTANCE OF 1210.21 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30;
THENCE ALONG SAID EAST LINE, SOUTH 01°10'59" EAST, A DISTANCE OF 1290.57 FEET TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 30;
THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, SOUTH 89°39'18" WEST, A DISTANCE OF 1221.82 FEET;
THENCE ALONG A LINE LYING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, NORTH 00°39'55" WEST, A DISTANCE OF 1296.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,572,934 SQ. FT., OR 36.11 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE SPORTS COMPLEX SUBDIVISION FINAL PLAT, THE STREETS, TRACTS, AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER:
ESC LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL BOSMA AS MANAGER DATE

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO)

) SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MICHAEL BOSMA AS MANAGER OF ESC LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Land Summary Chart			
TYPE	AREA	% OF TOTAL AREA	
LOTS	27.68 AC +/-	77%	
TRACTS	2.44 AC +/-	7%	
PUBLIC ROW	5.99 AC +/-	16%	
TOTAL	36.11 AC +/-	100%	

Tract Summary Chart		
TRACT	AREA	USE
TRACT A	2.44 AC +/-	DRAINAGE/DETENTION

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	349.50	222.50	90°00'00"	N44°20'04"E	314.66
C2	23.56	15.00	90°00'00"	N44°20'05"E	21.21
C3	23.65	15.00	90°19'14"	N44°29'41"E	21.27
C4	47.12	30.00	90°00'00"	S45°39'55"E	42.43
C5	23.56	15.00	90°00'00"	N45°39'55"W	21.21
C6	47.12	30.00	90°00'00"	S44°20'04"W	42.43
C7	39.13	25.00	90°50'17"	S44°14'10"W	21.37
C8	23.48	15.00	89°40'46"	N45°30'19"W	21.15
C9	39.54	25.00	90°37'00"	N44°38'34"E	35.55
C10	23.78	15.00	90°50'17"	S44°14'10"W	21.37
C11	47.45	30.00	90°37'00"	N44°38'34"E	42.65
C12	38.78	25.00	88°51'57"	S45°36'57"E	35.00
C13	39.00	25.00	89°23'00"	S45°21'26"E	35.16

Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ25177884.1-2, DATED FEBRUARY 13, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°39'55"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX "TIN R69W R68W S25 S30 1996 LS 14083" AT THE WEST QUARTER CORNER OF SECTION 30 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN MONUMENT BOX, "TIN R69W R68W S24 S19 S25 S30 1994 LS 14083" AT THE NORTHWEST CORNER OF SECTION 30, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: MARCH 4, 5, & 25 2021.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 1,572,934 SQ. FT. OR 36.11 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	APRIL 1, 1882	BK 30, PG 502	RIGHT-OF-WAY EASEMENT (OLD RR DEED, ILLEGIBLE)
#11	FEB 25, 1893	BK 57, PG 238	PATENT
#12	AUG 10, 1943	BK 1115, PG 165	MINERAL RIGHTS
#14	MAY 11, 1978	REC# 1753139	AVIATION EASEMENT
#17	MAY 11, 1992	REC# 2287501	OIL AND GAS LEASE
	JAN 19, 1999	REC# 2667757	EXTENSION
	JUNE 28, 2010	REC# 3702117	DECLARATION OF POOLING
#18	JULY 21, 1992	REC# 2296371	MAP SHOWING EXISTING MONUMENTATION ON RAILROAD RIGHT-OF-WAY (TITLE WORK STATES IT IS "GAS SIGN AND GAS VENTS, AND OTHER MATTERS AS SET FORTH ON MAP")
- | | | | |
|-----|---------------|--------------|--|
| #20 | DEC 4, 1997 | REC# 2582675 | BLANKET EASEMENT TO THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT |
| #21 | JULY 19, 1999 | REC# 2707505 | DEED |
| #22 | JUNE 10, 2008 | REC# 3559725 | MATTERS SHOWN ON ALTA/ACSM LAND TITLE SURVEY |

- | | | | |
|-----|---------------|--------------|-------------------------------------|
| #24 | OCT 12, 2018 | REC# 4438250 | MEMORANDUM OF AGREEMENT |
| | OCT 12, 2018 | REC# 4438252 | MEMORANDUM OF AGREEMENT |
| | OCT 12, 2018 | REC# 4438287 | MEMORANDUM OF AGREEMENT |
| #25 | JUNE 19, 2019 | REC# 4498658 | NOTIFICATION OF SURFACE DEVELOPMENT |
| | JULY 17, 2019 | REC# 4506261 | AMENDED REQUEST |
| #26 | OCT 28, 2019 | REC# 4535737 | OIL AND GAS LEASE |
- NOTE: ANNEXATION ORDINANCE FOR THE SUBJECT PROPERTY RECORDED DECEMBER 28, 1977 UNDER RECEPTION NO. 1739852 AND MAP UNDER RECEPTION NO. 1739854
- NO VISIBLE EVIDENCE WAS OBSERVED DURING THE COURSE OF THE SURVEY AS TO THE FOLLOWING: EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES AND LATERALS ON THE SUBJECT PROPERTY.
 - FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08013C-0443 K, DATED AUGUST 15, 2019. FLOOD INFORMATION IS SUBJECT TO CHANGE
 - THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE TOWN OF ERIE ENGINEERING STANDARDS AND SPECIFICATIONS, AS AMENDED. THE OWNER(S) GRANT THE TOWN OF ERIE A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED; AND TO INSPECT, MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).
 - DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
 - TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY GRANTED AROUND THE PERIMETER OF PLATTED AREAS INCLUDING LOTS, TRACTS, PARCELS AND/OR OPEN SPACE AREAS. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
 - THERE IS A BLANKET DRAINAGE EASEMENT OVER TRACT A.
 - THE MAPPED SEVERE GEOLOGIC HAZARD ZONE IMPACTS THE NORTHWESTERLY CORNER OF LOT 1. LOCATION SHOWN HEREON IS BASED ON MAPPING PROVIDED BY THE TOWN OF ERIE AND IS APPROXIMATE.
 - THE SUBJECT PARCEL IS SUBJECT TO AN AVIGATION EASEMENT RECORDED MAY 11, 1978 AT RECEPTION NO. 1753139. SAID EASEMENT BLANKETS THE ENTIRE SUBJECT PARCEL.
 - LOTS FRONTING COUNTY LINE ROAD SHALL NOT HAVE DIRECT EGRESS/INGRESS FROM COUNTY LINE ROAD.
 - MONUMENT LIES SOUTH OF 1/16TH LINE AND COULD NOT BE ACCEPTED.

Title Verification Certificate

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

LAND TITLE GUARANTEE COMPANY

BY: _____ DATE: _____

TITLE: _____

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO)

) SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

(SEAL)

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Town Council Approval Certificate

THIS PLAT TO BE KNOWN AS ERIE SPORTS COMPLEX SUBDIVISION FINAL PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____

MAYOR

ATTEST _____
TOWN CLERK

Planning & Development Approval Certificate

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20____

PLANNING & DEVELOPMENT DIRECTOR

Acceptance Certificate

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY ESC LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: MICHAEL BOSMA DATE: _____

TITLE: MANAGER

STATE OF COLORADO)

) SS.

COUNTY OF WELD)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MICHAEL BOSMA AS MANAGER OF ESC LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Surveyor's Certificate

I, JESS JACOB KUNTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 25, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

JESS JACOB KUNTZ
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #38409

Clerk & Recorder Certificate

STATE OF COLORADO)

COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

APPLICANT/DEVELOPER:
RUBICON DEVELOPMENT
1035 PEARL STREET #205
BOULDER, CO 80302

DATE
-2021-08-09 EP
-2021-08-09 EP

REVISION
1 - Revisions per Client
2 - Revisions per Client
3
4
5
6
7
8
9

ERIE SPORTS COMPLEX SUBDIVISION
FINAL PLAT
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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180

3825 IRIS AVE. STE. 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

655 FOURTH AVE.
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
AND SIGNATURE

(SEAL)

JOB NUMBER:
21-75,891

DATE:
6/7/2023

DRAWN BY:
E. PRESCOTT

CHECKED BY:
WW/JZG/MV

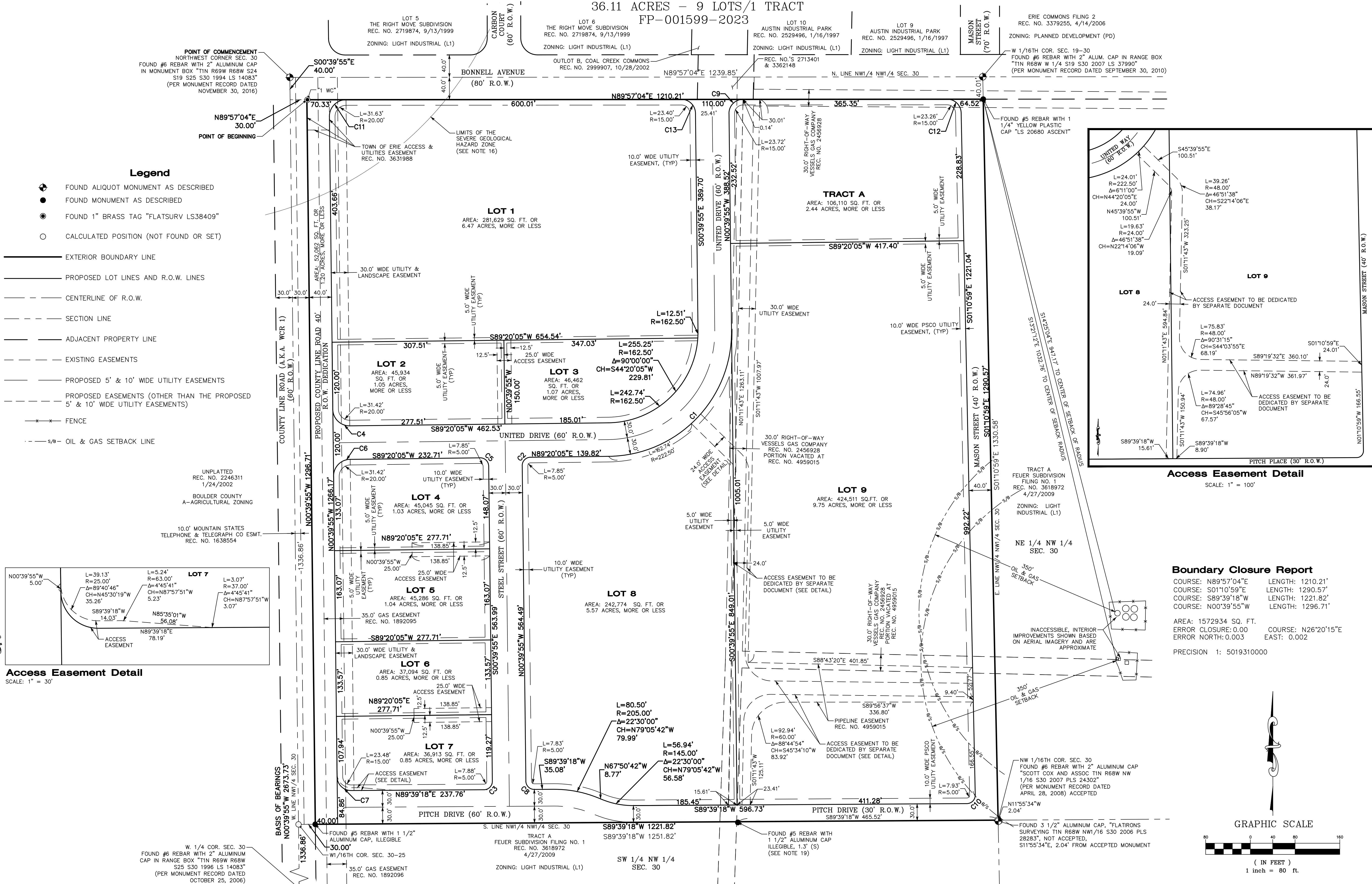
SHEET 1 OF 2

BY:EPRESCOTT FILE:75891 FINAL PLAT C21.DWG DATE:5/9/2024 7:15 AM

ERIE SPORTS COMPLEX SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2
36.11 ACRES - 9 LOTS/1 TRACT
FP-001599-2023



DATE	REVISION
2023-08-09 EP	1 - Revisions per Client
2023-08-09 EP	2 - Revisions per Client
	3
	4
	5
	6
	7
	8
	9

ERIE SPORTS COMPLEX SUBDIVISION
FINAL PLAT

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Land Surveying Services
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3825 IRLS AVE. STE. 395
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4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



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NO SIGNATURE

JOB NUMBER:
21-75,891
DATE:
6/7/2023
DRAWN BY:
E. PRESCOTT
CHECKED BY:
WW/JZG/MV
SHEET 2 OF 2