

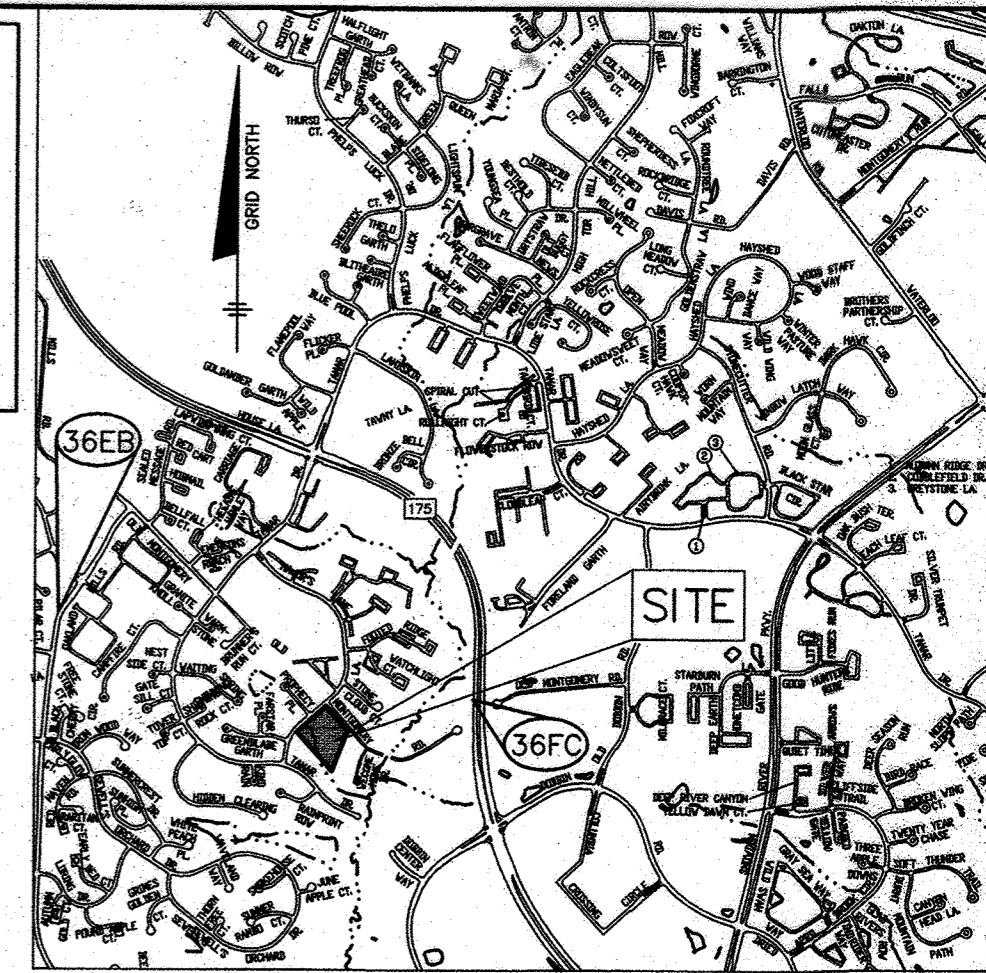
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10.6.2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREFORE, EFFECTIVE DATE 10/19/2023, ON WHICH DATE DEVELOPERS AGREEMENT # 24-5222-D WAS FILED AND ACCEPTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE 36FC AND 36EB.
- WATER IS PUBLIC CONTRACT NO. 374 W&S, DRAINAGE AREA IS PATUXENT
- SEWER IS PUBLIC CONTRACT NO. 274 W&S, DRAINAGE AREA IS PATUXENT
- FLOODPLAIN STUDY WAS PREPARED FOR THE OFFSITE INTERMITTENT STREAM BY BENCHMARK ENGINEERING, INC. DATED DECEMBER 2022 AND APPROVED UNDER P-23-003 DATED FEBRUARY 21, 2023.
- THIS PLAN IS NOT SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS SINCE IT DOES NOT CREATE ANY NEW LOTS.
- THIS DEVELOPMENT MEETS SECTION 18.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BY PROVIDING THE MINIMAL LOT SIZE OF 7,200SF AND A MINIMUM OF 40% OPEN SPACE.
- THIS DEVELOPMENT WAS PRESENTED AT A VIRTUAL COMMUNITY INPUT MEETING DATED 1.12.22.
- AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a) WAS APPROVED DATED OCTOBER 17, 2022 FOR THE REMOVAL OF SPECIMEN TREES ST1 THRU ST4, ST6 AND ST7, REFERENCE WP-22-093.
- CONDITIONS OF APPROVAL TO WP-22-093 PER THE DIRECTOR OF PLANNING AND ZONING, THE DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY:
- REMOVAL OF THE SIX SPECIMEN TREES IS TO BE MITIGATED AT 2:1 BY THE PLANTING OF 12 NATIVE TREES WITH A DBH OF 3". THE LOCATION OF THE MITIGATION TREES SHALL BE CLEARLY SHOWN AND LABELED ON SUBSEQUENT SUBDIVISION AND SITE PLANS.
- APPROVAL IS FOR REMOVAL OF SPECIMEN TREES 1-4 AND 6 AND 7 AS SHOWN ON THE EXHIBIT PROVIDED WITH THE ALTERNATIVE COMPLIANCE APPLICATION.
- INCLUDE A GENERAL NOTE WITH THE ALTERNATIVE PLAN FILE NUMBER, SUMMARY OF REQUEST, DECISION, DATE OF DECISION AND CONDITIONS OF APPROVAL ON ALL PLANS SUBMITTED TO THE COUNTY FOR REVIEW
- S-22-006 AND SUBSEQUENT PLAN SUBMITTALS SHALL MINIMIZE LOD ENCROACHMENT INTO THE CRZ OF SPECIMEN TREE 5 TO LESS THAN 30% AND ST-5 SHALL BE PROTECTED WITHIN THE FOREST CONSERVATION EASEMENT AS SHOWN ON THE REVISED ALTERNATIVE COMPLIANCE APPLICATION EXHIBIT DATED SEPTEMBER 2022.
- APPROVAL OF WP-22-093 IS FOR REMOVAL OF CITED SPECIMEN TREES ONLY. THE APPLICANT MUST COMPLY WITH COMMENTS AT PLAN REVIEW THAT MAY REQUIRE LAYOUT CHANGES IN ORDER TO MEET THE REGULATIONS.
- SUBSEQUENT PLAN SUBMISSIONS SHOULD EXPLORE METHODS OF REMOVING THE BAMBOO THAT MAY PRESERVE ST-2. HOWEVER, COMPLETE REMOVAL OF THE BAMBOO IS THE PRIORITY IN ORDER TO PROTECT THE PROPOSED FOREST CONSERVATION AREAS FROM ENCROACHMENT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT PER SECTION 5.2.G.2 OF VOLUME III, COMPLETE STREETS AND BRIDGES.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED UNDER F-23-051.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER, 2021.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITE/STRUCTURES LOCATED ON THIS SITE.
- THE ARTICLES OF INCORPORATION FOR THE OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC. HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION I.D. #D23831274. THE HOMEOWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE WAS PROVIDED AND APPROVED UNDER F-23-051.

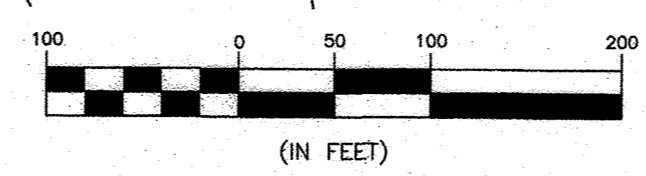
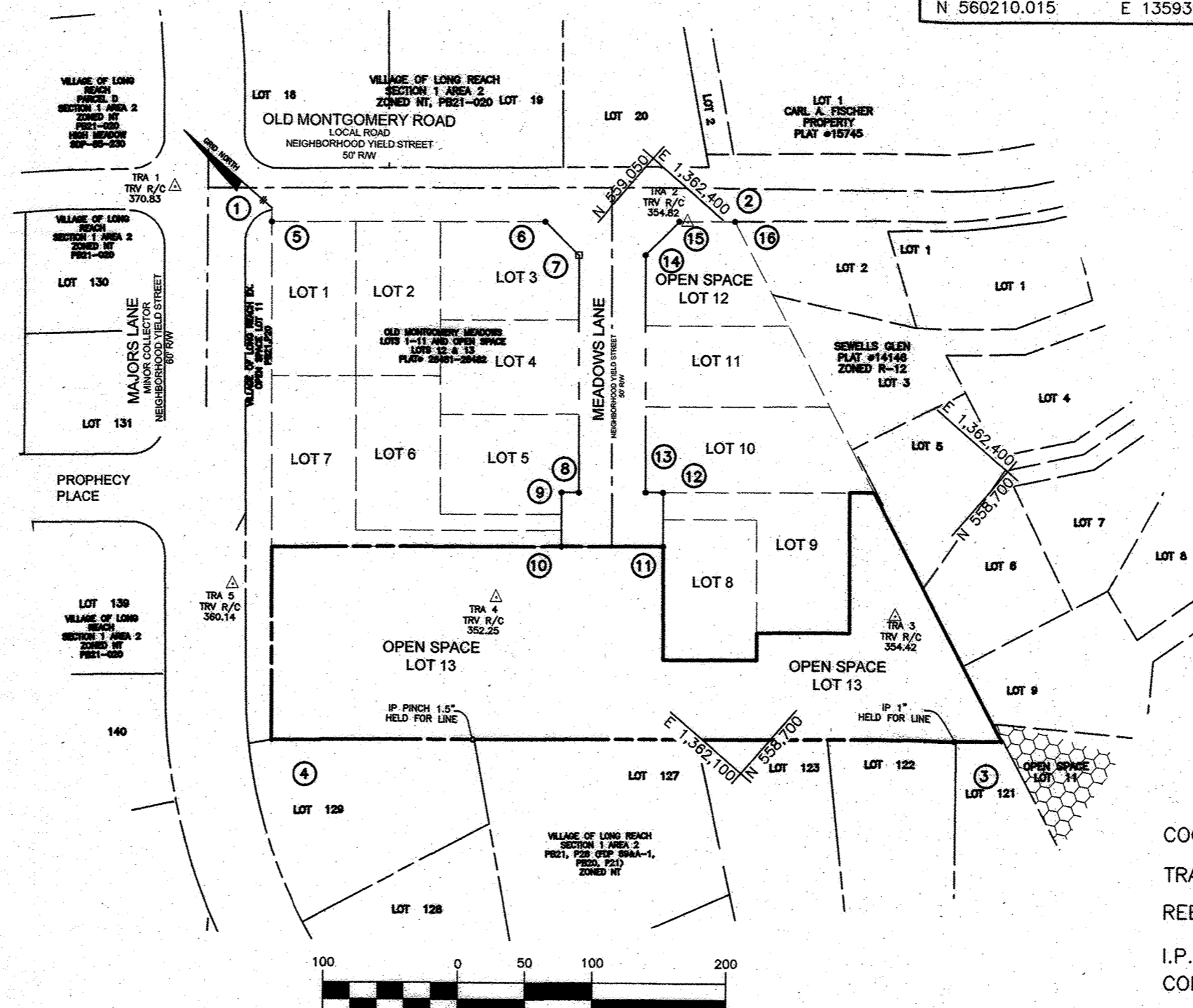
BENCH MARKS--(NAD'83)

36FC EL.375.747
DISC SET ON TOP OF CONCRETE COLUMN
SOUTH SIDE OF RTE 175, WEST OF
DOBBIN ROAD.
N 559312.559 E 1363698.217

36EB EL.411.469
DISC SET ON TOP OF CONCRETE COLUMN
OAKLAND MILLS RD. ±400'S OF
KILIMANJARO
N 560210.015 E 1359365.326



ADC MAP: 4935-J8 VICINITY MAP
SCALE: 1" = 2000'



LEGEND

- COORDINATES
- TRAVERSE POINTS
- REBARS OR I.P. FOUND
- I.P. SET
- CONC. MONUMENT SET

COORDINATES CHART

POINT #	NORTHING	EASTING
1	559239.5722	1362185.0501
2	558983.9163	1362409.1980
3	558571.0762	1362246.3437
4	558979.4272	1361888.3290
5	559232.7881	1362177.3121
6	559079.6757	1362311.7254
7	559044.3949	1362309.4309
8	558928.2830	1362177.1659
9	558938.0526	1362168.5895
10	558911.6635	1362138.5293
11	558854.5491	1362188.6685
12	558880.9382	1362218.7287
13	558890.7077	1362210.1523
14	559006.8197	1362342.4173
15	559004.5252	1362377.6981
16	558973.3784	1362405.0410

TRAVERSE COORDINATE CHART

TRAVERSE NO.	COORDINATE
TRA 1	N 559303.8922 E 1362149.2052
TRA 2	N 558999.6090 E 1362381.6370
TRA 3	N 558691.0356 E 1362263.8091
TRA 4	N 558923.2516 E 1362078.1041
TRA 5	N 559077.2582 E 1361956.2193

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1.46 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.46 AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVLENGINEERING.COM

THE PURPOSE OF THIS PLAT IS TO RE-RECORD FOREST CONSERVATION EASEMENT AREA 2 TO CORRECT BEARINGS AND DISTANCES.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 1-26-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

J. M. B. 1-26-24
JUSTIN BOY
OLD MONTGOMERY MEADOWS
HOMEOWNERS ASSOCIATION, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 2/20/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 2/2/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 2/2/24
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC. FROM DEVELOPMENT PARTNERS, LLC BY DEED DATED OCTOBER 23, 2023 AND RECORDED IN LIBER 22204 AT FOLIO 101 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-26-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351 DATE

OWNER'S CERTIFICATE

"OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26 DAY OF JANUARY, 2024."

Justin Boy 1-26-24
JUSTIN BOY
OLD MONTGOMERY MEADOWS
HOMEOWNERS ASSOCIATION, INC. DATE

Witness DATE

RECORDED AS PLAT NO. 26554 ON 2-4-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF CORRECTION
OLD MONTGOMERY MEADOWS
OPEN SPACE LOTS 13
PREVIOUSLY RECORDED AS PLAT 26481-26482**

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 36
GRID: 17
PARCEL: 271
ZONED: R-12

SCALE: AS SHOWN
DATE: JANUARY 2024
SHEET: 1 OF 2

VILLAGE OF LONG REACH
PARCEL D
SECTION 1 AREA 2
ZONED NT
PB21-020
HIGH MEADOW
SDP-85-230

VILLAGE OF LONG REACH
SECTION 1 AREA 2
ZONED NT, PB21-020
LOT 18
OLD MONTGOMERY ROAD
LOCAL ROAD
NEIGHBORHOOD YIELD STREET
50' R/W

LOT 1
CARL A. FISCHER
PROPERTY
PLAT #15745

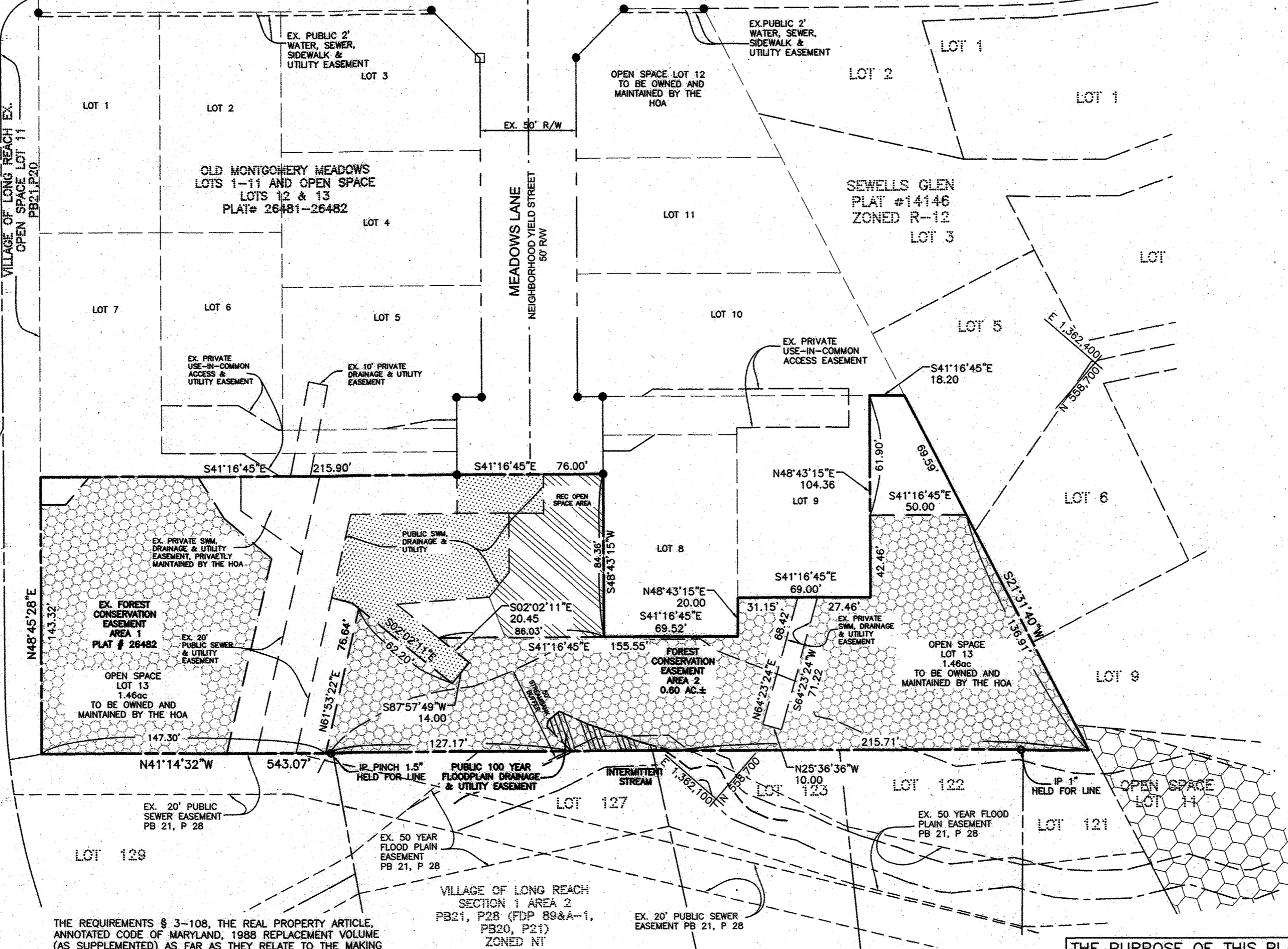
VILLAGE OF LONG REACH
SECTION 1 AREA 2
ZONED NT
PB21-020

MAJORS LANE
MINOR COLLECTOR
NEIGHBORHOOD YIELD STREET
60' R/W

PROPHECY PLACE

LOT 139
VILLAGE OF LONG REACH
SECTION 1 AREA 2
ZONED NT
PB21-020

LOT 140



LEGEND

- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT
- BUILDING RESTRICTION LINE
- COORDINATES
- TRAVERSE POINTS
- REBARS OR I.P. FOUND
- I.P. SET
- CONC. MONUMENT SET

AREA TABULATION CHART

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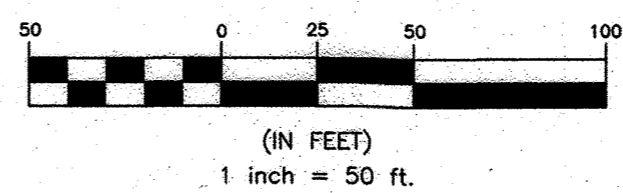
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Donald Mason 1-26-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Justin Boy 1-26-24
JUSTIN BOY
OLD MONTGOMERY MEADOWS
HOMEOWNERS ASSOCIATION, INC.

THE PURPOSE OF THIS PLAT IS TO RE-RECORD FOREST CONSERVATION EASEMENT AREA 2 TO CORRECT BEARINGS AND DISTANCES.

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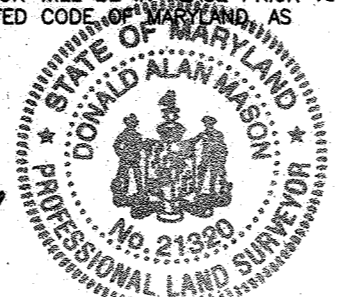


OWNER
OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.
9693 GERWIG LANE, SUITE L
COLUMBIA, MD 21046
443-676-2417

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 2/20/24
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Justin Boy 2/20/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC. FROM DEVELOPMENT PARTNERS, LLC BY DEED DATED OCTOBER 23, 2023 AND RECORDED IN LIBER 22204 AT FOLIO 101 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald Mason 1-26-24
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
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Justin Boy 1-26-24
JUSTIN BOY
OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.

RECORDED AS PLAT NO. 26555 ON 3-4-2024 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION
OLD MONTGOMERY MEADOWS
OPEN SPACE LOTS 13
PREVIOUSLY RECORDED AS PLAT 26481-26482
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
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ZONED: R-12
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SHEET: 2 OF 2