TRACT NO. 5364
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 – PHASE 5, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO , MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

OWNER'S STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE EXTERIOR BOUNDARY OF THE SUBDIVISION AS SHOWN ON THIS MAP, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP: RELINQUISH ALL DIRECT RIGHTS OF ACCESS OF LOTS 60 THROUGH 70, AND 73, TO AND FROM ARROW WOOD DRIVE, AND LOTS 74 THROUGH 80 TO AND FROM FREEMARK AVENUE; AND HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR PUBLIC USE AS AN EASEMENT, THE ROADS, STREETS, DRIVES, SIDEWALK EASEMENTS (SE), LNADSCAPE EASMENTS (LE), AND PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THIS MAP.

OWNER: STONEFIELD HOME, INC., A CALIFORNIA CORPORATION

BY: _____ DATE: _____
GREG HOSTETLER – PRESIDENT

BENEFICIARY: U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY

BY: _____ DATE: _____
SIGNATURE

_____
PRINT NAME AND TITLE

NOTARY STATEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____, 20____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____

_____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

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STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

ON _____, 20____, BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____

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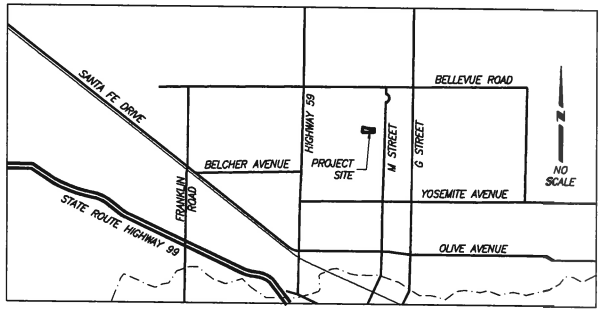
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____



TITLE REPORT:

PRELIMINARY TITLE REPORT
PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FFOM-3011800607-DN
DATE: 5 APRIL, 2018
AFFECTS: USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

OMITTED SIGNATURE STATEMENT:

PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

TYPE OF INTEREST: EASEMENT FOR PUBLIC UTILITIES AND OTHER PURPOSES
IN FAVOR OF: GREAT WESTERN POWER COMPANY OF CALIFORNIA
DEED REFERENCE: BOOK 215 OF OFFICIAL RECORDS, PAGE 238, M.C.R., RECORDED 9 MAY, 1928

RIGHT TO FARM STATEMENT:

PER MERCED COUNTY ORDINANCE NO. 1213:

THE PROPERTY DESCRIBED ON THE HEREON SHOWN MAP IS IN THE VICINITY OF LAND UTILIZED FOR AGRICULTURAL PURPOSES AND RESIDENTS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING, BUT NOT LIMITED TO, PESTICIDES AND FERTILIZERS, AND FROM THE PURSUIT OF AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, PLOWING, SPRAYING, AND BURNING WHICH OCCASIONALLY MAY GENERATE DUST, SMOKE, NOISE, AND ODOR.

THE COUNTY OF MERCED HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE IN AGRICULTURAL ZONES WHICH ARE OUTSIDE OF AN ESTABLISHED SPECIFIC URBAN DEVELOPMENT (SUDP) BOUNDARY, RURAL RESIDENTIAL CENTER (RRC) BOUNDARY, HIGHWAY INTERCHANGE CENTER (HIC) BOUNDARY, OR AGRICULTURAL SERVICE CENTER (ASC) BOUNDARY, AND RESIDENTS OF PROPERTY IN THE VICINITY OF SUCH AGRICULTURAL ZONES SHOULD BE PREPARED TO ACCEPT INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL OPERATIONS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BAXTER RANCHES, LLC IN NOVEMBER, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONAL APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS PRIOR TO JULY 31, 2019, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY SUBMITTAL FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR MICHAEL HALTERMAN No. 8040 STATE OF CALIFORNIA PRELIMINARY

_____
MICHAEL HALTERMAN L.S. 8040

_____
DATE

CITY SURVEYOR STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____
JOE M. CARDOSO, P.L.S. 8851

_____
DATE

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND STATE THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

_____
STEVEN SON, ACTING CITY ENGINEER
LICENSE #C71269

_____
DATE

CITY CLERK'S CERTIFICATE:

I, STEVEN S. CARRIGAN, CITY CLERK OF THE CITY OF MERCED, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP WAS APPROVED AT A REGULAR MEETING BY THE CITY COUNCIL OF THE CITY OF MERCED, STATE OF CALIFORNIA HELD ON THE _____ DAY OF _____, 20__ AND THAT COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC ALL STREETS, COURTS, PUBLIC UTILITY EASEMENTS, PUBLIC FACILITY EASEMENTS, AND OTHER PUBLIC AREAS HEREON SHOWN WITHIN THE BOUNDARIES OF THIS MAP.

_____
STEVEN S. CARRIGAN, CITY CLERK

_____
DATE

SOILS REPORT:

IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, A PRELIMINARY SOILS REPORT FOR THE SUBDIVISION WAS PREPARED ON 8 MARCH, 2017 BY TECHNICON ENGINEERING SERVICES, INC. TES NO. 160893.001, AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF MERCED.

SUBDIVISION AGREEMENT:

SUBDIVISION AGREEMENT BETWEEN THE CITY OF MERCED AND STONEFIELD HOME, INC., FOR BELLEVUE RANCH WEST, VILLAGE 12 – PHASE 7, RECORDED AS DOCUMENT NUMBER _____, DATE _____, M.C.R.

RECORDER'S STATEMENT:

NO. _____

FILED THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ___ M.

IN VOLUME _____ OF OFFICIAL PLATS, AT PAGES _____, M.C.R.

AT THE REQUEST OF BENCHMARK ENGINEERING, INC.

FEE: _____

BARBARA J. LEVEY, COUNTY RECORDER BY: _____, DEPUTY

SHEET 1 OF 4 VOLUME _____ PAGE _____

DATE: 8/10/2018 8:43 FILE: M:\125971\Survey Drawings\V12 PH7 FM\V12FM PH7 SHEET1.dwg

ATTACHMENT 5 - Pg.1

TRACT NO. 5364
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 – PHASE 5, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO , MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

REFERENCES:

(A) GPS SURVEY CONTROL NETWORK, BOOK 27 OF SURVEYS, PAGES 43 TO 48, M.C.R.
(B) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
(C) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
(D) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
(E) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 4, VOLUME OF OFFICIAL PLATS, PAGES TO , M.C.R.
(F) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 5, VOLUME OF OFFICIAL PLATS, PAGES TO , M.C.R.

NOTES:

1. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.
4. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

BASIS OF BEARINGS:

A BEARING OF N15°08'31"W FOR THE LINE BETWEEN GPS/GIS MONUMENT 1069 AND GPS/GIS MONUMENT 1065 AS SHOWN ON THE GPS SURVEY CONTROL NETWORK FILE IN BOOK 27 OF SURVEYS, AT PAGES 27 TO 43, MERCED COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

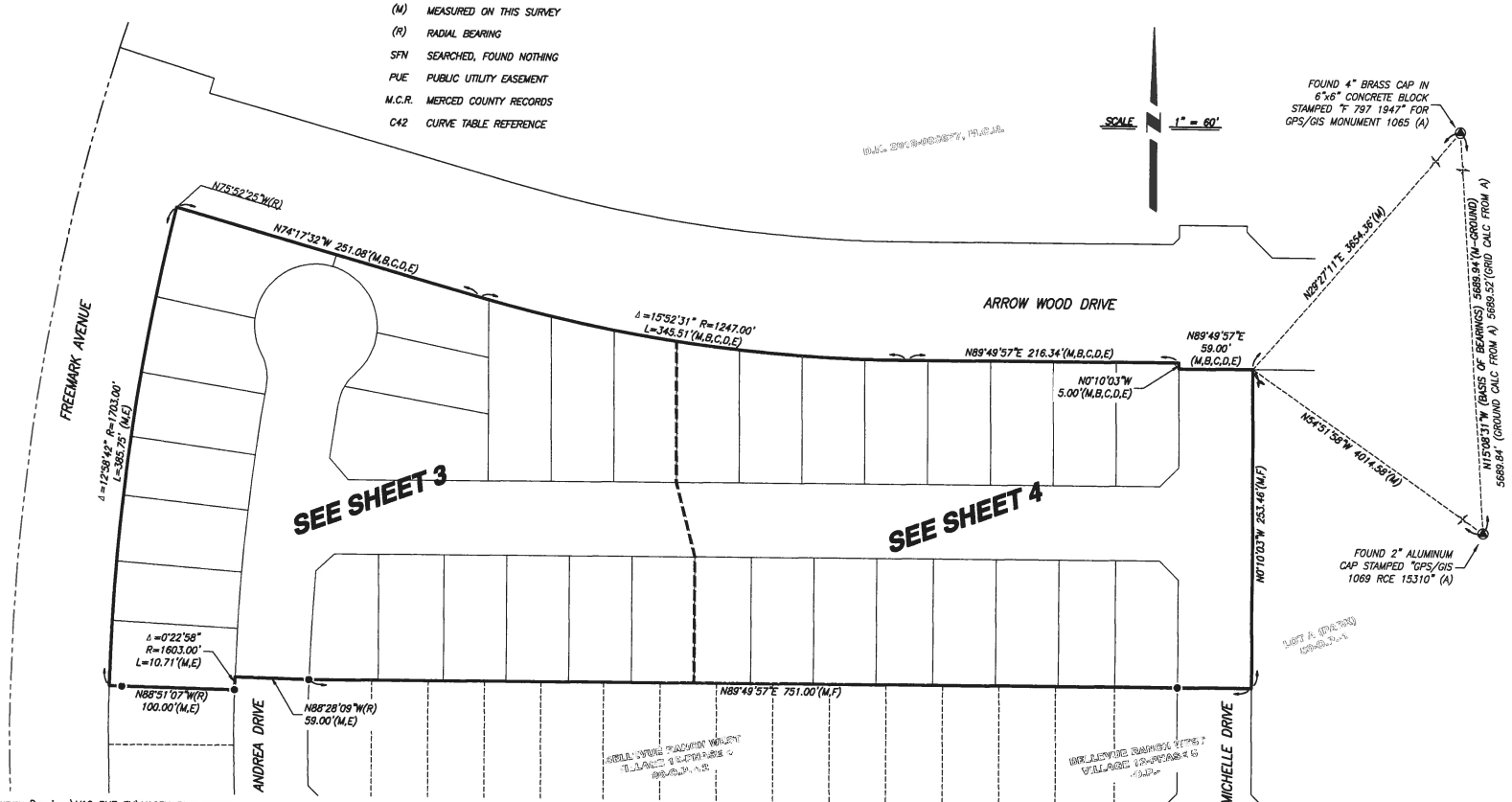
SUBDIVISION SUMMARY:

35 LOTS	4.19 ACRES
STREETS	1.77 ACRES
TOTAL	5.96 ACRES

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

- FOUND MONUMENT PER (F) OR AS NOTED
- FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- FOUND GPS MONUMENT, AS SHOWN ON REF A.
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040
- SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 IN MONUMENT WELL
- 3"WC — SET 3/4" x 24" IRON PIPE, WITH PLASTIC PLUG STAMPED LS 8040 AT ALL LOT CORNERS, AND LOT ANGLE POINTS, UNLESS NOTED AS A WITNESS CORNER
- RESTRICTED ACCESS
- O.R. OFFICIAL RECORDS
- I.N. INSTRUMENT NUMBER
- D.N. DOCUMENT NUMBER
- R.S. RECORD OF SURVEY
- P.M. PARCEL MAP
- O.P. OFFICIAL PLATS
- (M) MEASURED ON THIS SURVEY
- (R) RADIAL BEARING
- SFN SEARCHED, FOUND NOTHING
- PUE PUBLIC UTILITY EASEMENT
- M.C.R. MERCED COUNTY RECORDS
- C42 CURVE TABLE REFERENCE
- L99 LINE TABLE REFERENCE
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT



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SHEET 2 OF 4

VOLUME _____ PAGE _____

ATTACHMENT 5 - Pg.2

TRACT NO. 5364
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 – PHASE 5, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO , MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

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- RESTRICTED ACCESS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

O.R.	OFFICIAL RECORDS
I.N.	INSTRUMENT NUMBER
D.N.	DOCUMENT NUMBER
R.S.	RECORD OF SURVEY
P.M.	PARCEL MAP
O.P.	OFFICIAL PLATS
(M)	MEASURED ON THIS SURVEY
(R)	RADIAL BEARING
SFN	SEARCHED, FOUND NOTHING
PUE	PUBLIC UTILITY EASEMENT
M.C.R	MERCED COUNTY RECORDS
C42	CURVE TABLE REFERENCE
L99	LINE TABLE REFERENCE

REFERENCES:

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(B) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 1, VOLUME 80 OF OFFICIAL PLATS, PAGES 1 TO 6, M.C.R.
(C) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 2, VOLUME 80 OF OFFICIAL PLATS, PAGES 7 TO 11, M.C.R.
(D) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 3, VOLUME 80 OF OFFICIAL PLATS, PAGES 12 TO 16, M.C.R.
(E) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 4, VOLUME OF OFFICIAL PLATS, PAGES TO , M.C.R.
(F) BELLEVUE RANCH WEST, VILLAGE 12–PHASE 5, VOLUME OF OFFICIAL PLATS, PAGES TO , M.C.R.

NOTES:

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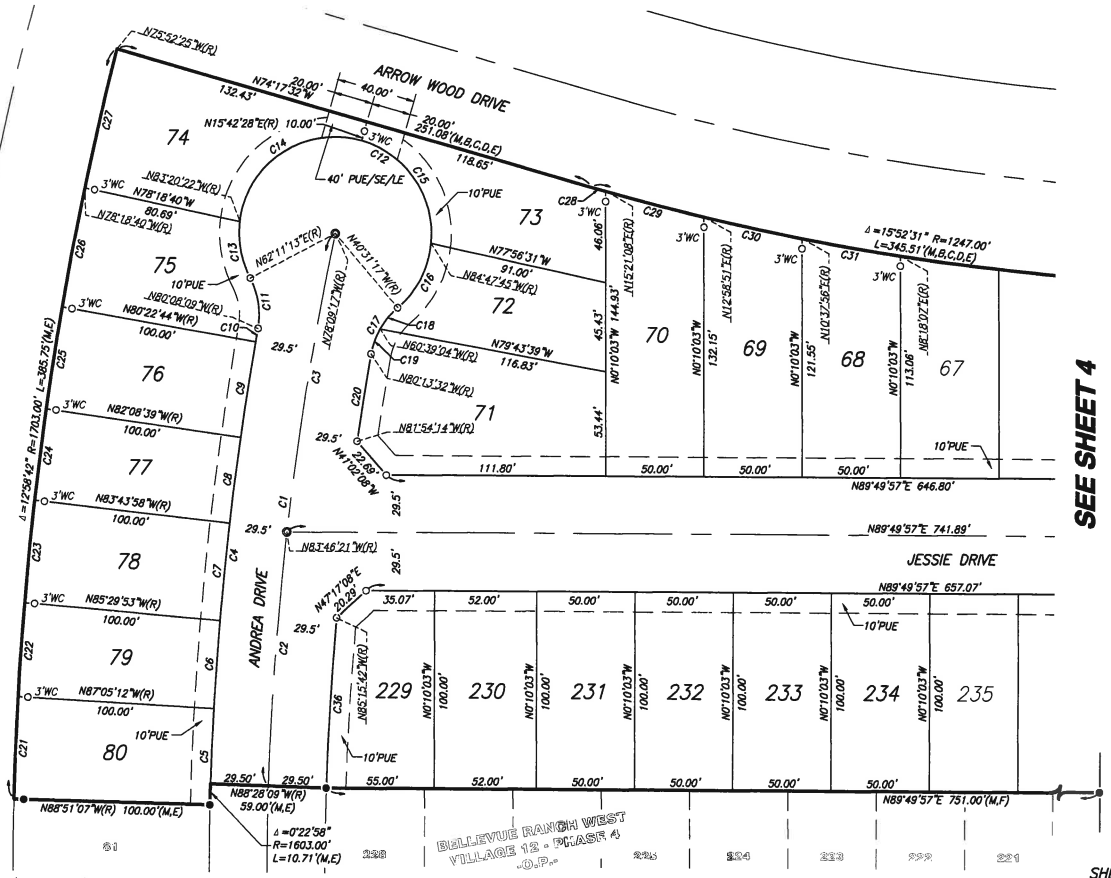
4. WITNESS CORNERS ARE SET ON THE LOT LINE, OR EXTENSION THEREOF, AT THE DISTANCE NOTED.

SCALE 1" = 40



CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	10°18'52"	1573.50'	283.26'
C2	4°41'48"	1573.50'	128.98'
C3	5°37'04"	1573.50'	154.28'
C4	8°19'59"	1603.00'	233.14'
C5	1°45'55"	1603.00'	49.39'
C6	1°35'19"	1603.00'	44.45'
C7	1°45'55"	1603.00'	49.39'
C8	1°35'19"	1603.00'	44.45'
C9	1°45'55"	1603.00'	49.39'
C10	0°14'35"	1603.00'	6.80'
C11	37°40'38"	40.00'	26.30'
C12	257°17'30"	49.00'	220.04'
C13	34°28'25"	49.00'	29.48'
C14	99°02'50"	49.00'	84.71'
C15	79°29'47"	49.00'	67.99'
C16	44°16'27"	49.00'	37.86'
C17	39°42'15"	40.00'	27.72'
C18	20°07'47"	40.00'	14.05'
C19	19°34'28"	40.00'	13.67'
C20	1°40'42"	1544.00'	45.23'
C21	1°45'55"	1703.00'	52.47'
C22	1°35'19"	1703.00'	47.22'
C23	1°45'55"	1703.00'	52.47'
C24	1°35'19"	1703.00'	47.22'
C25	1°45'55"	1703.00'	52.47'
C26	2°04'04"	1703.00'	61.46'
C27	2°26'15"	1703.00'	72.45'
C28	0°21'20"	1247.00'	7.74'
C29	2°22'17"	1247.00'	51.61'
C30	2°20'55"	1247.00'	51.12'
C31	2°19'49"	1247.00'	50.72'
C36	3°12'27"	1544.00'	86.44'

LOT AREA TABLE

LOT	SF
68	5856
69	6334
70	6918
71	7835
72	4658
73	4967
74	6710
75	5485
76	5093
77	4583
78	5093
79	4583
80	5093
229	5149
230	5200
231	5000
232	5000
233	5000
234	5000

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SHEET 3 OF 4 VOLUME _____ PAGE _____

ATTACHMENT 5 - Pg.3

TRACT NO. 5364
BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 7

BEING A SUBDIVISION OF LOT G AS SHOWN ON BELLEVUE RANCH WEST, VILLAGE 12 – PHASE 5, FILED IN VOLUME OF OFFICIAL PLATS, AT PAGES TO , MERCED COUNTY RECORDS, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
JANUARY 2018

BENCHMARK ENGINEERING, INC.

915 17TH STREET, MODESTO, CALIFORNIA, 95354

LEGEND:

NOTE: ALL PIPE SIZES ARE INSIDE DIAMETER

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- ◉ FOUND MONUMENT IN MONUMENT WELL, AS NOTED
- ◉ FOUND GPS MONUMENT, AS SHOWN ON REF L
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- RESTRICTED ACCESS
- SE SIDEWALK EASEMENT
- LE LANDSCAPE EASEMENT

O.R.	OFFICIAL RECORDS
I.N.	INSTRUMENT NUMBER
D.N.	DOCUMENT NUMBER
R.S.	RECORD OF SURVEY
P.M.	PARCEL MAP
O.P.	OFFICIAL PLATS
(M)	MEASURED ON THIS SURVEY
(R)	RADIAL BEARING
SFN	SEARCHED, FOUND NOTHING
PUE	PUBLIC UTILITY EASEMENT
M.C.R.	MERCED COUNTY RECORDS
C42	CURVE TABLE REFERENCE
L99	LINE TABLE REFERENCE

REFERENCES:

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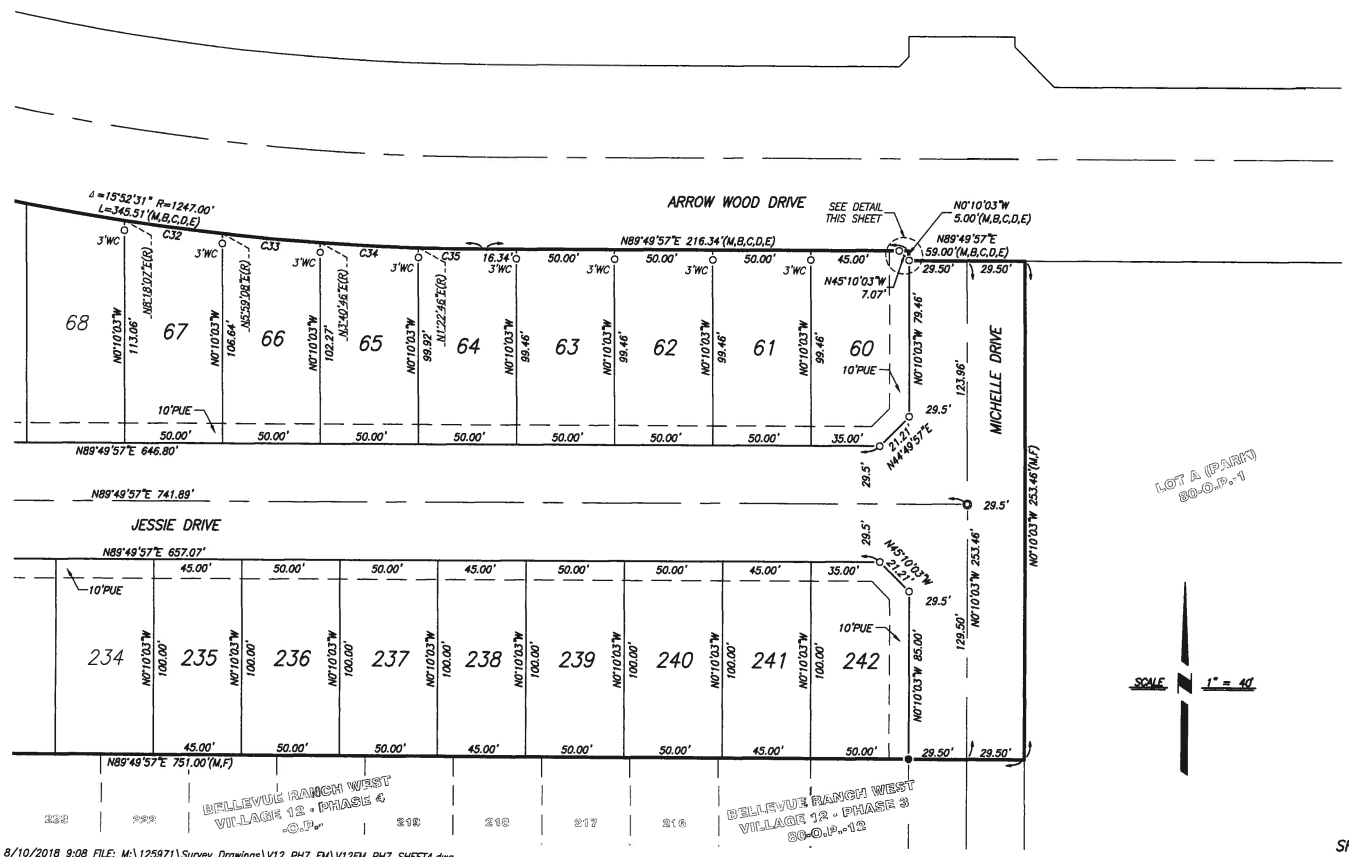


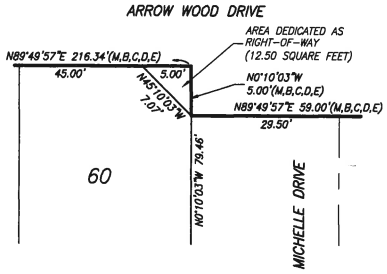
CURVE TABLE DATA

CURVE	DELTA	RADIUS	LENGTH
C32	2°18'59"	1247.00'	50.41'
C33	2°18'23"	1247.00'	50.19'
C34	2°18'00"	1247.00'	50.06'
C35	1°32'48"	1247.00'	33.66'

LOT AREA TABLE

LOT	SF
60	4848
61	4973
62	4973
63	4973
64	4978
65	5046
66	5214
67	5484
235	4500
236	5000
237	5000
238	4500
239	5000
240	5000
241	4500
242	4888

DETAIL
(NOT TO SCALE)



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SHEET 4 OF 4 VOLUME _____ PAGE _____

ATTACHMENT 5 - Pg.4