

GENERAL NOTES

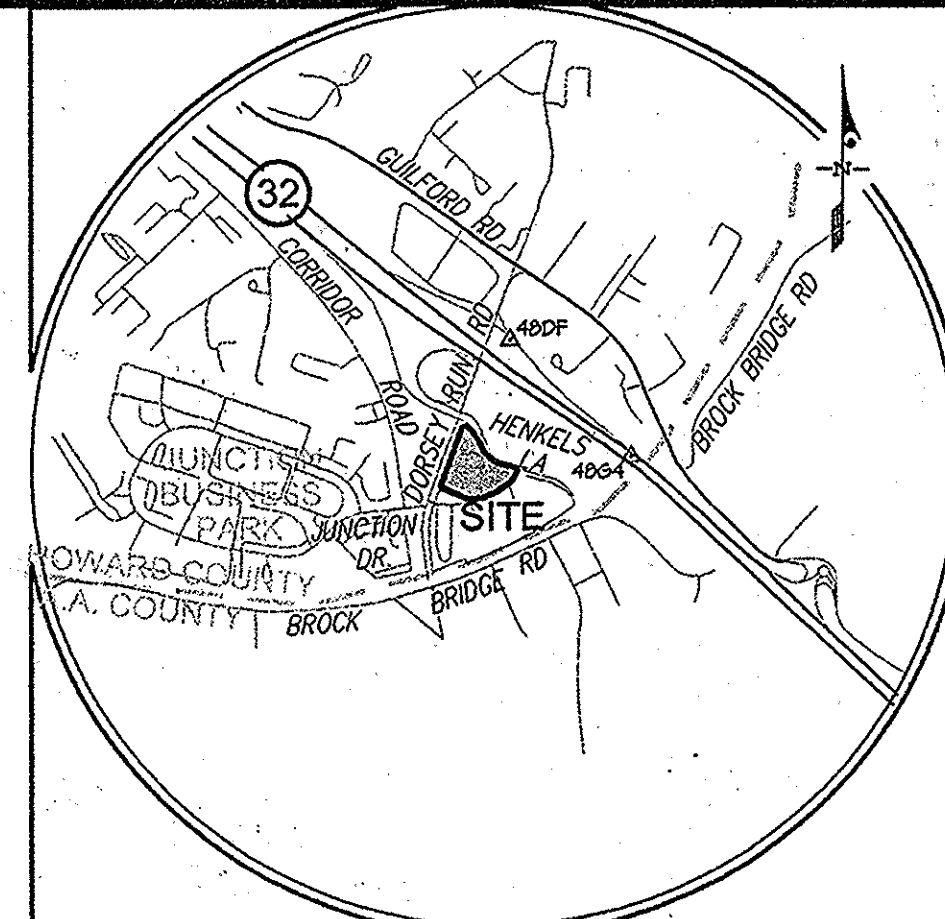
- IRON PINS SHOWN THUS: ϕ
- CONCRETE MONUMENTS SHOWN THUS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY 2012.
- PROPERTY IS ZONED T0D PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-85-71, SP-07-008, F-08-124, SDP-13-048, F-13-068, WP-13-072, WP-13-126 & WP-16-098.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 480C - N 534290.4821 E 1,371,119.4255 AND No. 4806 - N 533,541.8699 E 1,368,856.6269.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MARCH 11, 2014, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4788-D WAS FILED AND ACCEPTED.
- PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY.
- PER THE HOWARD COUNTY HISTORIC SITES MAP, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEWER AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE PROJECT AREA WAS EXAMINED FOR ENVIRONMENTAL FEATURES BY MCCARTHY & ASSOCIATES. PER THE REPORT FILED WITH SDP-13-048, THERE ARE NO JURISDICTIONAL WETLANDS, STREAMS, OR THEIR BUFFERS WITHIN THE LIMITS OF SUBMISSION. THERE ARE NO 100-YEAR FLOODPLAINS AND FOREST CONSERVATION AREAS ON THE SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL No. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL No. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.

GENERAL NOTES CONTINUED

- WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.B, APPENDIX A, TO ALLOW FOR THE USE OF A MODIFIED PUBLIC RIGHT-OF-WAY, WAS APPROVED ON MARCH 13, 2013, SUBJECT TO THE FOLLOWING:
 - PUBLIC EASEMENTS SHOULD BE PROVIDED FOR THE SIDEWALKS AND STREET TREES THAT ARE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
 - THE RIGHT-OF-WAY SHALL BE MODIFIED TO ACCOMMODATE ANY ASSOCIATED COMMENTS FROM THE REVIEW OF THE SDP AND FINALS PLANS.
- WP-13-126, WAIVER TO SECTION 16.145, WHICH REQUIRES THAT PROPERTIES INVOLVED WITH THE PROJECT BE DEPICTED ON THE SKETCH OR PRELIMINARY PLAN AND WAIVER TO SECTION 16.146(c)(1) WHICH REQUIRES A PRELIMINARY PLAN TO DEPICT THE LAYOUT OF ALL PROPOSED STREETS, INCLUDING WIDTHS OF RIGHTS-OF-WAY AND PAVEMENTS, WIDTHS AND LOCATIONS OF SIDEWALKS OR PATHS, AND GENERAL LOCATION OF TREES, WAS APPROVED ON MARCH 13, 2013, SUBJECT TO THE FOLLOWING:
 - COMPLIANCE WITH THE SRC AGENCY COMMENTS ISSUED FOR FINAL PLAN F-13-068 AND SITE DEVELOPMENT PLAN, SDP-13-048.
- ON DECEMBER 3, 2012, WP-13-072 REQUESTING A WAIVER TO SECTION 16.155(o)(1) AND SECTION 16.1202(c) WAS GRANTED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE WAIVER PETITION PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. NO DISTURBANCE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE AS SHOWN ON THE WAIVER EXHIBIT.
 - ONCE REMOVAL OF THE CONTAMINATED SOILS IS COMPLETE THE LIMIT OF DISTURBANCE SHALL BE BACKFILLED WITH CLEAN SOIL TO PREVIOUS GRADES.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS.
 - FOREST CONSERVATION FOR THE ENTIRE SUBJECT PROPERTY SHALL BE ADDRESSED WITH FUTURE SITE DEVELOPMENT OF THE SITE, WHETHER IT IS WITH THE SAVAGE TOWNE CENTER TOD DEVELOPMENT OR A SEPARATE PLAN SUBMISSION, IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE.

GENERAL NOTES CONTINUED

- ON MARCH 9, 2016, WP-16-098 REQUESTING A WAIVER TO SECTION 16.156(o)(1)(i) AND SECTION 16.156(o)(2) WAS GRANTED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL REMAINING BUILDING PERMITS IN RELATION TO SITE DEVELOPMENT PLAN, SDP-13-048 ("ANNAPOLIS JUNCTION") SHALL BE APPLIED FOR WITHIN 2 YEARS OF WAIVER APPROVAL (ON OR BEFORE MARCH 9, 2018).
- A TRAFFIC ANALYSIS WAS PREPARED BY THE TRAFFIC GROUP FOR SP-07-008 AND VERIFIED AS PART OF SDP-13-048 SUBMISSION. NEW TRAFFIC COUNTS WERE TAKEN AND THE TRAFFIC ANALYSIS HAS BEEN UPDATED.
- PRIVATE STORMWATER MANAGEMENT AREAS WILL BE MAINTAINED BY THE OWNER'S ASSOCIATION.
- THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) BECAUSE THIS IS A PLAT OF EASEMENT/REVISION PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS. FOREST CONSERVATION FOR THE ANNAPOLIS JUNCTION TOWN CENTER WAS ADDRESSED UNDER F-13-068 AND SDP-11-056.

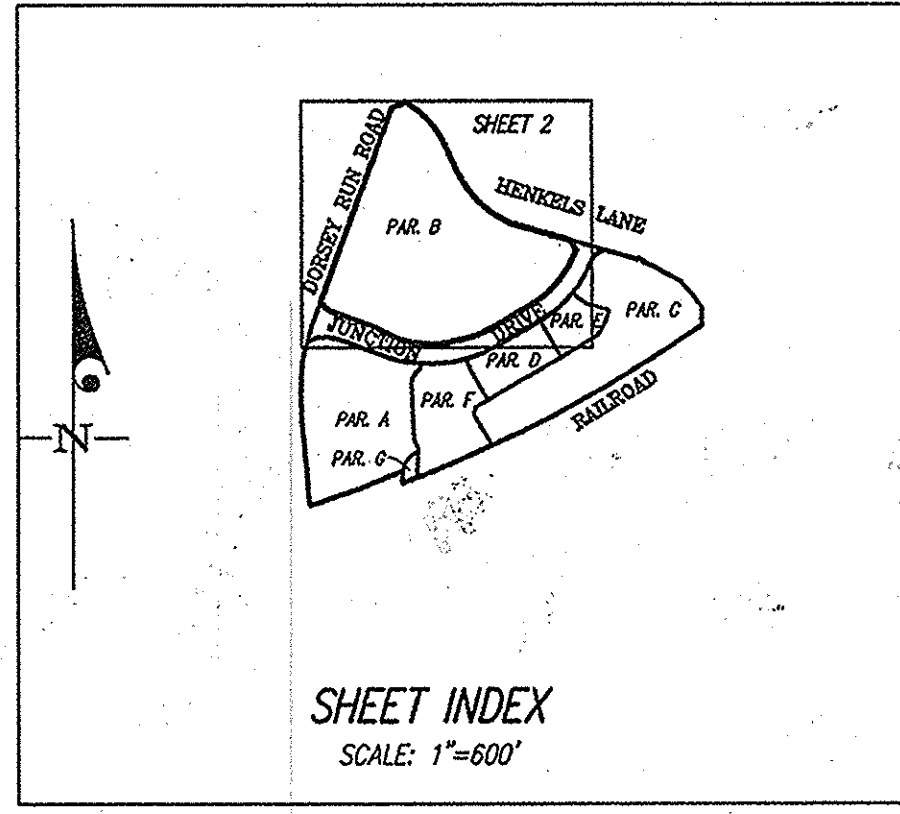


VICINITY MAP
SCALE: 1" = 2,000'

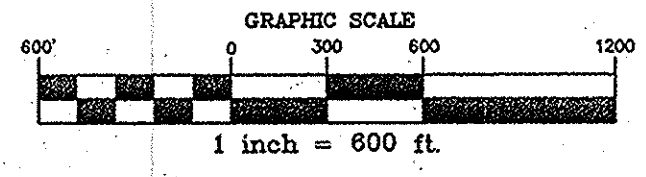
ADC MAP PAGE 41 GRID C-6

LEGEND

- PROPERTY LINE
- PUBLIC STORM DRAIN & UTILITY EASEMENT
- EXISTING PUBLIC STORM DRAIN & UTILITY EASEMENT



SHEET INDEX
SCALE: 1"=600'



TABULATION CHART OF FINAL PLAT - ALL SHEETS

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	7.4343 AC
• BUILDABLE	0 AC
• NON-BUILDABLE	0 AC
• OPEN SPACE	0 AC
• PRESERVATION PARCELS	0 AC
c. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC
d. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.4343 AC

OWNERS:
ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC
4816 DEL RAY AVENUE
BETHESDA, MD. 20814
301-657-4848

THE PURPOSE OF THIS REVISION PLAT IS TO REVISE TWO EXISTING STORM DRAIN & UTILITY EASEMENTS ACROSS PARCEL B. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE BOUNDARY OF PARCEL B; PLEASE SEE PLAT NO. 22698 ON F-13-068 FOR THE PROPERTY BOUNDARY INFORMATION.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Approved for Maura Rossman 6/24/2016
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 6/29/16 DATE

Director 7/05/16 DATE

OWNER'S DEDICATION

ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC, BY NEIL GREENBERG, MANAGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS REVISION PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9th DAY OF JUNE 2016

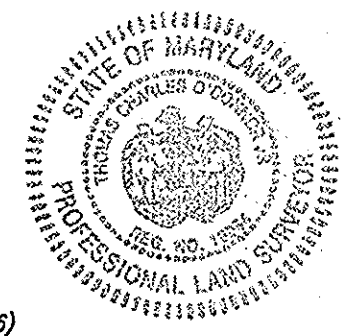
ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC
BY: Neil Greenberg
NEIL GREENBERG, MANAGER

WITNESS: Mark Johnson

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO PARCEL B AS SHOWN ON A PLAT OF RESUBDIVISION AND CORRECTION ENTITLED "ANNAPOLIS JUNCTION TOWN CENTER, PARCELS A THRU G" AND RECORDED AS PLAT NO. 22698, ALSO BEING THE LAND CONVEYED BY ANNAPOLIS JUNCTION MEZZ BORROWER, LLC TO ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC, BY A DEED DATED APRIL 21, 2016 AND RECORDED IN LIBER 16812 AT FOLIO 40; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Thomas C. O'Connor, Jr.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 23855 ON 7/6/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
ANNAPOLIS JUNCTION TOWN CENTER
PARCEL B
(A REVISION TO PARCEL B,
ANNAPOLIS JUNCTION TOWN CENTER, PLAT NO. 22698)

ZONE: TOD TM 48, GRID 20, P/O PARCEL 194
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 1 OF 2 JUNE, 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-860-1820 DC/VA: 301-986-2524 FAX: 301-421-4186
DRAWN BY: [Signature] CHECK BY: [Signature]

S:\Survey Drawings\11107\PLATS\REVISION PLAT\1107 REV. SDI PAR. B. SH. 1.dwg
PLOTTED: 6/9/2016 3:47 PM, LAST SAVED: 6/9/2016 3:05 PM, PLOTTED BY: Remón O. Lebrador

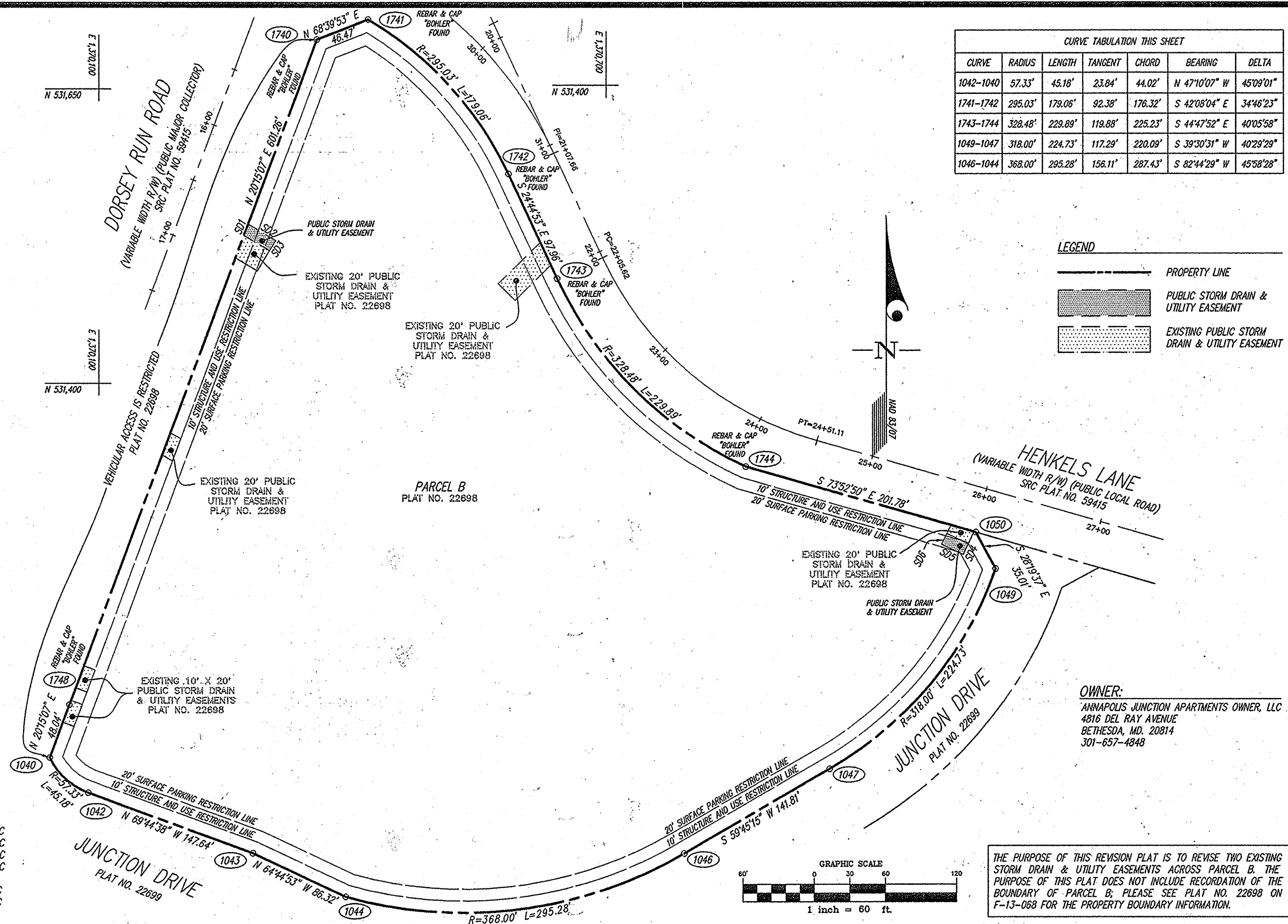
PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD1	N 20°15'07" E	10.18'
SD2	S 58°52'47" E	27.12'
SD3	S 31°07'13" W	10.00'
SD4	S 25°32'51" W	10.00'
SD5	N 64°27'09" W	20.00'
SD6	N 25°32'51" E	10.00'

COORDINATE TABLE		
POINT	NORTHING	EASTING
1040	531,081.92	1,370,058.33
1042	531,051.99	1,370,090.61
1043	531,000.88	1,370,229.12
1044	530,964.05	1,370,307.19
1046	531,000.37	1,370,592.31
1047	531,071.80	1,370,714.82
1049	531,241.60	1,370,854.83
1050	531,272.42	1,370,838.22
1740	531,691.08	1,370,283.09
1741	531,707.99	1,370,326.38
1742	531,577.23	1,370,444.66
1743	531,488.27	1,370,485.67
1744	531,328.45	1,370,644.37
1748	531,126.99	1,370,074.96

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1042-1040	57.33'	45.18'	23.84'	44.02'	N 47°10'07" W	45°09'01"
1741-1742	295.03'	179.06'	92.38'	176.32'	S 42°08'04" E	34°46'23"
1743-1744	328.48'	229.89'	119.88'	225.23'	S 44°47'52" E	40°05'58"
1049-1047	318.00'	224.73'	117.29'	220.09'	S 39°30'31" W	40°29'29"
1046-1044	368.00'	295.28'	156.11'	287.43'	S 82°44'29" W	45°58'28"

TABULATION CHART OF FINAL PLAT - THIS SHEET

a. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
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• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
b. TOTAL AREA OF LOTS AND/OR PARCELS	
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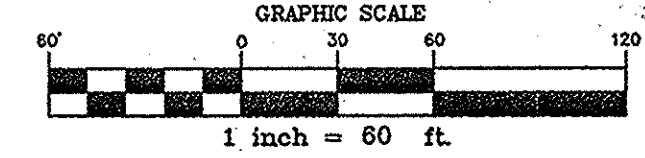


LEGEND

- PROPERTY LINE
- PUBLIC STORM DRAIN & UTILITY EASEMENT
- EXISTING PUBLIC STORM DRAIN & UTILITY EASEMENT

OWNER:
 ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC
 4816 DEL RAY AVENUE
 BETHESDA, MD. 20814
 301-657-4848

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APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: [Signature] 6/24/2016
 COUNTY HEALTH OFFICER DATE

[Signature] 6-29-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/05/16
 DIRECTOR DATE

OWNER'S DEDICATION

ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC, BY NEIL GREENBERG, MANAGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS REVISION PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9th DAY OF JUNE 2016

ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC

BY: [Signature]
 NEIL GREENBERG, MANAGER

WITNESS: [Signature]
 MARK JEFFERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO PARCEL B AS SHOWN ON A PLAT OF RESUBDIVISION AND CORRECTION ENTITLED "ANNAPOLIS JUNCTION TOWN CENTER, PARCELS A THRU G" AND RECORDED AS PLAT NO. 22698, ALSO BEING THE LAND CONVEYED BY ANNAPOLIS JUNCTION MEZZ BORROWER, LLC TO ANNAPOLIS JUNCTION APARTMENTS OWNER, LLC, BY A DEED DATED APRIL 21, 2016 AND RECORDED IN LIBER 16812 AT FOLIO 40; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

[Signature] 6/19/2016
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND, REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 2385b ON 7/8/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 ANNAPOLIS JUNCTION TOWN CENTER
 PARCEL B
 (A REVISION TO PARCEL B,
 ANNAPOLIS JUNCTION TOWN CENTER, PLAT NO. 22698)

ZONE: TOD TM 48, GRID 20, P/O PARCEL 194
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=60' SHEET 2 OF 2 JUNE, 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4034 BALT: 410-880-1820 DC/VA: 301-508-2524 FAX: 301-421-4168
 DRAWN BY: [Signature] CHECK BY: [Signature]