P3-5

OWNER: THREE PUTZ, L.L.C.

COMMON SPACE:

All land not platted into residential lots will be "COMMON PROPERTY", for the use and ownership o the Property Owners Association (POA) within the subdivision.

A Property Owner's Association will be created to maintain the Common Open Space.

COVENANTS:

All lots within this subdivision are to be covered by restrictive covenants, recorded in Book _____ Page _____ of the Benton County Circuit Clerk's Records.

SETBACKS:

Front: 25 feet from the street right-of-way
Side: 5 fet from propety line
Back: 25 feet from rear property line.

UTILITY EASEMENTS:

Easements of adequate width (shown on this plat), shall be provided for public use and utilities, such easements shall have a minimum combined width of at least fifteen (15) feet, wherever shown on this plat.

SEPTIC NOTE:

Approval of this plat does not carry any assurances that the lots will qualify for a septic system permit from the health department.

OWNER'S CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicated all streets to the benefit of the public, and all easements for the installation of utilities and drainage.

THREE PUTZ, LLC

Dan Dykema — 5-24-00 date

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 24th day of May 2000

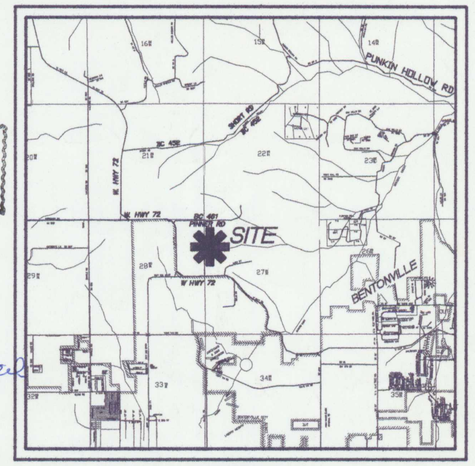
Beth E Mummert — My commission expires 1/28/08
Notary Public

"OFFICIAL SEAL"
Beth E. Mummert
Notary Public, State of Arkansas
County of Benton
My Commission Exp. 01/28/2008

ACCEPTANCE - BENTON COUNTY:

Approved and recommended for acceptance by the Benton County Planning Commission this 24 day of May 2000.

Dennis L. Wakefield — By: Michelle McNeal
Chairman



VICINITY MAP:
NOT TO SCALE

FILED FOR RECORD
At 10:13 O'Clock A M
MAY 24 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

SURVEYOR'S DECLARATION:

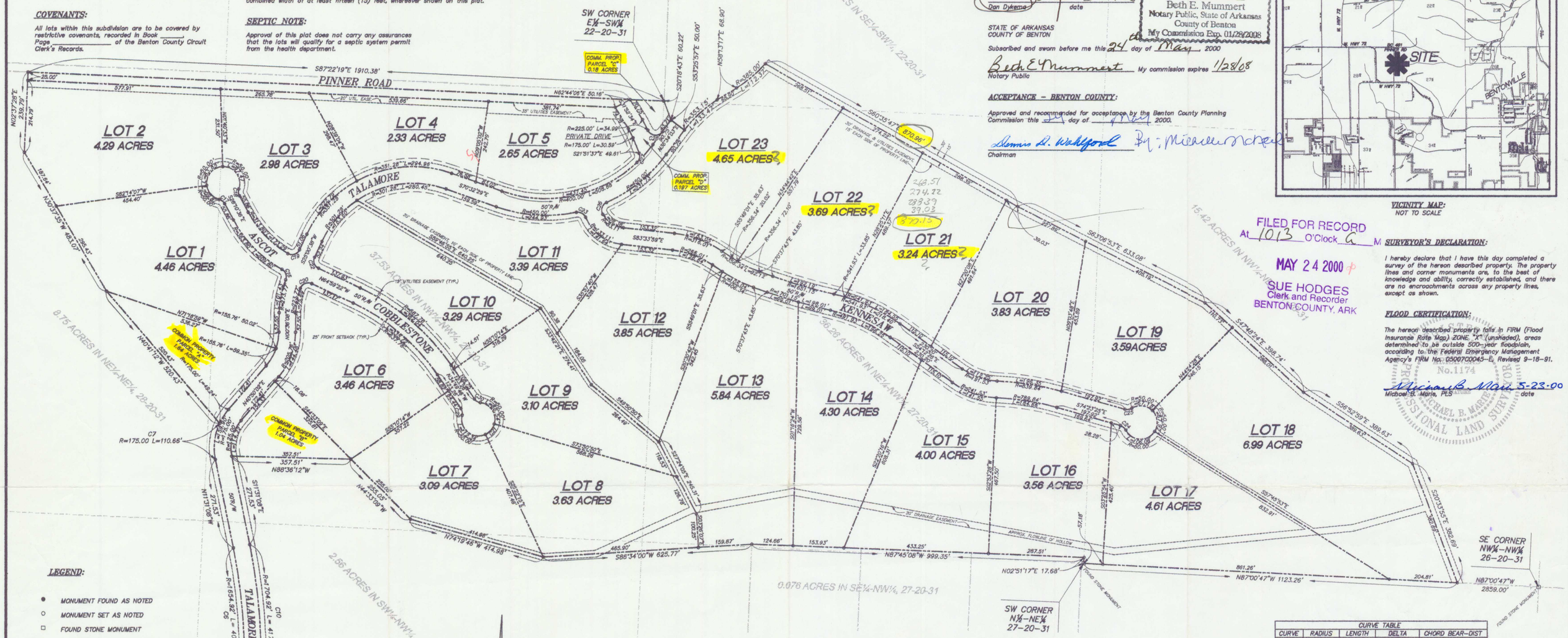
I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of knowledge and ability, correctly established, and there are no encroachments across any property lines, except as shown.

FLOOD CERTIFICATION:

The hereon described property falls in FIRM (Flood Insurance Rate Map) ZONE "X" (unshaded), areas determined to be outside 500-year floodplain, according to the Federal Emergency Management Agency's FIRM No. 0500720045-E, Revised 9-18-91.

PROFESSIONAL LAND SURVEYOR MICHAEL B. MARIE No.1174

Michael B. Marie 5-23-00
Michael B. Marie, PLS — date



LEGEND:

- ● MONUMENT FOUND AS NOTED
- ○ MONUMENT SET AS NOTED
- □ FOUND STONE MONUMENT
- △ RIGHT-OF-WAY MONUMENT

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

SURVEY DESCRIPTION - TALAMORE:

A certain tract of land, located in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 22; the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), and the Northwest Quarter (NW¼) of Section 27; and the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section 28, all in Township 20 North, Range 31 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit: 20 SU

Beginning at a point along the Northerly right-of-way line of Arkansas Highway 72, said point being S87°16'49"E 108.74 feet and N02°43'11"E 42.99 feet from the Southwest Corner of the SE¼ of the NW¼ of said Section 27, thence N33°47'29"E 7.94 feet to a point; thence 148.45 feet along a tangential curve to the left, having a radius of 260.00 feet, an interior angle of 32°42'50", and a chord bearing and distance of N17°26'04"E 146.44 feet to a point; thence tangent to the previous curve N02°30'52"E 285.85 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N19°59'08"W 49.75 feet to a point; thence tangent to the previous curve N42°29'08"W 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N64°59'08"W 49.75 feet to a point; thence tangent to the previous curve N87°29'08"W 26.45 feet to a point; thence N02°30'52"E 50.00 feet to a point; thence S87°29'08"E 26.45 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N70°00'52"E 49.75 feet to a point; thence tangent to the previous curve N47°30'52"E 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N25°00'52"E 49.75 feet to a point; thence tangent to the previous curve N02°30'52"E 114.14 feet to a point; thence 405.34 feet along a tangential curve to the left, having a radius of 1654.92 feet, an interior angle of 14°02'00" and a chord bearing and distance of N04°30'08"W 404.32 feet to a point; thence tangent to the previous curve N11°31'08"W 271.53 feet to a point; thence 110.66 feet along a tangential curve to the right, having a radius of 175.00 feet, an interior angle of 36°13'48", and a chord bearing and distance of N06°35'46"E 108.82 feet to a point; thence non-tangent to the previous curve N40°41'12"W 520.43 feet to a point; thence N30°37'35"W 483.07 feet to a point; thence N02°37'28"E 239.79 feet to a point; thence S87°22'19"E 1910.38 feet to a point; thence S20°18'43"E 60.22 feet to a point; thence S53°25'57"E 50.00 feet to a point; thence 133.47 feet along a non-tangential curve to the right, having a radius of 353.15 feet, an interior angle of 21°39'14", and a chord bearing and distance of N47°23'40"E 132.67 feet to a point; thence tangent to the previous curve N58°13'17"E 68.90 feet to a point; thence 112.37 feet along a tangential curve to the left, having a radius of 385.00 feet, an interior angle of 16°43'20", and a chord bearing and distance of N49°51'37"E 111.97 feet to a point; thence non-tangent to the previous curve S60°35'47"E 870.96 feet to a point; thence S63°06'53"E 633.08 feet to a point; thence S47°48'24"E 398.74 feet to a point; thence S56°52'59"E 389.63 feet to a point; thence S20°33'55"E 382.69 feet to a point; ~~thence feet to a point;~~ thence N87°00'47"W 1123.26 feet to a point; thence N02°51'17"E 17.68 feet to a point; thence N87°45'08"W 999.35 feet to a point; thence S86°34'00"W 625.77 feet to a point; thence N74°19'46"W 414.98 feet to a point; thence N44°33'09"W 255.05 feet to a point; thence N88°36'12"W 357.51 feet to a point; thence S11°31'08"E 271.53 feet to a point; thence 417.58 feet along a tangential curve to the right, having a radius of 1704.92 feet, an interior angle of 14°02'00" and a chord bearing and distance of S04°30'08"E 416.54 feet to a point; thence tangent to the previous curve S02°30'52"W 114.14 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00" and a chord bearing and distance of S19°59'08"E 49.75 feet to a point; thence tangent to the previous curve S42°29'08"E 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of S64°59'08"E 49.75 feet to a point; thence tangent to the previous curve S87°29'08"E 26.45 feet to a point; thence S02°30'52"W 50.00 feet to a point; thence N87°29'08"W 26.45 feet to a point; thence 51.05 feet along a curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of S70°00'52"W 49.75 feet to a point; thence tangent to the previous curve S47°30'52"W 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, and interior angle of 45°00'00", and a chord bearing and distance of S25°00'52"W 49.75 feet to a point; thence tangent to the previous curve S02°30'52"W 285.72 feet to a point; thence 141.93 feet along a tangential curve to the left, having a radius of 260.00 feet, an interior angle of 31°16'37", and a chord bearing and distance of S13°07'27"E 140.17 feet to a point; thence tangent to the previous curve S28°45'45"E 12.76 feet to a point along the Northerly right-of-way line of Arkansas Highway 72; thence along said right-of-way N88°32'47"W 136.26 feet to the Point-of-Beginning, containing 101.17 acres (4,406,822 sq. ft.), more or less, subject to all rights-of-way, easements and/or servitudes, of record or fact.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEAR-DIST
C1	260.00'	148.45'	32°42'50"	N17°26'04"E 146.44'
C2	65.00'	51.05'	45°00'00"	N19°59'08"W 49.75'
C3	65.00'	51.05'	45°00'00"	N64°59'08"W 49.75'
C4	65.00'	51.05'	45°00'00"	N70°00'52"E 49.75'
C5	65.00'	51.05'	45°00'00"	N25°00'52"E 49.75'
C6	1654.92'	405.34'	14°02'00"	N04°30'08"W 404.32'
C7	175.00'	110.66'	36°13'48"	S06°35'46"W 108.82'
C8	353.15'	132.79'	21°32'37"	S47°28'59"W 132.00'
C9	385.00'	112.37'	16°43'20"	N49°51'37"E 111.97'
C10	1704.92'	417.58'	14°02'00"	N04°30'08"W 416.54'
C11	65.00'	51.05'	45°00'00"	S19°59'08"E 49.75'
C12	65.00'	51.05'	45°00'00"	S64°59'08"E 49.75'
C13	65.00'	51.05'	45°00'00"	S70°00'52"W 49.75'
C14	65.00'	51.05'	45°00'00"	S25°00'52"W 49.75'
C15	260.00'	141.93'	31°16'37"	S13°07'27"E 140.17'
C16	25.00'	36.24'	83°02'52"	N19°41'40"W 33.15'
C17	25.00'	21.03'	48°11'23"	N32°18'18"W 20.41'
C18	25.00'	21.03'	48°11'23"	S04°04'55"E 20.41'
C19	25.00'	41.53'	95°10'17"	N72°35'47"E 36.91'
C20	25.00'	41.46'	95°01'41"	S87°29'48"W 36.87'
C21	50.00'	42.30'	48°28'34"	N40°23'28"E 41.05'
C22	25.00'	39.27'	90°00'00"	S19°59'22"E 35.36'
C23	25.00'	34.53'	79°07'39"	N62°09'48"W 31.85'
C24	25.00'	21.03'	48°11'23"	N50°17'44"W 20.41'
C25	25.00'	21.03'	48°11'23"	N81°30'33"E 20.41'
C26	25.00'	42.32'	96°58'54"	S17°34'51"W 37.44'
C27	25.00'	29.86'	68°38'34"	N12°28'10"E 28.20'
C28	25.00'	32.56'	120°28'02"	S82°11'55"E 43.40'
C29	25.00'	21.03'	48°11'23"	N10°44'04"W 20.41'
C30	25.00'	21.03'	48°11'23"	S38°56'27"E 20.41'

500-20N-31W-0-22-320-72-1174/500-20N-31W-0-27-104-72-1174
500-20N-31W-0-28-110-72-1174

P3-5

FINAL PLAT
TALAMORE SUBDIVISION
BENTON COUNTY, ARKANSAS

EDA
Consulting Engineering
Landscape Architecture
Land Surveying
Engineering Design Associates, P.A.
134 West Emma Avenue
Springdale, Arkansas 72764
(501) 756-1266
Fax: (501) 756-2129

DRAWN BY: MBM	CHECKED BY: RMA
DATE: 5-23-00	
SCALE: 1"= 200'	
JOB NUMBER: 0400	
FILE NAME: FP-PH-1.DWG	

DESCRIPTION:
C:\Land Projects\0400\DWG\FP-PH-1.dwg 05/23/00 12:03:45 PM CDT

SHEET 1 OF 1

ORIGINAL

OWNER: THREE PUTZ, L.L.C.

COMMON SPACE:

All land not platted into residential lots will be "COMMON PROPERTY", for the use and ownership o the Property Owners Association (POA) within the subdivision.

A Property Owner's Association will be created to maintain the Common Open Space.

COVENANTS:

All lots within this subdivision are to be covered by restrictive covenants, recorded in Book 2000, Page 50951 of the Benton County Circuit Clerk's Records.

SETBACKS:

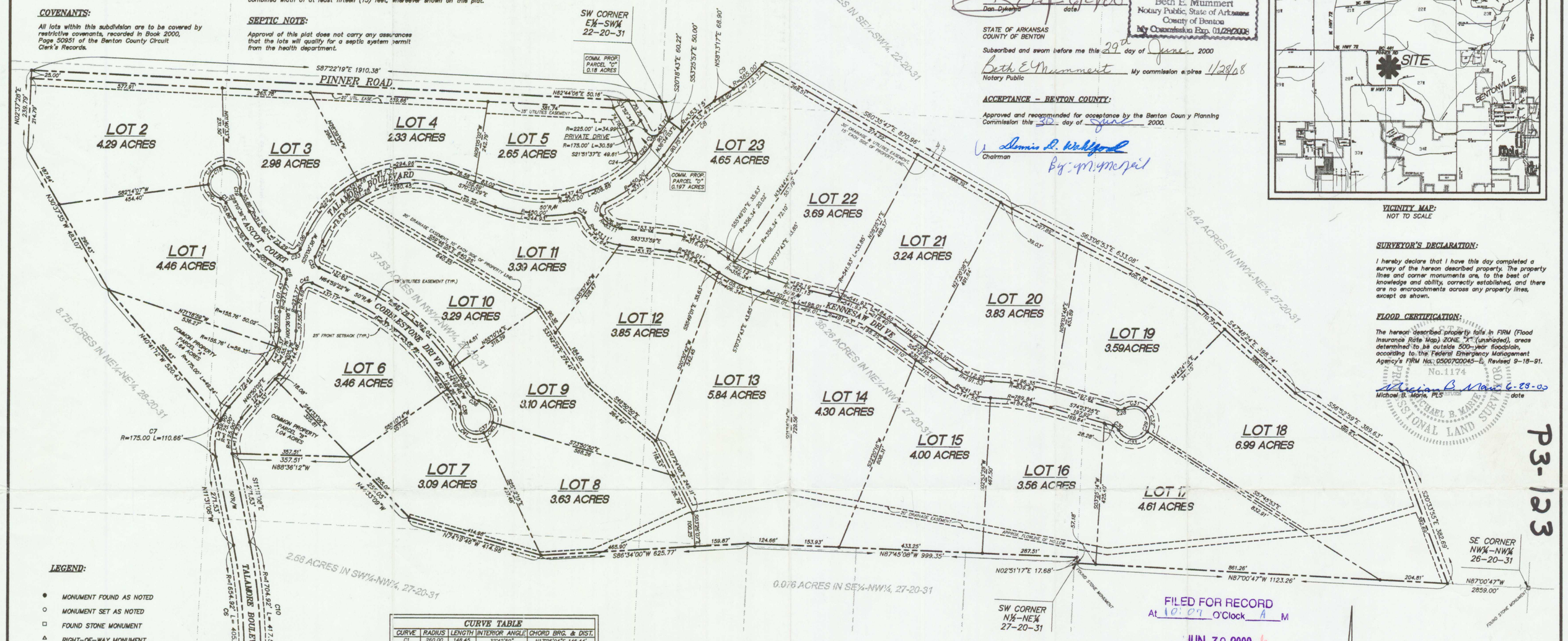
Front: 25 feet from the street right-of-way
Side: 5 feet from property line
Back: 25 feet from rear property line.

UTILITY EASEMENTS:

Easements of adequate width (shown on this plat), shall be provided for public use and utilities. such easements shall have a minimum combined width of at least fifteen (15) feet, wherever shown on this plat.

SEPTIC NOTE:

Approval of this plat does not carry any assurances that the lots will qualify for a septic system permit from the health department.



LEGEND:

- ● MONUMENT FOUND AS NOTED
- ○ MONUMENT SET AS NOTED
- □ FOUND STONE MONUMENT
- △ RIGHT-OF-WAY MONUMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	INTERIOR ANGLE	CHORD BRG. & DIST.
C1	260.00	148.45	32°42'50"	N17°26'04"E 146.44'
C2	65.00	51.05	45°00'00"	N19°59'08"W 49.75'
C3	65.00	51.05	45°00'00"	N64°59'08"W 49.75'
C4	65.00	51.05	45°00'00"	N70°00'52"E 49.75'
C5	65.00	51.05	45°00'00"	N25°00'52"E 49.75'
C6	1654.92	405.34	14°02'00"	N04°30'08"W 404.32'
C7	175.00	159.90	52°21'10"	S14°39'27"W 154.40'
C8	353.15	133.47	21°39'14"	S47°23'40"W 132.67'
C9	385.00	112.37	16°43'20"	N49°51'37"E 111.97'
C10	1704.92	417.58	14°02'00"	N04°30'08"W 416.54'
C11	65.00	51.05	45°00'00"	S19°59'08"E 49.75'
C12	65.00	51.05	45°00'00"	S64°59'08"E 49.75'
C13	65.00	51.05	45°00'00"	S20°00'52"W 49.75'
C14	65.00	51.05	45°00'00"	S25°00'52"W 49.75'
C15	260.00	141.93	31°16'37"	S13°07'27"E 140.17'
C16	25.00	36.24	83°02'52"	N19°41'40"W 33.15'
C17	25.00	21.03	48°11'23"	N52°16'18"W 20.41'
C18	50.00	241.19	276°22'46"	S61°49'24"W 66.67'
C19	25.00	21.03	48°11'23"	S04°04'55"E 20.41'
C20	50.00	59.87	68°36'06"	S42°03'56"E 56.35'
C21	50.00	83.85	96°05'20"	S40°16'47"W 74.37'
C22	50.00	97.47	111°41'20"	N35°49'53"W 82.75'
C23	25.00	41.53	95°10'17"	N72°35'47"E 36.91'
C24	25.00	29.96	68°39'34"	N12°28'10"E 28.20'
C25	400.00	71.43	10°13'53"	N41°41'00"E 71.33'
C26	25.00	52.56	120°28'02"	S83°11'55"E 43.40'
C27	25.00	42.32	96°58'54"	S17°34'51"W 37.44'
C28	25.00	21.03	48°11'23"	N81°30'53"E 20.41'
C29	50.00	241.19	276°22'46"	N15°36'55"E 66.67'
C30	25.00	21.03	48°11'23"	N50°74'44"W 20.41'
C31	50.00	67.18	76°9'16"	N84°05'10"W 62.24'
C32	50.00	67.92	77°49'39"	N06°40'42"W 62.81'
C33	50.00	106.08	121°33'50"	S86°58'58"E 87.28'
C34	25.00	34.53	79°07'39"	N62°29'46"W 31.85'
C35	25.00	39.27	90°00'00"	S19°59'22"E 35.36'
C36	25.00	21.03	48°11'23"	S58°55'27"E 20.41'
C37	50.00	241.19	276°22'46"	N55°10'14"E 66.67'
C38	25.00	21.03	48°11'23"	N10°44'04"W 20.41'
C39	50.00	86.54	99°10'19"	N33°25'39"W 76.14'
C40	50.00	42.30	48°28'34"	N40°23'28"E 41.05'
C41	50.00	112.34	128°43'52"	S51°00'19"E 90.16'
C42	25.00	41.46	95°01'41"	S87°29'48"W 36.87'

OWNER'S CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property, and do hereby dedicated all streets to the benefit of the public, and all easements for the installation of utilities and drainage.

THREE PUTZ, LLC
Dan Dykema — date 6/29/00

"OFFICIAL SEAL"
Beth E. Mummert
Notary Public, State of Arkansas
County of Benton
My Commission Exp. 01/28/2008

STATE OF ARKANSAS
COUNTY OF BENTON

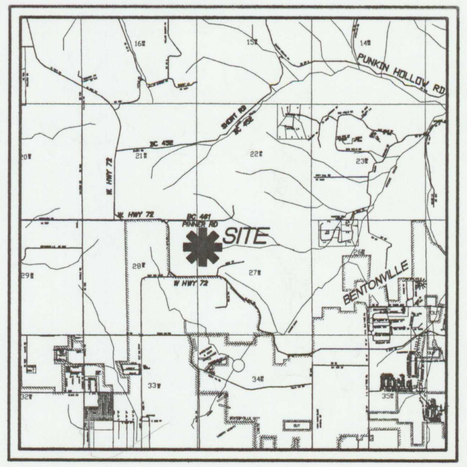
Subscribed and sworn before me this 29th day of June, 2000

Beth E Mummert — My commission expires 1/28/08
Notary Public

ACCEPTANCE – BENTON COUNTY:

Approved and recommended for acceptance by the Benton County Planning Commission this 30 day of June 2000.

Dennis D. Wakefield
Chairman
By: M. McNeil



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NOT TO SCALE

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I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of knowledge and ability, correctly established, and there are no encroachments across any property lines, except as shown.

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No.1174
Michael B. Morris, PLS — date 6-28-00
REGISTERED MICHAEL B. MORRIS PROFESSIONAL LAND SURVEYOR

P3-123

FILED FOR RECORD
At 10:09 O'Clock A M
JUN 30 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

200 0 200 400
GRAPHIC SCALE IN FEET

SURVEY DESCRIPTION – TALAMORE:

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thence N02°30'52"E 50.00 feet to a point; thence S87°29'08"E 26.45 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N70°00'52"E 49.75 feet to a point; thence tangent to the previous curve N47°30'52"E 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of N25°00'52"E 49.75 feet to a point; thence tangent to the previous curve N02°30'52"E 114.14 feet to a point; thence 405.34 feet along a tangential curve to the left, having a radius of 1654.92 feet, an interior angle of 14°02'00" and a chord bearing and distance of N04°30'08"W 404.32 feet to a point; thence tangent to the previous curve N11°31'08"W 271.53 feet to a point; thence 110.66 feet along a tangential curve to the right, having a radius of 175.00 feet, an interior angle of 36°13'48", and a chord bearing and distance of N06°35'46"E 108.82 feet to a point; thence non-tangent to the previous curve N40°41'12"W 520.43 feet to a point; thence N30°37'35"W 485.07 feet to a point; thence N02°37'28"E 239.79 feet to a point; thence S87°22'19"E 1910.38 feet to a point; thence S20°18'43"E 60.22 feet to a point; thence S53°25'57"E 50.00 feet to a point; thence 133.47 feet along a non-tangential curve to the right, having a radius of 353.15 feet, an interior angle of 21°39'14", and a chord bearing and distance of N47°23'40"E 132.67 feet to a point; thence tangent to the previous curve N58°31'17"E 68.90 feet to a point; thence 112.37 feet along a tangential curve to the left, having a radius of 385.00 feet, an interior angle of 16°43'20", and a chord bearing and distance of N49°51'37"E 111.97 feet to a point; thence non-tangent to the previous curve S80°35'47"E 870.96 feet to a point; thence S83°06'53"E 633.08 feet to a point; thence S47°48'24"E 398.74 feet to a point; thence S56°52'59"E 389.63 feet to a point; thence S20°33'55"E 382.69 feet to a point; thence N87°00'47"W 1123.26 feet to a point; thence N02°51'17"E 17.68 feet to a point; thence N87°45'08"W 999.35 feet to a point; thence S86°34'00"W 625.77 feet to a point; thence N74°19'46"W 414.98 feet to a point; thence N44°33'09"W 255.05 feet to a point; thence N88°36'12"W 357.51 feet to a point; thence S11°31'08"E 271.53 feet to a point; thence 417.58 feet along a tangential curve to the right, having a radius of 1704.92 feet, an interior angle of 14°02'00" and a chord bearing and distance of S04°30'08"E 416.54 feet to a point; thence tangent to the previous curve S02°30'52"W 114.14 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00" and a chord bearing and distance of S19°59'08"E 49.75 feet to a point; thence tangent to the previous curve S42°29'08"E 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of S64°59'08"E 49.75 feet to a point; thence tangent to the previous curve S87°29'08"E 26.45 feet to a point; thence S02°30'52"W 50.00 feet to a point; thence N87°29'08"W 26.45 feet to a point; thence 51.05 feet along a curve to the left, having a radius of 65.00 feet, an interior angle of 45°00'00", and a chord bearing and distance of S70°00'52"W 49.75 feet to a point; thence tangent to the previous curve S47°30'52"W 47.44 feet to a point; thence 51.05 feet along a tangential curve to the left, having a radius of 65.00 feet, and interior angle of 45°00'00", and a chord bearing and distance of S25°00'52"W 49.75 feet to a point; thence tangent to the previous curve S02°30'52"W 285.72 feet to a point; thence 141.93 feet along a tangential curve to the left, having a radius of 260.00 feet, an interior angle of 31°16'37", and a chord bearing and distance of S13°07'27"E 140.17 feet to a point; thence tangent to the previous curve S28°45'45"E 12.76 feet to a point along the Northerly right-of-way line of Arkansas Highway 72; thence along said right-of-way N88°32'47"W 136.26 feet to the Point-of-Beginning, containing 101.17 acres (4,406,822 sq. ft.), more or less, subject to all rights-of-way, easements and/or servitudes, of record or fact.

CORRECTIONS:

1. The heading of the legal description, had this tract of land as being in Township 30 North, this has been changed to Township 20 North.
2. The point of Reference contained in the body of the legal description, is "the Southwest Corner of the SW¼ of the NW¼ of said Section 27". This has been changed to "the Southwest Corner of the SW¼ of the NW¼ of said Section 27".
3. The Point of Reference shown on the plat, is depicted as being the "SW CORNER, SW¼-NW¼, 27-30-31". This has been changed to "SW CORNER, SW¼-NW¼, 27-20-31".
4. Bearings and distances that were hard to read on the original final plat, have been made easier to read.
5. Additional curves have been added to the Curve Table to clarify curves in the cul-de-sacs.

500-20N-31W-0-22-320-04-1174/500-20N-31W-0-27-104-04-1174
500-20N-31W-0-28-110-04-1174

CORRECTION PLAT - PHASE I
TALAMORE SUBDIVISION
BENTON COUNTY, ARKANSAS

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Consulting Engineering
Landscape Architecture
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Engineering Design Associates, P.A.
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DRAWN BY: MBM	CHECKED BY: RMA
DATE: 5-28-00	
SCALE: 1"= 200'	
JOB NUMBER: 0400	
FILE NAME: FP-PH-1.DWG	

DESCRIPTION:
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SHEET 1 OF 1