

VICINITY MAP



SOL ACRES

A RURAL RESIDENTIAL SUBDIVISION SITUATED IN SECTION 17, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

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 THIS COUNTY.

Plat Book , Page
Sheet One of Three

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT BRUCE SHERMAN ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "SOL ACRES" (THE "PLAT"), AS OWNER, HEREBY COMITS TO ESTABLISH AND LEGALLY CREATE THE SOL ACRES HOMEOWNER'S ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM, PRIVATE ROADS, CONSERVATION/MANAGEMENT AREA, TREE CANOPY RETENTION EASEMENTS, AND INGRESS/EGRESS EASEMENTS. AN INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO ALACHUA COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES ALACHUA COUNTY TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY ALACHUA COUNTY DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT. THE SOL ACRES HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM AND THE PRIVATE ROADWAY & SHARED ACCESS INGRESS/EGRESS EASEMENT. THE PRIVATE ROADWAY & SHARED ACCESS INGRESS/EGRESS EASEMENT AND PUBLIC UTILITY EASEMENTS ARE TO BE AVAILABLE TO ALACHUA COUNTY EMERGENCY SERVICES OR UTILITY PROVIDERS FOR PROPER PURPOSES.

SOL ACRES
BY: _____
WITNESS PRINT NAME _____
BRUCE SHERMAN
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION THIS _____ DAY OF _____ 2023 BY BRUCE SHERMAN, AS AUTHORIZED MEMBER OF SOL ACRES, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SOL ACRES AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY COMPLETED ON 6/30/2022 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____
RICHARD L. WHITE, P.L.S. J.BROWN PROFESSIONAL GROUP, INC.
PROFESSIONAL LAND SURVEYOR 3330 N.W. 43RD STREET
FLORIDA CERTIFICATE NO. LS-4816 GAINESVILLE, FLORIDA 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate and Signature County Representative

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

PROFESSIONAL SURVEYOR & MAPPER DATE: _____

Certificate of Approval for Alachua County, Florida

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

ENGINEERING REQUIREMENTS:

DATE _____ COUNTY ENGINEER _____

FORM AND LEGALITY:

DATE _____ COUNTY ATTORNEY _____

APPROVED BY ALACHUA COUNTY:

DATE _____ CHAIR: BOARD OF COUNTY COMMISSIONERS _____

RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2023.

CLERK _____

DEPUTY CLERK _____

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DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LESS THE NORTH 40 FEET THEREOF FOR COUNTY ROAD RIGHT-OF-WAY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4"x4" CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-8-SOUTH, RANGE-19-EAST AND RUN THENCE S87°29'25"W, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER OF SECTION 17, A DISTANCE OF 1344.42 FEET TO A 4"x4" CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID SOUTH BOUNDARY AND RUN N02°32'39"W, ALONG THE WEST BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1296.65 FEET TO A 1/2" IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD NO. 22; THENCE LEAVING SAID QUARTER, QUARTER BOUNDARY AND RUN N87°33'34"E, ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1341.04 FEET TO A 4"x4" CONCRETE MONUMENT MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY BOUNDARY WITH THE EAST BOUNDARY OF THE AFORESAID SECTION 17; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND RUN S02°41'38"E, ALONG SAID EAST BOUNDARY A DISTANCE OF 1295.04 FEET TO THE POINT OF BEGINNING. CONTAINING 39.94 ACRES MORE OR LESS. SUBJECT TO A DISTRIBUTION EASEMENT IN FAVOR OF PROGRESS ENERGY AS RECORDED IN OFFICIAL RECORDS BOOK 3749, PAGE 1307 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

NOTES

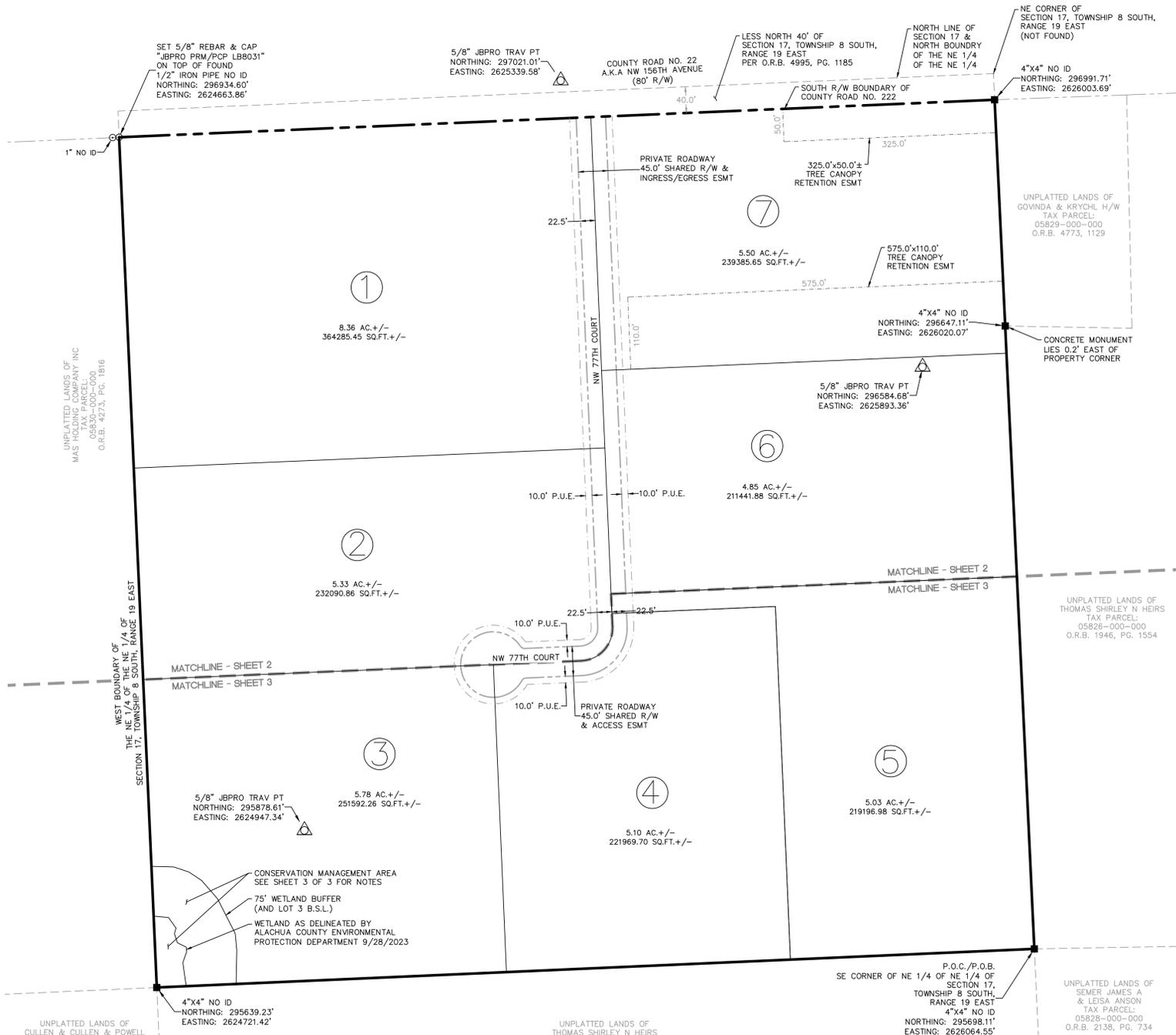
- ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF N87°33'34"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 11 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0145E (DATED 11/2/2018).
- THIS PLAT IS BASED ON A BOUNDARY SURVEY COMPLETED ON JUNE 30, 2022.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 SECTION SHALL NOT APPLY TO THOSE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, ULDC. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- PRIVATE ROADWAYS: ALL ROADS DESIGNATED HEREON AS PRIVATE ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE COUNTY OF ALACHUA, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE COUNTY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.
- NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT FULL COMPLIANCE WITH ALL COUNTY REGULATIONS. THIS RESTRICTION SHALL BE BINDING ON ALL PARTIES, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, GRANTEEES AND ASSIGNS AND SHALL RUN WITH THE LAND.
- ANY TREE WITHIN THE TREE CANOPY RETENTION EASEMENTS SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD, OR AUTHORIZED BY THE COUNTY FOR REMOVAL PER ARTICLE 2 OF CHAPTER 406 TREES AND NATIVE VEGETATION. REMOVAL OF ANY TREE OF REGULATED SIZE WILL REQUIRE A PERMIT FROM ALACHUA COUNTY.
- ALL BUILDING PERMITS INCLUDING PRIMARY STRUCTURES, ACCESSORY STRUCTURES, OUTDOOR KITCHENS, POOLS, OR ENCLOSURES WILL BE REQUIRED TO GO THROUGH PRE-APPLICATION SCREENING PRIOR TO ANY TYPE OF PERMIT APPLICATION, AND IT WILL BE DETERMINED AT THAT TIME IF A SURVEY OF THE EASEMENT AND TREE BARRICADES WILL BE REQUIRED. IF A SURVEY OF THE EASEMENT AND TREE BARRICADES ARE REQUIRED, THEN THEY SHALL BE INSTALLED AND INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREES WITHIN THE TREE CANOPY RETENTION EASEMENTS SHALL BE PROTECTED TO THE DRIP LINE.
- NO STRUCTURES SHALL BE PERMITTED WITHIN THE TREE CANOPY RETENTION EASEMENTS.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.
- THIS PLAT IS COMPRISED OF 3 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 2 AND 3 ARE LOT DETAIL SHEETS.

ABBREVIATIONS

AC = ACRES
A.K.A. = ALSO KNOWN AS
B.S.L. = BUILDING SETBACK LINE
ESMT = EASEMENT
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = J.BROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
PCP = PERMANENT CONTROL POINT
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TRAV PT = TRAVERSE POINT

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SHARED R/W & INGRESS/EGRESS ESMT
PUBLIC UTILITIES EASEMENT LINE
PARCEL LINE
BUILDING SETBACK LINE
TREE CANOPY RETENTION ESMT
5/8" IRON ROD & CAP (JBPRO LB 8031)(SET) PIPE (FOUND)
4"x4" CONCRETE MONUMENT (FOUND P.R.M.)
NAIL & DISK (JBPRO LB8031 PRM/PCP)(SET)
LOT NUMBER
5/8" ROD & CAP (PBPRO TRAV PT)



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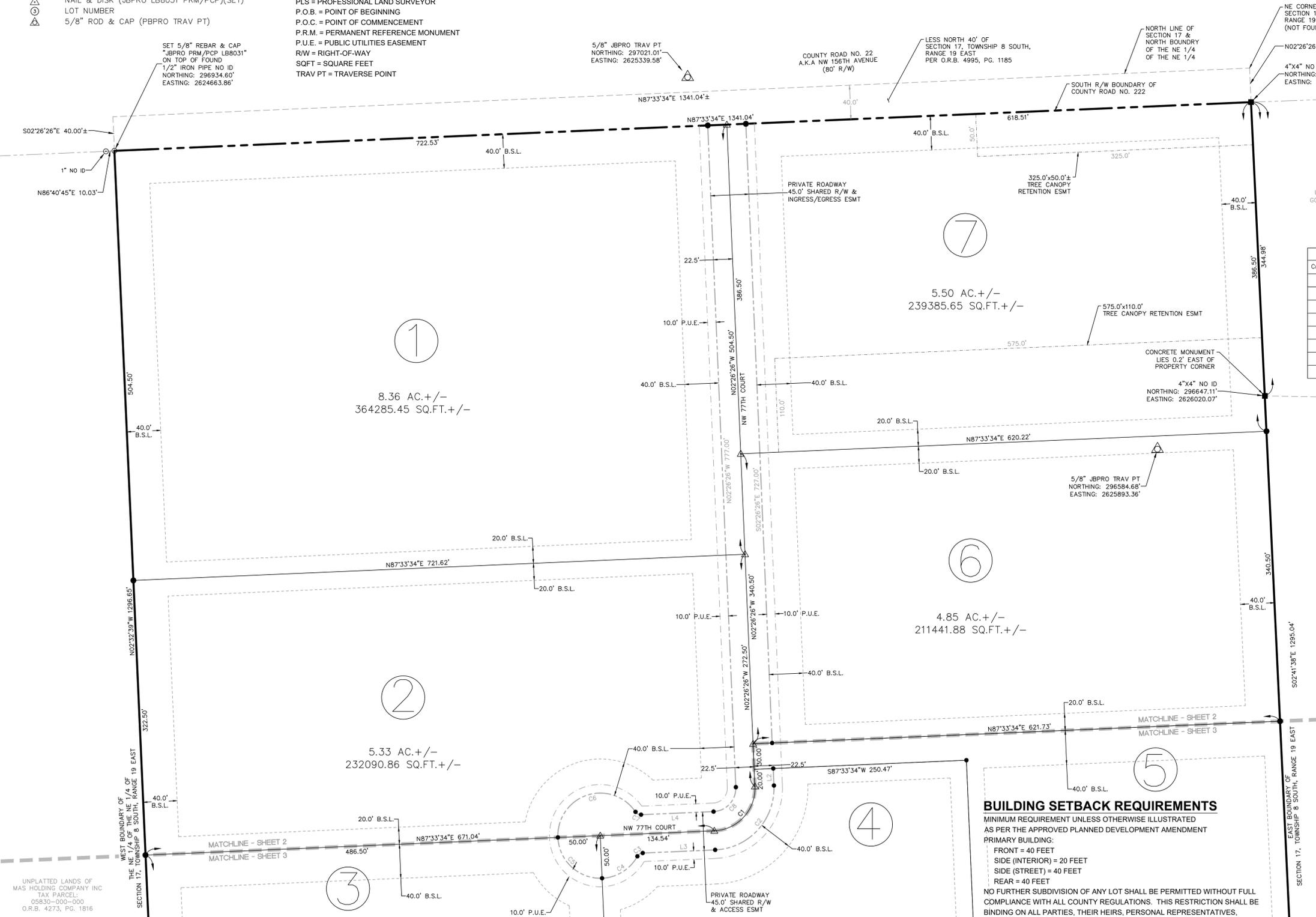
Plat Book ____, Page ____
Sheet Two of Three

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- - - RIGHT-OF-WAY LINE
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- ⊙ LOT NUMBER
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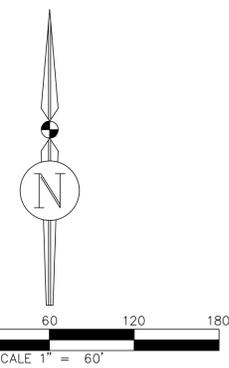
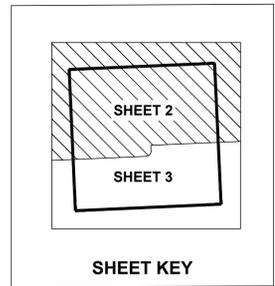
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Line#	Direction	Length
L1	S02°26'26"E	20.00'
L2	S02°26'26"E	40.00'
L3	S87°33'34"W	85.48'
L4	N87°33'34"E	85.48'

Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	78.54'	50.00'	90°00'00"	50.00'	N42°33'34"E	70.71'
C2	113.88'	72.50'	90°00'00"	72.50'	S42°33'34"W	102.53'
C3	7.66'	7.50'	58°33'04"	4.20'	S58°17'02"W	7.34'
C4	51.10'	50.00'	58°33'04"	28.03'	N58°17'02"E	48.90'
C5	78.54'	50.00'	90°00'00"	50.00'	S47°26'26"E	70.71'
C6	129.64'	50.00'	148°33'04"	177.59'	N71°50'06"E	96.26'
C7	7.66'	7.50'	58°33'04"	4.20'	S63°09'54"E	7.34'
C8	43.20'	27.50'	90°00'00"	27.50'	N42°33'34"E	38.89'



BUILDING SETBACK REQUIREMENTS

MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
 PRIMARY BUILDING:
 FRONT = 40 FEET
 SIDE (INTERIOR) = 20 FEET
 SIDE (STREET) = 40 FEET
 REAR = 40 FEET
 NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT FULL COMPLIANCE WITH ALL COUNTY REGULATIONS. THIS RESTRICTION SHALL BE BINDING ON ALL PARTIES, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, GRANTEEES AND ASSIGNS AND SHALL RUN WITH THE LAND.

UNPLATTED LANDS OF MAS HOLDING COMPANY INC
 TAX PARCEL: 05830-000-000
 O.R.B. 4273, PG. 1816

UNPLATTED LANDS OF THOMAS SHIRLEY N HEIRS
 TAX PARCEL: 05826-000-000
 O.R.B. 1946, PG. 1554

JBPro
 CIVIL ENGINEERING | LAND PLANNING
 SURVEYING | CONSTRUCTION SERVICES
 3530 NW 43rd Street | Gainesville, FL
 4420 US-1 S, Suite 1 | St. Augustine, FL
 1826 Ox Bottom Lane | Tallahassee, FL
 Toll Free: (844) Go-JBPro

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CONSERVATION MANAGEMENT AREA NOTES

1. THE ACTIVITIES/ACTS/USES IDENTIFIED BELOW ARE PROHIBITED IN DESIGNATED "CONSERVATION MANAGEMENT AREA" UNLESS PART OF AN APPROVED MANAGEMENT PLAN WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT. VIOLATION OF ANY ONE OF THESE PROVISIONS WITHOUT SUCH WRITTEN PERMISSION SHALL BE CONSIDERED A DISCRETE VIOLATION OF A DEVELOPMENT ORDER ISSUED BY THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS. DEVELOPMENT ORDER TERMS ARE ENFORCEABLE BY THE ALACHUA COUNTY CODES ENFORCEMENT SPECIAL MAGISTRATE. VIOLATIONS MAY RESULT IN MONETARY PENALTIES OF UP TO \$15,000 AND/OR ORDER TO RESTORE CONSERVATION AREA(S) TO PREEXISTING CONDITIONS AT THE EXPENSE OF THE OWNER(S). FAILURE TO COMPLY WITH CODES ENFORCEMENT BOARD ORDERS MAY RESULT IN LIENS AGAINST THE PROPERTY.
- PROHIBITED ACTIVITIES/ACTS/USES IN "CONSERVATION MANAGEMENT AREA(S)":
 - i. CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND.
 - ii. DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIALS AS LANDFILL OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS.
 - iii. REMOVAL OR DESTRUCTION OF NATIVE TREES, SHRUBS OR OTHER VEGETATION.
 - iv. EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE.
 - v. SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN PREDOMINANTLY IN ITS NATURAL CONDITION.
 - vi. ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
 - vii. ACTS OR USES DETRIMENTAL TO SUCH RETENTION OF LAND OR WATER AREAS.
 - viii. ACTS OR USES DETRIMENTAL TO THE PRESERVATION OF THE STRUCTURAL INTEGRITY OR PHYSICAL APPEARANCE OF SITES OR PROPERTIES OF HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, OR CULTURAL SIGNIFICANCE.

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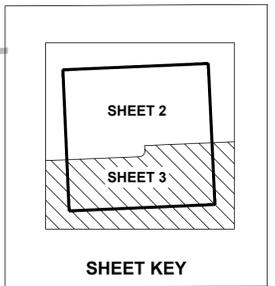
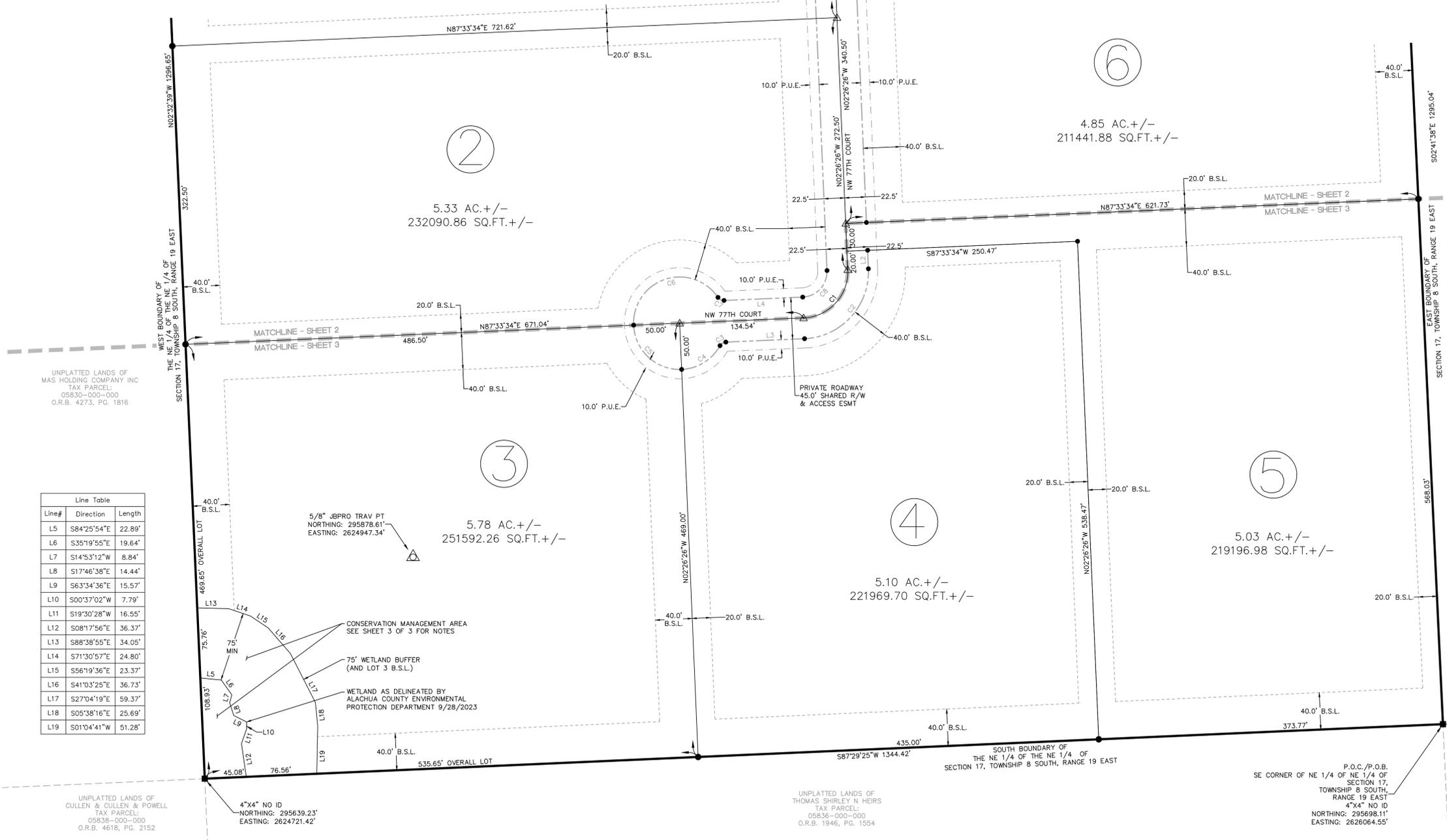
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Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
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Line Table		
Line#	Direction	Length
L5	S84°25'54"E	22.89'
L6	S35°19'55"E	19.64'
L7	S14°53'12"W	8.84'
L8	S17°46'38"E	14.44'
L9	S63°34'36"E	15.57'
L10	S00°37'02"W	7.79'
L11	S19°30'28"W	16.55'
L12	S08°17'56"E	36.37'
L13	S88°38'55"E	34.05'
L14	S71°30'57"E	24.80'
L15	S56°19'36"E	23.37'
L16	S41°03'25"E	36.73'
L17	S27°04'19"E	59.37'
L18	S05°38'16"E	25.69'
L19	S01°04'41"W	51.28'

UNPLATTED LANDS OF SEMER JAMES A & LEISA ANSON
 TAX PARCEL: 05828-000-000
 O.R.B. 2138, PG. 734

P.O.C./P.O.B.
 SE CORNER OF NE 1/4 OF NE 1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 19 EAST
 4"x4" NO ID
 NORTHING: 295698.11'
 EASTING: 262606.55'

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