

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

December 19, 2019

Liz Aguiar
Principle Planner
City of Coconut Creek
Urban Design and Development
4800 West Copans Road
Coconut Creek, Florida 33063

RE: Vacation of Easements Johnson Technology Park 3

Dear Ms. Aguiar

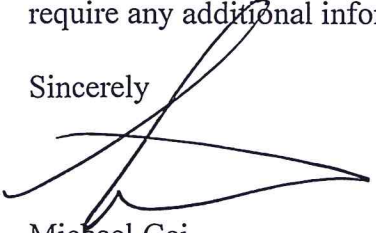
Please find attached the following information relative to the vacation of two utility easements in favor of the city on the above mentioned project

1. Site plan highlighting the portion of the easements to be vacated
2. Copy of the original easement document
3. Survey of the property
4. Sketch and legal of the portion of easement to be vacated
5. Water and sewer plan showing proposed and existing water and sewer for the site
6. Agent Authorization letter
7. Copy of the Deed for the property

As you can see by the attached water and sewer plan that portion of easement (ORB43759 PG974) which runs east is not being utilized as the water and sewer exists to the north of the easement. The portion of the easement as recorded in Instrument # 114989429 originally had sewer in it but said sewer was relocated as part of the Johnson Technology Park Phase 2 project and new easement given to the city. The documentation for the new easement is currently under review at the city. Therefore the easement to be vacated is no longer required. This easement was in favor of the city and no other utility company's have a right to utilize the easement therefore a letter of no objection is not required by other utilities.

I trust the information submitted is sufficient for your needs and should you have any questions or require any additional information please feel free to call

Sincerely



Michael Gai

A portion of that certain Utility Easement as recorded in Official Records Book 43759, Page 974 and lying over and across a portion of Parcel "A", "**JOHNSON ROAD COMMERCE CENTRE**", according to the Plat thereof, as recorded in Plat Book 177, Page 8, both of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the southeast corner of said Parcel "A"; thence along the East line of said Parcel "A", North 00°25'40" West, 544.71 feet to the **POINT OF BEGINNING**; thence South 89°34'00" West, 276.34 feet; thence North 00°24'02" West, 15.00 feet; thence North 89°34'00" East, 276.33 feet to a point on aforementioned East line of Parcel "A"; thence along said line, South 00°25'40" East, 15.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 0.095 acres (4,145 square feet), more or less.

SURVEYOR'S NOTES

- Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
- This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
- Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
- Sources of information used in the preparation of this Sketch and Description are as follows:
A) Plat of "JOHNSON ROAD COMMERCE CENTRE", Plat Book 177, Page 9;
B) Site Plan prepared by Sun-Tech Engineering, Job. No. 19-3965;
Unless otherwise noted the above referenced documents are recorded in the Public Records of Broward County, Florida.
- Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
- This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
- Bearings shown hereon are based on the record Plat and are relative to the South line of Parcel "A", bearing South 89°34'00" West.

SURVEYOR'S CERTIFICATION

DATE	REVISION	BY	CHK.

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: December 10, 2019

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
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Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

Donald L. Cooper
Donald L. Cooper, P.S.M. Date
Professional Surveyor and Mapper
Florida Registration No. 6269

12.11.2019

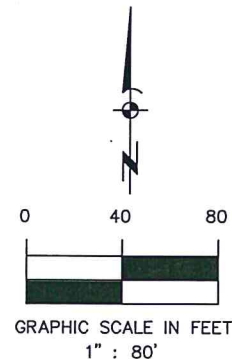
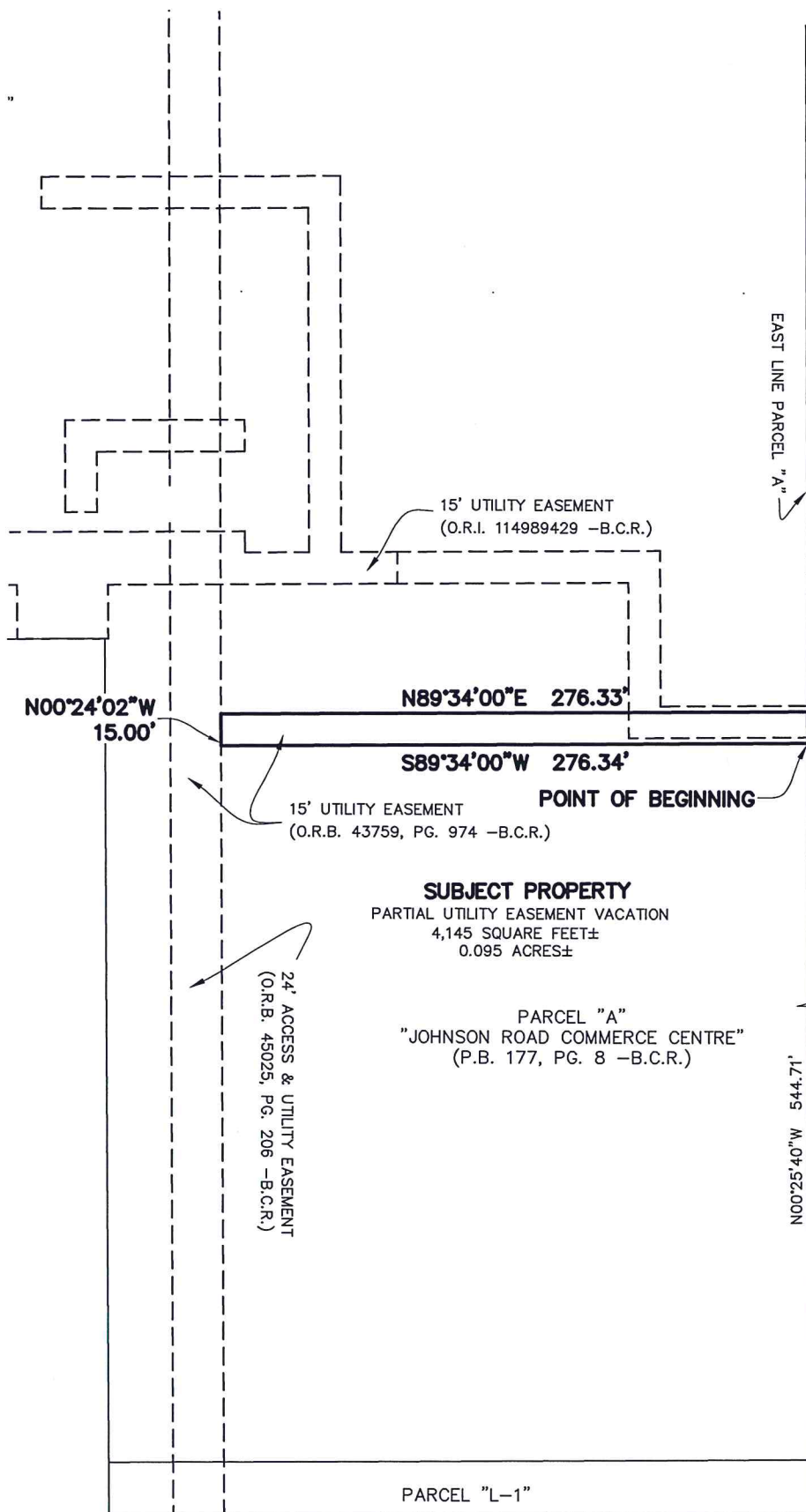


Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

3965sk1UEvac.dwg

JOB No.:

19-3965



KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
Ⓢ	CENTRELINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(TYP)	TYPICAL

JOHNSON ROAD

MAP OF BOUNDADRY SURVEY
FOR: ELITE ALUMINIUM

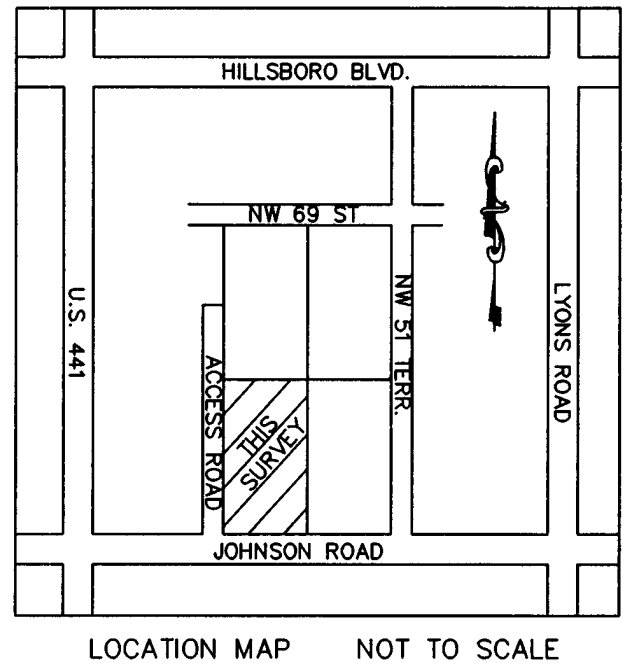
DESCRIPTION:
PARCEL "L-1" JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°36'16" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°25'14" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A". SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 59 OF SAID BROWARD COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C. PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 29 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 00°25'40" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE WEST LINE OF SAID TRACT "42" L.C. PLAT, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 205,014 SQUARE FEET OR 4.7065 ACRES MORE OR LESS.

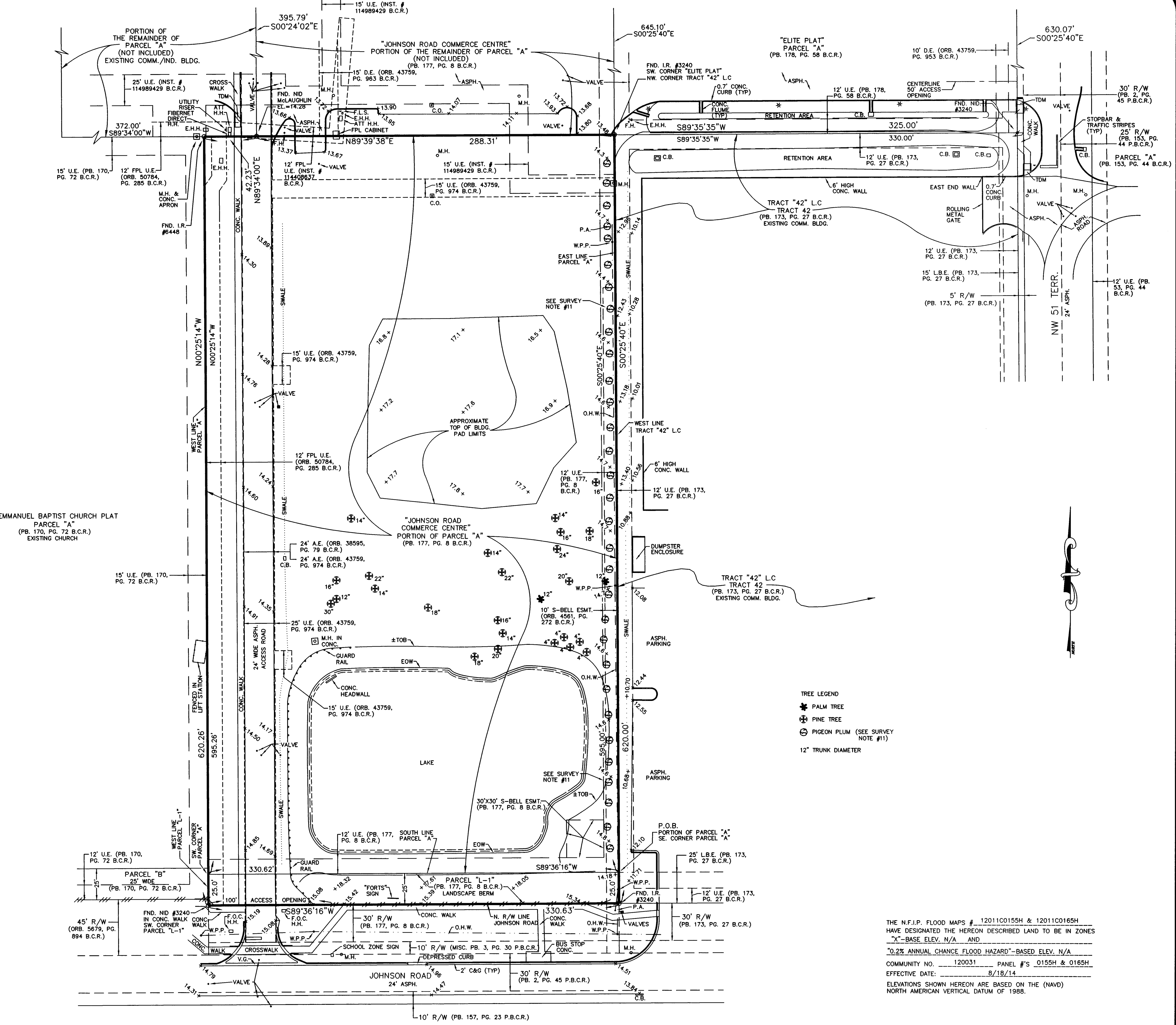
- SURVEY NOTES:
- ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
 - THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.).
 - BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
 - LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
 - NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC., INC. REGARDING EASEMENTS OR OTHER SERVITUDE'S THAT MAY EFFECT THE SUBJECT PROPERTY.
 - BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - THE TOP OF BERM ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY COINCIDES APPROXIMATELY WITH THE LINE OF PIGEON PLUM TREES.
 - ALL THE PIGEON PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE MORE LIKE SHRUBS WITH MULTIPLE SMALL DIAMETER (2" TO 3") STEMS/TRUNKS.
 - THE LIMITS OF THE TREE LOCATION PER THE CLIENTS REQUEST IS AS FOLLOWS: THE WESTERN LIMITS IS THE EAST SIDE OF 24' WIDE ACCESS ROAD. THE SOUTHERN LIMITS IS THE NORTH SIDE OF PARCEL "L-1". THE EASTERN LIMITS IS THE LINE OF PIGEON PLUM TREES SHOWN HEREON. THE NORTHERN LIMITS IS THE NORTH BOUNDARY LINE OF THIS SURVEY.

- LEGEND:
- | | | | |
|----------|--------------------------------|--------------|------------------------------|
| A/C | AIR CONDITIONING | (N.R.) | NON-RADIAL |
| ASPH. | ASPHALT | NAIL IN DISC | NAIL IN DISC |
| A.E. | ACCESS EASEMENT | NIT. | NAIL IN TAB |
| APPROX. | APPROXIMATE | O.H.W. | OVERHEAD WIRES |
| BOC | BACK OF CURB | ORB. | OFFICIAL RECORD BOOK |
| BM. | BENCHMARK | O/S | OFFSET |
| BOL. | BOLLARD | P.O.B. | POINT OF BEGINNING |
| BOL. | BOLLARD | P.O.C. | POINT OF COMMENCEMENT |
| BFP | BACKFLOW PREVENTER | P.O.T. | POINT OF TERMINATION |
| BOW | BACK OF WALK | P.B. | PLATBOOK |
| B.C.R. | BROWARD COUNTY RECORDS | P.C.P. | PERMANENT CONTROL POINT |
| COR. | CORNER | P.R.C. | POINT OF REVERSE CURVATURE |
| COMM. | COMMERCIAL | P.C.C. | POINT OF COMPOUND CURVATURE |
| CONC. | CONCRETE | P.I. | POINT OF INTERSECTION |
| C&G | CURB AND GUTTER | PRM | PERMANENT REFERENCE MONUMENT |
| CATV | CABLE TELEVISION | PMT. | PAVEMENT |
| C.B. | CATCH BASIN | PG. | PAGE |
| C.L.F. | CHAIN LINK FENCE | P.A. | POLE ANCHOR |
| (C) | CALCULATED | PLTR. | PLANTER |
| CVRD. | COVERED | PROP. | PROPOSED |
| COL. | COLUMN | PVC | POLYVINYL CHLORIDE |
| CPP | CONCRETE POWER POLE | P.K. | PARKER KALON |
| C.O. | CLEANOUT | RET. | RETENTION |
| (CFT) | CALCULATED FROM FIELD TRAVERSE | R | RADIUS |
| DESC. | DESCRIPTION | (RAD) | RADIAL |
| D. | DRAINAGE | RES. | RESIDENCE |
| D.E. | DRAINAGE EASEMENT | REF. | REFERENCE |
| DIA. | DIAMETER | R/W | RIGHT OF WAY |
| EL. | ELEVATION | RNG. | RANGE |
| E.H.H. | ELECTRIC HANDHOLE | SEC. | SECTION |
| EXST. | EXISTING | SAN. | SANITARY |
| E.O.W. | EDGE OF WATER | STA. | STATION |
| EOP | EDGE OF PAVEMENT | S-BELL | SOUTHERN BELL |
| ESMT. | EASEMENT | STY. | STORY |
| EXT. | EXTENDED | SEW. | SEWER |
| ELEC. | ELECTRIC | SERV. | SERVICE |
| FIN. FL. | FINISHED FLOOR | S.F. | SQUARE FEET |
| F.C. | FENCE CORNER | TWP. | TOWNSHIP |
| F.H. | FIRE HYDRANT | (TYP) | TYPICAL |
| FPL | FLORIDA POWER & LIGHT | TAN. | TANGENT |
| FT. | FOOT | T.O.B. | TOP OF BANK |
| FND. | FOUND | U.E. | UTILITY EASEMENT |
| GAR. | GARAGE | V.G. | VALLEY GUTTER |
| G.T. | GREASE TRAP | W.F. | WOOD FENCE |
| H.H. | HAND HOLE | W.P.P. | WOOD POWER POLE |
| INV. | INVERT | W.V. | WATER VALVE |
| I.R. | IRON ROD | W.M. | WATER METER |
| I.P. | IRON PIPE | W.S. | WATER SERVICE |
| IRRI. | IRRIGATION | Y.D. | YARD DRAIN |
| I.E. | INGRESS/EGRESS | | |
| IND. | INDUSTRIAL | -0.00 | EXISTING ELEVATION |
| I.D. | IDENTIFICATION | 0.00 | PROPOSED ELEVATION |
| L | ARC LENGTH | C | CENTERLINE |
| L.P. | LIGHT POLE | * | L.P., LIGHT POLE |
| LQP. | LIQUID PROPANE | L.B.E. | LANDSCAPE BUFFER |
| MON. | MONUMENT | | |
| (M) | MEASURED | P.B.C.R. | PALM BEACH COUNTY RECORDS |
| M.H. | MANHOLE | | |
| M.B. | METAL BOLLARD | +15.19 | SPOT ELEVATION |
| M.W. | MONITORING WELL | INST. # | INSTRUMENT NUMBER |
| M.R.F. | METAL RAIL FENCE | | |
| M.F. | METAL FENCE | | |
| MISC. | MISCELLANEOUS | | |

- NON-VEHICULAR ACCESS (PB. 170, PG. 72 B.C.R.)
- NON-VEHICULAR ACCESS (PB. 177, PG. 8 B.C.R.)
- NON-VEHICULAR ACCESS (PB. 178, PG. 58 B.C.R.)



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



PARCELS "L-1" & A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE (PB. 177, PG. 8 B.C.R.)

NOTE: THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

SCALE: 1" = 40' ELECTRONIC & FB/PG: FILE OTHERS: A.F.F. DRAWN BY: WDK RPT 14-87-south-May 2019 JOB NO: 19-60

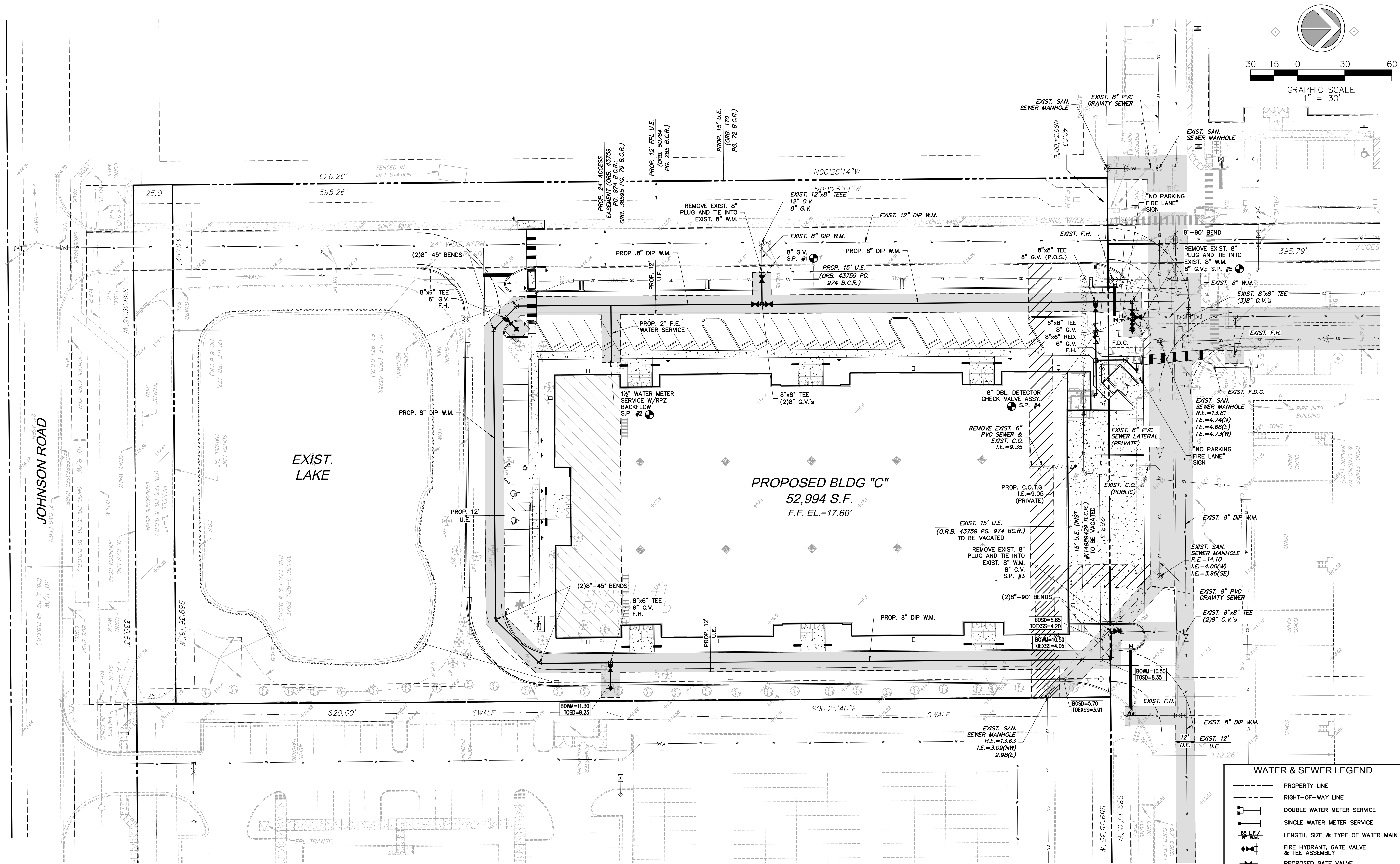
REVISIONS	DATE	BY	CKD	FB/PG
ADD U.E. (INST. #114989429 B.C.R.) NOT A FIELD UPDATE	12/3/19	WDK	AFF	N/A
BLDG. PAD LOCATION & TOPOGRAPHY	10/2/19	WDK	AFF	N/A
TREE LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	9/24/19	WDK	AFF	N/A
SOUTH LEGAL ONLY	4/18/16	AFF	WDK	N/A



PAUL E. BREWER & ASSOCIATES, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 PH: (954) 753-5210 FAX: (954) 753-9813 E-MAIL: BREWER@BELLSOUTH.NET

CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.040, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AS AMENDED. DATED: 10/17/14

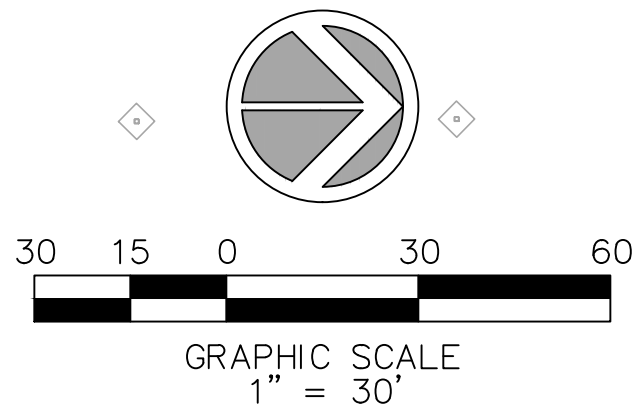
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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ws.dwg
PLOT DATE: 12/19/2019 12:54 PM BY: Miguel A. Sosa
LAYOUT: [C-3.2]



WATER & SEWER LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED CHECK VALVE
- BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- DRAINAGE STRUCTURE w/PIPE
- D.I.P. PIPE
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- MANHOLE DESIGNATION
- LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- CLEAN OUT TO GRADE
- PROP LIGHT POLE

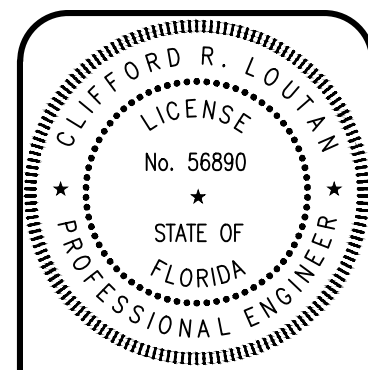
- NOTE:
- ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
 - FIRE HYDRANTS TO BE A MINIMUM 6' FROM F.D.C.
 - GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
 - DOUBLE VALVES REQUIRED IN ALL TIE-IN LOCATIONS.
 - WATER METERS SHALL NOT BE PLACED ON PAVED DRIVEWAYS OR SIDEWALKS.
 - BOLLARDS AND RPM'S SHALL BE INSTALLED BY FIRE HYDRANTS PER CITY STANDARDS.
 - FIRE HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIUM.



REVISIONS	
NO.	DESCRIPTION

JOHNSON TECHNOLOGY PARK III
CITY OF COCONUT CREEK
FLORIDA
WATER AND SEWER PLAN

DATE: 8/15/19
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-3965



Date: December 16, 2019
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

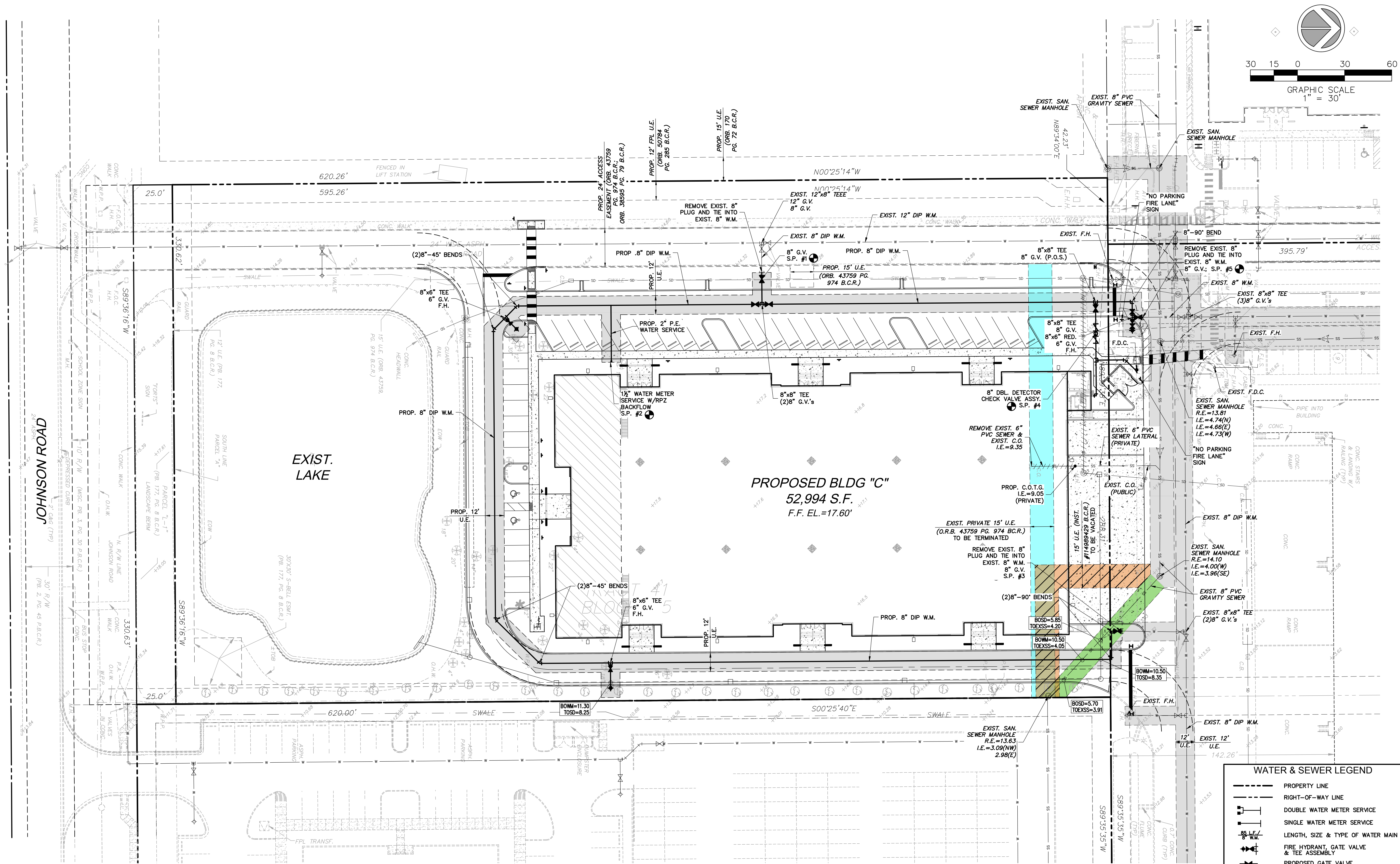
SHEET No.
C-3.2

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STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ws.dwg
PLOT DATE: 1/28/2020 1:58 PM BY: Miguel A. Sosa
LAYOUT: [C-3.2]



- PRIVATE EASEMENT TO BE TERMINATED
- RELOCATED SEWER MAIN OUT EASEMENT
- EXIST. CITY OF COCONUT CREEK UTILITY EASEMENT TO BE VACATED

NOTE:
1. ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
2. FIRE HYDRANTS TO BE A MINIMUM 6' FROM F.D.C.
3. GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
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	RIGHT-OF-WAY LINE
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STE Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

REVISIONS	
NO.	DESCRIPTION

JOHNSON TECHNOLOGY PARK III
CITY OF COCONUT CREEK
FLORIDA

WATER AND SEWER PLAN

DATE: 8/15/19
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: January 24, 2020
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-3.2.