

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MEDLEY Sec.: 3 Twp.: 53 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: "U.S. HOLDINGS - UCP"

2. Owner's Name: Mr. Alex Debogory, U.S. Holdings, Inc. Phone: 305-885-0301

Address: 3200 WEST 84th STREET City: Hialeah State: FL Zip Code: 33018-4908

Owner's Email Address: tshort@usholdings.com

3. Surveyor's Name: Geoffrey Leiter, PSM Phone: 305-652-5133

Address: 520 N.W. 165th Street, Suite 209 City: Miami State: FL Zip Code: 33169

Surveyor's Email Address: geoffrey@leiterperez.com

4. Folio No(s): 22-3003-056-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached T-Plat, Proposed Tract "E" and Tract "F"

6. Street boundaries: South of NW 96th Street and SW of NW South River Drive

7. Present Zoning: Industrial Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(Tract "E" 62,077 _____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Alex L. DeBogomy

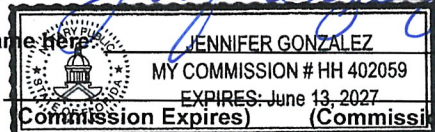
(Print name & Title here): ALEX L. DEBOGOMY (owner)

BEFORE ME, personally appeared Alex L. DeBogomy this 30 day of Oct, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of Oct, 2024 A.D.

Signature of Notary Public: Jennifer Gonzalez

(Print, Type name here)



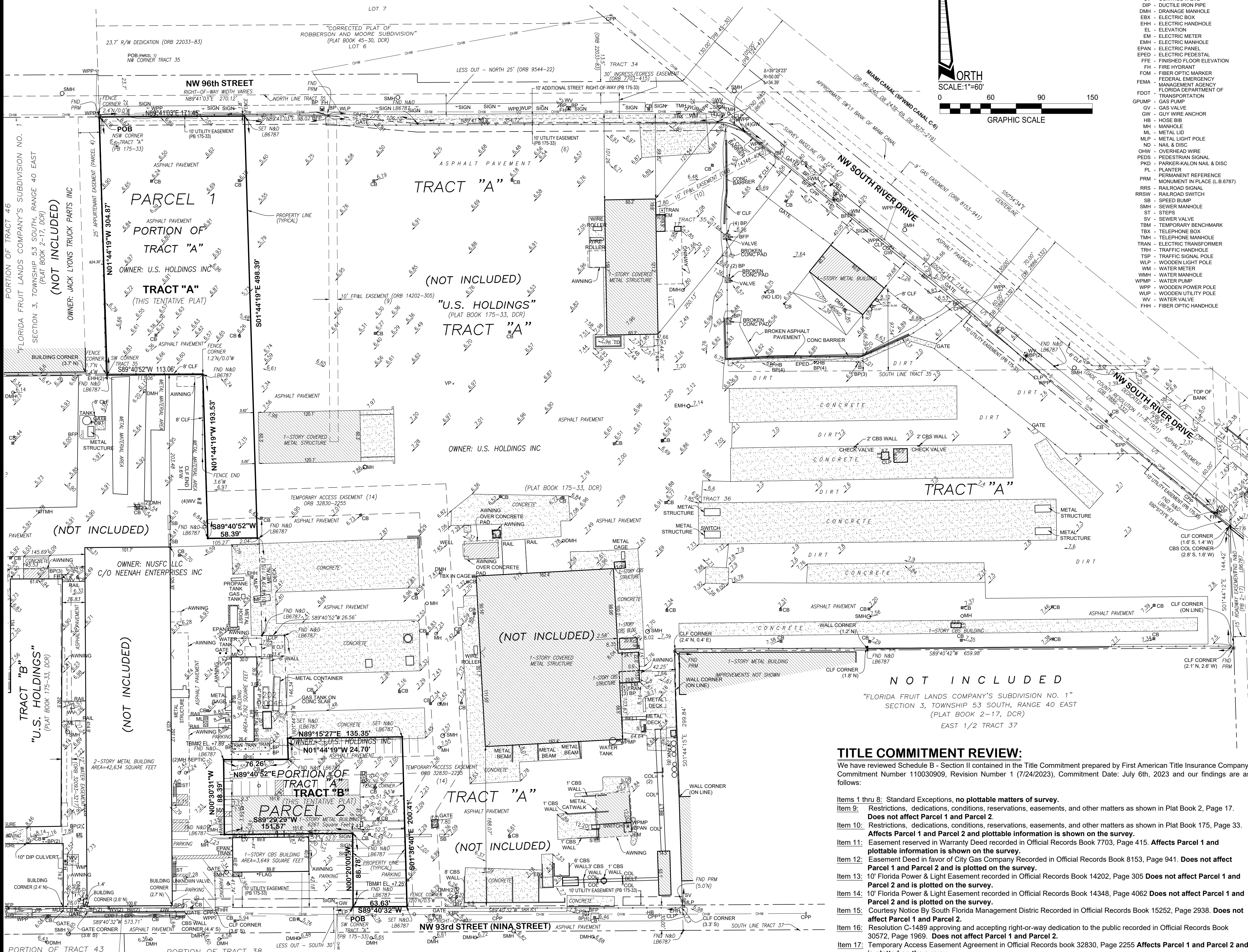
(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

-TENTATIVE PLAT-

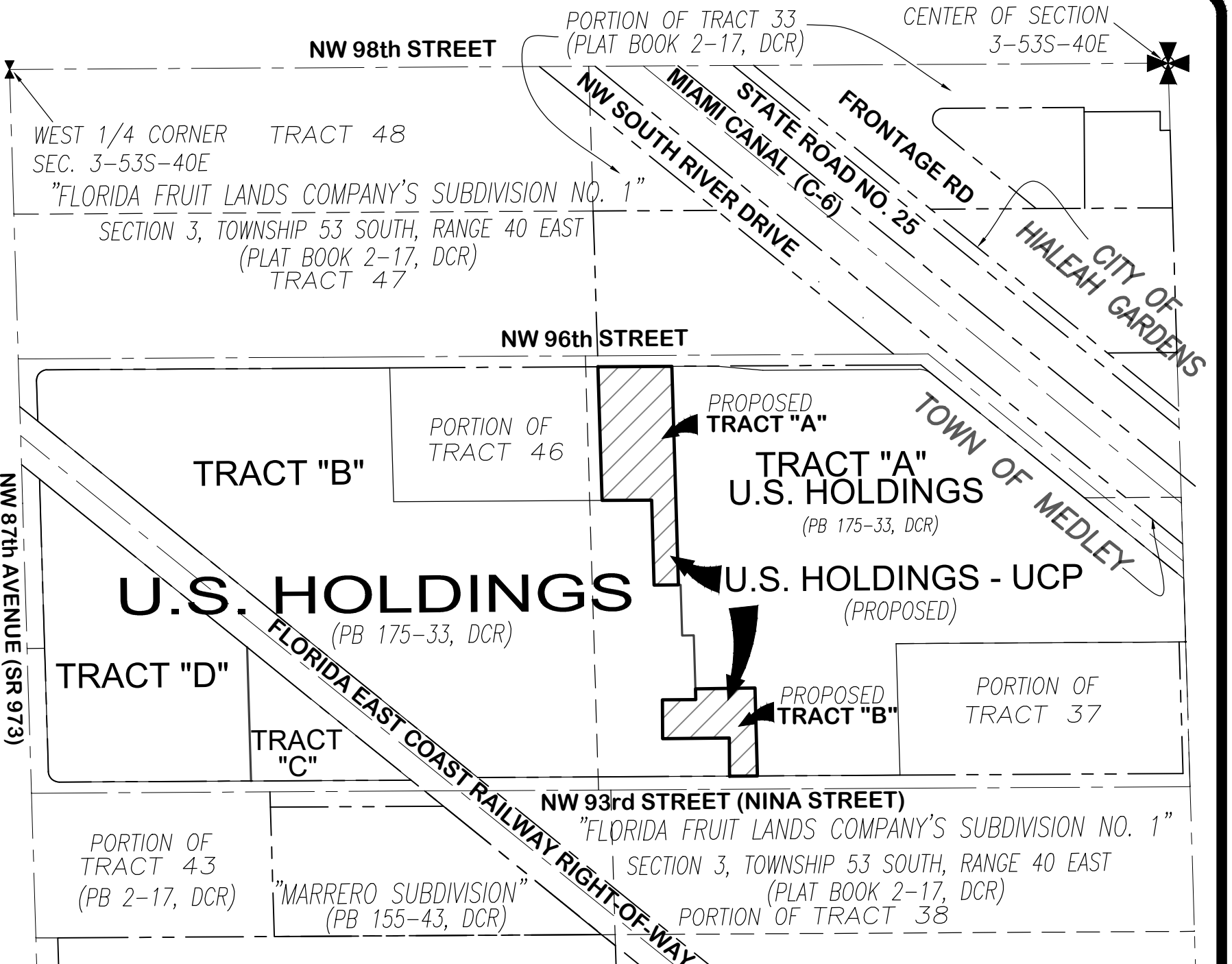
"U.S. HOLDINGS - UCP"

A REPLAT OF A PORTION OF A PORTION OF TRACT "A", OF "U.S. HOLDINGS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALL LYING AND BEING IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.



LEGEND

- AC - AIR CONDITIONER
- BFP - BACKFLOW PREVENTER
- BP - BOLLARD POST
- CB - CATCH BASIN
- CBS - CONCRETE BLOCK & STUCCO
- CLF - CHARLIE LINE FENCE
- CLP - CONCRETE LIGHT POLE
- CO - SEWER CLEANOUT
- COL - COLUMN
- CPP - CONCRETE POWER POLE
- CV - CONTROL VALVE
- DIP - DUCTILE IRON PIPE
- DMH - DRAINAGE MANHOLE
- EIB - ELECTRIC BOX
- EMH - ELECTRIC HANDHOLE
- EL - ELEVATION
- EM - ELECTRIC METER
- EMH - ELECTRIC MANHOLE
- EPAN - ELECTRIC PANEL
- EPED - ELECTRIC PEDESTAL
- FRE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FOM - FIBER OPTIC MARKER
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FLO - FLORIDA DEPARTMENT OF TRANSPORTATION
- FDOT - CAS VALVE
- GP - GAS VALVE
- GW - GUY WIRE ANCHOR
- HOSE - HOSE BIB
- MH - MANHOLE
- ML - METAL LID
- MLP - METAL LIGHT POLE
- ND - NAIL & DISC
- OHV - OVERHEAD WIRE
- PEDS - PEDESTRIAN SIGNAL
- PKD - PARKER-KALON NAIL & DISC
- PL - PLANTER
- PRM - PERMANENT REFERENCE MONUMENT IN PLACE (L.B. 6787)
- RRSW - RAILROAD SWITCH
- RRS - RAILROAD SIGNAL
- RISW - RAILROAD SIGNAL SWITCH
- SB - SPEED BUMP
- SMH - SEWER MANHOLE
- ST - STEPS
- SV - SEWER VALVE
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TMH - TELEPHONE MANHOLE
- TRAN - ELECTRIC TRANSFORMER
- TRH - TRAFFIC HANDHOLE
- TSP - TRAFFIC SIGNAL POLE
- WLP - WOODEN LIGHT POLE
- WM - WATER METER
- WMH - WATER MANHOLE
- WPMP - WATER PUMP
- WPP - WOODEN POWER POLE
- WUP - WOODEN UTILITY POLE
- WV - WATER VALVE
- FHH - FIBER OPTIC HANDHOLE



LEGAL DESCRIPTION:

PARCEL 1 (NORTH PARCEL AND PROPOSED TRACT "A")
 A PORTION OF TRACT "A", OF "U.S. HOLDINGS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE N89°41'03"E ALONG THE NORTHERLY LINE OF SAID TRACT "A" FOR 171.45 FEET; THENCE S01°44'19"E FOR 488.39 FEET; THENCE S89°40'52"W ALONG THE SOUTHERLY LINE OF SAID TRACT "A" FOR 58.39 FEET; THENCE N01°44'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 113.06 FEET; THENCE S89°41'03"E FOR 113.06 FEET; THENCE S89°41'03"E FOR 304.87 FEET TO THE POINT OF BEGINNING.
 ALL LYING AND BEING IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2 (SOUTH PARCEL AND PROPOSED TRACT "B")
 A PORTION OF TRACT "A", OF "U.S. HOLDINGS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N00°20'00"W ALONG THE WESTERLY LINE SAID TRACT "A" FOR 86.76 FEET; THENCE S89°29'27"W ALONG THE SOUTHERLY LINE SAID TRACT "A" FOR 151.57 FEET; THENCE N00°30'31"W ALONG THE WESTERLY LINE SAID TRACT "A" FOR 88.39 FEET; THENCE N89°40'52"E ALONG THE NORTHERLY LINE SAID TRACT "A" FOR 76.26 FEET; THENCE N01°44'19"W ALONG THE WESTERLY LINE SAID TRACT "A" FOR 24.70 FEET; THENCE N89°15'27"E FOR 208.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 93RD STREET (NINA STREET); THENCE S89°40'52"W ALONG THE SOUTHERLY LINE OF SAID TRACT "A" ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 93RD STREET (NINA STREET) FOR 63.62 FEET TO THE POINT OF BEGINNING.
 ALL LYING AND BEING IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1. THIS IS A BOUNDARY SURVEY WITH SPOT ELEVATIONS (TENTATIVE PLAT)
2. FIELD WORK COMPLETED ON 12-15-2023.
3. PROPERTY ADDRESS 8319 NW 93RD STREET, MEDLEY, FL 33166.
4. MIAMI-DADE COUNTY PROPERTY FILE # 22-300356-0010.
5. TRACT "B" (PARCEL 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED IN THE TITLE COMMITMENT PREPARED FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 11003098, REVISION NUMBER 1 (7/24/2023), COMMITMENT DATE JULY 6TH, 2023. TRACT "A" (PARCEL 1) LEGAL DESCRIPTION PREPARED BY THIS FIRM.
6. REFERENCES SHOWN HEREON ARE RELATIVE TO TRANSVERSE BENCHMARK COORDINATES, FLORIDA STATE NORTH AMERICAN DATUM 1983 (NAD 83) ADJUSTMENT. REFERENCE BEARING ALONG THE SOUTHERLY LINE OF TRACT "A" ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 93RD STREET WITH A PLATTED BEARING OF S89°40'52"W.
7. REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK 1075, LOCATOR NO. 302284. A 1" X 1" NAIL AND BRASS WASHER IN NORTHWEST END OF CONCRETE HEADWALL FOR CURBLINE. NEAR INTERSECTION OF NORTHWEST 93RD STREET AND NW SOUTH RIVER DRIVE. ELEVATION +4.97 (NGVD).
8. ELEVATIONS, IF SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
9. GPS BASE STATION PROX 133.5 FEET FOOT FLOOR PERMANENT REFERENCE NETWORK USING SURVEY GRADE KENAMATIC GPS PROCEDURES.
10. ZONING VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO MIAMI-DADE COUNTY BUILDING CODES, OR ZONING CODES AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY THE CLIENT. CLIENT SHOULD CONTACT THE APPROPRIATE CITY AND COUNTY DEPARTMENTS TO OBTAIN A ZONING VERIFICATION LETTER PRIOR TO CONSTRUCTION WORK.
11. BOUNDARY DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
12. USABLE LOCATIONS OF SURFACE UTILITIES ARE SHOWN HEREON. NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED AND NO ATTEMPT HAS BEEN MADE TO DETERMINE THE LOCATION, SIZE OR CHARACTER OF ALL UNDERGROUND UTILITIES. BEFORE PERFORMING ANY SUBSURFACE WORK, SUNSHINE NO CUTS SHOULD BE NOTIFIED AT 1.800.413.4770.
13. THE SUBJECT PROPERTY LIES IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST, TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.
14. BUILDING ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED.
15. OVERHEAD WIRES ARE NOT SHOWN UNLESS OTHERWISE NOTED.
16. NO TREE OR LANDSCAPING IMPROVEMENTS SHOWN.
17. TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 2.8915 ACRES OR 91,106 SQUARE FEET, (NORTH PARCEL 1.4889 ACRES OR 63,851 SQUARE FEET) AND (SOUTH PARCEL 0.6326 ACRES OR 27,555 SQUARE FEET) MORE OR LESS.
18. NO INFORMATION PROVIDED TO THE SURVEYOR REGARDING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
19. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
20. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST TO OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ETC.
21. FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR OBTAIN OWNERSHIP.
22. IN SOME INSTANCES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
23. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DEVELOPMENT INFORMATION:

OWNER:
 MR. ALEX DEBOGORY
 U.S. HOLDINGS, INC.
 3200 WEST 84TH STREET
 HIALEAH, FL 33018-4908
 TELEPHONE NO.: 305-885-0301
 EMAIL ADDRESS: SDebogory@usholdings.com

MIAMI-DADE COUNTY FLOOD CRITERIA:
 +8.75 NAVD83 PER THE 2022 MIAMI-DADE FLOOD CRITERIA MAP, ELEVATION CONVERTED TO NAVD83 USING US ARMY CORPS OF ENGINEERS CORPSCOM SOFTWARE +8.284' NGVD29.

UTILITIES:
 MIAMI-DADE WATER & SEWER DEPARTMENT
 FLORIDA POWER & LIGHT COMPANY
 AMERICAN TELEPHONE & TELEGRAPH COMPANY
 FLORIDA CITY GAS

UNDERLYING PLATTED EASEMENTS: TO REMAIN

MIAMI-DADE COUNTY FOLIO NO(s):
 22-30035-0010

EXISTING ZONING:
 ZONING: M-1 Industrial District, Light Manufacturing.

EXISTING LAND USE (TRACTS A & B): Industrial.
PROPOSED LAND USE (TRACTS A & B): Industrial.

TRACT "A" DEVELOPMENT (to remain): Industrial.
TRACT "B" DEVELOPMENT (to remain): Industrial.

NO NEW DEVELOPMENT IS PROPOSED, EXISTING DEVELOPMENT TO REMAIN.

TITLE COMMITMENT REVIEW:

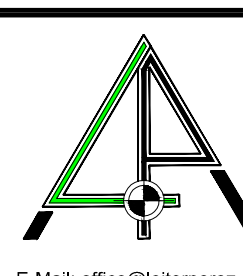
We have reviewed Schedule B - Section II contained in the Title Commitment prepared by First American Title Insurance Company, Commitment Number 110030909, Revision Number 1 (7/24/2023), Commitment Date: July 6th, 2023 and our findings are as follows:

- Items 1 thru 8: Standard Exceptions, no plottable matters of survey.
- Item 9: Restrictions, dedications, conditions, reservations, easements, and other matters as shown in Plat Book 2, Page 17. Does not affect Parcel 1 and Parcel 2.
- Item 10: Restrictions, dedications, conditions, reservations, easements, and other matters as shown in Plat Book 175, Page 33. Affects Parcel 1 and Parcel 2 and plottable information is shown on the survey.
- Item 11: Easement reserved in Warranty Deed recorded in Official Records Book 7703, Page 415. Affects Parcel 1 and plottable information is shown on the survey.
- Item 12: Easement Deed in favor of City Gas Company recorded in Official Records Book 8153, Page 941. Does not affect Parcel 1 and Parcel 2 and is plotted on the survey.
- Item 13: 10' Florida Power & Light Easement recorded in Official Records Book 14202, Page 305 Does not affect Parcel 1 and Parcel 2 and is plotted on the survey.
- Item 14: 10' Florida Power & Light Easement recorded in Official Records Book 14348, Page 4062 Does not affect Parcel 1 and Parcel 2 and is plotted on the survey.
- Item 15: Courtesy Notice By South Florida Management District Recorded in Official Records Book 15252, Page 2938. Does not affect Parcel 1 and Parcel 2.
- Item 16: Resolution C-1489 approving and accepting right-of-way dedication to the public recorded in Official Records Book 30572, Page 1969. Does not affect Parcel 1 and Parcel 2.
- Item 17: Temporary Access Easement Agreement in Official Records book 32830, Page 2255 Affects Parcel 1 and Parcel 2 and is plotted on the survey.
- Item 18: Unrecorded Leases, not a survey matter.

All instruments recorded in the Public Records of Miami-Dade County, Florida unless otherwise stated.

CONTACT PERSON INFORMATION

NAME: MR. ALEX L. DEBOGORY
 PRESIDENT AND OWNER - U.S. HOLDINGS, INC.
TELEPHONE NUMBER: 305-364-8284
FAX NUMBER: 305-364-8284
E-MAIL ADDRESS: SDebogory@usholdings.com



TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY (TENTATIVE PLAT)
PREPARED FOR: U.S. HOLDINGS INC.
DATE: 12-15-23
JOB ORDER: 23-280
DESCRIPTION: PROPOSED TRACT "A" LEGAL DESCRIPTION & BOUNDARY AREA CALCULATIONS
REVISIONS:
 8-12-2024 23-280 TOWN REVIEW
 9-16-2024 23-280 COUNTY REVIEW
 1-28-2025 23-280 COUNTY REVIEW

REVISIONS:

DATE	JOB ORDER	DESCRIPTION	F.B. PG.
8-12-2024	23-280	PROPOSED TRACT "A" LEGAL DESCRIPTION & BOUNDARY AREA CALCULATIONS	
9-16-2024	23-280	TOWN REVIEW	
1-28-2025	23-280	COUNTY REVIEW	

NOTES:
 1. ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC DATUM (NGVD) 1929.
 2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED.
 3. THE LANDS SHOWN HEREON ARE DRAWN UNDER OUR DIRECTION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 61A1, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.
 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TO BE TRANSFERRED OR ASSIGNABLE.
 5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LBN 6787.

SURVEYOR'S CERTIFICATE:
 I, THE SURVEYOR, CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 61A1, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.
 I, THE SURVEYOR, CERTIFY THAT THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TO BE TRANSFERRED OR ASSIGNABLE.
 I, THE SURVEYOR, CERTIFY THAT I AM A LICENSED SURVEYOR & MAPPER #6356 STATE OF FLORIDA.
GEORFFREY LEITER, LICENSED SURVEYOR & MAPPER #6356 STATE OF FLORIDA



FLOOD ZONE:
 COMMUNITY NO.: 120649 TOWN OF MEDLEY
 PANEL NO.: 0277
 SUFFIX: L
 MAP NUMBER 1208602077L
 MAP REVISION DATE: 9-11-2009
 DATE OF INDEX MAP: 9-11-2009
 FLOOD ZONE: X
 ELEVATION: NONE