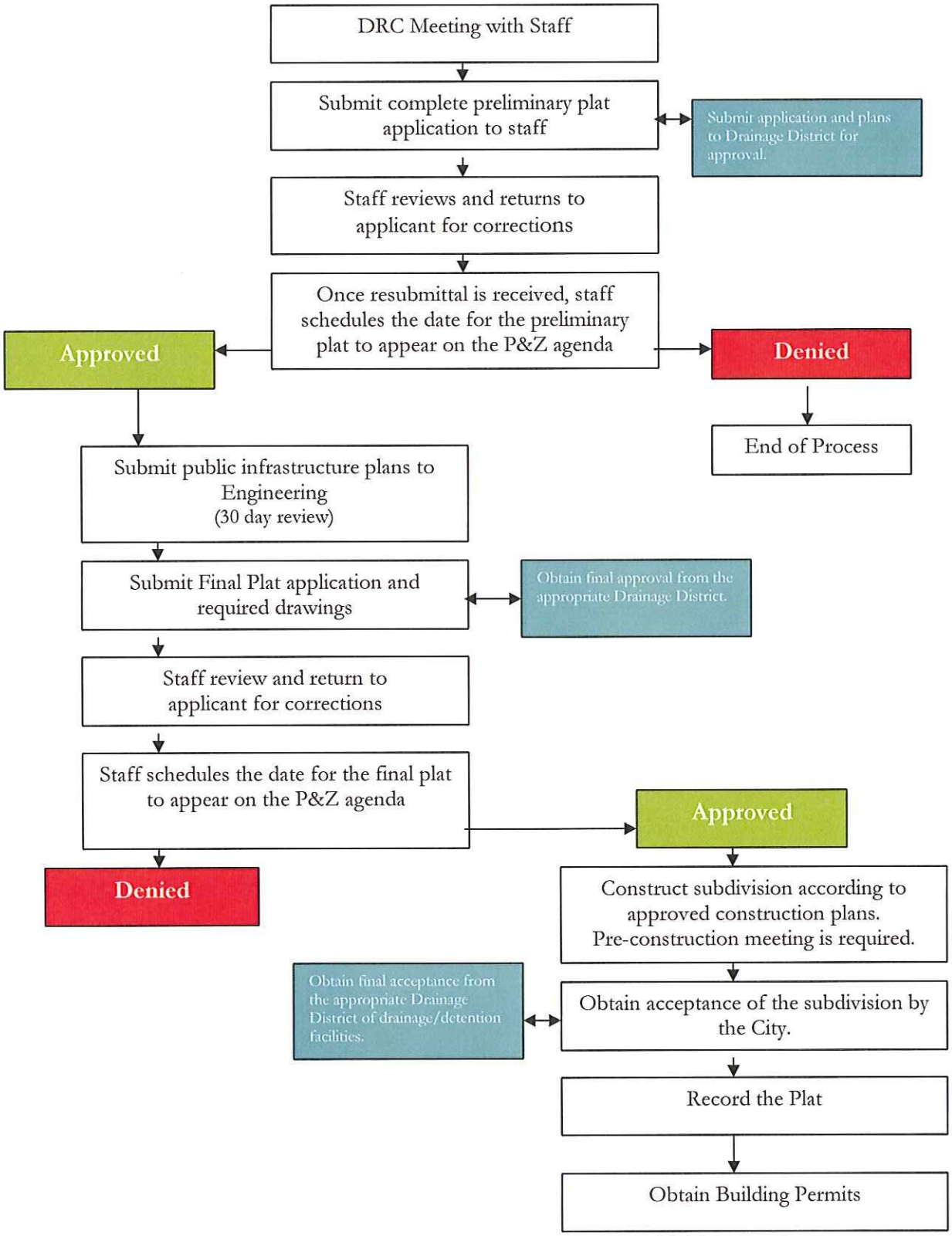Platting Process (60 – 90 days)