

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KB HOME PRODUCTS INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "DAHLIA POINTE," BEING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DEDICATES THAT SAID PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTRUCTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

KB HOME PRODUCTS INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE RIGHT-OF-WAY FOR POWER ROAD AS SHOWN ON SAID PLAT.

OWNER HEREBY GRANTS TO THE CITY OF MESA (THE CITY) A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PUBLIC UTILITIES AND FACILITIES, IN, OVER, UNDER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY AND FACILITIES EASEMENTS (PUE) AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACING AND REPAIRING PUBLIC UTILITIES TOGETHER WITH THE RIGHT TO RELOCATE OR REGRADE, IN WHOLE OR IN PART, ANY EASEMENT OR IMPROVEMENT IN THE FUTURE WITHOUT COMPENSATION TO OWNER ON THE DAHLIA POINTE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FURTHER, ANY INCREASE IN COSTS INCURRED BY CITY DUE TO THE NEED TO REMOVE OR RELOCATE ANY SUCH EASEMENT OR IMPROVEMENT FOR A CITY PROJECT SHALL BE REIMBURSED BY THE DAHLIA POINTE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO CITY, AND THE DAHLIA POINTE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR THE REPLACEMENT, IF NECESSARY, OF ANY REMOVED EASEMENT OR IMPROVEMENT. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THE PUE SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

TRACTS A THROUGH H, INCLUDING, SHALL BE OWNED AND MANAGED BY THE DAHLIA POINTE HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. THERE WILL BE RECORDED HEREON A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "DAHLIA POINTE" WHICH WILL GOVERN THE USE AND MAINTENANCE FOR ALL COMMON AREA TRACTS SHOWN ON THIS PLAT.

THE UNDERSIGNED OWNER, AGREES AS FOLLOWS:

DRAINAGE COVENANTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AS TRACTS C AND F ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE COVENANTS OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION PER BE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO ACCESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ACCORDING TO CORRECT AND STORM DRAINAGE, PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA.

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPANT OF SAID PARCEL, AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR BREACHING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

KB HOME PRODUCTS INC., AN ARIZONA CORPORATION WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE TRUE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY EASEMENT, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS BEEN CONSIDERED TO OR ADDED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE ON WHICH KB HOME PRODUCTS INC., AN ARIZONA CORPORATION, HAS RECEIVED NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, KB HOME PRODUCTS INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREIN CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER HERETOBY DULY AUTHORIZED THIS DAY OF _____, 2013.

BY: KB HOME PRODUCTS INC., AN ARIZONA CORPORATION,
AS OWNER

BY: _____

ITS: _____

COUNTY RECORDER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED STILL TO BE _____ OF KB HOME PRODUCTS INC., AN ARIZONA CORPORATION, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP AT THE WEST CORNER CORNER OF SAID SECTION 7, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE INTERSECTION CORNER OF SAID SECTION 7 BEARS NORTH (AN ASSUMED BEARING) AT A DISTANCE OF 263.31 FEET, THENCE NORTH, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 FEET OF THE NORTHWEST QUARTER OF SECTION 7, AND THE POINT OF BEGINNING.

THENCE, CONTINUE NORTH, FOR A DISTANCE OF 91.67 FEET, THENCE EAST, FOR A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009-079416, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, THENCE CONTINUING EAST, ALONG THE SOUTH LINE OF SAID PARCEL, FOR A DISTANCE OF 340.33 FEET (EAS 100 FEET BEARING) TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, AND THE END OF SAID CURVE, THROUGH A CIRCULAR ARC OF 179.97° FOR A DISTANCE OF 363.49 FEET TO A POINT OF TANGENCY, THENCE S71°57'50"E, ALONG SAID WEST LINE, FOR A DISTANCE OF 228.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH 20.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 7, THENCE NORTH 15°15'00"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 5 FEET OF THE WEST 45 FEET HEREON.

FINAL PLAT DAHLIA POINTE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BASE OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF WHICH IS ASSUMED: NORTH 0°00'00" (NORTH)

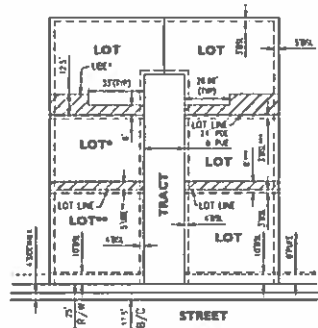
FEMA FLOOD ZONE DELINEATION

THIS SITE IS LOCATED WITHIN FEMA FLOOD ZONE SHOWN AS C SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 840127001, DATED OCTOBER 16, 2011. FLOOD ZONE SHOWN AS C IS DEFINED AS: AREAS OF THE 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 LEAVES FROM THE 1% ANNUAL CHANCE FLOOD.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SQ)	AREA (ACRES)
LOTS 1-100	130,777 S.F.	3.0132 AC.
TRACTS A THROUGH H	274,438 S.F.	6.3277 AC.
ST EXISTING P/W BY CONVEYANCE	4,000 S.F.	0.0912 AC.
NET AREA	238,205 S.F.	5.4309 AC.
NET RIGHT OF WAY BY THIS PLAT	133,135 S.F.	3.0177 AC.
RIGHT OF WAY BENEFITING EASEMENT (TO BE DEDICATED BY SEPARATE INSTRUMENT)	48,300 S.F.	1.1034 AC.
OTHER AREA	681,825 S.F.	15.5581 AC.

SEE SHEET 2 FOR LOT AREA TABLE



SEE NOTES BELOW FOR MORE INFORMATION ON SETBACKS:
USE "ON BURNED LOT" BENEFITS LOT (TYPICAL)
USE "ON BURNED LOT" BENEFITS LOT (TYPICAL)
MINIMUM SETBACK: MINIMUM AGGREGATE OF 2 SIDES = 6'

TYPICAL USE AND BENEFIT EASEMENT DETAIL TYPICAL LOT SETBACK DETAIL PRIVATE DRIVE EASEMENT DETAIL

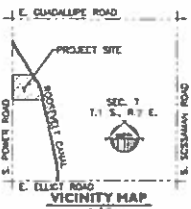
- LOTS 1-100 AS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (PUE) OF NOT LESS THAN 150 FEET IN WIDTH MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEEL WALL OF THE BURNED LOT. THE LENGTH OF THE LOT SHALL BE THE LENGTH OF THE LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
- ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE PUE:
PROHIBITED: HOUSEHOLD STRUCTURES, INCLUDING POOLS, SPAS, BARRICADES, STRUCTURES, A/C UNITS, AND FENCES, EXCEPT SIDE WALL RETURN WALLS.
ADDITIONAL USES, TERMS AND CONDITIONS CONCERNING THE USES ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED FOR THE PLAT.
- ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE PRIVATE DRIVE EASEMENTS (PUE):
ALLOWED TO ENJOYMENT: PUBLIC UTILITIES, BARRIAGE, CONVEYANCE, LANDSCAPING AND MAINTENANCE, ACCESS OR EMERGENCY ACCESS, NO OTHER ENCROACHMENTS PERMITTED FROM GROUND LEVEL TO 8 FT.
PROHIBITED: BUILDINGS, STRUCTURES, WALLS AND FENCES.
- TYPICAL SETBACKS:
FRONT BUILDING WALL - 4' FROM POE LINE
FRONT - 10' GARAGE - 6'
FRONT PORCH (SCREENED PATIO) - 6'
FRONT PORCH (OPEN PATIO) - 6'
STREET SIDE (FROM R/W) - 5'
INTERIOR SIDE - 3'

DEVELOPER/OWNER

KB HOME PRODUCTS INC., AN ARIZONA CORPORATION
1800 SOUTH 10TH STREET, SUITE 100
PHOENIX, AZ 85010
TEL: (602) 798-3045
CONTACT: JAMILLIE SPEAR

ENGINEER

CONSULTANT:
EPS GROUP, INC.
2045 S. WILLOW, SUITE 100
MESA, AZ 85202
TEL: (480) 303-2220
FAX: (480) 303-2224
CONTACT: DAN "DOD" ALLEN, P.E.



TRACT	USE	AREA (SQ)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, SIDEWALK, PARKING	380.04	0.8658
B	LANDSCAPE, OPEN SPACE	1,000	0.0457
C	LANDSCAPE, OPEN SPACE, RETENTION, PARKING, HENRY	20,736	0.4769
D	LANDSCAPE, OPEN SPACE	1,364	0.0309
E	LANDSCAPE, OPEN SPACE	5,325	0.1214
F	LANDSCAPE, OPEN SPACE, RETENTION	88,040	1.9963
G	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
H	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
I	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
J	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
K	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
L	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
M	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
N	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
O	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
P	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
Q	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
R	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
S	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
T	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
U	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404
V	PRIVATE STREET, PUBLIC UTILITY AND FACILITIES EASEMENT, EMERGENCY HORSE/VEHICLE EASEMENT	1,763	0.0404

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS _____ DAY OF _____, 2013.

BY: _____ MAYOR _____ ATTEST: _____ CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH APS 45-576.

CITY ENGINEER

DATE: _____

FINAL PLAT CERTIFICATION

I, DAN "DOD" ALLEN, ENGINEER, CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSTITUTES A 3 SHEET REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2013, THAT THE SURVEY IS CORRECT AND ACCORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED, THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.

DAN "DOD" ALLEN

2045 S. WILLOW, SUITE 100

MESA, AZ 85202

2045 S. WILLOW, SUITE 100
MESA, AZ 85202
TEL: (480) 303-2220
FAX: (480) 303-2224
WWW.EPSGROUP.COM

EPS GROUP

DAHLIA POINTE
MESA, AZ

FINAL PLAT

APPROVED

DATE

BY

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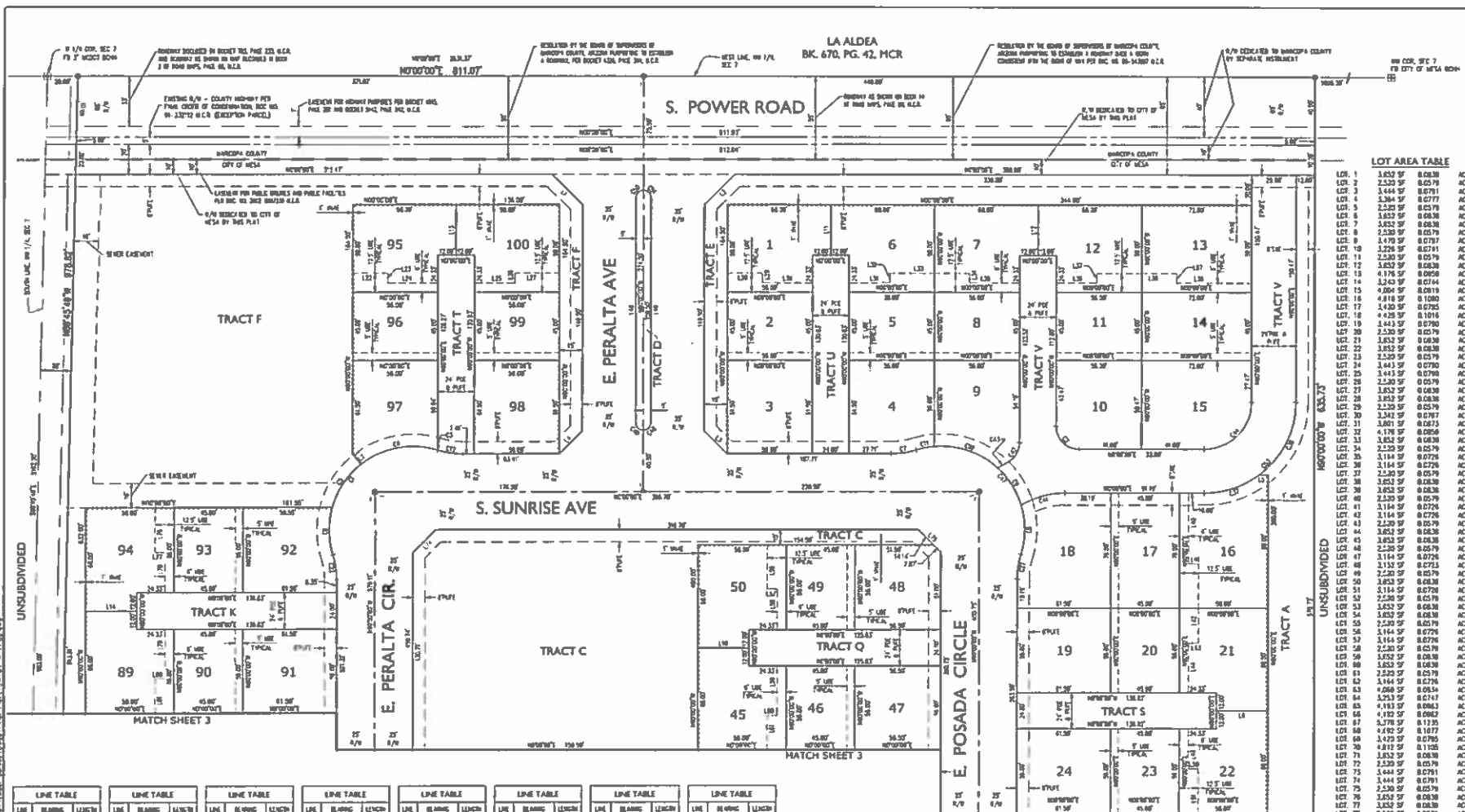
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2	1	34.0000000	2.00	117	34.0000000	2.33	140	34.0000000	2.40	163	34.0000000	2.47	186	34.0000000	2.54	209	34.0000000	2.61	232	34.0000000	2.68	255	34.0000000
3	1	34.0000000	3.00	117	34.0000000	3.33	140	34.0000000	3.40	163	34.0000000	3.47	186	34.0000000	3.54	209	34.0000000	3.61	232	34.0000000	3.68	255	34.0000000
4	1	34.0000000	4.00	117	34.0000000	4.33	140	34.0000000	4.40	163	34.0000000	4.47	186	34.0000000	4.54	209	34.0000000	4.61	232	34.0000000	4.68	255	34.0000000
5	1	34.0000000	5.00	117	34.0000000	5.33	140	34.0000000	5.40	163	34.0000000	5.47	186	34.0000000	5.54	209	34.0000000	5.61	232	34.0000000	5.68	255	34.0000000
6	1	34.0000000	6.00	117	34.0000000	6.33	140	34.0000000	6.40	163	34.0000000	6.47	186	34.0000000	6.54	209	34.0000000	6.61	232	34.0000000	6.68	255	34.0000000
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SEE SHEET 3 FOR CURVE TABLES

