

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.**

<u>FOR OFFICIAL USE ONLY:</u>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (1)

CHANGE OF SURVEYOR

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 51 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: VIA VENTURA RECREATION AREA

2. Owner's Name: San Simeon Lennar, LLC Phone: c/o Marc Szasz 305-559-1951

Address: 5505 Waterford District Drive — 5th Fl City: Miami State: FL Zip Code: 33126

Owner's Email Address: c/o Marc Szasz: Marc.Szasz@Lennar.com

3. Surveyor's Name: Daniel Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc. Phone: 305-477-6472

Address: 1950 NW 94 AVE, 2ND FL City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: danielr@fordco.com / cristinap@fordco.com / jenniferm@fordco.com

4. Folio No(s): 30-1231-029-0030 / _____ / _____ / _____

5. Legal Description of Parent Tract: Tract "C", CALIFORNIA CLUB GOLF COURSE, according to the plat thereof as recorded in Plat Book 122, Page 4, of the Public Records of Miami-Dade County, Florida.

6. Street boundaries: WEST OF NE 10TH AVENUE / NORTHEAST OF SAN SIMEON WAY

7. Present Zoning: P.A.D. Zoning Hearing No.: D2017000028

8. Proposed use of Property: COMMUNITY PARK
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (11.27 AC 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.

San Simeon Lennar, LLC, a Florida limited liability company
By: Lennar Homes, LLC, its Authorized Member

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Phil Serrate

BEFORE ME, personally appeared Phil Serrate this 14 day of May, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 14 day of May, 2026 A.D.

by means of physical presence OR online notarization



Notary Public - State of Florida
Commission # HH 408487
My Comm. Expires Jun 28, 2027
Bonded through National Notary Assn.

Signature of Notary Public: _____

(Print, Type name here: Patricia Klama)

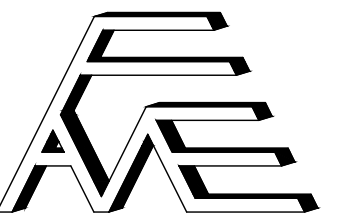
June 28, 2027 HH 408487
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

TENTATIVE PLAT OF "VIA VENTURA RECREATION AREA"

A REPLAT OF TRACT "C", OF "CALIFORNIA CLUB GOLF COURSE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN A PORTION OF THE NORTHEAST 1/4
OF SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
MIAMI-DADE COUNTY, FLORIDA



FORD, ARMENTEROS & FERNANDEZ, INC.
1850 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THIS DRAWING AND OPERATIONS CONTAIN THE
INFORMATION AND QUALITY ASSURANCE OF FORD,
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WITHOUT THE WRITTEN CONSENT OF FORD,
ARMENTEROS & FERNANDEZ, INC. IS
PROHIBITED.



LOCATION MAP
PORTION OF THE NORTHEAST 1/4,
OF SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
(SCALE = 1" : 300')

CONTACT PERSON INFORMATION
Name: Daniel Rodriguez
e-mail address: danielr@fordco.com
Name: Ricardo Rodriguez
e-mail address: ricardor@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omara@fordco.com
Name: Cristina Pires
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472

PROPERTY INFORMATION
OWNER: SAN SIMEON LENNAR, LLC
Address: 5505 BLUE LAGOON DRIVE, 5th FLOOR
MIAMI, FL 33126
Contact Person Information: Marc Szasz
e-mail address: Marc.szasz@lennar.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	11
P.C.P.	4

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

DEVELOPMENT CRITERIA TABLE
ZONING: P.A.D. (PLANNED AREA DEVELOPMENT)
TRACT "A": PARK AND OPEN SPACE FOR USE AND ACCESS BY THE GENERAL PUBLIC
IN PERPETUITY. 490,934 SQUARE FEET / 11.27 ACRES MORE OR LESS.

NOTE:
PLATTED UTILITY EASEMENTS WILL REMAIN

LEGAL DESCRIPTION:

TRACT "C", "CALIFORNIA CLUB GOLF COURSE", ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 122, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- The herein captioned property was surveyed and described based on the Legal Description provided by client.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces, the elevations shown hereon are based on a close level run loop using the below mentioned benchmark.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.
- Number of Lots and Tracts: 1 Tract
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 8.5' (N.G.V.D. 29)
- Subject Property Area:
GROSS/NET: 490,934 Square Feet and/or 11.27 Acres more or less
- North Arrow Direction and Bearings shown hereon are based on a calculated value of S02°26'26"W, along the West Line of Tract "D", of "CALIFORNIA CLUB GOLF COURSE", according to the Plat thereof, as recorded in Plat Book 122, at Page 4, of the Public Records of Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum of 1929
- Miami-Dade County Bench Mark N-3083 Elevation= 9.62' (N.G.V.D.1929)
NE 215TH STREET --- SOUTH OF CENTERLINE
NE 10TH AVENUE --- EAST OF CENTERLINE
Bench Mark is a P.K. nail and brass washer in concrete sidewalk.
- Temporary Bench Mark (T.B.M.):
T.B.M.# 1 - West Rim of Catch Basin Located at the S.W. Corner of the subject property along San Simeon Way.
Elevation: 8.32' (N.G.V.D.1929)
T.B.M.# 2 - Top of Sanitary Sewer Manhole located within the lift station at the S.W. Corner of the subject property along San Simeon Way.
Elevation: 7.93' (N.G.V.D.1929)
- Property Address: 20) Flood Zone: "X"
VACANT LAND Base Flood Elev.= N/A
NE 211TH STREET AS PER FEMA Panel Number: 12086C0131L
NE 10TH AVENUE Community Number:120635 (MIAMI-DADE COUNTY)
Miami, Fl 33179 Date: September 11, 2009.
- The Source Data for this Boundary and Topographic Survey for the purpose of Tentative Plat are Plat Book 122, Page 4, of the public records of Miami-Dade County, Florida,
- Field Book: A-636 (96-104). Project No.:26-145-0551
Data Collector File: Via Ventura.txt
- This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Location Map), One inch equals 40 feet (Existing Improvements and Proposed Subdivision) or smaller.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 and Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

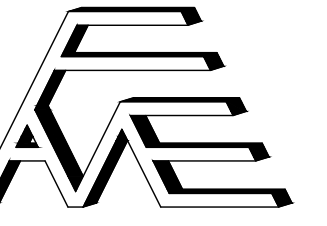
FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557
Original Field Work Survey Date: March 27th, 2026
Revision Date: June 1st, 2026 (REVISED AS PER MIAMI-DADE COUNTY'S COMMENTS)

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

NO.	DATE	DESCRIPTION	REVISION	
			BY	APP.
01	06-01-26	REVISED AS PER MIAMI-DADE COUNTY'S COMMENTS	R.R.	

VIA VENTURA RECREATION AREA
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATE
LENNAR HOMES, LLC.
PROJECT LOCATION: SECTION 31, TOWNSHIP 51 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
CLIENT ADDRESS: 5505 BLUE LAGOON DRIVE, 5TH FLOOR
MIAMI, FL 33126

SCALE:	AS SHOWN
DRAWN BY:	O.E./R.R.
DATE CHECKED BY:	
QUALITY CONTROL:	
DATE:	JUNE 1st, 2026
PROJECT NO.:	26-145-0551
SHEET:	1

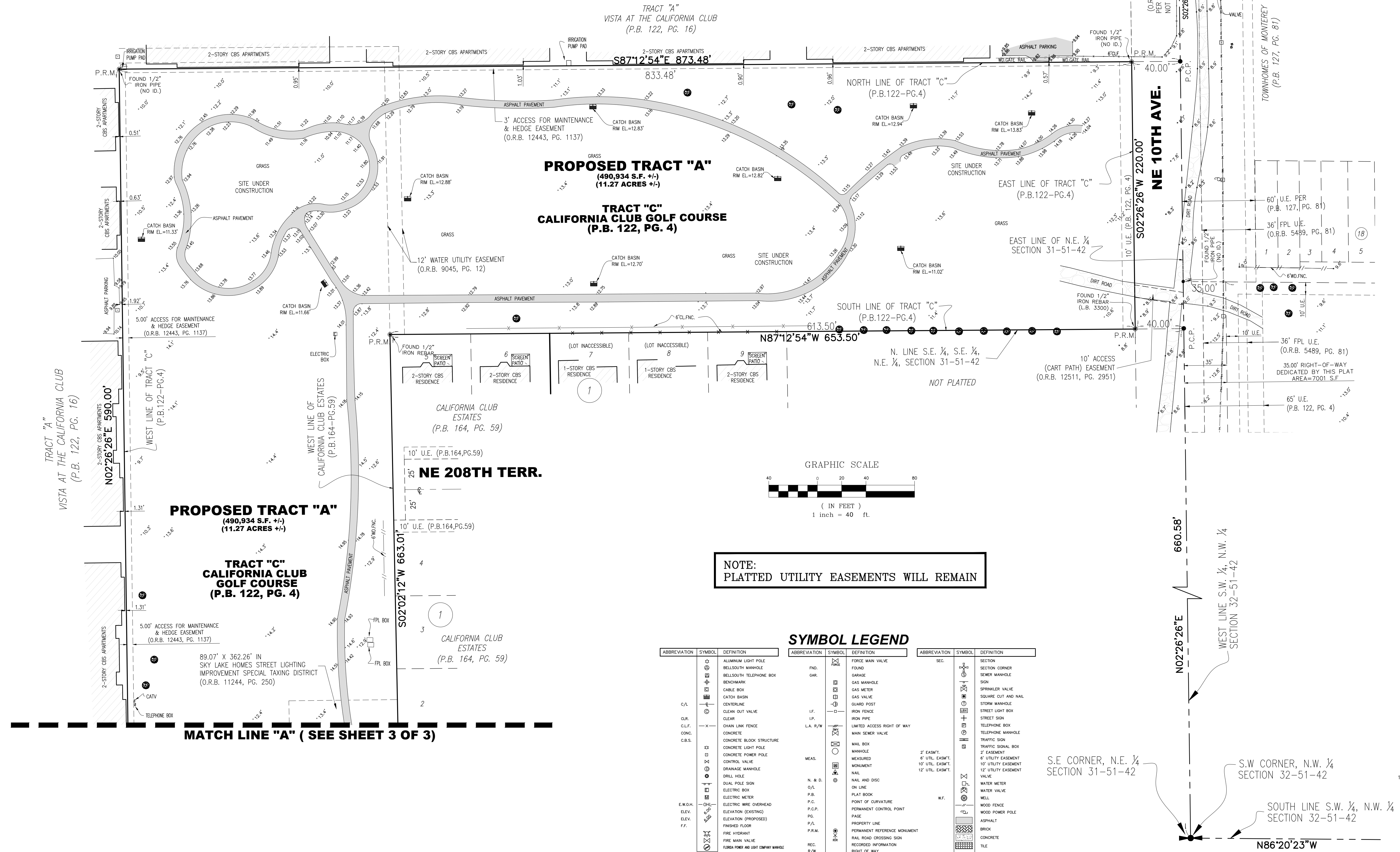


FORD, ARMENTEROS & FERNANDEZ, INC.
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 DORAL, FLORIDA 33172
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 L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE INTENDED TO COMPLETE THE PROJECT. ANY AND ALL CHANGES TO THE ORIGINAL DRAWINGS MUST BE MADE AND APPROVED BY FORD, ARMENTEROS & FERNANDEZ, INC. BEFORE THEY ARE MADE. ANY CHANGES MADE WITHOUT THE WRITTEN APPROVAL OF FORD, ARMENTEROS & FERNANDEZ, INC. WILL BE AT THE USER'S RISK. THESE DRAWINGS ARE NOT TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF FORD, ARMENTEROS & FERNANDEZ, INC. FROM FORD, ARMENTEROS & FERNANDEZ, INC. FROM FORD, ARMENTEROS & FERNANDEZ, INC. FROM FORD, ARMENTEROS & FERNANDEZ, INC.

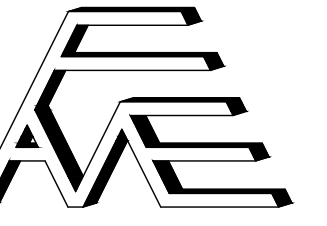
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VIA VENTURA RECREATION AREA	
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT	
SKETCH OF SURVEY, PROPOSED SUBDIVISION AND LEGEND	
CLIENT:	LENNAR HOMES, LLC.
CLIENT ADDRESS:	5005 BLUE LAGOON DRIVE, 5TH FLOOR MIAMI, FL 33126
PROJECT LOCATION:	SECTION 32, TOWNSHIP 14, SOUTH, RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA
SCALE:	1" = 40'
DRAWN BY:	O.E./R.R.
DATE:	JUNE 1st, 2026
PROJECT No:	26-145-0551
SHEET:	2 OF 3 SHEETS



ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	(Symbol)	DEFINITION	FORCE MAIN VALVE	(Symbol)	DEFINITION	SECTION CORNER	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	FOUND	(Symbol)	DEFINITION	SEWER MANHOLE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	GARAGE	(Symbol)	DEFINITION	SIGN	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	GAS MANHOLE	(Symbol)	DEFINITION	SPRINKLER VALVE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	GAS METER	(Symbol)	DEFINITION	SQUARE CUT AND NAIL	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	GAS VALVE	(Symbol)	DEFINITION	STORM MANHOLE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	GUARD POST	(Symbol)	DEFINITION	STREET LIGHT BOX	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	STREET SIGN	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	TELEPHONE BOX	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	TELEPHONE MANHOLE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	TRAFFIC SIGNAL BOX	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	2' EASEMENT	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	6" UTILITY EASEMENT	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	12' UTILITY EASEMENT	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	12' UTILITY EASEMENT	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	VALVE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	WATER METER	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	WATER VALVE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	WELL	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	WOOD FENCE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	WOOD POWER POLE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	ARMS	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	BRICK	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	CONCRETE	(Symbol)	DEFINITION
BELLSOUTH TELEPHONE BOX	(Symbol)	DEFINITION	IRON PIPE	(Symbol)	DEFINITION	TILE	(Symbol)	DEFINITION

C:\Users\ORELBY~1\FOR\AppData\Local\Temp\Temp\23076\26-145-0551 VIA VENTURA RECREATION AREA TENTATIVE PLAT (06-01-2026).dwg



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
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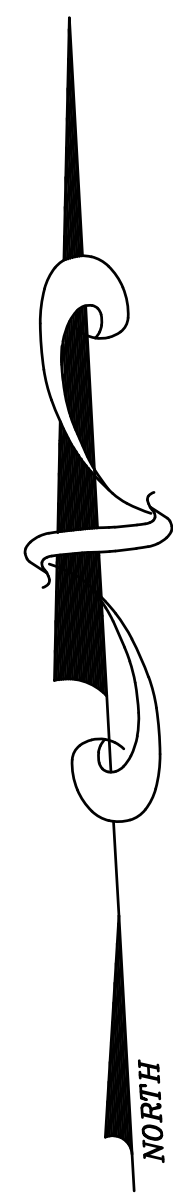
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VIA VENTURA RECREATION AREA
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 SKETCH OF SURVEY, PROPOSED SUBDIVISION AND LEGEND
 LENNAR HOMES, LLC.
 CLIENT ADDRESS: 5505 BLUE LAGOON DRIVE, 5TH FLOOR, MIAMI, FL 33126
 PROJECT LOCATION: SECTION 32, TOWNSHIP 14 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE:	1" = 40'
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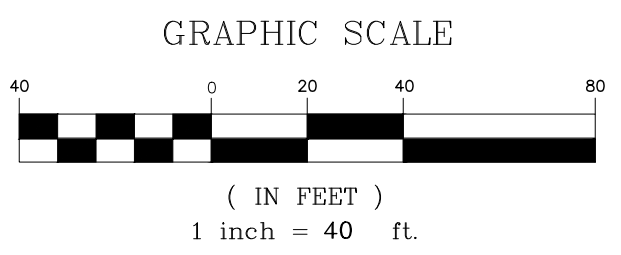
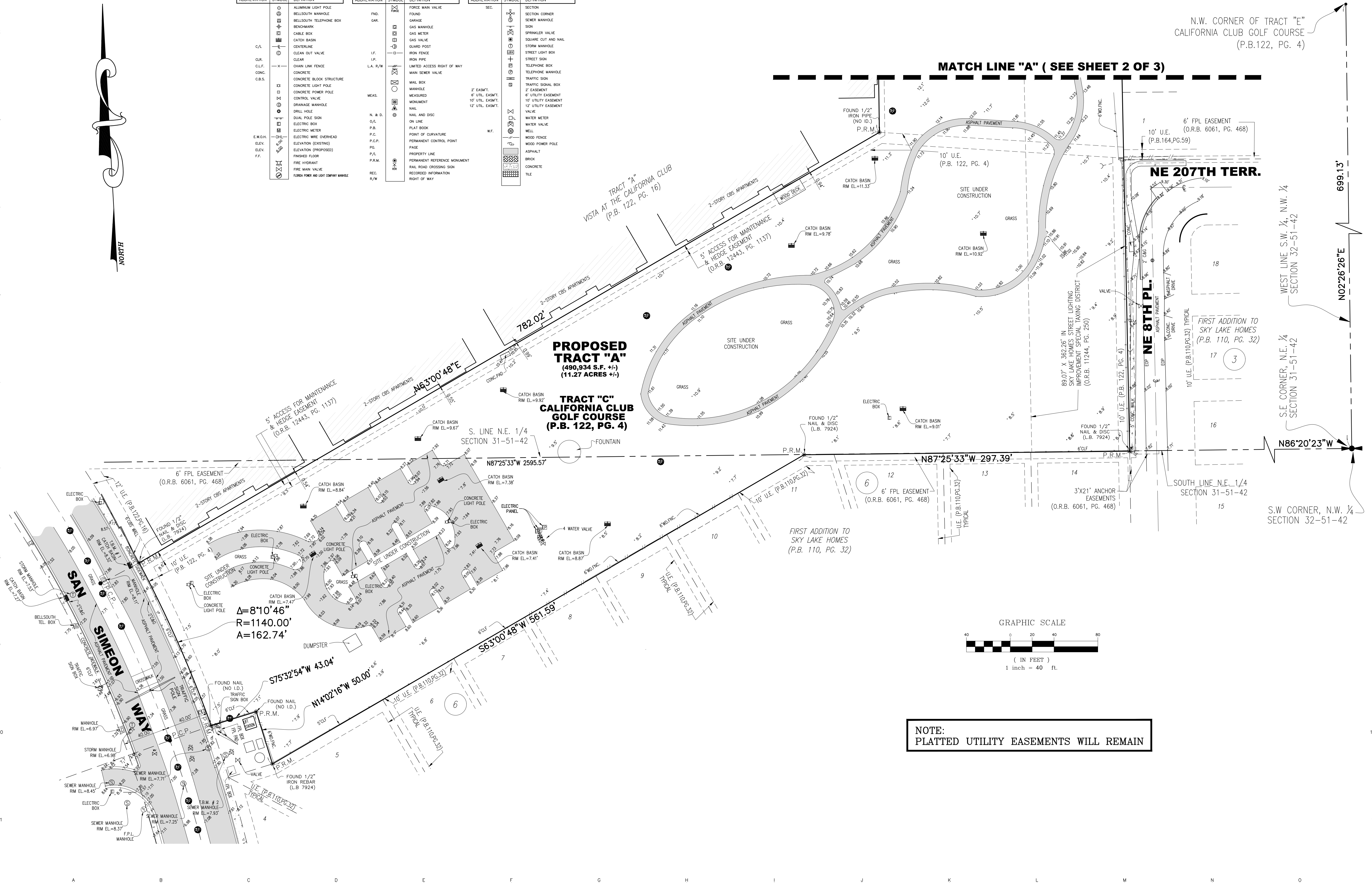
SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
AL	⊕	ALUMINUM LIGHT POLE	FND	⊕	FOUND	SEC	⊕	SECTION CORNER
B.S.	⊕	BELLSOUTH TELEPHONE BOX	GA	⊕	GARAGE	SM	⊕	SEWER MANHOLE
CA	⊕	CABLE BOX	GM	⊕	GAS MANHOLE	SV	⊕	SPRINKLER VALVE
CB	⊕	CATCH BASIN	GV	⊕	GAS VALVE	SQ	⊕	SQUARE CUT AND NAIL
CD	⊕	CENTERLINE	GP	⊕	GUARD POST	SMH	⊕	STORM MANHOLE
COV	⊕	CLEAN OUT VALVE	IF	⊕	IRON FENCE	SLB	⊕	STREET LIGHT BOX
CL	⊕	CLEAR	IP	⊕	IRON PIPE	SS	⊕	STREET SIGN
CLF	⊕	CHAIN LINK FENCE	L.A. R/W	⊕	LIMITED ACCESS RIGHT OF WAY	TB	⊕	TELEPHONE BOX
CONC	⊕	CONCRETE	MSV	⊕	MAIN SEWER VALVE	TS	⊕	TRAFFIC SIGN
CBS	⊕	CONCRETE BLOCK STRUCTURE	MB	⊕	MAIL BOX	TSSB	⊕	TRAFFIC SIGNAL BOX
CLP	⊕	CONCRETE LIGHT POLE	M	⊕	MANHOLE	UE	⊕	UTILITY EASEMENT
CP	⊕	CONCRETE POWER POLE	MEAS	⊕	MEASURED MONUMENT	U	⊕	UTILITY EASEMENT
CR	⊕	CONCRETE	N	⊕	NAIL	U1	⊕	12' UTILITY EASEMENT
DRH	⊕	DRAINAGE HOLE	N & D	⊕	NAIL AND DISC	U2	⊕	10' UTILITY EASEMENT
DP	⊕	DUAL POLE SIGN	O.L.	⊕	OIL LINE	U3	⊕	6' UTILITY EASEMENT
EB	⊕	ELECTRIC BOX	P.B.	⊕	PLAT BOOK	V	⊕	VALVE
EM	⊕	ELECTRIC METER	P.C.	⊕	POINT OF CURVATURE	WM	⊕	WATER METER
EOH	⊕	ELECTRIC WIRE OVERHEAD	P.C.P.	⊕	PERMANENT CONTROL POINT	W	⊕	WELL
E	⊕	ELEVATION (EXISTING)	P.F.	⊕	PROPERTY LINE	W.P.	⊕	WOOD POWER POLE
E.E.	⊕	ELEVATION (PROPOSED)	P.L.	⊕	PROPERTY LINE	ASPH	⊕	ASPHALT
FF	⊕	FINISHED FLOOR	P.R.M.	⊕	PERMANENT REFERENCE MONUMENT	BR	⊕	BRICK
	⊕	FIRE HYDRANT	REC	⊕	RECORDED INFORMATION	CONC	⊕	CONCRETE
	⊕	FIRE MAIN VALVE	R/W	⊕	RIGHT OF WAY	T	⊕	TILE



N.W. CORNER OF TRACT "E"
 CALIFORNIA CLUB GOLF COURSE
 (P.B.122, PG. 4)

MATCH LINE "A" (SEE SHEET 2 OF 3)



NOTE:
 PLATTED UTILITY EASEMENTS WILL REMAIN

C:\Users\ORELBY\1 FOR AppData\Local\Temp\epublish_23076\26-145-0551 VIA VENTURA RECREATION AREA TENTATIVE PLAT (06-01-2026).dwg