

## 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 : ( 9 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 52 S. Rge.: 42 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: KOITA SUBDIVISION

2. Owner's Name: 11281 Third AVE LLC Phone: 786-567-0438

Address: 5301 Blue Lagoon DR. ste 180 City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: MPONCE@BLUENEST.COM

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-2230-001-0210 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NE 113 ST & NE 3 AVE

7. Present Zoning: RU-2 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( 9 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: ☒

**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)

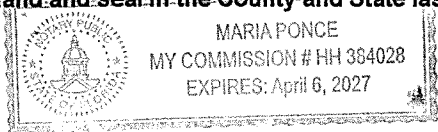
SS:

Signature of Owner: Yahya Koita

(Print name & Title here): YAHYA KOITA

BEFORE ME, personally appeared Yahya Koita this 26 day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL Dr. License or produce FL Dr. License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 26 day of March, 2025 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Maria Ponce)

April 6 2027

(Commission Expires)

HH 384028

(Commission Number)

(NOTARY SEAL)

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

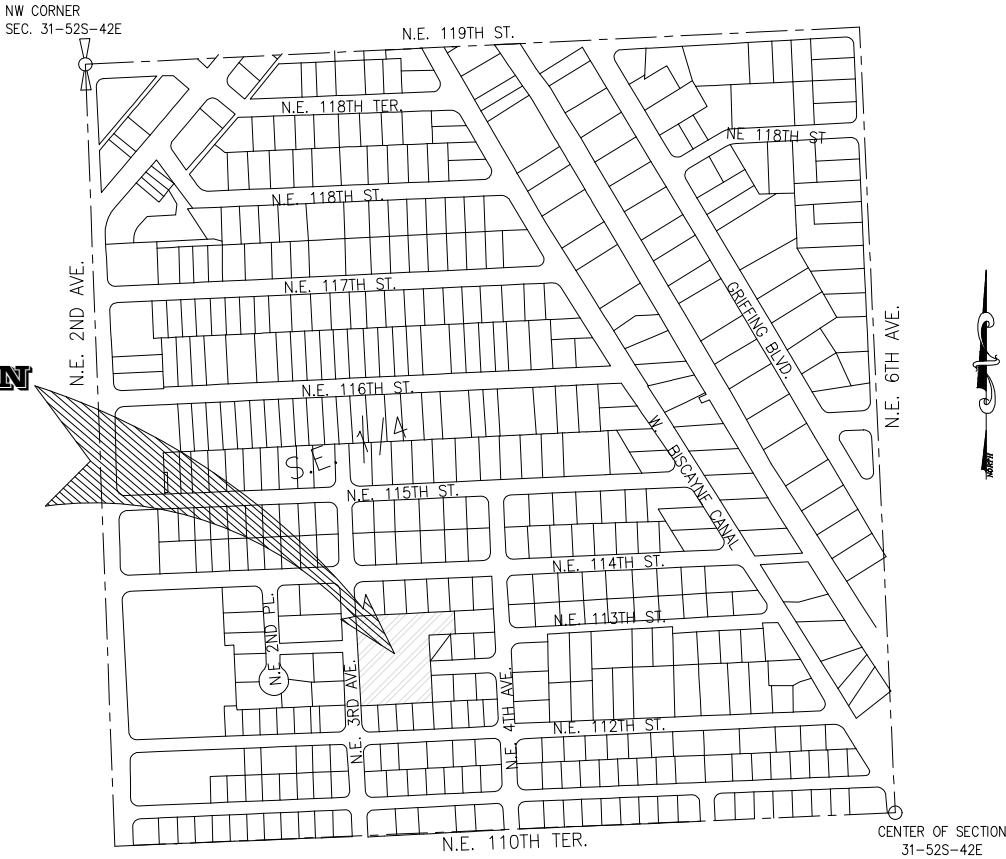
BOUNDARY & TOPOGRAPHICAL SURVEY  
**KOITA SUBDIVISION**  
T-21931

A PORTION OF LOT 3, BLOCK 13, OF " JULIA D. TUTTLE SUBDIVISON " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND OF A PORTION OF TRACT 5, "AMENDED PLAT OF SUMMERLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 31, TOWNSHIP 52 SOUTH , RANGE 42 EAST, MIAMI- DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'

**KOITA  
SUBDIVISION**



THE N/W 1/4 OF SECTION 31 , TOWNSHIP 52 SOUTH,  
RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:  
30-2230-001-0210

THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

AND THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF LOT 17, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF TRACT 5, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 85,843 SQUARE FEET OR 1.97 ACRES, MORES OR LESS, BY CALCULATIONS.

PREPARED FOR  
**BLUENEST DEVELOPMENT, LLC.**  
PREPARED BY  
**AMERICAN SERVICES OF MIAMI, CORP.**  
CONSULTING ENGINEERS - PLANNERS-SURVEYORS  
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ed pino**

Digitally signed by ed pino  
Date: 2025.06.16 11:23:36  
-04'00'



American Services of Miami, Corp.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT FEMA FLOOD MAP SERVICE CENTER AT <https://msc.fema.gov/portal/home>

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

SUTTER SUBDIVISION PLAT BOOK 85 PAGE 72.

SUMMERLAND PLAT BOOK 19 PAGE 12

AMENDED PLAT OF SUMMERLAND PLAT BOOK 32 PAGE 75

CERTIFIED TO :  
BLUENEST DEVELOPMENT

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE/X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0727L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)
- ② TOTAL LAND AREA OF SUBJECT PROPERTY: 84,982 SF (+/-) AS PER PUBLIC RECORDS / 85, 782 (+/-) CALCULATED EQUIVALENT TO 1.96 ACRES (CALCULATED)
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. N-566, WITH AN ELEVATION OF 10.78 FEET.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.01°15'33"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 159th AVE., AS SHOWN ON PLAT BOOK 121 AT PAGE 47 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- ⑤ DADE COUNTY FLOOD CRITERIA RANGES FROM 8.55 TO 11.55 FT NGVD
- ⑥ THE SUBJECT PROPERTY IS ZONED "RU-2 ".
- ⑦ THE LOT AMOUNT AND SIZES SHOWN ON THIS TENTATIVE PLAT ARE PURSUANT TO THE APPLICATION OF TWO (2) SEVERABLE USE RIGHTS IN ACCORDANCE WITH SECTION 33B OF THE MIAMI-DADE COUNTY CODE.

PROP. DEVELOPMENT INFO:

NUMBER OF LOTS: 9 AND ONE TRACT  
PROPOSED USE : 9 DUPLEX LOTS (18 DUPLEX UNITS)  
TRACT "A": PROPOSED PRIVATE LIFT STATION

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

REVISED

**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA 33134  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

FOR: **BLUENEST DEVELOPMENT**  
SCALE: SHOWN DESIGNED BY: E.P.  
DATE: 2/25/24 APPROVED BY: E.P.

CHECKED BY: E.P.  
PAGE No. 1

DRAWN BY: D.G.  
FIELD BOOK No.

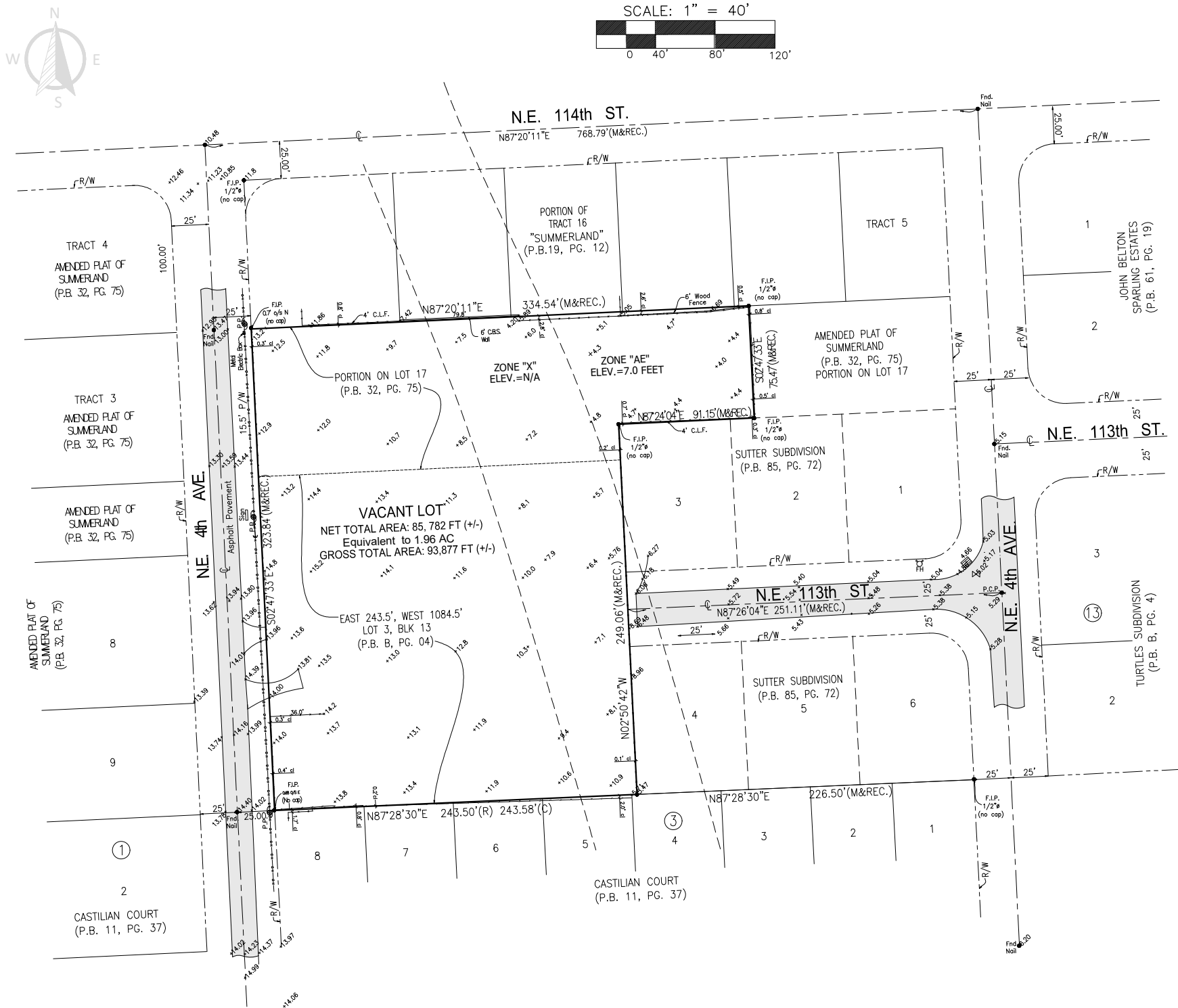
ORDER No.  
**25-204**

SHEET No.  
**1**

DATE : JUNE 16, 2025

BOUNDARY & TOPOGRAPHICAL SURVEY  
**KOITA SUBDIVISION**  
T-21931

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ABBREVIATION (IF ANY APPLIED)

A = SURVEY	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
BLK/CON = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC(C) = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
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D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
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ENC. = ENCROACHMENT	S.D.H. = SET DRILL HOLE
F.D.H. = FOUND DRILL HOLE	S.N/D = SET NAIL AND DISC
F.H. = FIRE HYDRANT	STY. = STORY
F.S. = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	S.W. = SIDEWALK
F.S. = FOUND SPIKE	T.O.P. = TOP OF BANK
L.P. = LIGHT POLE	U.E. = UTIL. EASEMENT
MEAS(M) = MEASURED	W.P. = WOODEN POLE
M = MANHOLE	S = SECTION LINE
M = MONUMENT	
M.L. = MONUMENT LINE	
NTS = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	WATER HEATER
POOL PUMP	
METAL ELECTRIC BOX	

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CONTAINING 85,843 SQUARE FEET OR 1.97 ACRES, MORES OR LESS, BY CALCULATIONS.

SITE ADDRESS: 11281 N.E. THIRD AVENUE, MIAMI FL 33161  
JOB NUMBER: 25-204  
DATE OF SURVEY: FEBRUARY 11, 2025  
FOLIO NUMBER: 30-2230-001-0210

CERTIFIED TO :  
BLUNEST DEVELOPMENT

- JOB SPECIFIC SURVEYOR NOTES:**
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**PROP. DEVELOPMENT INFO:**  
NUMBER OF LOTS: 9 AND ONE TRACT  
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TRACT "A": PROPOSED PRIVATE LIFT STATION

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.  
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSW ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE : JUNE 16, 2025

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

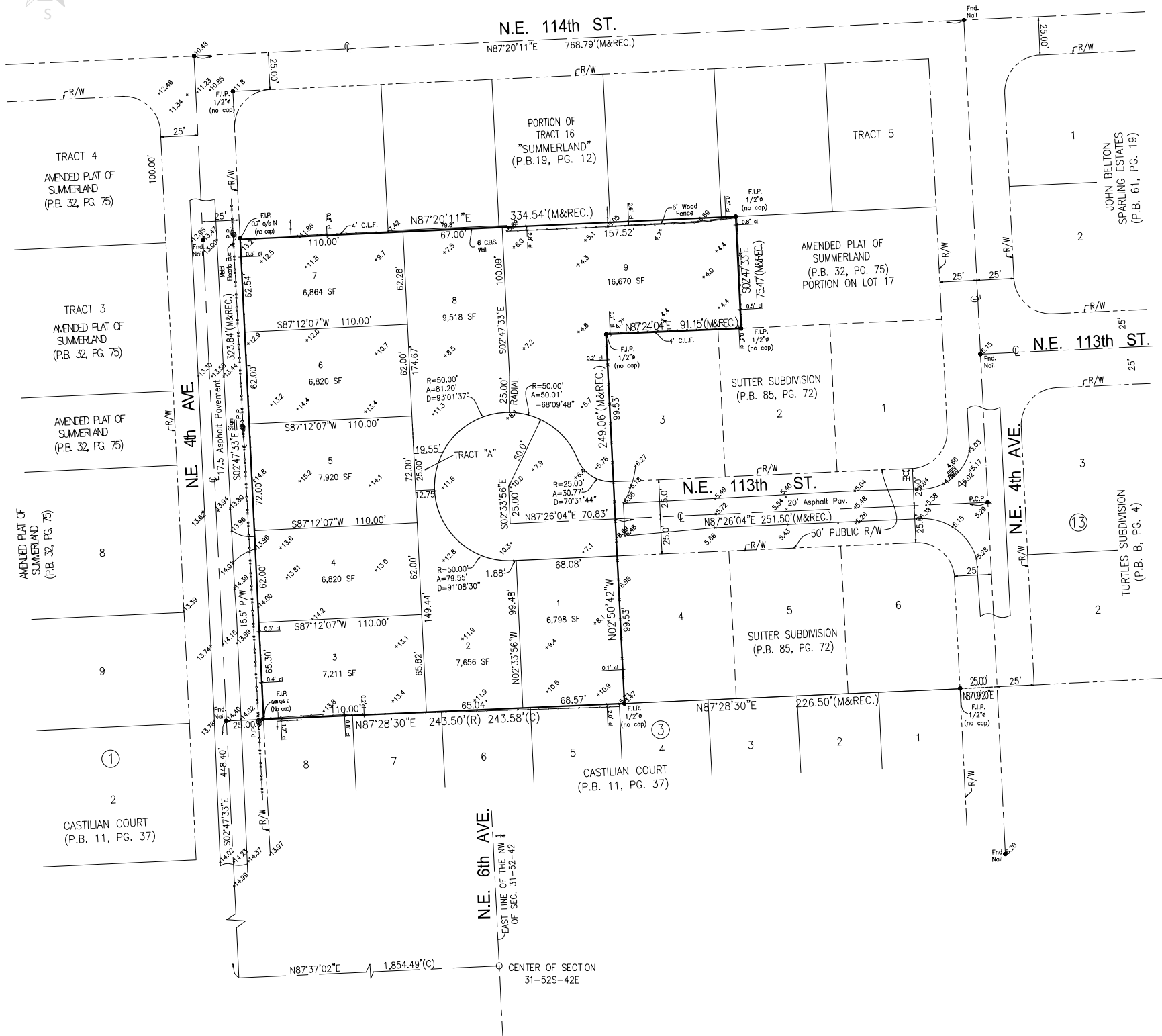
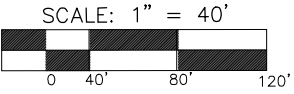
266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE (305)598-5133 FAX (305)598-8627  
ASOMIAMI.COM

FOR: BLUNEST  
SCALE: 1"=40'  
DATE: 3/5/25  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: D.G.  
CHECKED BY: E.P.

ORDER No.  
25-204  
SHEET No.  
2

BOUNDARY & TOPOGRAPHICAL SURVEY  
**KOITA SUBDIVISION**  
T-21931

A PORTION OF LOT 3, BLOCK 13, OF " JULIA D. TUTTLE SUBDIVISION " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND OF A PORTION OF TRACT 5, "AMENDED PLAT OF SUMMERLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 31, TOWNSHIP 52 SOUTH , RANGE 42 EAST, MIAMI- DADE COUNTY, FLORIDA.



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/R = PARALLEL
A/C = AIR CONDITIONING UNIT	P.B. = POINT OF BEGINNING
ASPH = ASPHALT	P.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
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F.H. = FIRE HYDRANT	S.I.P. = SET IRON PIPE
F.N/D = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY = STOP
F.S. = FOUND SPIKE	SWC. = SIDEWALK
L.P. = LIGHT POLE	T.O.B. = TOP OF BANK
MEASUM = MEASURED	U.E. = UTIL. EASEMENT
MH = MANHOLE	W.P. = WOODEN POLE
M = MOVEMENT	E = SECTION LINE
M.L. = MOVEMENT LINE	
NTS = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (B.D.G.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV CABLE BOX
ROOFED AREAS	WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	WATER HEATER
POOL PUMP	
METAL ELECTRIC BOX	

**LEGAL DESCRIPTION:**  
THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
AND  
THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF LOT 17, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
ALSO KNOWN AS:  
THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
AND  
THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF TRACT 5, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
CONTAINING 85,843 SQUARE FEET OR 1.97 ACRES, MORES OR LESS, BY CALCULATIONS.

SITE ADDRESS: 11281 N.E. THIRD AVENUE, MIAMI FL 33161  
JOB NUMBER: 25-204  
DATE OF SURVEY: FEBRUARY 11, 2025  
FOLIO NUMBER: 30-2230-001-0210

CERTIFIED TO:  
BLUNEST DEVELOPMENT

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE/X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0727L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009, BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)
  - TOTAL LAND AREA OF SUBJECT PROPERTY: 84,982 SF (+/-) AS PER PUBLIC RECORDS / 85,782 (+/-) CALCULATED EQUIVALENT TO 1.96 ACRES (CALCULATED)
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. N-566, WITH AN ELEVATION OF 10.78 FEET.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.01°15'33"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 159th AVE., AS SHOWN ON PLAT BOOK 121 AT PAGE 47 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
  - DADE COUNTY FLOOD CRITERIA RANGES FROM 8.55 TO 11.55 FT NGVD
  - THE SUBJECT PROPERTY IS ZONED "RU-2".
  - THE LOT AMOUNT AND SIZES SHOWN ON THIS TENTATIVE PLAT ARE PURSUANT TO THE APPLICATION OF TWO (2) SEVERABLE USE RIGHTS IN ACCORDANCE WITH SECTION 33B OF THE MIAMI-DADE COUNTY CODE.

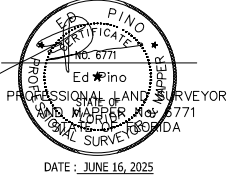
**PROP. DEVELOPMENT INFO:**  
NUMBER OF LOTS: 9 AND ONE TRACT  
PROPOSED USE : 9 DUPLEX LOTS (18 DUPLEX UNITS)  
TRACT "A": PROPOSED PRIVATE LIFT STATION

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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Consulting Engineers . Planners . Surveyors  
266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASONIAM.COM

FOR: BLUNEST  
SCALE: 1"=40'  
DATE: 3/5/25  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: D.G.  
CHECKED BY: E.P.

ORDER No.  
25-204  
SHEET No.  
3