



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, December 11, 2024

5:30 p.m.

Robins City Hall

Agenda

- A. Call the meeting to order
- B. Roll Call of the Commission Members
- C. Chairperson and Zoning Administrator Reports
- D. Approval of the Agenda
- E. Approval of the Minutes of November 13, 2024 Meeting
- F. Review Plat of Survey No. 2903, Robins Landing and Motion to Approve Resolution No. 2024-6, Recommending to City Council
- G. Review Plat of Survey No. 2904, Robins Landing and Motion to Approve Resolution No. 2024-6, Recommending to City Council
- H. Motion to Adjourn



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE NOVEMBER 13TH, 2024 MEETING

Vice Chairperson Dennis Trachta called the meeting to order at 5:31 p.m. in the Robins City Hall on Wednesday, November 13th, 2024. Roll call was taken with Ed Rathgeber, Dennis Trachta, AJ Hester and Jay Goodin attending along with Planning and Zoning Administrator Dean Helander, City Clerk Lisa Goodin, Adan Cervantes, property owner, Doug Brain, Engineer for the property owner, and Vance McKinnon, candidate for the Robins Planning & Zoning Commission. Absent were Tim O'Hara, Dan Ries, and Todd Roberts.

Absent any report from the Chairperson and Zoning Administrator, Rathgeber moved to approve the agenda, Hester seconded and all votes were aye. Goodin moved to approve the minutes of the September 25th, 2024 meeting, Rathgeber seconded and all votes were aye.

Mr. Cervantes addressed the Commission, describing his property and intention to subdivide a 1-acre parcel from his 10-acre property and list it for sale. He explained he wished to withdraw his request to re-zone the property from A-1 Agricultural to C-2, Highway Commercial at this time. After further discussion regarding Mr. Cervantes' plans for the parcel, Helander recommended to the Vice Chairperson that no action be taken by the Commission on the proposed Preliminary and Final Plats.

Cervantes requested that the matter of the subdivision be tabled until he finds a buyer for the 1-acre parcel. Goodin moved to table Resolutions 2024-5 and 2024-6, Hester seconded. Roll call votes were as follows: Hester – aye, Rathgeber – aye, Goodin – aye, Trachta – aye.

On the matter of two (2) vacancies on the Planning and Zoning Commission, Helander noted that applicant T. Chalstrom has withdrawn his application, leaving a single candidate, Vance McKinnon. McKinnon summarized his career experience and interest in community planning. Trachta moved to recommend McKinnon to the City Council for appointment to the Planning & Zoning Commission, Hester seconded and all votes were aye.

Rathgeber moved to adjourn at 6:03 p.m., Goodin seconded and all voted aye.

Dennis Trachta,
Vice Chairperson

Dean Helander
Planning and Zoning Administrator

PLANNING AND ZONING RESOLUTION NO. 2024-6

Approving Plat of Survey No. 2903

WHEREAS, Plat of Survey No. 2903 has been received from Robins Landing LLC dated December 3, 2024, relating to portions of the N.W. $\frac{1}{4}$, Section 28 and the S.W. $\frac{1}{4}$, Section 21, TT84N, R7W in the City of Robins, Iowa, and

WHEREAS, the requester is desiring to divide the aforementioned property into two parcels: Parcel A consisting of 35.29 acres and Parcel B consisting of 16.18 acres, and

WHEREAS it is agreed that the transfer of Parcel B to the City of Robins may not take place prior to the completion of the public infrastructure.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2903 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved December 11, 2024.

Tim O'Hara, Chairperson

Dean Helander, Planning &
Zoning Administrator



December 4, 2024

City of Robins
Lisa Goodin
265 South 2nd Street
Robins, IA 52328

RE: ROBINS LANDING FIRST ADDITION
POS NO. 2903

Dear Ms. Goodin:

We have reviewed POS No. 2903 in the City of Robins, Linn County, Iowa. Signed copies will be provided to you prior to the December 11th P&Z meeting.

The purpose of the split is to allow the Owners to obtain mortgages separately from each other. This does not preclude the requirement of the Final Plat, nor does it allow the Owner to sell individual lots. Please notice Note 4 which does not allow the transfer of Parcel B to the City prior to the completion of the public infrastructure.

As such, we find POS No. 2903 and the enclosed documents to be in general conformance with the City requirements and recommend approval.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kelli Scott'.

Kelli Scott, P.E.
City Engineer

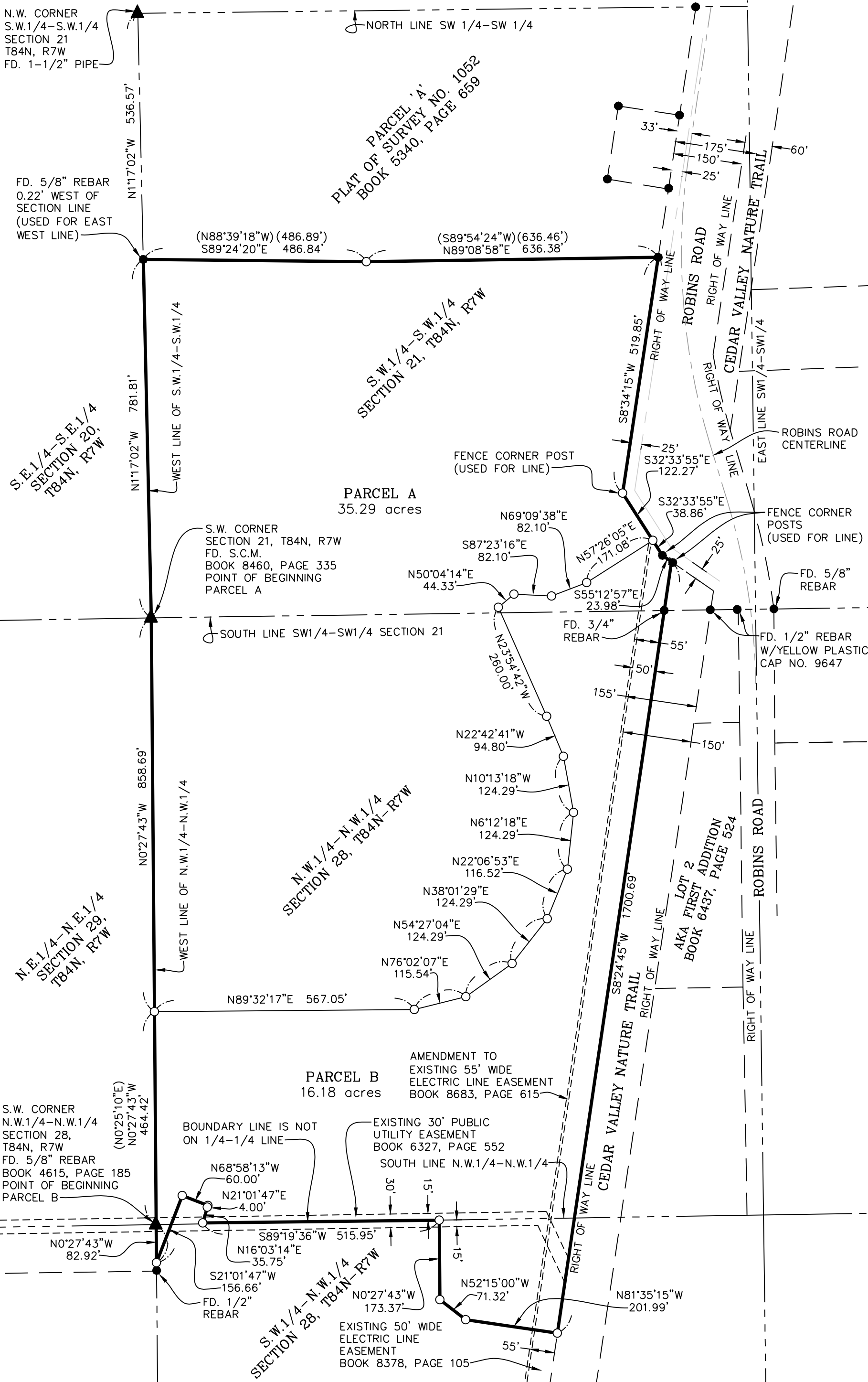
KJS/kjs

Enclosures: POS No. 2903 dated 12/3/24

cc: Bryce Ricklefs, Eagle View Land Development
Susan Forinash, Hall & Hall Engineers, Inc.

PARCEL A AND PARCEL B
PLAT OF SURVEY NO. 2903

PORTIONS OF THE N.W.1/4, SECTION 28 AND THE THE S.W.1/4, SECTION 21, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA



LEGAL DESCRIPTION - PARCEL A;

PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.W.1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE NORTH 1°17'02" WEST ON THE WEST LINE OF SAID S.W.1/4-S.W.1/4, A DISTANCE OF 781.81 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF PLAT OF SURVEY NO. 1052;

THENCE SOUTH 89°24'20" EAST ON THE SOUTH LINE OF SAID PARCEL "A", 486.84 FEET;

THENCE NORTH 89°08'58" EAST ON SAID SOUTH LINE, 636.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROBINS ROAD;

THENCE SOUTH 8°34'15" WEST ON SAID RIGHT OF WAY LINE 519.85 FEET;

THENCE SOUTH 32°33'55" EAST ON SAID RIGHT OF WAY LINE, 122.27 FEET;

THENCE SOUTH 57°26'05" WEST, 171.08 FEET;

THENCE SOUTH 69°09'38" WEST, 82.10 FEET;

THENCE NORTH 87°23'16" WEST, 82.10 FEET;

THENCE SOUTH 50°04'14" WEST, 44.33 FEET;

THENCE SOUTH 23°54'42" EAST, 260.00 FEET;

THENCE SOUTH 22°42'41" EAST, 94.80 FEET;

THENCE SOUTH 10°13'18" EAST, 124.29 FEET;

THENCE SOUTH 6°12'18" WEST, 124.29 FEET;

THENCE SOUTH 22°06'53" WEST, 116.52 FEET;

THENCE SOUTH 38°01'29" WEST, 124.29 FEET;

THENCE SOUTH 54°27'04" WEST, 124.29 FEET;

THENCE SOUTH 76°02'07" WEST, 115.54 FEET;

THENCE SOUTH 89°32'17" WEST, 567.05 FEET TO THE WEST LINE OF SAID N.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 858.69 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 35.29 ACRES.

LEGAL DESCRIPTION - PARCEL B;

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.W.1/4) OF SECTION TWENTY-ONE (21), ALL IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID N.W.1/4-N.W.1/4 OF SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID N.W.1/4-N.W.1/4, A DISTANCE OF 464.42 FEET;

THENCE NORTH 89°32'17" EAST, 567.05 FEET;

THENCE NORTH 76°02'07" EAST, 115.54 FEET;

THENCE NORTH 54°27'04" EAST, 124.29 FEET;

THENCE NORTH 38°01'29" EAST, 124.29 FEET;

THENCE NORTH 22°06'53" EAST, 116.52 FEET;

THENCE NORTH 6°12'18" EAST, 124.29 FEET;

THENCE NORTH 10°13'18" WEST, 124.29 FEET;

THENCE NORTH 22°42'41" WEST, 94.80 FEET;

THENCE NORTH 23°54'42" WEST, 260.00 FEET;

THENCE NORTH 50°04'14" EAST, 44.33 FEET;

THENCE SOUTH 87°23'16" EAST, 82.10 FEET;

THENCE NORTH 69°09'38" EAST, 82.10 FEET;

THENCE NORTH 57°26'05" EAST, 171.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROBINS ROAD;

THENCE SOUTH 32°33'55" EAST ON SAID RIGHT OF WAY LINE, 38.86 FEET;

THENCE SOUTH 55°12'57" EAST ON SAID RIGHT OF WAY LINE, 23.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CEDAR VALLEY NATURE TRAIL;

THENCE SOUTH 8°24'45" WEST ON SAID RIGHT OF WAY LINE, 1700.69 FEET;

THENCE NORTH 81°35'15" WEST, 201.99 FEET;

THENCE NORTH 52°15'00" WEST, 71.32 FEET;

THENCE NORTH 0°27'43" WEST, 173.37 FEET;

THENCE SOUTH 89°19'36" WEST, 515.95 FEET;

THENCE NORTH 16°03'14" EAST, 35.75 FEET;

THENCE NORTH 21°01'47" EAST, 4.00 FEET;

THENCE NORTH 68°58'13" WEST, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST, 156.66 FEET TO THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 82.92 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 16.18 ACRES.

SPACE RESERVED FOR
RECORDING PURPOSES

INDEX LEGEND

Location: S.W.1/4-N.W.1/4 AND N.W.1/4-N.W.1/4
SECTION 28, T84N, R7W AND
S.W.1/4-S.W.1/4, SECTION 21, T84N, R7W

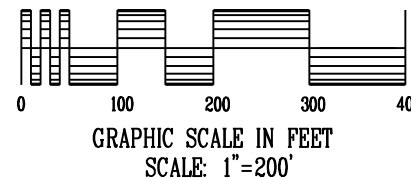
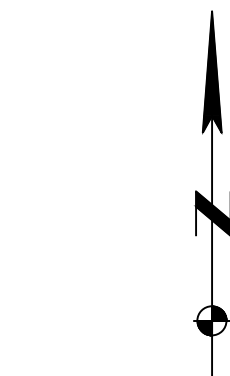
Requestor: ROBINS LANDING, LLC

Proprietor Parcel A: ROBINS LANDING AT THE PARK, LLC

Proprietor Parcel B: ROBINS LANDING, LLC

Surveyor: GREGG E. SAMPSON, P.L.S.

Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

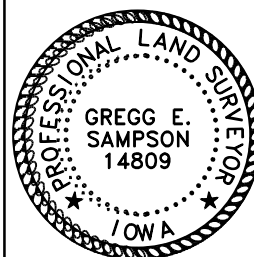


NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 2/21/2022
- PARCEL B, SHALL NOT BE TRANSFERRED TO THE CITY OF ROBINS, IOWA UNTIL SUCH TIME AS THE PUBLIC INFRASTRUCTURE ADJOINING SAID PARCEL HAS BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AND THE PRIVATE INFRASTRUCTURE WITHIN SAID PARCEL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DEVELOPMENT AGREEMENT.

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FD. MONUMENT AS NOTED
- ▲ FD. SECTION CORNER MONUMENT AS NOTED
- () RECORDED AS
- EASEMENT LINE
- PLAT BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE
- CENTERLINE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

HALL & HALL ENGINEERS, INC.

1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING

PARCEL A AND PARCEL B
PLAT OF SURVEY NO. 2903
PORTIONS OF THE N.W.1/4, SECTION 28 AND THE
THE S.W.1/4, SECTION 21, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 12/3/2024

Field Book No: 276

Scale: 1"=200'

Sheet: 1 of 1

Project Number: 10788

PLANNING AND ZONING RESOLUTION NO. 2024-7

Approving Plat of Survey No. 2904

WHEREAS, Plat of Survey No. 2904 has been received from Robins Landing LLC dated December 3, 2024, relating to portions of the N.W. $\frac{1}{4}$, Section 28 and the N.E. $\frac{1}{4}$, Section 29, T84N, R7W in the City of Robins, Iowa, and

WHEREAS, the requester is desiring to divide the aforementioned property into two parcels: Parcel A consisting of 21.75 acres and Parcel B consisting of 18.60 total acres,

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2904 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved December 11, 2024.

Tim O'Hara, Chairperson

Dean Helander, Planning &
Zoning Administrator



December 4, 2024

City of Robins
Lisa Goodin
265 South 2nd Street
Robins, IA 52328

RE: ROBINS LANDING FIRST ADDITION
POS NO. 2904

Dear Ms. Goodin:

We have reviewed POS No. 2904 in the City of Robins, Linn County, Iowa. Signed copies will be provided to you prior to the December 11th P&Z meeting.

The purpose of the split is to allow the Owners to obtain mortgages separately from each other. This does not preclude the requirement of the Final Plat, nor does it allow the Owner to sell individual lots.

As such, we find POS No. 2904 and the enclosed documents to be in general conformance with the City requirements and recommend approval.

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kelli Scott'.

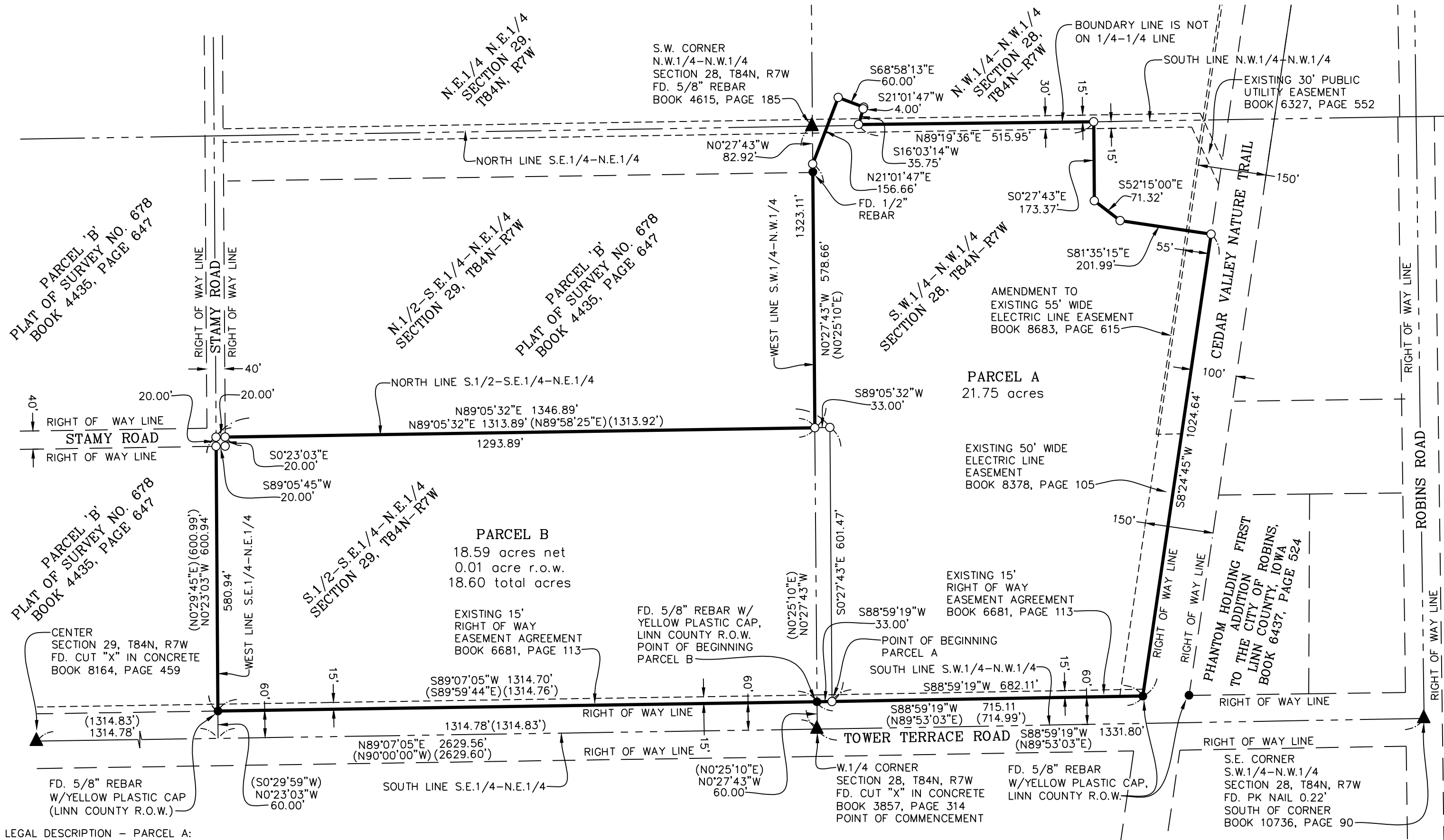
Kelli Scott, P.E.
City Engineer

KJS/kjs

Enclosures: POS No. 2904 dated 11/26/24

cc: Bryce Ricklefs, Eagle View Land Development
Susan Forinash, Hall & Hall Engineers, Inc.

PARCEL A AND PARCEL B
PLAT OF SURVEY NO. 2904
PORTIONS OF THE N.W.1/4, SECTION 28 AND THE THE N.E.1/4, SECTION 29, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA



LEGAL DESCRIPTION - PARCEL A:

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD;

THENCE NORTH 88°59'19" EAST ON SAID NORTH RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°27'43" WEST, 601.47 FEET;

THENCE SOUTH 89°05'32" WEST, 33.00 FEET TO THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 578.66 FEET;

THENCE NORTH 21°01'47" EAST, 156.66 FEET;

THENCE SOUTH 68°58'13" EAST, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST, 4.00 FEET;

THENCE SOUTH 16°03'14" WEST, 35.75 FEET;

THENCE NORTH 89°19'36" EAST, 515.95 FEET;

THENCE SOUTH 0°27'43" EAST, 173.37 FEET;

THENCE SOUTH 52°15'00" EAST, 71.32 FEET;

THENCE SOUTH 81°35'15" EAST, 201.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CEDAR VALLEY NATURE TRAIL;

THENCE SOUTH 8°24'45" WEST ON SAID WESTERLY RIGHT OF WAY LINE, 1024.64 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 682.11 FEET TO THE POINT OF BEGINNING

DESCRIBED PARCEL CONTAINS 21.75 ACRES.

LEGAL DESCRIPTION - PARCEL B:

PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TWENTY-NINE (29) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°07'05" WEST ON SAID NORTH RIGHT OF WAY LINE, 1314.70 FEET TO THE WEST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 0°23'03" WEST ON SAID WEST LINE, 600.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF SAID S.E.1/4-N.E.1/4 (S.1/2-S.E.1/4-N.E.1/4);

THENCE NORTH 89°05'32" EAST ON THE NORTH LINE OF SAID S.1/2-S.E.1/4-N.E.1/4, A DISTANCE OF 1346.89 FEET;

THENCE SOUTH 0°27'43" EAST, 601.47 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 18.60 ACRES INCLUDING 0.01 ACRE EXISTING ROAD RIGHT OF WAY.

PARCEL A	ACRES
N.W.1/4-N.W.1/4, SECTION 28	0.09
S.W.1/4-N.W.1/4, SECTION 28	21.66

PARCEL B	ACRES
S.E.1/4-N.E.1/4, SECTION 28	18.14
S.W.1/4-N.W.1/4, SECTION 29	0.46

SPACE RESERVED FOR
RECORDING PURPOSES

INDEX LEGEND

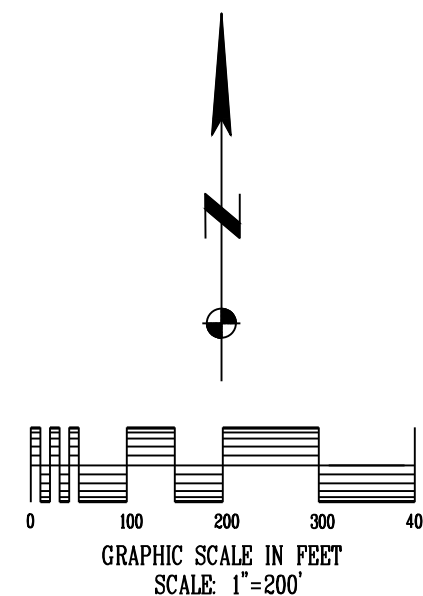
Location: S.W.1/4-N.W.1/4, SECTION 28, T84N, R7W
AND S.E.1/4-N.E.1/4 AND N.W.1/4-N.W.1/4,
SECTION 29, T84N, R7W

Requestor: ROBINS LANDING, LLC

Proprietors: ROBINS LANDING, LLC

Surveyor: GREGG E. SAMPSON, P.L.S.

Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
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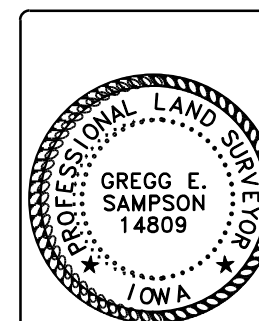


NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 2/21/2022

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FD. MONUMENT AS NOTED
- ▲ FD. SECTION CORNER MONUMENT AS NOTED
- () RECORDED AS
- EASEMENT LINE
- ===== PLAT BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE
- CENTERLINE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

HALL & HALL ENGINEERS, INC.

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PARCEL A AND PARCEL B
PLAT OF SURVEY NO. 2904
PORTIONS OF THE N.W.1/4, SECTION 28 AND THE
THE N.E.1/4, SECTION 29, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 11/26/2024

Field Book No: 276

Scale: 1"=200'

Sheet: 1 of 1

Project Number: 10788

CAD File: I:\Projects\10700\10788 - Robins Landing\DWG\Plots\10788 - Robins Landing\10788.dwg Date Plotted: Dec 02, 2024 - 9:03am Plotted By: SUSAN-FORINASH