

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: _____

NEW OWNER

Number of Sites : (119)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Unincorporated Miami-Dade County ☒ Sec.: 14 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: HARMONY HOMES
2. Owner's Name: HARMONY THREE, LLC, a Florida limited liability company Phone: 954-949-3000
Address: c/o D.R. Horton, Inc.; 6123 Lyons Rd City: Coconut Creek State: FL Zip Code: 33166
Owner's Email Address: c/o: CMCaldevilla@drhorton.com
3. Surveyor's Name: Arturo A. Sosa, P.S.M.; Contour Line Surveyors and Mappers Phone: 305-570-1726
Address: 19860 NW 65th Court City: Hialeah State: FL Zip Code: 33015
Surveyor's Email Address: asosa@clinesurvey.com / ajorge@clinesurvey.com
4. Folio No(s): 30-7814-000-0990 / _____ / _____ / _____
5. Legal Description of Parent Tract: The South 3/4 of the SW 1/4 of the SW 1/4 of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida, LESS the NW 1/4 thereof.
6. Street boundaries: Generally located at the NE corner of SW 328th Street and SW 197th Avenue
7. Present Zoning: RU-1M(a) Zoning Hearing No.: Z2024000023 / CDMP20240003
8. Proposed use of Property:
Single Family Res. (115 Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (_____ 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: ☐ (HWR-1354)

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.

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.

HARMONY THREE, LLC,
a Florida limited liability company

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Anthony Seijas, Manager

BEFORE ME*, personally appeared Anthony Seijas this 14th day of August, 2025 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 14th day of August, 2025 A.D.

by means of ☒ Physical presence
-OR- ☐ Online notarization

Signature of Notary Public: _____

(Print, Type name here: Jessica Roberts

(NOTARY SEAL)

11/20/26
(Commission Expires)

HH 333966
(Commission Number)

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



Jessica Roberts
Comm.: HH 333966
Expires: November 20, 2026
Notary Public - State of Florida

CONTACT PERSON INFORMATION

Name ARTURO A. SOSA
Telephone number 305-570-1726
e-mail address asosa@cinesurvey.com

SURVEYOR'S REPORT:

—For informational purposes only:

Number of proposed P.R.M.s: 8
Number of proposed P.C.P.s: 16
Number of proposed Lot Corners: 249
Number of proposed Tract Corners: 20

—Legal Description Source: As per OPINION OF TITLE referenced hereon.

—No other instruments of record reflecting easements, right of way, and/or ownership were furnished to this surveyor except as those listed in OPINION OF TITLE referenced hereon.

—The surveyor did not observe any buildings on the subject property during the course of the survey.

—Bearings shown hereon are based on an assumed value of N00°35'20"W along the West line of the SW ¼ of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida.

—Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic leveling:
Benchmarks Used:

Benchmark Name: CE-163-R
Locator: 7823 N
Elevation: 8.57, 7.05 (NAVD88)
Northing: 413,224.00
Easting: 817,913.00
Location: SW 320th Street and SW 197th Avenue centerline.
Description: Brass disc in concrete monument and is the West ¼ corner of Sec. 14-57-38.

—This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

—No underground installations of utilities or improvements have been located.

—FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

—The boundary line dimensions and directions as shown on the survey hereon form a mathematically closed figure.

—No excavation or determination was made as to how the property or properties is/are served by utilities.

—The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

—The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

—This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

—Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

—The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

—The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

—Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

—Legal ownership of any located fences and/or walls (if any) during the course of the survey is not determined by surveyor.

—Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

—Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

—Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)—(2011)—(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

—Set ½ rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB 8537 at all property corners unless otherwise noted.

TITLE REVIEW NOTES:

All the following documents listed in provided Opinion of Title from Old Republic National Title Insurance Company Title Search Report under File No. 231095784, covering the period from the beginning to the 6th of October, 2023, at the hour of 8:00 a.m. were furnished by the client to the undersigned and were reviewed to show any matters affecting the subject site:

SPECIAL EXCEPTIONS:

1. Right-of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded October 11, 1978 in Official Records Book 10181, Page 885, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, PLOTTED)**

2. Agreement to Connect and Pay a Contribution Temporary Well and/or Septic Tank recorded December 4, 1978 in Official Records Book 10230, Page 716, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, BLANKET)**

3. Terms and conditions of that Land Purchase Contract dated April 7, 2021 by and between Andrea M. Seidel, Mia Lamm, Melodic C. Berdoll, Andrea M. Seidel, as Trustee of the John H. Mantell Irrevocable Special Needs Trust dated November 20, 2014 and Lenore J. Gaynor, seller, and D. R. Horton, Inc., a Delaware corporation, buyer, evidenced by that Memorandum of Land Purchase Contract recorded December 8, 2022 in Official Records Book 33495, Page 3439, of the Public Records of Miami-Dade County, Florida. **(AFFECTS THE PROPERTY, BLANKET)**

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

HARMONY HOMES

A SUBDIVISION OF A PORTION OF THE SOUTH 3/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOT CURVE DATA TABLE			
CURVE#	RADIUS	LENGTH	DELTA
C1	25.00'	39.21'	89°51'33"
C2	25.00'	39.33'	90°08'27"
C3	25.00'	39.21'	89°51'33"
C4	25.00'	39.33'	90°08'27"
C5	25.00'	39.27'	90°00'00"
C6	25.00'	39.33'	90°08'27"
C7	25.00'	39.27'	90°00'00"
C8	25.00'	39.24'	89°56'09"
C9	75.00'	33.09'	25°16'39"
C10	75.00'	28.96'	22°07'28"
C11	75.00'	32.23'	24°37'07"
C12	75.00'	23.49'	17°56'50"
C13	75.00'	117.77'	89°58'04"
C14	25.00'	39.29'	90°02'40"
C15	25.00'	39.26'	89°58'04"
C16	25.00'	39.25'	89°57'20"
C17	25.00'	39.28'	90°00'46"
C18	25.00'	39.30'	90°03'51"
C19	25.00'	39.24'	89°56'09"
C20	25.00'	39.26'	89°59'14"
C21	25.00'	39.28'	90°00'46"
C22	25.00'	39.30'	90°03'51"
C23	25.00'	39.28'	90°00'46"
C24	25.00'	39.26'	89°59'14"
C25	25.00'	39.28'	90°00'46"
C26	25.00'	39.26'	89°59'14"
C27	25.00'	39.24'	89°56'09"
C28	25.00'	39.26'	89°59'14"
C29	25.00'	39.28'	90°00'46"
C30	25.00'	39.30'	90°03'51"
C31	25.00'	39.21'	89°51'33"
C32	25.00'	39.30'	90°03'51"
C33	25.00'	39.24'	89°56'09"
C34	25.00'	39.33'	90°08'27"
C36	25.00'	0.06'	0°08'27"
C37	25.00'	0.06'	0°08'27"

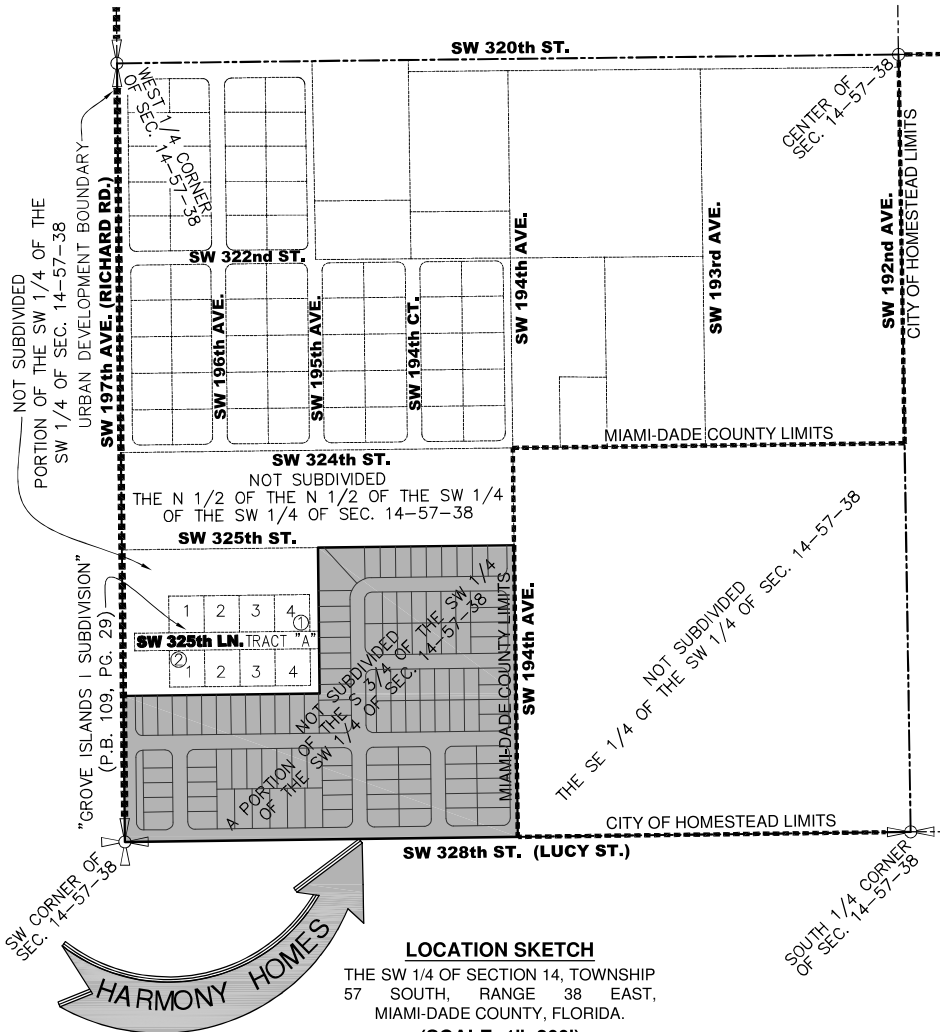
CURVE DATA TABLE				
CURVE#	RADIUS	LENGTH	DELTA	C.B.D.
C35	50.00'	78.51'	89°58'04"	S44°19'06"W 70.69'

ABBREVIATIONS:

ASPH Asphalt
C Centerline
CA Central Angle of Curve
C.B.D. Chord Bearing Distance
C.L.F. Chain Link Fence
PG Concrete
FND Found
I.P. Iron Pipe
L Length of Curve
LB Licensed Business
O.R.B. Official Record Book
P.C.P. Permanent Reference Point
P.R.M. Permanent Reference Monument
PG Page
P.B. Plat Book
R Radius
R/W Right-of-Way
S Section Line
S.C.P. Survey Control Point
SEC. Section
SEC. 14-57-38 Section 14, Township 57 South, Range 38 East
SQ. FT. Square Feet
TYP. Typical
U.S.P.S. United States Postal Service
U.E. Utility Easement

LEGEND:

Anchor
Bench Mark
Concrete Pole
Concrete Power Pole
Mail Box
Metal Pole
Metal Power Pole
Irrigation Well
Overhead Cable
Street Sign
Wood Fence
Wood Pole
Wood Power Pole



LOCATION SKETCH

THE SW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1"=300')

LEGAL DESCRIPTION:

The South 3/4 of the SW ¼ of the SW ¼ of Section 14, Township 57 South, Range 38 East, Miami-Dade County, Florida, LESS the NW ¼ thereof.

TOTAL PROPERTY AREA:

998,669 sq. ft or 22.93 acres ±

TAX FOLIO NUMBER:

30-7814-000-0990 - No address yet assigned.

OWNER:

Harmony Three, LLC, a Florida limited liability company
c/o D.R. Horton, Inc.
6123 Lyons Road
Coconut Creek, FL 33073
Cynthia M. Caldevilla
CMCaldevilla@drhorton.com
954-949-3014

SURVEYOR:

Contour Line Surveyors and Mappers, LLC
19860 NW 65th Court
Hialeah, FL 33015
Arturo A. Sosa, Alberto Jorge
asosa@cinesurvey.com, ajorge@cinesurvey.com
305-570-1726

WATER AND SEWER SERVICES:

Miami-Dade Water and Sewer Department

MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 7 feet ± NAVD88 (North American Vertical Datum of 1988) or 8.5 feet ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

FEMA INFORMATION:

As per Federal Emergency Management Agency FEMA Flood Map Service Center website located at <https://msc.fema.gov/portal/home>
NGVD 1929 (National Geodetic Vertical Datum of 1929)
Flood Zone: X and AH
Base Flood Elevation: 8.2 and 8.3 feet
Map Number: 12086C0710L, LOMR 19-04-6515P,
effective date: November 18, 2020
Community Name & Number: Miami-Dade County, 120635

ZONING INFORMATION:

Present Zoning Classification: RU-1M(a) (Modified Single-Family Residential District) in order to develop the Property with a 115 single-family home community. As per Zoning Hearing No.: Z2024000023.

DEVELOPMENT INFORMATION:

115 Single Family Residential Homes
1 Pump Station Site

NUMBER OF SITES: 119

Number of Lots: 115: 697,180 Sq. Ft (16.00 Acres ±)
Number of Tracts: 4:
Tract "A" (Landscape Buffer): 6,528 Sq. Ft (0.15 Acres ±)
Tract "B" (Landscape Buffer): 3,261 Sq. Ft (0.08 Acres ±)
Tract "C" (Pump Station Site): 6,623 Sq. Ft (0.15 Acres ±)
Tract "D" (Green Area and U.S.P.S Tract): 7,358 Sq. Ft (0.17 Acres ±)
Right-of-Way Dedication: 277,719 Sq. Ft (6.38 Acres ±)
Total Property Area: 998,669 Sq. Ft (22.93 Acres ±)

ZONING: SR (Single-Family Residential District)

SINGLE FAMILY ATTACHED UNITS: 0

SINGLE FAMILY DETACHED UNITS: 115

MULTI-FAMILY UNITS: 0

TOTAL ACREAGE: 22.93 acres ±

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY AND TOPOGRAPHIC SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 6J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. Last field survey date: 07-02-2025.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
asosa@cinesurvey.com

Digitally signed by Arturo A Sosa
Date: 2025.08.01 18:02:40-04'00'

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

HARMONY HOMES

CONTOUR LINE SURVEYORS AND MAPPERS, LLC



DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 11-18-2024
PROJ. #: 2021 30
FIELD BOOK Sketch

SHEET:
1
OF 2 SHEETS

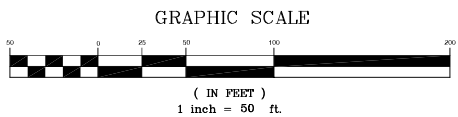
CONTACT PERSON INFORMATION
Name ARTURO A. SOSA
Telephone number 305-570-1726
e-mail address asosa@cinesurvey.com

TENTATIVE PLAT - BOUNDARY AND TOPOGRAPHIC SURVEY

HARMONY HOMES

NOT SUBDIVIDED
THE W 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 14-57-38

SW 325th ST.



NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

NOTE:
SEE SHEET 1 FOR CURVE DATA TABLES.

EAST LINE OF THE NW 1/4 OF THE S 3/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 14-57-38

"GROVE ISLANDS" SUBDIVISION
(P.B. 109, PG. 29)

SW 325th LN. (PRIVATE STREET)

NOT SUBDIVIDED
PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 14-57-38

"GROVE ISLANDS" SUBDIVISION
(P.B. 109, PG. 29)

SOUTH LINE OF THE NW 1/4 OF THE S 3/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 14-57-38

LANDSCAPE BUFFER

WOOD SHED

MOBILE HOME

WOOD CORRAL

LIMITS OF PLAT

N89°17'10"E 669.04'

N89°16'13"E 686.19'

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