

FINAL PLAT FOR "NUEVAS VISTAS, A CONDOMINIUM"
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "NUEVAS VISTAS, A CONDOMINIUM", LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, UNITS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, UNITS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY AND FACILITY EASEMENTS ARE FOR PURPOSES OF ESTABLISHING AREAS FOR CITY USE TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING. UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OR THE SUCCESSORS OR ASSIGNS OF NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER 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 THREATENING 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.

NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, 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 CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICE THIS ____ DAY OF _____, 2019.

NUEVAS VISTAS ON MAIN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY CHICANOS POR LA CAUSA, INC., AN ARIZONA NON-PROFIT CORPORATION
ITS MEMBER

BY _____
ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY _____, THE MEMBER OF NUEVAS VISTAS ON MAIN, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES

NOTARY PUBLIC

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, ABSOLUTE ASSIGNMENT OF RENTS, AND FIXTURE FILING RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, IN RECORDER'S NUMBER 2018-0068043, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS FINAL PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: LOCAL INITIATIVES SUPPORT CORPORATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

SIGNATURE DATE

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY _____, THE _____ OF LOCAL INITIATIVES SUPPORT CORPORATION, A NEW YORK NOT-FOR-PROFIT CORPORATION.

MY COMMISSION EXPIRES

NOTARY PUBLIC

DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTHERLY 165 FEET;

THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID PARCEL 301 FEET;

THENCE SOUTHERLY 165 FEET;

THENCE WESTERLY 301 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 25 FEET.

ALSO, THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 40 FEET; AND

EXCEPT THE SOUTH 165 FEET; AND

EXCEPT THE SOUTH 25 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21.

ALSO, LOTS 4, 5 AND 6, FECHTER TRACT AMENDED, ACCORDING TO BOOK 44 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

- CONSTRUCTION WITHIN PUBLIC EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE CITY OF MESA.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRIVES, PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPE AREAS WITHIN THIS PROJECT.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. § 9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. § 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A).
- THE VERTICAL BOUNDARIES OF EACH UNIT ARE VERTICAL PLANES EXTENDING UPWARD AND DOWNWARD FROM THE BOUNDARY LINES FOR THE UNIT AS SHOWN ON THIS PLAT. VERTICAL BOUNDARIES WITHIN PARTY WALLS BETWEEN DWELLINGS WILL RUN THROUGH THE CENTER OF THE PARTY WALL EQUIDISTANT FROM THE PLANE JOINING AND ALONG THE OUTERMOST SURFACES OF STUDS AND STRUCTURAL BEAMS MAKING UP THE PARTY WALL BETWEEN DWELLINGS. THE UNITS DO NOT HAVE ANY HORIZONTAL BOUNDARIES.

SURVEYORS NOTES

1. THE BASIS OF BEARING IS THE MONUMENT LINE OF W. MAIN STREET, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, USING A BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PER RECORD OF SURVEY RECORDED IN BOOK 1363 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

2. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A 4TH AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NUMBER 4727004266-SP, DATED JANUARY 10, 2018.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

PLAT OF "MESA, ARIZONA" RECORDED IN BOOK 23 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CLARK ADDITION AMENDED" RECORDED IN BOOK 32 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

PLAT OF "PLAT OF WEST-BOND SUBDIVISION" RECORDED IN BOOK 35 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS

SUBDIVISION OF "FECHTER TRACT AMENDED" RECORDED IN BOOK 44 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CRAIG-DEBUF ADDITION" RECORDED IN BOOK 54 OF MAPS, PAGE .38, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 689 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 956 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1235 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1363 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1389 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2018-0068042, MARICOPA COUNTY RECORDS

OWNER

NUEVAS VISTAS ON MAIN, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
1112 E. BUCKEYE ROAD
PHOENIX, AZ 85034

SURVEYOR

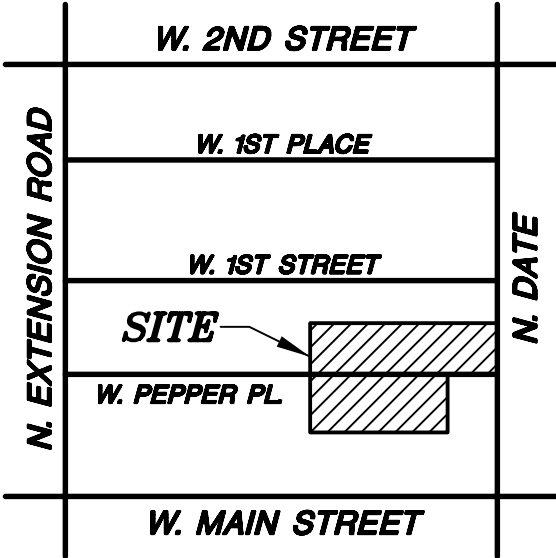
SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: DAVID S. KLEIN

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2265M, DATED NOVEMBER 4, 2015 THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 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 LEVEES FROM 1% ANNUAL CHANCE FLOOD."

TRACT TABLE

TRACT	AREA (SF)	AREA (AC)	USE
A	8,714	0.200	RETENTION AND OPEN SPACE
B	17,961	0.412	RETENTION AND OPEN SPACE
C	33,395	0.767	RETENTION AND OPEN SPACE
TOTAL	60,070	1.379	



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1	TITLE INFORMATION
SHEET 2	OVERALL BOUNDARY INFORMATION
SHEET 3	BUILDING DETAILS & LINE TABLE

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 2019.

BY: _____ ATTEST: _____
MAYOR 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 ARS 45-576.

CITY ENGINEER DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JUNE 25, 2019
DAVID S. KLEIN
R.L.S. 42137
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

FOR REVIEW
NO
CONSOLIDATION
OR RECORDING



FINAL PLAT FOR "NUEVAS VISTAS, A CONDOMINIUM"

644 W. MAIN STREET AND 619 & 627 W. PEPPER PLACE

MESA, AZ 85201

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

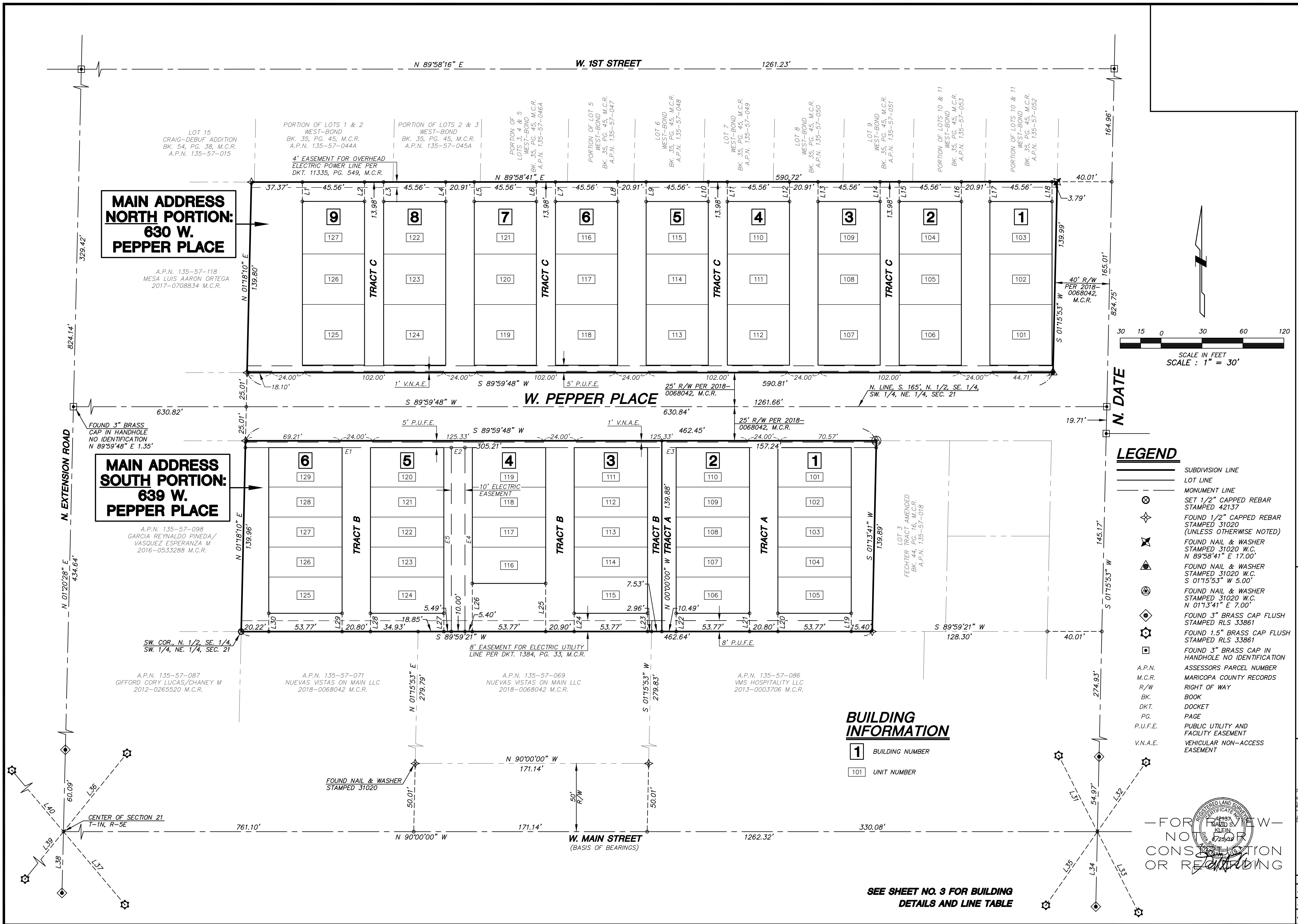
SUPERIOR
SURVEYING SERVICES, INC.

DWN: JW CHK: DK

SHEET 1 OF 3

DATE: 6/25/19

JOB NO.: 190110



FINAL PLAT FOR "NUEVAS VISTAS, A CONDOMINIUM"

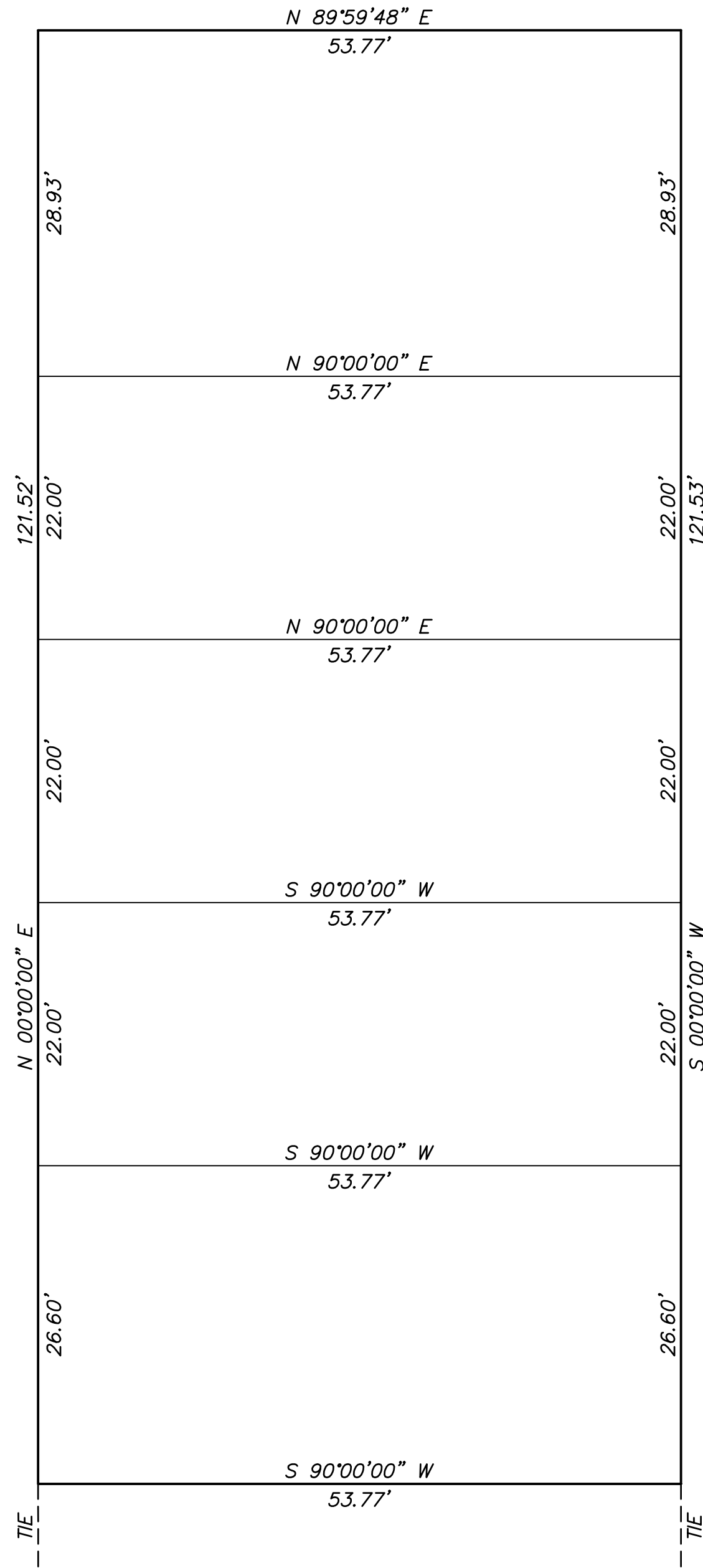
644 W. MAIN STREET AND 619 & 627 W. PEPPER PLACE

MESA, AZ 85201

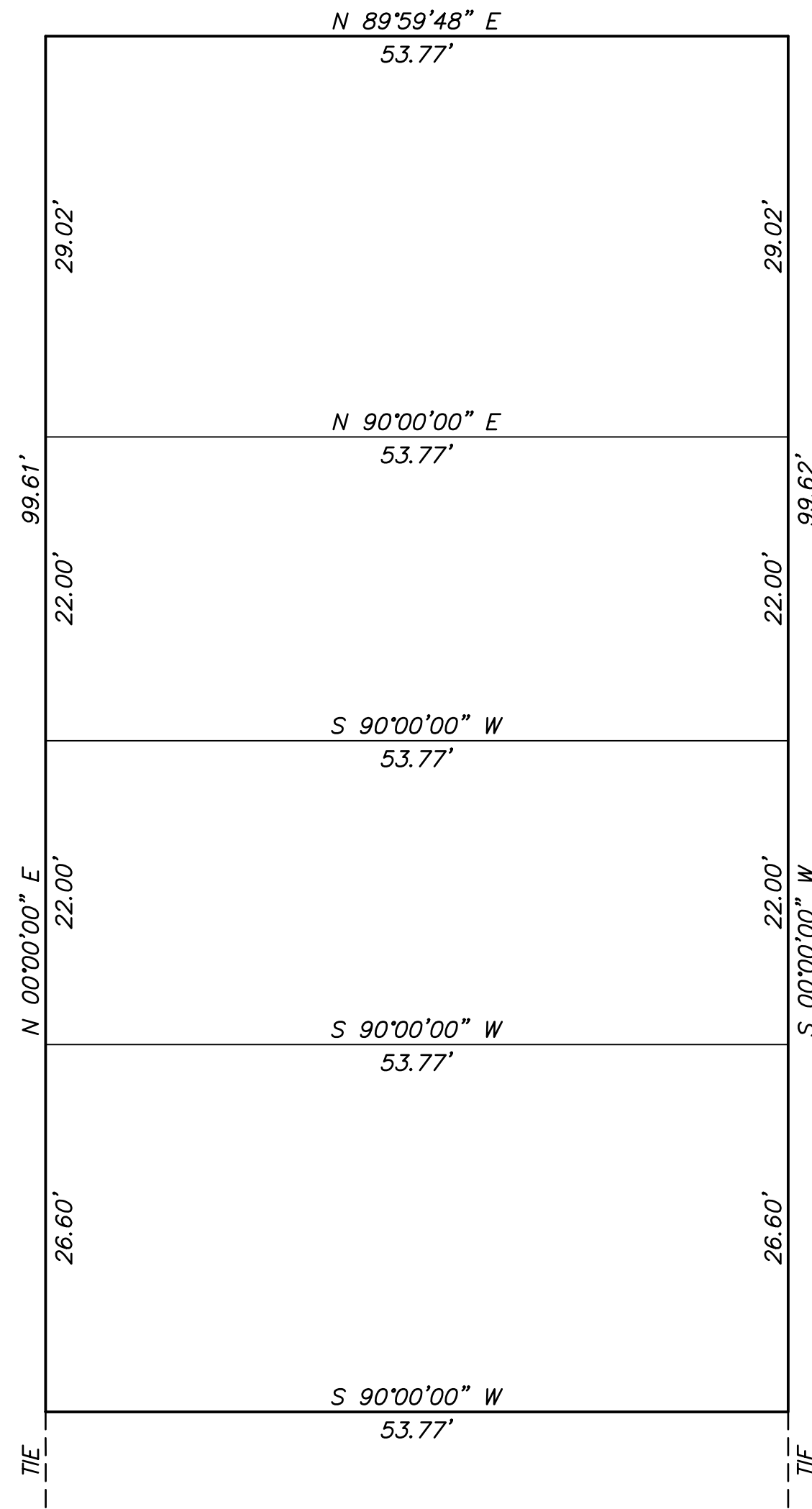
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



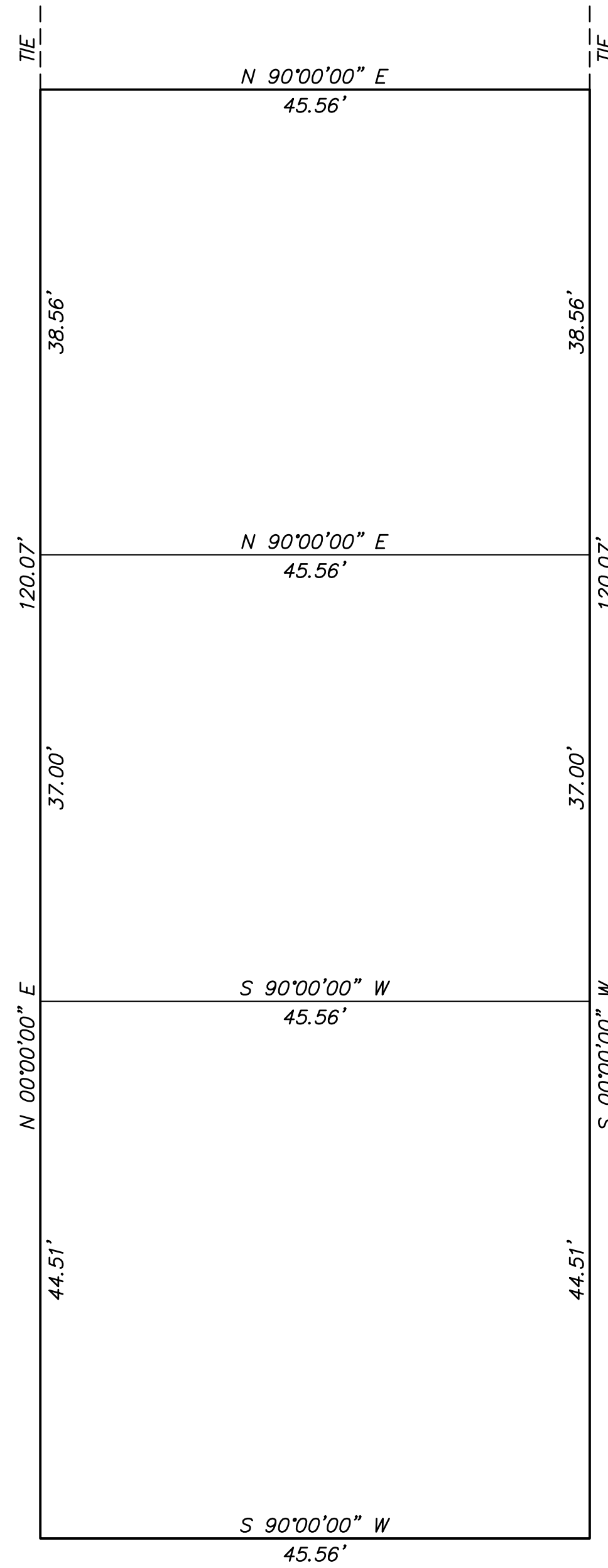
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SHEET 2 OF 3
DATE: 6/26/19
JOB NO.: 190110



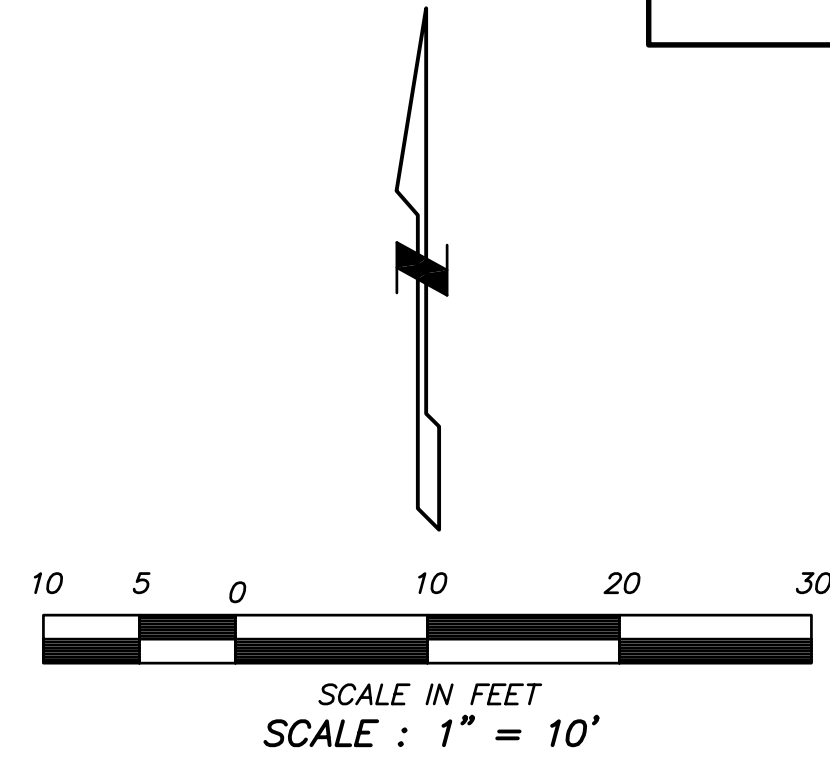
SOUTH PORTION
BUILDINGS 1, 2, 3, 5 & 6
3 STORY UNIT – ONLY GROUND FLOOR IS SHOWN ABOVE



SOUTH PORTION
BUILDING 4
3 STORY UNIT – ONLY GROUND FLOOR IS SHOWN ABOVE



NORTH PORTION
BUILDINGS 1, 2, 3,
4, 5, 6, 7, 8 & 9
2 STORY UNIT – ONLY GROUND FLOOR IS SHOWN ABOVE



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'19" W	14.20'
L2	N 00°01'19" W	14.21'
L3	N 00°01'19" W	14.30'
L4	N 00°01'19" W	14.32'
L5	N 00°01'19" W	14.32'
L6	N 00°01'19" W	14.34'
L7	N 00°01'19" W	14.35'
L8	N 00°01'19" W	14.36'
L9	N 00°01'19" W	14.37'
L10	N 00°01'19" W	14.39'
L11	N 00°01'19" W	14.39'
L12	N 00°01'19" W	14.41'
L13	N 00°01'19" W	14.42'
L14	N 00°01'19" W	14.44'
L15	N 00°01'19" W	14.44'
L16	N 00°01'19" W	14.46'
L17	N 00°01'19" W	14.47'
L18	N 00°01'19" W	14.49'
L19	S 00°00'39" E	13.31'
L20	S 00°00'39" E	13.32'
L21	S 00°00'39" E	13.33'
L22	S 00°00'39" E	13.34'
L23	S 00°00'39" E	13.34'
L24	S 00°00'39" E	13.35'
L25	S 00°00'39" E	35.28'
L26	S 00°00'39" E	35.29'
L27	S 00°00'39" E	13.37'
L28	S 00°00'39" E	13.38'
L29	S 00°00'39" E	13.38'
L30	S 00°00'39" E	13.40'
L31	S 26°59'44" E	62.64'
L32	N 34°57'58" E	62.23'
L33	S 26°59'44" E	66.46'
L34	S 01°14'00" W	55.01'
L35	N 34°57'58" E	65.91'
L36	S 39°00'58" W	74.00'
L37	S 40°02'50" E	69.91'
L38	S 01°24'22" W	44.99'
L39	S 39°00'58" W	64.91'
L40	S 40°02'50" E	78.02'

EASEMENT LINE TABLE		
LINE	BEARINGS	LENGTH
E1	S 89°59'48" W	150.99'
E2	S 89°59'48" W	10.00'
E3	S 89°59'48" W	301.47'
E4	S 00°00'00" E	134.90'
E5	S 00°00'00" E	134.90'



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NO FOR
CONSULTATION
OR RECORDING

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: JW CHK: DK
SHEET 3 OF 3
DATE: 6/26/19
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