

**DEDICATION**

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That WEST CYPRESS CREEK HOLDINGS LLC,  
COUNTY OF BROWARD SS a Florida limited liability company, owner of the lands described in and shown as included in  
this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as  
**"2050 CYPRESS CREEK"**, being a plat of a portion of the Southwest one-quarter (S 1/4) of Section 9, Township 49 South,  
Range 42 East, City of Fort Lauderdale, Broward County, Florida.

The Additional Right-of-Way Dedication is hereby dedicated to the public for road and road related purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WEST CYPRESS CREEK HOLDINGS LLC  
A FLORIDA LIMITED LIABILITY COMPANY

Officer: \_\_\_\_\_ Name of officer printed: Gerald M. Holland Title: Manager

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence \_\_\_ or online  
COUNTY OF BROWARD SS notarization \_\_\_, this \_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by Gerald M. Holland being the Manager  
of WEST CYPRESS CREEK HOLDINGS LLC, a Florida limited liability company, on behalf of the company.

He is  
[ ] personally known to me or  
[ ] has produced \_\_\_\_\_, as identification,  
and  
[ ] did take and oath.  
[ ] did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

**DEDICATION OF MORTGAGE HOLDER:**

STATE OF FLORIDA SUN TRUST BANK, Inc., a American bank holding company, owner and holder of a  
COUNTY OF BROWARD SS mortgage on this property, recorded in Instrument Number 115383605, of the Public Records of Broward  
County, Florida and does hereby join in the dedications as shown hereon.

IN WITNESS WHEREOF:  
I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this \_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

SUN TRUST BANK, INC.  
AN AMERICAN BANK HOLDING COMPANY

Officer: \_\_\_\_\_ Name printed: \_\_\_\_\_ Title: \_\_\_\_\_

Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence \_\_\_ or online  
COUNTY OF BROWARD SS notarization \_\_\_, this \_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_ being  
the \_\_\_\_\_ of SUN TRUST BANK, INC., an American bank holding company, on behalf of the corporation.

He/She is  
[ ] personally known to me  
[ ] or has produced \_\_\_\_\_, as identification,  
and  
[ ] did take an oath.  
[ ] did not take an oath

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

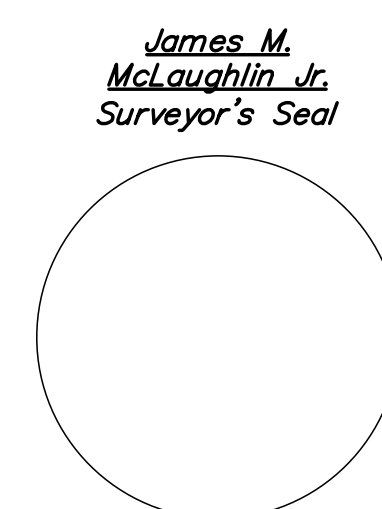
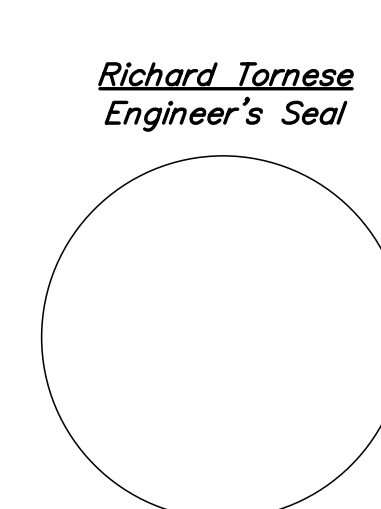
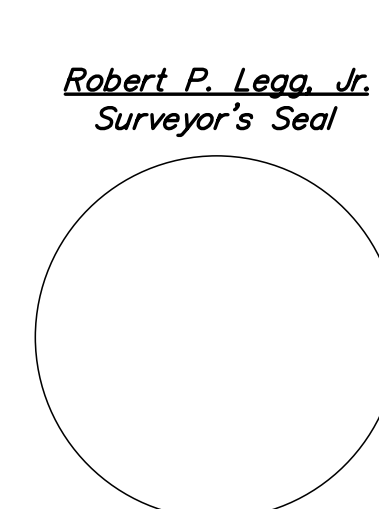
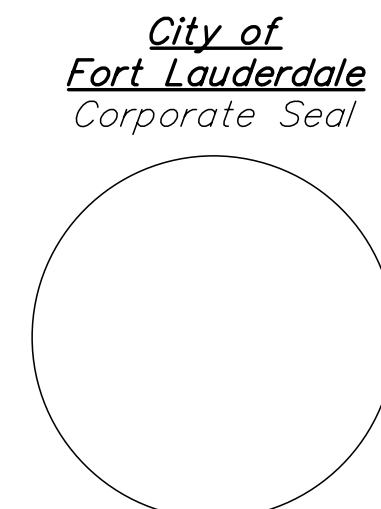
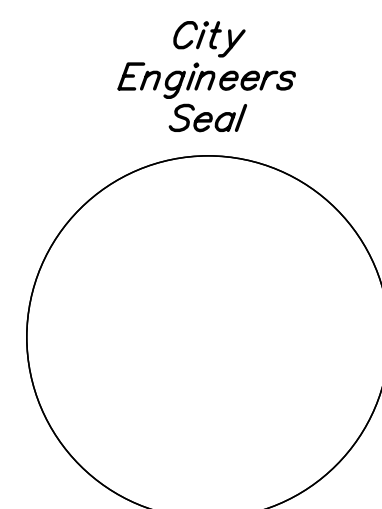
My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

**"2050 CYPRESS CREEK"**  
**A PLAT OF A PORTION OF THE**  
**SOUTHWEST ONE-QUARTER (SW 1/4),**  
**SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST,**  
**CITY OF FORT LAUDERDALE,**  
**BROWARD COUNTY, FLORIDA**  
**JULY, 2019**



PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 13-3-003 McL JOB NO.: V-4497



By: \_\_\_\_\_  
James M. McLaughlin, Jr.  
Registered Land Surveyor No. LS4497  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
1700 N.W. 64th STREET, SUITE 400  
Fort Lauderdale, Florida 33309  
Certificate of Authorization Number: LB 285

**CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat on the  
\_\_\_ day of \_\_\_\_\_ (City of Fort Lauderdale Planning # PL19004)

By: \_\_\_\_\_ Name Printed: \_\_\_\_\_ Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CITY COMMISSION**

STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF  
COUNTY OF BROWARD SS THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. \_\_\_\_\_, adopted by the said City  
Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

All application, concurrency, impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on  
the date of building permit issuance.

By: \_\_\_\_\_ Jeffrey A. Modarelli City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER'S SIGNATURE**

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_, Dennis R. Girisgen, City Engineer, Florida P.E. Registration No. 50207

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

This plat has been reviewed for conformity  
with Chapter 177, Florida Statutes.

This plat has been approved and accepted for record.

By: \_\_\_\_\_

Robert P. Legg, Jr. (date)  
Professional Surveyor and Mapper  
Florida Registration Number: LS4030

By: \_\_\_\_\_

Richard Tornese (date)  
Director  
Professional Engineer  
Florida Registration Number 40263

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_ Chairperson This  
plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_ Executive Director or Designee

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County  
Commissioners of Broward County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Mayor - County Commission

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,  
COUNTY OF BROWARD SS subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the  
applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in  
accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_. This plat conforms to all applicable  
sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 1st day of July, 2019.

044-MP-19

LOT 42, FORT LAUDERDALE  
INDUSTRIAL AIRPARK - SECTION 2  
(PLAT BOOK 63, PG. 8, B.C.R.)

LOT 41, FORT LAUDERDALE  
INDUSTRIAL AIRPARK - SECTION 2  
(PLAT BOOK 63, PG. 8, B.C.R.)

15' UTILITY EASEMENT  
(P.B. 63, PG. 8, B.C.R.)

UTILITY EASEMENTS VACATED  
(O.R. 10446, PG. 443, B.C.R.)

6' UTILITY EASEMENT  
(P.B. 63, PG. 8, B.C.R.)

5' ROAD EASEMENT (O.R. 19281, PG. 899, B.C.R.)

CYPRESS CREEK ROAD (N.W. 62nd STREET)

POINT OF COMMENCEMENT  
NW CORNER OF THE SW 1/4,  
SECTION 9-49-42  
FOUND NAIL & "BCED GPS" DISC  
CERTIFIED CORNER RECORD #99718

N88°09'08"E  
1237.36'

NORTH LINE, SW 1/4, SECTION 9-49-42  
N88°09'08"E 200.00'

NORTHERN MOST NE  
CORNER F-X-E PLAT  
(P.B. 119, PG. 4, B.C.R.)  
FOUND 3/4" IRON PIPE NO I.D.

POINT OF BEGINNING  
FOUND NAIL IN CAP #3653

50.00'

S01°50'52"E

50.00'

N01°50'52"W

5.00'

S78°21'07"E

51.42'

50' ACCESS OPENING

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

5.00'S. & ON W. LINE

PLAT LIMIT

446.06' (P.R.M. TO P.R.M.)

451.06' (CALCULATED & MEASURED)

450.96' (DESCRIPTION)

15' FPL EASEMENT (O.R. 37693, PG. 1245, B.C.R.)

5' ROAD, UTILITY & PUBLIC PURPOSE EASEMENT (O.R. 9119, PG. 602, B.C.R.)

15' FPL EASEMENT (O.R. 37693, PG. 1245, B.C.R.)

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15' FPL EASEMENT (O.R. 37693, PG. 1245, B.C.R.)

15' FPL EASEMENT (O.R. 37693, PG. 1245, B.C.R.)

100' RIGHT-OF-WAY (P.B. 63, PG. 8, B.C.R. & O.R. 8122, PG. 282, B.C.R.)

5' ROAD, UTILITY & PUBLIC PURPOSE EASEMENT (O.R. 9119, PG. 602, B.C.R.)

RIGHT-OF-WAY LINE & PLAT LIMIT (BASIS OF BEARINGS)

N88°09'08"E 200.00'

12' FPL EASEMENT (O.R. 9004, PG. 40, B.C.R.)

N88°09'08"E 151.30'

ADDITIONAL RIGHT-OF-WAY DEDICATION (3,111 SQ. FT.)

50' ACCESS OPENING

10' SANITARY SEWER EASEMENT (O.R. 4690, PG. 540, B.C.R.)

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506°13'37"E

17.05'S. & ON W. LINE

50.00'

506°13'37"E

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

17.05'S. & ON E. LINE

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17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

17.05'S. & ON E. LINE

SET OFFSET P.R.M. #285

5' RIGHT-OF-WAY (P.B. 119, PG. 4, B.C.R.)

N88°09'08"E 805.54'

FOUND NAIL IN MCL CAP

15' DRAINAGE EASEMENT (O.R. 19281, PG. 908, B.C.R.)

15' ROAD EASEMENT (O.R. 19751, PG. 455, B.C.R.)

NON-VEHICULAR ACCESS LINE (P.B. 119, PG. 4, B.C.R.)

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**SURVEYOR'S NOTES:**

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown refer to an assumed meridian and refer to a line 5.00 feet South of and parallel with the North line of the Southwest one-quarter (SW 1/4) of Section 9-49-42, as North 89°09'08" East, referenced by monumentation as shown hereon.

**THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:**

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

**PLAT RESTRICTION:**

This plat restricted to 50,000 Square Feet of Office and 5,000 Square Feet of Commercial.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

**LEGAL DESCRIPTION:**

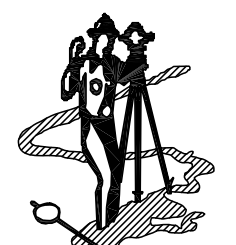
A parcel of land in the Southwest one-quarter (SW 1/4) of Section 9, Township 49 South, Range 42 East, more fully described as follows:

Commencing at the Northwest corner of Southwest one-quarter (SW 1/4) of Section 9, Township 49 South, Range 42 East; thence North 88°09'08" East along the North boundary of said Southwest one-quarter (SW 1/4) of Section 9, a distance of 1237.36 feet; thence South 01°50'52" East, a distance of 50.00 feet to the Point of Beginning; thence North 88°09'08" East, a distance of 200.00 feet; thence South 06°13'37" East, a distance of 434.47 feet; thence South 83°46'23" West, a distance of 233.85 feet; thence North 01°50'52" West, a distance of 450.96 feet to the Point of Beginning.

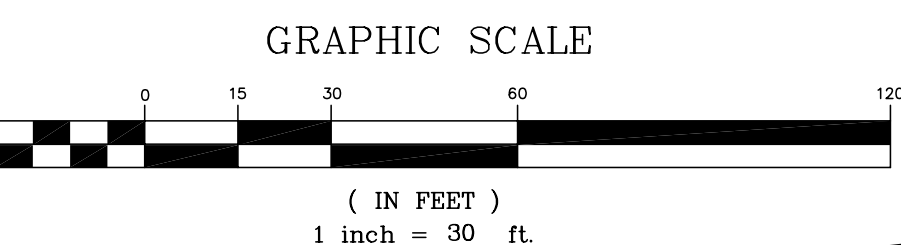
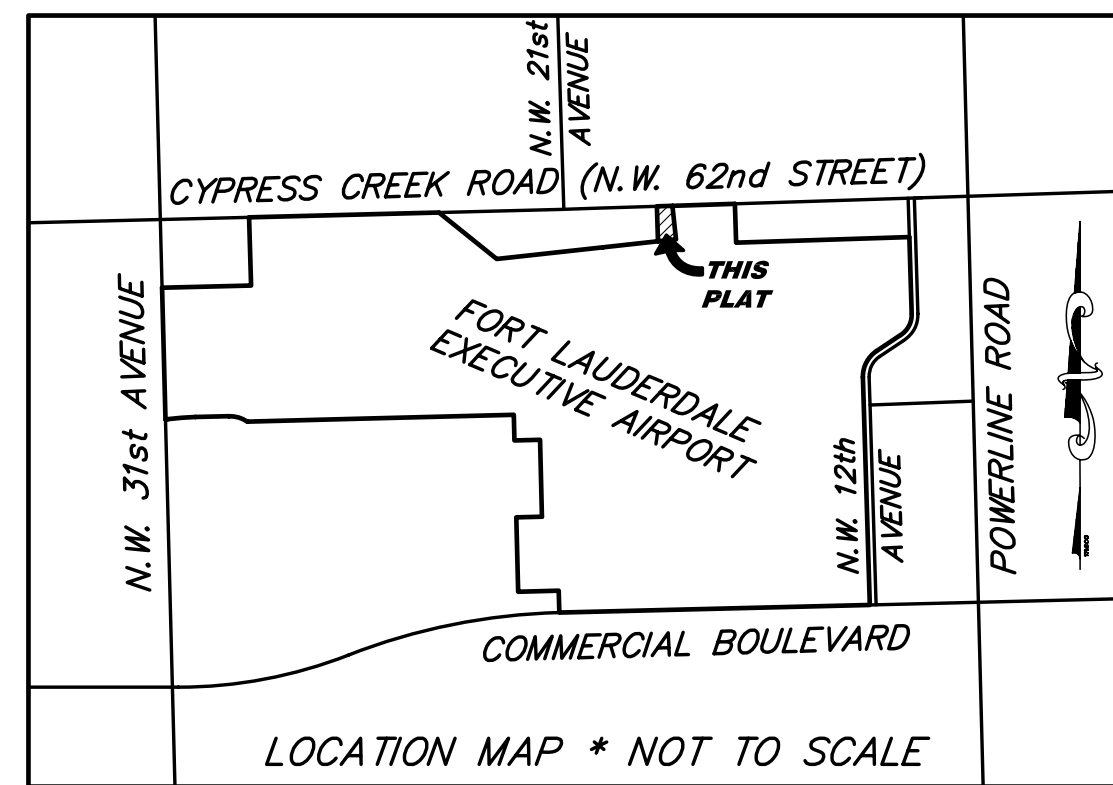
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 95,905 square feet or 2.2017 acres more or less.

**LEGEND:**

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
- NO. - indicates number
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- O.R., PG. - indicates Official Record, Page
- R/W - indicates Right-of-Way
- ⊙ - indicates centerline
- - indicates Non-Vehicular Access Line
- MCL CAP - indicates McLaughlin Engineering Co. Cap



044-MP-19



**"2050 CYPRESS CREEK"**  
A PLAT OF A PORTION OF THE  
SOUTHWEST ONE-QUARTER (SW 1/4),  
SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE,  
BROWARD COUNTY, FLORIDA  
AUGUST, 2019

**PARCEL "A"**  
**92,794 SQUARE FEET**  
**2.1303± ACRES**



**Page 1: PZB Plat - Applicant Information Sheet**

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

Case Number	PL19004
Date of complete submittal	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	WEST CYPRESS CREEK HOLDINGS, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4860 NE 12 <sup>TH</sup> AVENUE, OAKLAND PARK, FL 33334
E-mail Address	JOS@JOSCONSTRUCTIONSERVICES.COM
Phone Number	954-771-2210
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	MCLAUGHLIN ENGINEERING CO. / JIM MCLAUGHLIN
Applicant / Agent's Signature	J. McL.
Address, City, State, Zip	1700 NW 64 <sup>TH</sup> STREET #400, FORT LAUDERDALE, FL 33309
E-mail Address	JIM@MECO400.COM
Phone Number	954-763-7611
Letter of Consent Submitted	YES

Development / Project Name	2050 CYPRESS CREEK
Development / Project Address	Existing: 2050 W. CYPRESS CREEK RD. New: 205 W. CYPRESS CREEK RD.
Legal Description	A PORTION OF THE SW 1/4, SECTION 9-49-42
Tax ID Folio Numbers (For all parcels in development)	4942 09 00 0151
Request / Description of Project	RECORD PLAT
Applicable ULDR Sections	47-24.5 & 47.25.2
Total Estimated Cost of Project	\$ 8,000,000 (Including land costs)

Future Land Use Designation	OFFICE PARK
Proposed Land Use Designation	OFFICE PARK
Current Zoning Designation	GAA
Proposed Zoning Designation	GAA
Current Use of Property	VACANT
Residential SF (and Type)	N/A
Number of Residential Units	N/A
Non-Residential SF (and Type)	N/A
Total Bldg. SF (include structured parking)	N/A (PROPOSED 50,000 SQ. FT. OFFICE + 5,000 SQ. FT. COM.)
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	95,905 / 2.2017±	95,905 / 2.2017±
Lot Density		
Lot Width	200'	200'

**Page 2: Required Documentation**

**One (1) copy of the following documents:**

- Original Pre-PZB signed-off plat and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

**Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"**

**Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"**

- Narrative** describing specifics of plat. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Proposed plat**, with site highlighted.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

**Note:** All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

**Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

**Note:** Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

**Note:** For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning office.

<b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:	<b>Staff Intake Review</b> For Urban Design & Planning staff use only:
Print Name <u>JIM McLAUGHLIN</u>	Date _____
Signature <u>[Signature]</u>	Received By _____
Date <u>3-1-2022</u>	Tech. Specs Reviewed By _____
	Case No. _____