



BK 1405 PG 607-609



MISC 2001 17664

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

01 OCT 30 PM 12:16

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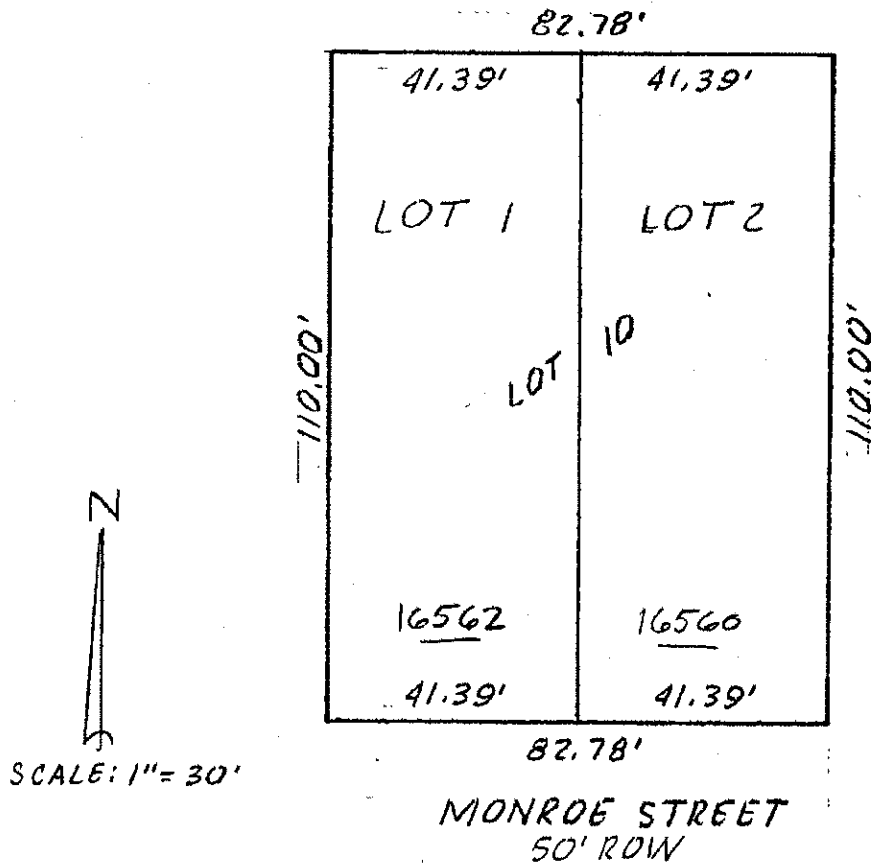
CITY OF OMAHA, NEBRASKA
ADMINISTRATIVE SUBDIVISION

(Include a diagram of the plat, legal description and legend)

FEE 16.50 FB M1-40346-01d
BKP _____ C/O _____ COMP BW
DEL _____ SCAN _____ FV _____

VINTAGE OAKS REPLAT 24
(LOTS 1 AND 2, INCLUSIVE)

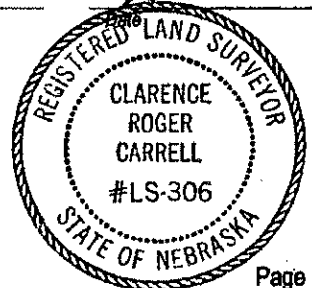
BEING A REPLAT OF LOT 10, VINTAGE OAKS REPLAT 1, AS SURVEYED
PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and placed permanent markers at all corners of all lots being platted.

Clarence Roger Carrell
Land Surveyor



4017

OWNER'S CERTIFICATION

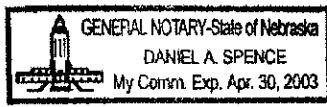
KNOW ALL PERSONS BY THESE PRESENTS: That the undersigned are owner's of the property as described in the surveyor's certificate and embraced within this plat, and have caused said land to be subdivided into lots as shown on this plat.

Owner SF Investments Date 10-30-01

Owner _____ Date _____

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Douglas)



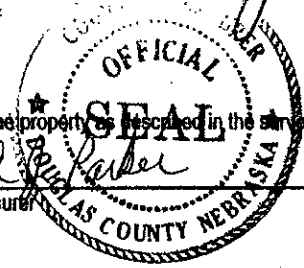
On this 30 day of OCTOBER, 2001, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared STEVE FINN PRES. SF INVESTMENTS, who (are/is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

Daniel A. Spence
Notary Public

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

Carol Barber
County Treasurer Date 10-18-01



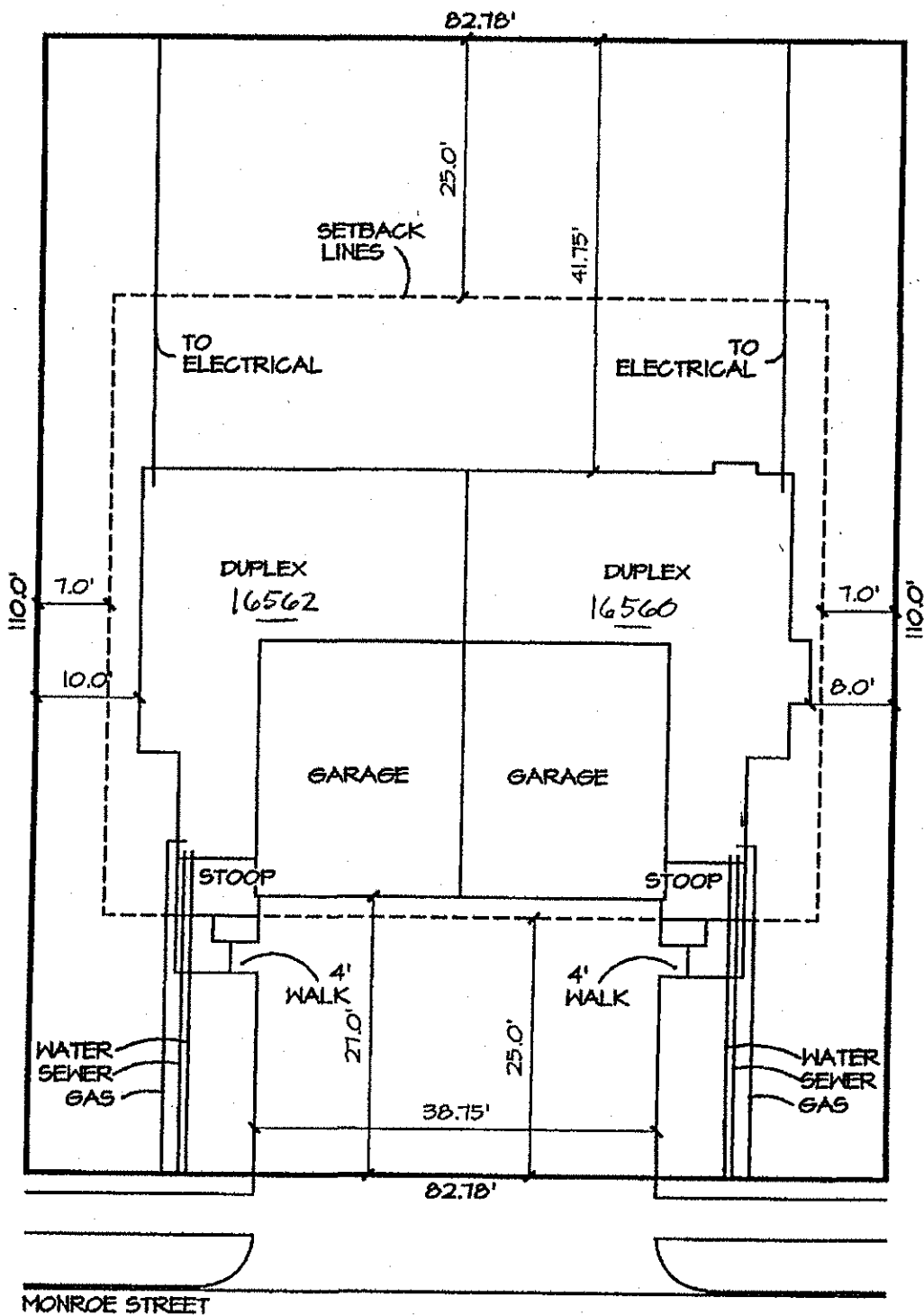
PLANNING DIRECTOR'S APPROVAL

Approved as a subdivision of not more than two (2) lots, parcels or tracts, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless this plat is filed and recorded with the County Register of Deeds within thirty (30) days of this date.

[Signature]
Planning Director Date 10/19/01

VINTAGE OAKS

LOT #10



PLOT PLAN

SCALE: 1/16" = 1'-0"

4017



2083 189 DEED



02281 98 189-195

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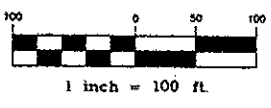
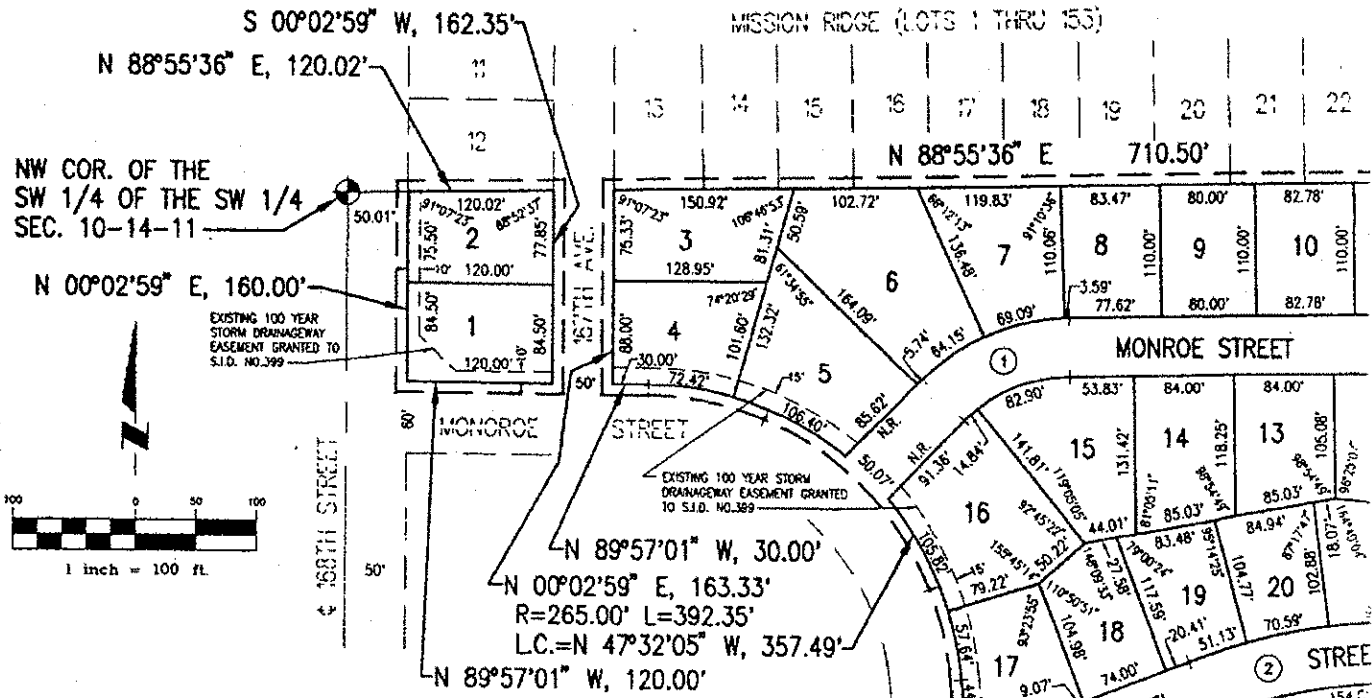
FEB 27 3 44 PM '98

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

NEBRASKA DOCUMENTARY
STAMP TAX
Date 2-27-98
OK 4.86

2281 MI-40345 old
FEE 58.50 FB _____
BKP _____ CO _____ COMP MB
DEL _____ SCAN DC PV _____



CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|-------|----------|---------|---------|-----------|
| 1 | 150.00' | 117.29' | 61.83' | 44°48'01" |
| 2 | 484.16' | 207.73' | 105.49' | 24°34'59" |
| 3 | 449.86' | 97.06' | 48.73' | 12°21'51" |
| 4 | 6408.88' | 146.03' | 73.02' | 01°18'20" |

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 33 & 34 OR TO 167TH STREET FROM LOTS 16, 17, 25, 26, OR TO MONROE STREET FROM LOTS 1 & 2, OR TO MONROE STREET FROM LOTS 1, 4, 5.
4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
5. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 32, 33 & 34, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 32, 33 & 34, EXCEPT THOSE PARTS OF SAID LOTS 32, 33 & 34 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

VINTAGE OAKS

OMAHA CITY COUNCIL ACCEPTANCE

This plat of VINTAGE OAKS REPLAT 1 (Lots numbered as shown) the City Council of Omaha on this 2nd day of December 1997.

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of VINTAGE OAKS REPLAT 1 (Lots numbered as shown) as to the Design Standards this 11th day of December 1997.

Samuel A. Neumann
 CITY ENGINEER

MAYOR

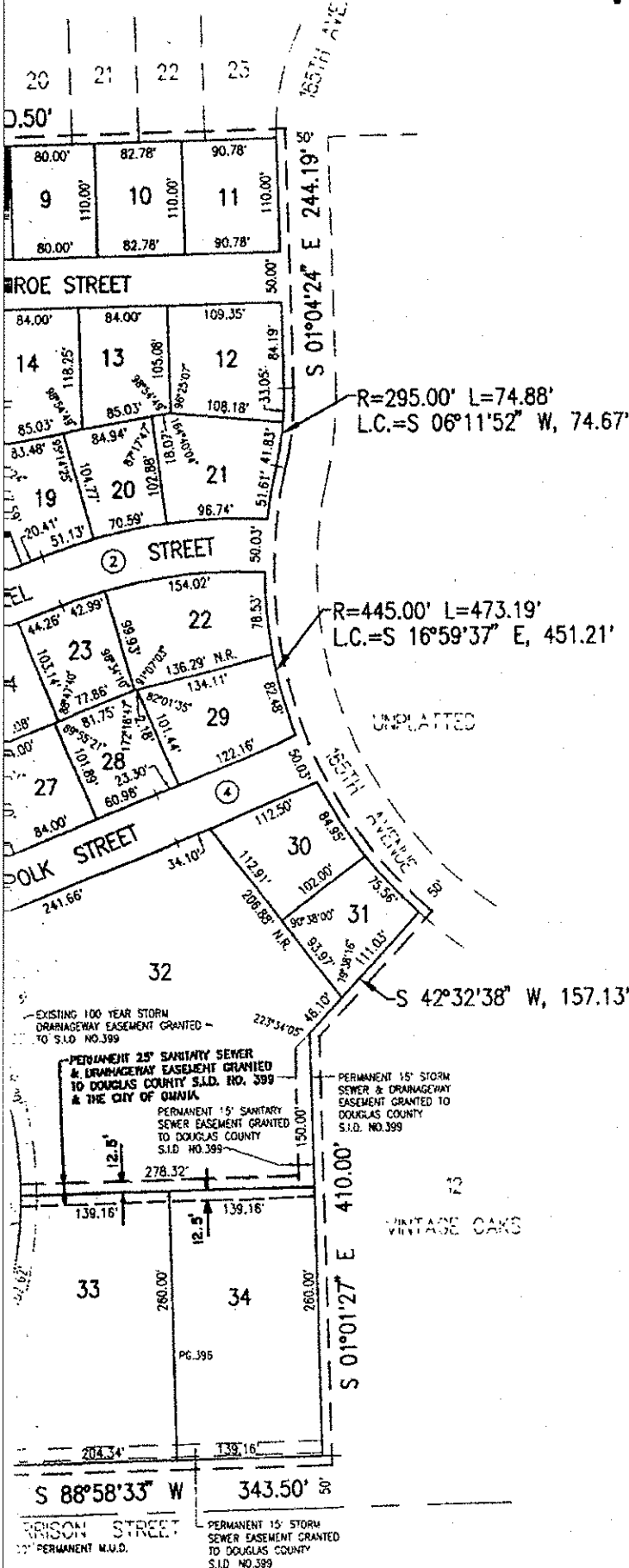
ATTEST
Debra J. Brown
 CITY CLERK

I hereby certify that adequate provisions have been made for compliance with the Engineering and Surveying Code of the State of Nebraska.

VINTAGE OAKS REPL

LOTS 1 THRU 34 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1 THRU 11 INCLUSIVE, ALSO ALL OF LOTS 13 AND 14, AND ALSO ALL OF MONROE STREET, ALL LOCATED IN VINTAGE OAKS, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE SW 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DEDICATION

Know all men by these presents that we, Harrison Square, Inc., Corporation, owner of the property described in the Certification of Embrace within the plat, have caused said land to be subdivided into lots to be numbered and named as shown, said subdivision to be hereafter VINTAGE OAKS REPLAT #1 (Lots numbered as shown), and we do hereby approve of the disposition of our property, and we do hereby dedicate for public use the streets, avenues and circles, and we do hereby grant easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and which has been granted a franchise to provide a cable television system to be subdivided, their successors and assigns, to erect, operate, maintain, renew poles, wires, cables, conduits and other related facilities, and thereon wires or cables for the carrying and transmission of electric current heat and power and for the transmission of signals and sounds of all kinds signals provided by a cable television system, and the reception on, over and under and across a five-foot (5') wide strip of land abutting all front boundary lot lines except those side lot lines which are occupied by an eight-foot (8') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the perimeter of the above-described addition. Said sixteen-foot (16') wide strip shall be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed and recorded, and we further grant a perpetual easement to MetroPCS District of Omaha, their successors and assigns, to erect, install, operate, repair and renew pipelines, hydrants and other related facilities, and to lay pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent retaining walls shall be placed in the said easement ways, but the same shall be used for gardens, shrubs, landscaping and other purposes that do not then or hereafter conflict with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 23 day of March, 1997.

HARRISON SQUARE INC.

By: James R. Linder, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

On this 23 day of MARCH, 1997, before me a Notary Public, commissioned and qualified in and for said County, appeared James R. Linder, President of Harrison Square, personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged execution thereof to be his voluntary act and deed as officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

M. DeLoe Wells
 Notary Public

Seal



CITY COUNCIL ACCEPTANCE

VINTAGE OAKS REPLAT #1 (Lots numbered as shown) was approved by the City Council of Omaha on this 23 day of March, 1997.

[Signature]
 Mayor
 City of Omaha

COUNTY TREASURER'S CERTIFICATE

LAT 1

SURVEYOR'S CERTIFICATE

THE INCLUDED RIGHT-OF-WAY
SW 1/4 OF SECTION 10, TOWNSHIP

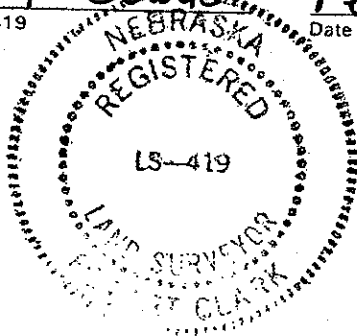
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I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Vintage Oaks Replat 1 (the lots numbered as shown), being a replat of all of Lots 1 thru 11, Vintage Oaks, inclusive; and also all of Lots 13 and 14, said Vintage Oaks; and also all of the included right-of-way of Monroe Street; all located in said Vintage Oaks, a subdivision located in the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, said Lots 3 thru 11, Vintage Oaks, inclusive; and said Lots 13 and 14, Vintage Oaks, and said included right-of-way of Monroe Street, more particularly described as follows:

Beginning at the Southwest corner of said Lot 13, Vintage Oaks, said point also being the point of intersection of the North right-of-way line of Harrison Street and the Easterly right-of-way line of 167th Street; thence along said Easterly right-of-way line of 167th Street and along the Northerly right-of-way line of said Monroe Street, on the following described courses; thence Northeasterly on a curve to the right with a radius of 170.00 feet, a distance of 78.33 feet, said curve having a long chord which bears N12°10'30"E (assumed bearing), a distance of 77.63 feet; thence N25°22'27"E, a distance of 9.48 feet; thence Northwesterly on a curve to the left with a radius of 415.48 feet, a distance of 378.82 feet, said curve having a long chord which bears N00°44'45"W, a distance of 365.83 feet; thence Northwesterly on a curve to the right with a radius of 1140.00 feet, a distance of 432.69 feet, said curve having a long chord which bears N15°59'33"W, a distance of 430.10 feet; thence Northwesterly on a curve to the left with a radius of 265.00 feet, a distance of 392.35 feet, said curve having a long chord which bears N47°32'05"W, a distance of 357.49 feet; thence N89°57'01"W, a distance of 30.00 feet to the Southwest corner of said Lot 3, Vintage Oaks, said point also being the point of intersection of said Northerly right-of-way line of Monroe Street and the East right-of-way line of 167th Avenue; thence N00°02'59"E along the West line of said Lot 3, Vintage Oaks, said line also being said East right-of-way line of 167th Avenue, a distance of 163.33 feet to the Northwest corner of said Lot 3, Vintage Oaks, said point also being the Southwest corner of Lot 13, Mission Ridge, a subdivision located in the North 1/2 of said SW 1/4 of Section 10; thence N88°55'36"E along the North line of said Lots 3 and 4, Vintage Oaks, said line also being the South line of said Mission Ridge, a distance of 710.50 feet to the Northeast corner of said Lot 4, Vintage Oaks, said point also being on the Westerly right-of-way line of 165th Avenue, said corner also being the Southeast corner of Lot 23, said Mission Ridge; thence along said Westerly right-of-way line of 165th Avenue on the following described courses; thence S01°04'24"E, a distance of 244.19 feet; thence Southwesterly on a curve to the right with a radius of 295.00 feet, a distance of 74.88 feet, said curve having a long chord which bears S06°11'52"W, a distance of 74.67 feet; thence Southeasterly on a curve to the left with a radius of 445.00 feet, a distance of 473.19 feet, said curve having a long chord which bears S16°59'37"E, a distance of 451.21 feet to the Northwest corner of Lot 12, said Vintage Oaks; thence S42°32'38"W along the Westerly line of said Lot 12, Vintage Oaks, a distance of 157.13 feet; thence S01°01'27"E along said Westerly line of Lot 12, Vintage Oaks, a distance of 410.00 feet to the Southeast corner of said Lot 13, Vintage Oaks, said point also being on said North right-of-way line of Harrison Street; thence S88°58'33"W along the South line of said Lot 13, Vintage Oaks, said line also being said North right-of-way line of Harrison Street, a distance of 343.50 feet to the point of beginning.

Said tract of land, including said Lots 1 and 2, Vintage Oaks, contains an area of 12.863 acres, more or less.

Robert Clark
Robert Clark, LS-419 Date Feb. 28, 1997



Public, duly
as R. Linder,
ntical person
wledged the
orporation.

ten.

M. DELAYNE BELLS
My Comm Exp. ~~2/21/99~~
Bonded By Service Ins
No. CC442910

GO 1107618

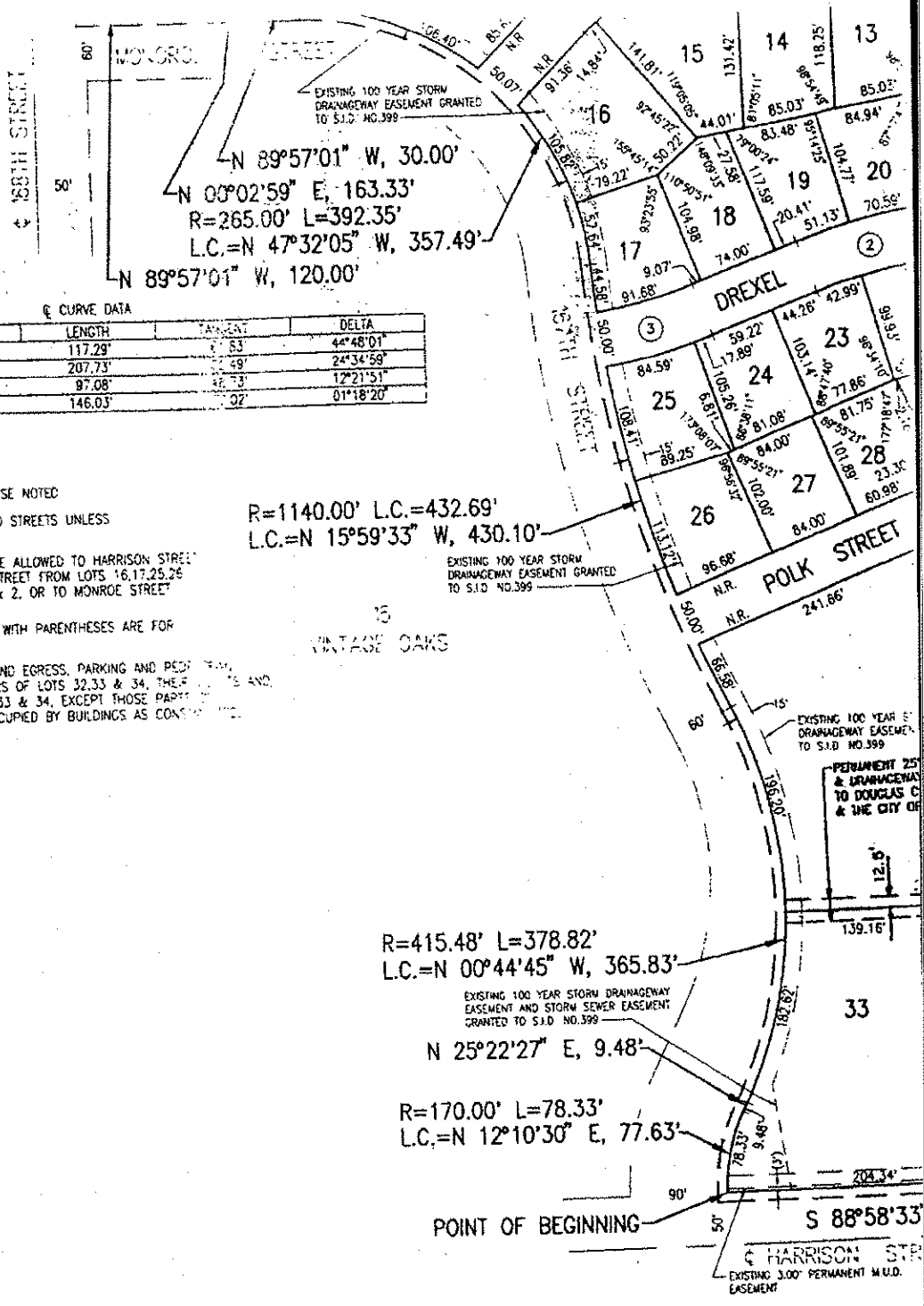
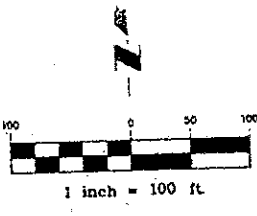


REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the VINTAGE OAKS REPLAT 1 (Lots numbered as shown) was reviewed by the Office of the Douglas County Engineer on this 28th day of February, 1997.

M. Delayne Bells

E&A CONSULTING GROUP
12001 "Q" STREET • OMAHA, NE 68137 • (402) 885-1700 • FAX (402) 885-3598
VINTAGE OAKS REPLAT 1
OMAHA, NEBRASKA
FINAL PLAT



Q CURVE DATA

| CURVE | RADIUS | LENGTH | ANGLE | DELTA |
|-------|----------|---------|--------|-----------|
| 1 | 150.00' | 117.29' | 53° | 44°48'01" |
| 2 | 484.16' | 207.73' | 49° | 24°34'59" |
| 3 | 449.86' | 97.08' | 48°33' | 12°21'51" |
| 4 | 6408.88' | 146.03' | 32° | 01°18'20" |

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO HARRISON STREET FROM LOTS 33 & 34 OR TO 167TH STREET FROM LOTS 16, 17, 25, 26 OR TO 168TH STREET FROM LOTS 1 & 2, OR TO MONROE STREET FROM LOTS 1, 4, 5.
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 5. A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 32, 33 & 34, THEIR HEIRS AND INVITEES OVER ALL OF SAID LOTS 32, 33 & 34, EXCEPT THOSE PARTS OF SAID LOTS 32, 33 & 34 WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.

R=1140.00' L.C.=432.69'
L.C.=N 15°59'33" W, 430.10'

R=415.48' L=378.82'
L.C.=N 00°44'45" W, 365.83'

N 25°22'27" E, 9.48'
R=170.00' L=78.33'
L.C.=N 12°10'30" E, 77.63'

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of VINTAGE OAKS REPLAT # (Lots numbered as shown) as to the Design Standards this 21st day of December, 1997.

Raymond P. Neumann
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

J. W. Stewart DIRECTOR 2/27/98
CITY ENGINEER Date

OMAHA CITY COUNCIL ACCEPTS

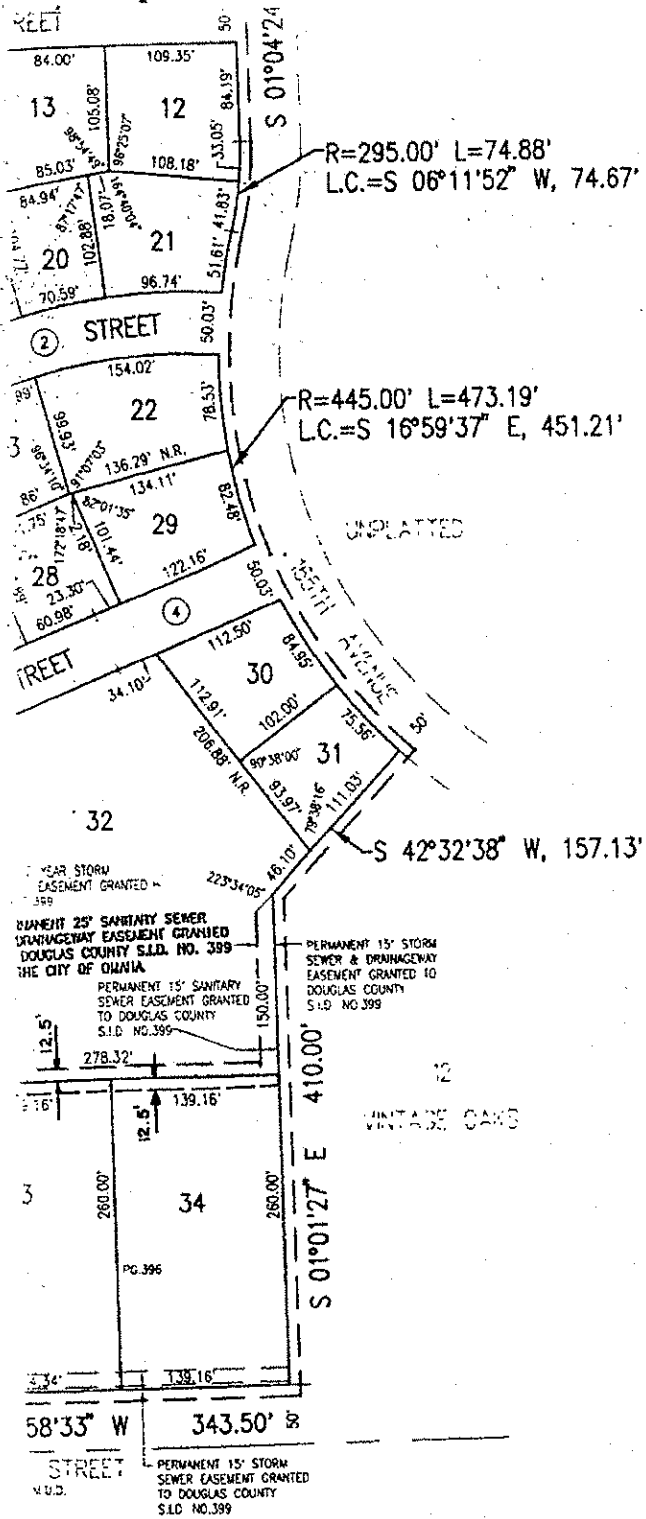
This plat of VINTAGE OAKS REPLAT # is accepted by the City Council of Omaha on this 21st day of December, 1997.

MAYOR
ATTEST *Christy Brown*
CITY CLERK

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of VINTAGE OAKS REPLAT # is approved by the City Planning Board on this 21st day of December, 1997.

Kathleen J. [Signature]
CHAIRMAN OF CITY PLANNING BOARD



embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as VINTAGE OAKS REPLAT 1 (Lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public use the streets, avenues and circles, and we do hereby grant easements, all as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through and across a five-foot (5') wide strip of land abutting all front and rear boundary lot lines except those side lot lines which are occupied by duplex buildings, an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of exterior lots. The term exterior lots is herein defined as those lots forming the perimeter of the above-described addition. Said sixteen-foot (16') wide easement may be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, plotted and recorded, and we further grant a perpetual easement to Metropolitan Utility District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands this 3rd day of MARCH, 1997.

HARRISON SQUARE INC.

James R. Linder
By: James R. Linder, President

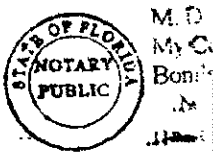
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 03 day of MARCH, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared James R. Linder, President of Harrison Square, personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

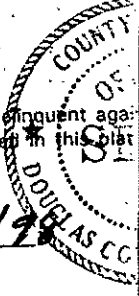
M. McLaughlin Wells Seal
Notary Public



COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat shown by the records of this office.

William R. Kunder, deputy 2/23/97
COUNTY TREASURER DATE



ACCEPTANCE
REPLAT 1 (Lots numbered as shown) was approved by the City Council on this 2nd day of November, 1997.

[Signature]
CITY CLERK

CITY PLANNING BOARD
REPLAT 1 (Lots numbered as shown) was approved by the Board on this 5th day of March, 1997.

[Signature]
CITY PLANNING BOARD

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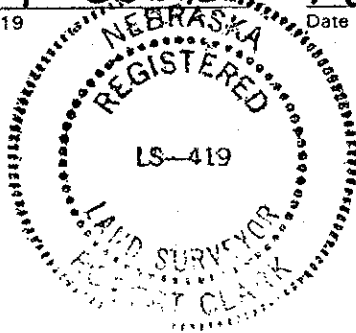
397.

Beginning at the Southwest corner of said Lot 13, Vintage Oaks, said point also being the point of intersection of the North right-of-way line of Harrison Street and the Easterly right-of-way line of 167th Street; thence along said Easterly right-of-way line of 167th Street and along the Northerly right-of-way line of said Monroe Street, on the following described courses; thence Northeasterly on a curve to the right with a radius of 170.00 feet, a distance of 78.33 feet, said curve having a long chord which bears N12°10'30"E (assumed bearing), a distance of 77.63 feet; thence N25°22'27"E, a distance of 9.48 feet; thence Northwesterly on a curve to the left with a radius of 415.48 feet, a distance of 378.82 feet, said curve having a long chord which bears N00°44'45"W, a distance of 365.83 feet; thence Northwesterly on a curve to the right with a radius of 1140.00 feet, a distance of 432.69 feet, said curve having a long chord which bears N15°59'33"W, a distance of 430.10 feet; thence Northwesterly on a curve to the left with a radius of 265.00 feet, a distance of 392.35 feet, said curve having a long chord which bears N47°32'05"W, a distance of 357.49 feet; thence N89°57'01"W, a distance of 30.00 feet to the Southwest corner of said Lot 3, Vintage Oaks, said point also being the point of intersection of said Northerly right-of-way line of Monroe Street and the East right-of-way line of 167th Avenue; thence N00°02'59"E along the West line of said Lot 3, Vintage Oaks, said line also being said East right-of-way line of 167th Avenue, a distance of 163.33 feet to the Northwest corner of said Lot 3, Vintage Oaks, said point also being the Southwest corner of Lot 13, Mission Ridge, a subdivision located in the North 1/2 of said SW 1/4 of Section 10; thence N88°55'36"E along the North line of said Lots 3 and 4, Vintage Oaks, said line also being the South line of said Mission Ridge, a distance of 710.50 feet to the Northeast corner of said Lot 4, Vintage Oaks, said point also being on the Westerly right-of-way line of 165th Avenue, said corner also being the Southeast corner of Lot 23, said Mission Ridge; thence along said Westerly right-of-way line of 165th Avenue on the following described courses; thence S01°04'24"E, a distance of 244.19 feet; thence Southwesterly on a curve to the right with a radius of 295.00 feet, a distance of 74.88 feet, said curve having a long chord which bears S06°11'52"W, a distance of 74.67 feet; thence Southeasterly on a curve to the left with a radius of 445.00 feet, a distance of 473.19 feet, said curve having a long chord which bears S16°59'37"E, a distance of 451.21 feet to the Northwest corner of Lot 12, said Vintage Oaks; thence S42°32'38"W along the Westerly line of said Lot 12, Vintage Oaks, a distance of 157.13 feet; thence S01°01'27"E along said Westerly line of Lot 12, Vintage Oaks, a distance of 410.00 feet to the Southeast corner of said Lot 13, Vintage Oaks, said point also being on said North right-of-way line of Harrison Street; thence S88°58'33"W along the South line of said Lot 13, Vintage Oaks, said line also being said North right-of-way line of Harrison Street, a distance of 343.50 feet to the point of beginning.

Said tract of land, including said Lots 1 and 2, Vintage Oaks, contains an area of 12.863 acres, more or less.

Robert Clark
Robert Clark, LS-419

Feb. 28, 1997
Date

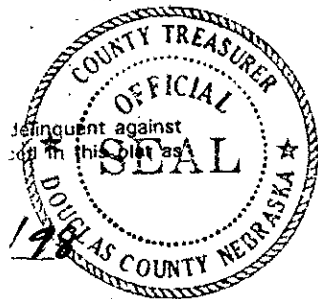


ary Public, duly
ames R. Linder,
identical person
knewledged the
id corporation.

written.

M. DELAYNE WELLS
My Comm Exp. 2-13-97
Bonded By Service Ins
No. OC 82910

601107618



REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the VINTAGE OAKS REPLAT 1 (Lots numbered as shown) was reviewed by the Office of the Douglas County Engineer on this 28th day of February, 1997.

Suzanne H. [Signature]
DOUGLAS COUNTY ENGINEER

E&A CONSULTING C

VINTAGE OAKS REPLAT 1

FINAL PLAT

OMAHA, NEBRASKA

12001 G STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402)

| | | | |
|-------------|-----------|------------|---------|
| PROJECT NO. | 94053.2 | DATE | 2-13-97 |
| SCALE | 1" = 100' | DRAWN BY | RLS |
| SHEET | 1 of 1 | CHECKED BY | TRH |
| | | | HRH |