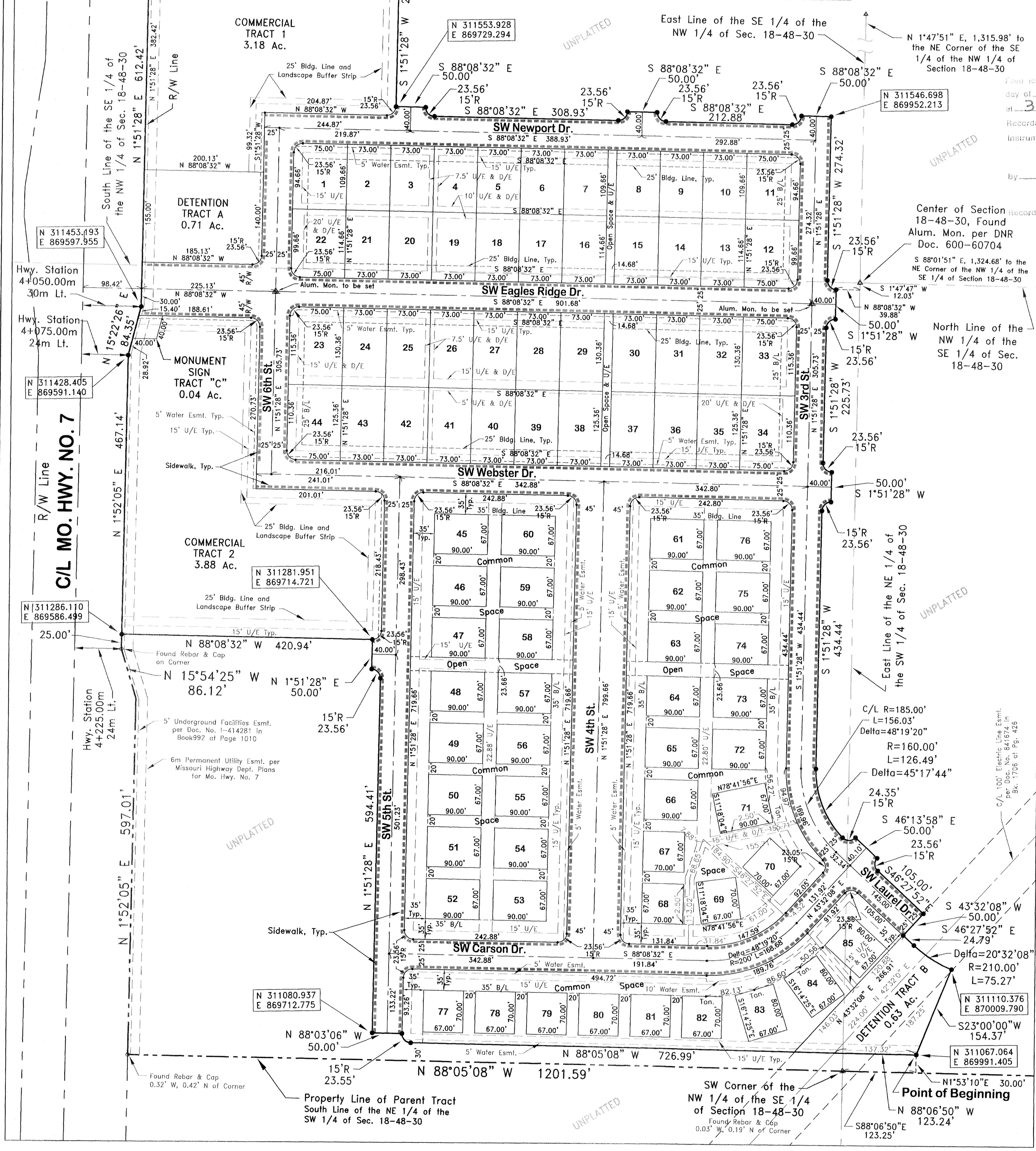
2006E0129783



Minimum Basement Floor Elevations

Lot	Elev.	Lot	Elev.	Lot	Elev.	Lot	Elev.	Lot	Elev.	Lot	Elev.	Lot	Elev.	Lot	Elev.
1	963.0	12	973.0	23	963.0	34	973.0	45	966.0	56	976.0	67	978.0	78	983.0
2	964.0	13	972.0	24	963.0	35	971.0	46	969.0	57	975.0	68	979.0	79	982.0
3	964.0	14	970.0	25	964.0	36	969.0	47	973.0	58	972.0	69	973.0	80	980.0
4	965.0	15	968.0	26	965.0	37	968.0	48	976.0	59	970.0	70	971.0	81	978.0
5	966.0	16	967.0	27	965.0	38	966.0	49	978.0	60	967.0	71	973.0	82	974.0
6	967.0	17	966.0	28	966.0	39	965.0	50	980.0	61	968.0	72	974.0	83	971.0
7	968.0	18	965.0	29	966.0	40	964.0	51	981.0	62	970.0	73	975.0	84	970.0
8	969.0	19	965.0	30	968.0	41	963.0	52	981.0	63	972.0	74	976.0	85	970.0
9	970.0	20	964.0	31	970.0	42	963.0	53	980.0	64	975.0	75	976.0		
10	971.0	21	963.0	32	971.0	43	964.0	54	979.0	65	976.0	76	975.0		
11	973.0	22	962.0	33	973.0	44	965.0	55	978.0	66	977.0	77	982.0		

The table at left shows recommended minimum basement elevations based on sewer depth and lot grading per the plans on record at the City and at the engineer's office. If a home is to be built at or below these minimums, the sewer service line should be excavated and the depth confirmed before commencing basement construction.

Bench Mark: Alum. Monument at Center of Section 18 – Elev. 981.35 feet

Lot No.	Area (S.F.)	Lot No.	Area (S.F.)	Lot No.	Area (S.F.)
1	9,821	23	11,684	45-66	6,030
2-10	8,005	24-32	9,516	67-70	4,690
11	9,821	33	11,684	71-76	6,030
12	10,271	34	11,234	77-82	4,690
13-21	8,370	35-43	9,151	83-85	5,360
22	10,271	44	11,234		

THE MINIMUM CLASSIFICATION OF THE HOMES ON LOTS 1-44 IS "D" WITH A MINIMUM LIVABLE FLOOR SPACE OF 2,000 SQUARE FEET.

THE MINIMUM CLASSIFICATION OF THE TOWNHOMES ON LOTS 45-85 IS "J" WITH A MINIMUM LIVABLE FLOOR SPACE OF 850 SQUARE FEET PER DWELLING UNIT.

Owner/Developer:
Eagles Ridge, LLC
Warren Parker, Michael Parker
804 North 7 Highway, Suite 100
Blue Springs, MO 64014
(816) 229-8899 (Fax) 229-5933

Final Plat

Eagles Ridge PR-O, 1st Plat

A Subdivision of Land in
Blue Springs, Jackson County, Missouri
In the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 18, Township 48, Range 30

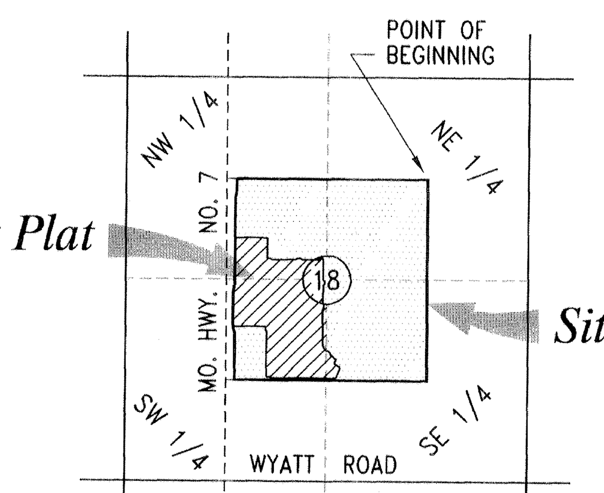
SITE LOCATION: 7905 SW MO. 7 HIGHWAY, BLUE SPRINGS, MO 64015

Filed for Record this 30th day of November 2006 at 3 O'Clock 39 Minutes P.M. Recorded in Book I101 at Page 65 Instrument Number E0129783 Director of Records by C. Waterfield Deputy Recorder's Fee $ 66.00

NORTH

100 0 100
Scale 1" = 100'

LEGEND
- Property or Right-of-Way (R/W) Line
- Easement (Esmt.) Line for designated purpose
- Utility Easement Line (U/E)
- Building Setback Line (B/L)
- Street or Esmt. Centerline (C/L)
- Public Sidewalk, Both Sides of Streets
- Limits of Exterior Plat Dimensions
- Aluminum Monuments to be set
- N 311546.698 E 869952.213 State Plane Coordinates (Meters)



VICINITY MAP
SECTION 18-48-30
1"=2000'

RECORD SOURCE OF PARENT TRACT:
GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2005-I-0102158.

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING RECORDED DOCUMENTS AS LISTED IN THE EXCEPTIONS OF TITLE POLICY NO. OP439522, ISSUED BY FIRST AMERICAN TITLE COMPANY, DATED NOV. 17, 2005.

AN EASEMENT FOR RIGHT-OF-WAY FOR MISSOURI HIGHWAY NO. 7 RECORDED AS DOC. NO. 271698 IN BOOK 555 AT PAGE 36, DOC. NO. 272055 IN BOOK 555 AT PAGE 191, AND DOC. NO. 272069 IN BOOK 446 AT PAGE 197.

THE PREMISES ARE WITHIN THE BOUNDARIES OF PRAIRIE TOWNSHIP FIRE PROTECTION DISTRICT, AS SET FORTH IN DOC. NO. 631319 AND ARE LIABLE FOR ASSESSMENTS BY REASON THEREOF.

THE PREMISES ARE WITHIN THE BOUNDARIES OF PUBLIC WATER SUPPLY DISTRICT NO. 13, AS SET FORTH IN DOC. NO. 832579 AND ARE LIABLE FOR ASSESSMENTS BY REASON THEREOF.

A 100' ELECTRIC EASEMENT TAKEN BY MISSOURI PUBLIC SERVICE COMPANY UNDER CONDEMNATION SUIT 128433 FILED APRIL 26, 1962 IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI AND IN THE REPORT OF COMMISSIONERS FILED JULY 20, 1962 AS DOCUMENT NO. 793980, SAID EASEMENT CORRECTED BY INSTRUMENT FILED AUGUST 11, 1964 AS DOCUMENT NO. 841674 IN BOOK 1706 AT PAGE 426.

A 5' UNDERGROUND FACILITIES EASEMENT PER DOCUMENT RECORDED MARCH 6, 1980 AS DOCUMENT NO. I-414281 IN BOOK I-992 AT PAGE 1010.

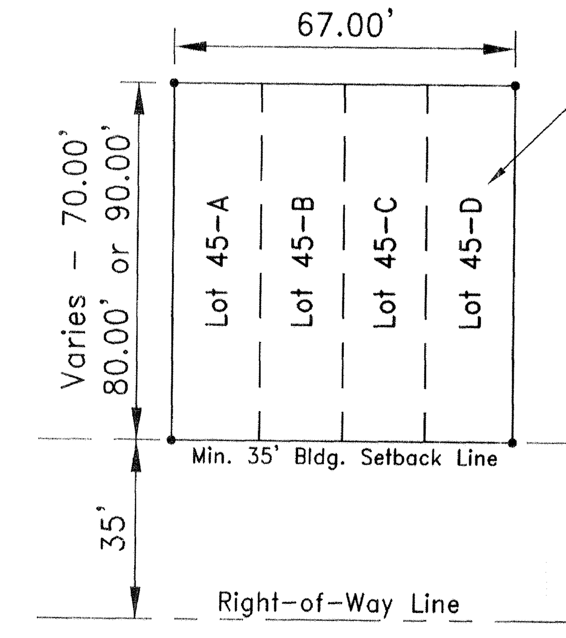
A 20' ELECTRIC LINE EASEMENT PER DOCUMENT RECORDED MAY 19, 1994 AS DOCUMENT NO. I-1275877 IN BOOK I-2560 AT PAGE 2318. THIS EASEMENT DOES NOT AFFECT THIS 1ST PLAT.

AN EASEMENT FOR RIGHT-OF-WAY, UTILITY, AND CHANNEL CHANGE IN THE DOCUMENT RECORDED SEPTEMBER 23, 1998 AS DOCUMENT NO. 98-I-73975 IN BOOK I-3277 AT PAGE 1375.

PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR COMMUNITY 290492, PANEL 0140 B, DATED SEPT. 1, 1983 THIS SITE IS WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AND IS NOT AFFECTED BY THE 100-YEAR REGULATORY FLOODPLAIN.

ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT WERE GENERATED WITH GPS, BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD83, WEST ZONE, BASED ON STATION JA-140 OF THE KC METRO CONTROL PROJECT, USING A COMBINED GRID FACTOR OF 0.9999084 COORDINATES ARE IN METERS. 1 METER = 3.28083333 FEET.

ALL REAR LOT CORNERS SHALL BE MARKED WITH 1/2" STEEL REINFORCING BARS WITH CAPS, AND CURBS SHALL BE NOTCHED AT THE EXTENSION OF SIDE LOT LINES UPON COMPLETION OF CONSTRUCTION. IF A CORNER CANNOT BE MONUMENTED, A BAR AND CAP WILL BE PLACED AT AN EVEN FOOT INTERVAL FROM THE CORNER ALONG THE SIDE LOT LINE THEREOF. TWO ALUMINUM MONUMENTS WILL BE INSTALLED AS INDICATED.



Typical Townhouse Lots
1" = 30'

Lots 45-85 are designed for 4-Plex Townhomes. Each numbered lot will include 4 smaller lots as shown, with the lot designations indicated. The area around the lots will be Open Space owned and maintained by the Home Owners Association. The Front Lot Lines (and Side Lines on corner lots) are coincident with the Building Setback Lines. Lots 45-52/53-60 and 61-66/72-76 are 90.00 feet deep to allow the staggering of the front building faces. This staggering scheme is shown on the PR-O Final Plan and shall govern the location of buildings on these lots. The Rear Lines of these lots are coincident with the Utility Easement Lines shown. The 4 outer lot corners shall be monumented.

SURVEYORS CERTIFICATION: I HEREBY CERTIFY THAT THIS SUBDIVISION OF "EAGLES RIDGE PR-O, 1ST PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

DATE OF SURVEY JULY 17, 2005

FRED BYAM
MO L.S. #2579
10-18-06 DATE

STATE OF MISSOURI FRED BYAM LS-2579 REGISTERED LAND SURVEYOR

DESCRIPTION: A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 48, RANGE 30, IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 88°06'50" EAST, 123.25 FEET; THENCE NORTH 01°53'10" EAST, 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 88°06'50" WEST, 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4-1/4 SECTION, 123.24 FEET; THENCE NORTH 88°05'08" WEST, 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, 726.99 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°56'36", AN ARC LENGTH OF 23.55 FEET; THENCE NORTH 88°03'06" WEST, 50.00 FEET; THENCE NORTH 1°51'28" EAST, 594.41 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 1°51'28" EAST, 50.00 FEET; THENCE NORTH 88°08'32" WEST, 420.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 7 AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°52'05" EAST, 467.14 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 15°22'26" EAST, 84.35 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°51'28' EAST, 612.42 FEET; THENCE SOUTH 88°08'32" EAST, 405.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 1°51'28" WEST, 253.10 FEET; THENCE SOUTH 88°08'32" EAST, 50.00 FEET; THENCE SOUTHERLY AND EASTERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°51'28" WEST, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 88°08'32" EAST, 308.93 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 88°08'32" EAST, 50.00 FEET; THENCE SOUTHERLY AND EASTERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 1°51'28" WEST, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 88°08'32" EAST, 212.88 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 88°08'32" EAST, 50.00 FEET; THENCE SOUTH 1°51'28" WEST, 274.32 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO A POINT THAT IS SOUTH 1°47'47" WEST, 12.03 FEET AND NORTH 88°08'32" WEST, 39.88 FEET FROM THE CENTER OF SAID SECTION 18; THENCE SOUTH 1°51'28" WEST, 50.00 FEET; THENCE WESTERLY AND SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°08'32" WEST, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 1°51'28" WEST, 225.73 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 1°51'28" WEST, 50.00 FEET; THENCE WESTERLY AND SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°08'32" WEST, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 1°51'28" WEST, 434.44 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 45°17'44", AN ARC LENGTH OF 126.49 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 93°01'37", AN ARC LENGTH OF 24.35 FEET; THENCE SOUTH 46°13'58" EAST, 50.00 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 43°32'08" WEST, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 46°27'52" EAST, 105.00 FEET; THENCE SOUTH 43°32'08" WEST, 50.00 FEET; THENCE SOUTH 46°27'52" EAST, 24.79 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 20°32'08", AN ARC LENGTH OF 75.27 FEET; THENCE SOUTH 23°00'00" WEST, 154.37 FEET TO THE POINT OF BEGINNING. CONTAINING 39.14 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

EAGLES RIDGE PR-O, 1ST PLAT

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BLUE SPRINGS, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TELEVISION, AND SURFACE DRAINAGE, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

STREET DEDICATION: ALL STREET RIGHT-OF-WAY SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO PUBLIC USE IS HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS: TRACTS "A" AND "B" SHALL BE STORMWATER DETENTION TRACTS AND UTILITY/DRAINAGE EASEMENTS. RESPONSIBILITY FOR THE MAINTENANCE OF SAID FACILITIES, INCLUDING MOWING AND PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE EAGLES RIDGE HOME OWNERS ASSOCIATION (HOA). IN THE EVENT THAT THE "HOA" FAILS TO ADEQUATELY AND PROPERLY MAINTAIN SAID DETENTION FACILITIES, THE CITY OF BLUE SPRINGS MAY ENTER UPON SAID LAND, PERFORM SAID MAINTENANCE, AND THE COST OF SAID MAINTENANCE SHALL BE PAID BY SAID "HOA" AND HOME OWNERS. IN THE EVENT THAT SAID "HOA" AND OWNERS FAIL TO PAY THE COST OF SAID MAINTENANCE OR ANY PART THEREOF WITHIN THIRTY (30) DAYS AFTER COMPLETION OF SAID MAINTENANCE, SAID COST SHALL BE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BLUE SPRINGS.

THE SPACE BETWEEN LOTS 7/8, 15/16, 29/30, 37/38 AND 47/48, 57/58, 63/64, 73/74 SHALL BE RESERVED AS PRIVATE OPEN SPACE FOR PEDESTRIAN AND MULTI-MODAL PATHWAYS. TRACT "C" SHALL BE RESERVED AS PRIVATE COMMON SPACE FOR A SUBDIVISION NAME IDENTIFYING SIGN. THE REMAINING SPACE AROUND THE MULTI-FAMILY LOTS 45-85, EXCLUSIVE OF RIGHT-OF-WAY AND OPEN SPACE SHALL BE RESERVED AS PRIVATE COMMON SPACE. SAID TRACTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIDEWALKS: SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS.

IN WITNESS WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE TRACTS OF LAND HEREON DESCRIBED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF Oct, 2006.

FOR EAGLES RIDGE L.L.C. :
A MISSOURI LIMITED LIABILITY COMPANY

MICHAEL J. PARKER, MEMBER

STATE OF MISSOURI }
COUNTY OF JACKSON } SS

ON THIS 18th DAY OF October, 2006, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL J. PARKER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF EAGLES RIDGE L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY DULY CONFERRED UPON HIM AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 8-12-2008 Rebecca H. Dixon Rebecca H. Dixon
NOTARY PUBLIC PRINT NAME

"NOTARY SEAL"
Rebecca H. Dixon, Notary Public
Jackson County, State of Missouri
Commission #04522485
My Commission Expires 8/12/2008

CITY SIGNATURE BLOCK :

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, THIS 20th DAY OF November, 2006 BY ORDINANCE NO. 4004.

STEVEN K. STEINER – MAYOR

JAMES HOLLEY, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

DIANNE GARDNER – CITY CLERK

CESAR A. YANES – CITY ENGINEER

SHEILA SOLON, CHAIRMAN
PLANNING COMMISSION

Brenda A. Oliver 11-28-06
Jackson County Assessment
Brenda A. Oliver

CITY OF BLUE SPRINGS MISSOURI CORPORATE SEAL

BYAM ENGINEERING, INC.
3501 STERLING, OFFICE "G" (816)-252-3519
INDEPENDENCE, MO 64052 (FAX) 252-3168

FOR: Eagles Ridge LLC
Eagles Ridge – 1st Plat
Final Plat

NO.	DATE	REVISION
2	10-18 2006	Clarified Open Space/Common Space, added PR-O to title
1	9-28 2006	Revised signature block for James Holley and Michael J. Parker

DATE	JOB NO.	ISSUE
Aug. 11, 2006	24123	Record Set
	SHEET 1 OF 1	