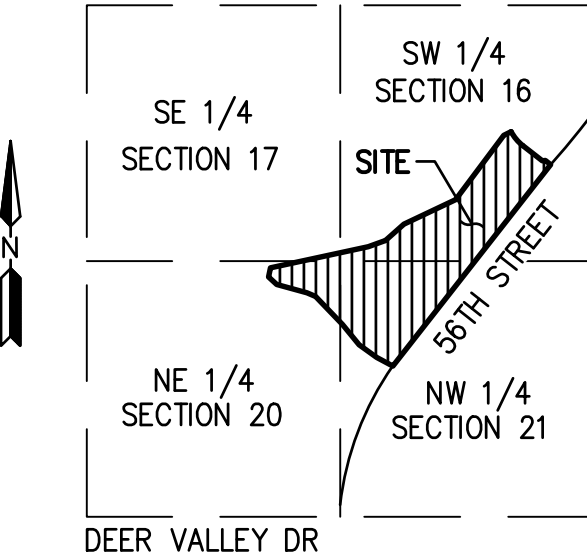


APPROVED  
By chomuth at 10:29 am, Aug 22, 2024

# ALTA/NSPS LAND TITLE SURVEY

OF



VICINITY MAP  
NOT TO SCALE

## TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY DHI TITLE AGENCY REAL ESTATE REPORT FILE NO. 295-220400067, DATED AUGUST 18, 2022 AT 12:00 AM.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY DHI TITLE AGENCY REAL ESTATE REPORT AS LISTED HEREON. HILGARTWILSON, LLC AND BRIAN J. BENEDICT (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

## SURVEYOR'S LEGAL DESCRIPTION

TRACT 1, TRACT 29, TRACT 31 AND A PORTION OF TRACT 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 16 FROM WHICH A FOUND IRON ROD, FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 89°58'40" EAST, 2650.13 FEET;  
THENCE NORTH 89°58'40" EAST, 291.99 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;  
THENCE LEAVING SAID SOUTH LINE, NORTH 00°01'20" WEST, 149.51 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 36, BEING THE POINT OF BEGINNING;  
THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHWESTERLY LINE:  
THENCE NORTH 70°10'25" EAST, 191.00 FEET;  
THENCE NORTH 48°29'55" EAST, 257.00 FEET;  
THENCE NORTH 64°38'25" EAST, 595.00 FEET;  
THENCE NORTH 36°49'55" EAST, 837.00 FEET;  
THENCE NORTH 63°33'25" EAST, 86.57 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 452.00 FEET, THE CENTER OF WHICH BEARS NORTH 62°16'22" EAST;  
THENCE LEAVING SAID NORTHWESTERLY LINE AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°12'17", AN ARC LENGTH OF 190.95 FEET TO A TANGENT LINE;  
THENCE SOUTH 51°55'55" EAST, 256.72 FEET;  
THENCE NORTH 83°04'06" EAST, 32.97 FEET;  
THENCE SOUTH 51°55'54" EAST, 70.00 FEET TO THE CENTERLINE OF 56<sup>TH</sup> STREET AS SHOWN UPON SAID STATE PLAT NO. 24 DESERT RIDGE AMENDED;  
THENCE SOUTH 38°04'06" WEST, 2666.32 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT 31;  
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID TRACT 31:  
THENCE NORTH 61°34'05" WEST, 190.59 FEET;  
THENCE NORTH 54°33'05" WEST, 225.74 FEET;  
THENCE NORTH 39°13'35" WEST, 274.00 FEET;  
THENCE NORTH 43°47'05" WEST, 404.00 FEET ALONG THE SOUTH LINES OF SAID TRACT 31 AND SAID TRACT 29;  
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTH LINE OF SAID TRACT 29:  
THENCE NORTH 67°08'05" WEST, 98.00 FEET;  
THENCE NORTH 74°32'05" WEST, 327.00 FEET;  
THENCE NORTH 47°30'05" WEST, 115.00 FEET;  
THENCE NORTH 11°43'55" EAST, 97.00 FEET;  
THENCE NORTH 77°47'55" EAST, 1042.00 FEET ALONG NORTHWESTERLY LINES OF SAID TRACT 29, SAID TRACT 1 AND SAID TRACT 36 TO THE POINT OF BEGINNING.

## TITLE COMMITMENT LEGAL DESCRIPTION

TRACT 1, TRACT 29, TRACT 31 AND A PORTION OF TRACT 36 OF BLOCK 4 OF THE STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY BRASS CAP ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 16 FROM WHICH A FOUND IRON ROD, FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 89°58'40" EAST, 2650.13 FEET;  
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THENCE SOUTH 51°55'54" EAST, 70.00 FEET TO THE CENTERLINE OF 56<sup>TH</sup> STREET AS SHOWN UPON SAID STATE PLAT NO. 24 DESERT RIDGE AMENDED;  
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THENCE NORTH 11°43'55" EAST, 97.00 FEET;  
THENCE NORTH 77°47'55" EAST, 1042.00 FEET ALONG NORTHWESTERLY LINES OF SAID TRACT 29, SAID TRACT 1 AND SAID TRACT 36 TO THE POINT OF BEGINNING.

## A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, NORTHWEST QUARTER OF SECTION 21, SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## SCHEDULE 'B' - EXCEPTIONS

- WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND.
- TAXES SUBSEQUENT TO THE PURCHASE OF SAID LAND BY D.R. HORTON INC., A DELAWARE CORPORATION
- THE RIGHTS, IF ANY, OF THE STATE OF ARIZONA OR ANY LEGAL SUBDIVISION THEREOF, OR OF THE PUBLIC, IN AND TO ANY PORTION OF SAID LAND WHICH MAY LIE WITHIN THE RIGHT-OF-WAY OR PURPORTED RIGHT-OF-WAY OF 56TH STREET AND PINNACLE PEAK ROAD, WHETHER ESTABLISHED BY INSTRUMENTS OF RECORD OR BY USE OF SAID LAND FOR PUBLIC ROAD OR STREET PURPOSES.
- ANY RIGHTS, INTEREST, OR CLAIMS OF PARTIES IN POSSESSION OF SAID LAND NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN AN INSTRUMENT: RECORDED AT: DOCUMENT NO. DOCKET 417, AT PAGE 2 PURPOSE: ROAD RIGHT OF WAY (NOT SHOWN - OUTSIDE SUBJECT PROPERTY - POSSIBLY INCORRECT RECORDING NUMBER)
- COVENANT CONDITIONS AND PROVISION IN A DOCUMENT ENTITLED "MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT ONE", FILED FOR RECORD IN DOCKET 95, AT PAGE 499. REFERENCE SAID DOCUMENT FOR FULL PARTICULARS. (NOT SHOWN - OUTSIDE SUBJECT PROPERTY)
- EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON PLAT RECORDED IN BOOK 376 OF MAPS, PAGE 26. (SHOWN)
- RIGHTS TO THE PUBLIC OVER ANY PORTION OF SAID LAND LYING WITHIN ANY PUBLIC ROAD OR HIGHWAY.

## BASIS OF BEARING

BASIS OF BEARING IS N89°58'40"E ALONG THE SOUTH LINE OF SECTION 16 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

## FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1304M, PANEL NUMBER 1304 OF 4425, EFFECTIVE DATE JULY 20, 2021.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1315L, PANEL NUMBER 1315 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

## REFERENCE DOCUMENTS

- STATE PLAT NO. 24 DESERT RIDGE AMENDED BOOK 376, PAGE 26, MCR.
- DESERT RIDGE SUPER BLOCK 1 SOUTHWEST PHASE 1 BOOK 1546, PAGE 39, MCR
- DESERT RIDGE SUPER BLOCK 4 PHASE TWO BOOK 417 PAGE 3, MCR
- MAP OF DEDICATION BOOK 393, PAGE 16, MCR

## OWNER/CLIENT

D.R. HORTON, INC.  
7689 EAST PINNACLE PEAK ROAD,  
SUITE 108  
SCOTTSDALE, AZ 85255

## SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
CONTACT: BRIAN J. BENEDICT, RLS

## NOTES

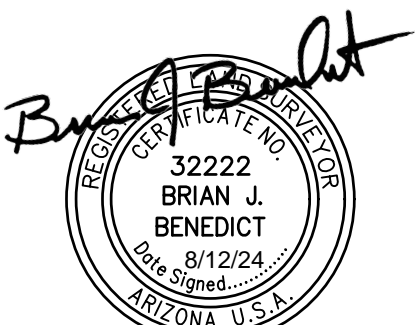
- AREA IS 2,304,369 SQ. FT. OR 52.9010 ACRES MORE OR LESS. SECTION 16 AREA IS 1,067,599 SQ. FT. OR 24.5087 ACRES MORE OR LESS. SECTION 17 AREA IS 17,188 SQ. FT. OR 0.3946 ACRES MORE OR LESS. SECTION 20 AREA IS 254,672 SQ. FT. OR 5.8465 ACRES MORE OR LESS. SECTION 21 AREA IS 964,911 SQ. FT. OR 22.1513 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN SEPTEMBER, 2022. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- SITE ADDRESS IS NOT AVAILABLE AT THIS TIME. (TABLE A, ITEM #2)
- THE SUBJECT SITE HAS 0 REGULAR PARKING SPACES & 0 DISABLED PARKING SPACES, TOTALING 0 PARKING SPACES. (TABLE A, ITEM #9)
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)

## SURVEYOR'S CERTIFICATION:

- TO:
- D.R. HORTON, INC.
  - ARIZONA STATE LAND COMMISSION
  - DHI TITLE AGENCY REAL ESTATE REPORT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN SEPTEMBER, 2022.

BRIAN J. BENEDICT  
RLS 32222  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
bbenedict@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.:

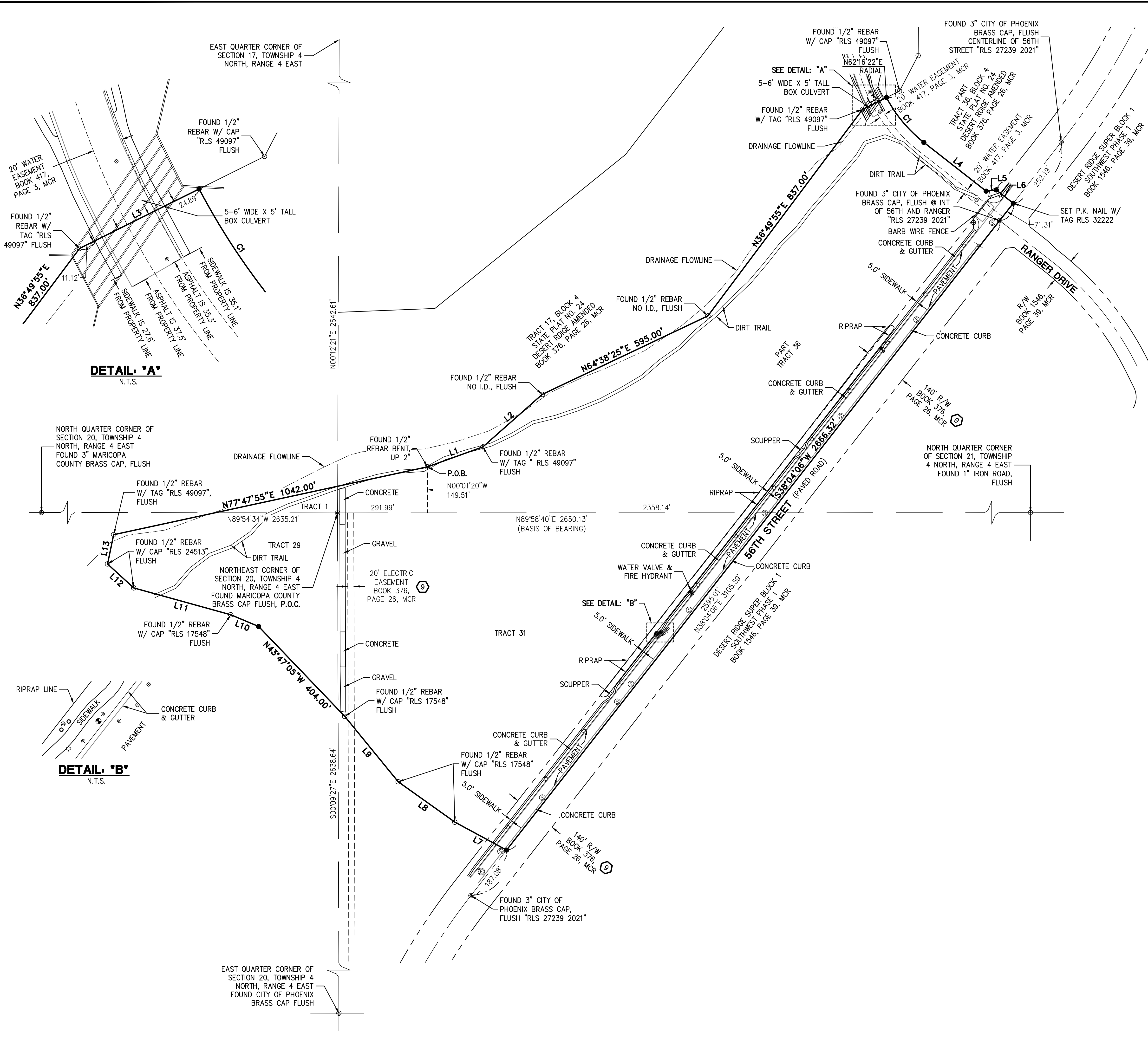
8/8/24	ADDED	ACREAGE	BY SECTION
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HILGARTWILSON  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

TALINN AT DESERT RIDGE  
56TH STREET AND DEER VALLEY DRIVE  
PHOENIX, ARIZONA  
ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.:	1577
	DATE:	AUG 2024
	SCALE:	NONE
	DRAWN:	CS
	DESIGNED:	HW
	APPROVED:	BJB
	DWG. NO.	SV-1
	SHT.	1 OF 2

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**DETAIL 'A'**  
N.T.S.

**DETAIL 'B'**  
N.T.S.

**LEGEND**

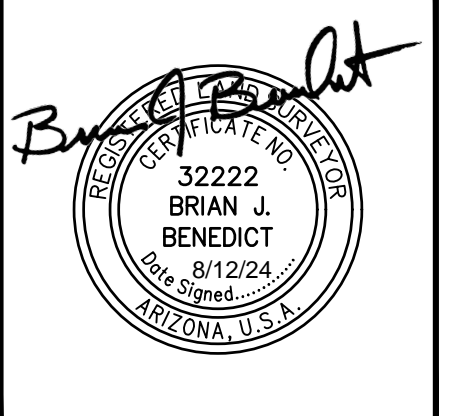
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⊕ ELECTRIC MANHOLE
- ⊛ STREET LIGHT AND ELECTRIC PULL BOX SIGN
- BOLLARD
- ⊙ PVC RISER
- ⊕ FIRE HYDRANT
- ⊙ AIR RELEASE VALVE
- ⊙ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - BARB WIRE FENCE
- - - FLOW LINE
- - - RIGHT-OF-WAY
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N70°10'25"E	191.00'
L2	N48°29'55"E	257.00'
L3	N63°33'25"E	86.57'
L4	S51°55'55"E	256.72'
L5	N83°04'06"E	32.97'
L6	S51°55'54"E	70.00'
L7	N61°34'05"W	190.59'
L8	N54°33'05"W	225.74'
L9	N39°13'35"W	274.00'
L10	N67°08'05"W	98.00'
L11	N74°32'05"W	327.00'
L12	N47°30'05"W	115.00'
L13	N11°43'55"E	97.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	452.00'	24°12'17"	190.95'

REV: 8/8/24 ADDED ACREAGE BY SECTION

**HILGARTWILSON**  
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**TALINN AT DESERT RIDGE**  
56TH STREET AND DEER VALLEY DRIVE  
PHOENIX, ARIZONA  
**ALTA/NSPS LAND TITLE SURVEY**

HILGARTWILSON  
PROJ NO.: 1577  
DATE: AUG 2024  
SCALE: AS SHOWN  
DRAWN: GS  
DESIGNED: HW  
APPROVED: BJB

DWG. NO.  
**SV-2**  
SHT. 2 OF 2