

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 : (356)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- 1. Name of Proposed Subdivision: JINAMA SOUTH SUBDIVISION
- 2. Owner's Name: FORESTAR (USA) REAL ESTATE GROUP, INC. Phone: c/o Karl Alberton - (954) 949-3000
c/o D.R. Horton, Inc.; Karl K. Albertson
 Address: 6123 Lyons Road, Suite 100 City: Coconut Creek State: FL Zip Code: 33073
 Owner's Email Address: kkalbertson@drhorton.com
- 3. Surveyor's Name: Ricardo Rodriguez, PSM; Ford, Armenteros & Fernandez Phone: 305 477-6472
 Address: 1950 NW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172
 Surveyor's Email Address: Ricardor@fordco.com/omara@fordco.com/cynthiac@fordco.com
- 4. Folio No(s): 30-7826-000-0030 / 30-7826-000-0040 / 30-7826-000-0050 / 30-7826-000-0060
- 5. Legal Description of Parent Tract: SEE EXHIBIT "A" ATTACHED HERETO.

- 6. Street boundaries: SW 352nd Street and SW 192nd Avenue
- 7. Present Zoning: PAD Zoning Hearing No.: _____ Resolution No.: Z-25-06
- 8. Proposed use of Property:
 Single Family Res.(300 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:

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.

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

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.

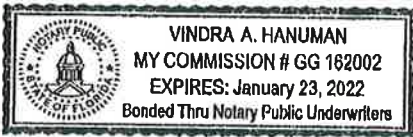
FORESTAR (USA) REAL ESTATE GROUP, INC.,
a Delaware corporation

Florida
STATE OF FLORIDA
Broward SS:
COUNTY OF MIAMI-DADE

Signature of Owner: [Signature]
(Print name & Title here): FRANK COVELLI DIRECTOR

BEFORE ME, personally appeared *Frank Covelli this 25 day of March, 2021 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.

^{*}by means of physical presence OR online notarization
WITNESS my hand and seal in the County and State last aforesaid this 25th day of March, 2021 A.D.



Signature of Notary Public: [Signature]
(Print, Type name here: Vindra A. Hanuman)
January 23, 2022 GG162002
(Commission Expires) (Commission Number)

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

EXHIBIT "A"

"JINAMA SOUTH SUBDIVISION" – TENTATIVE PLAT

LEGAL DESCRIPTION:

All of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida; Excepting therefrom the following; Beginning at the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 26; Thence run East, along the North Line of Southwest 1/4 of the Northeast 1/4 a distance of 528.00 feet; thence run South, along a line parallel to the centerline of said Section 26 a distance of 206.25 feet; thence run West a distance of 234.65 feet to a point which is 293.35 feet East of the Centerline of said Section 26; Thence run due South, along a line which is parallel to the centerline of said Section 26, to the South Line of the Southwest 1/4 of the Northeast 1/4 of said Section 26; Thence run West along the South Line of the Southwest 1/4 of the Northeast 1/4 a distance of 293.35 feet to the Center of said Section 26; thence run North along the centerline of said Section 26 to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4, to the Point of Beginning. Also less the South 35 feet of the Tract herein conveyed.

AND

The South 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND

Begin at the Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, as a Point of Beginning; Thence run South along the Long View Road 206.25 feet; Thence East 528.00 feet; Thence North 206.25 feet; Thence West 528.00 feet to the Point of Beginning, All of the above described land lying in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND

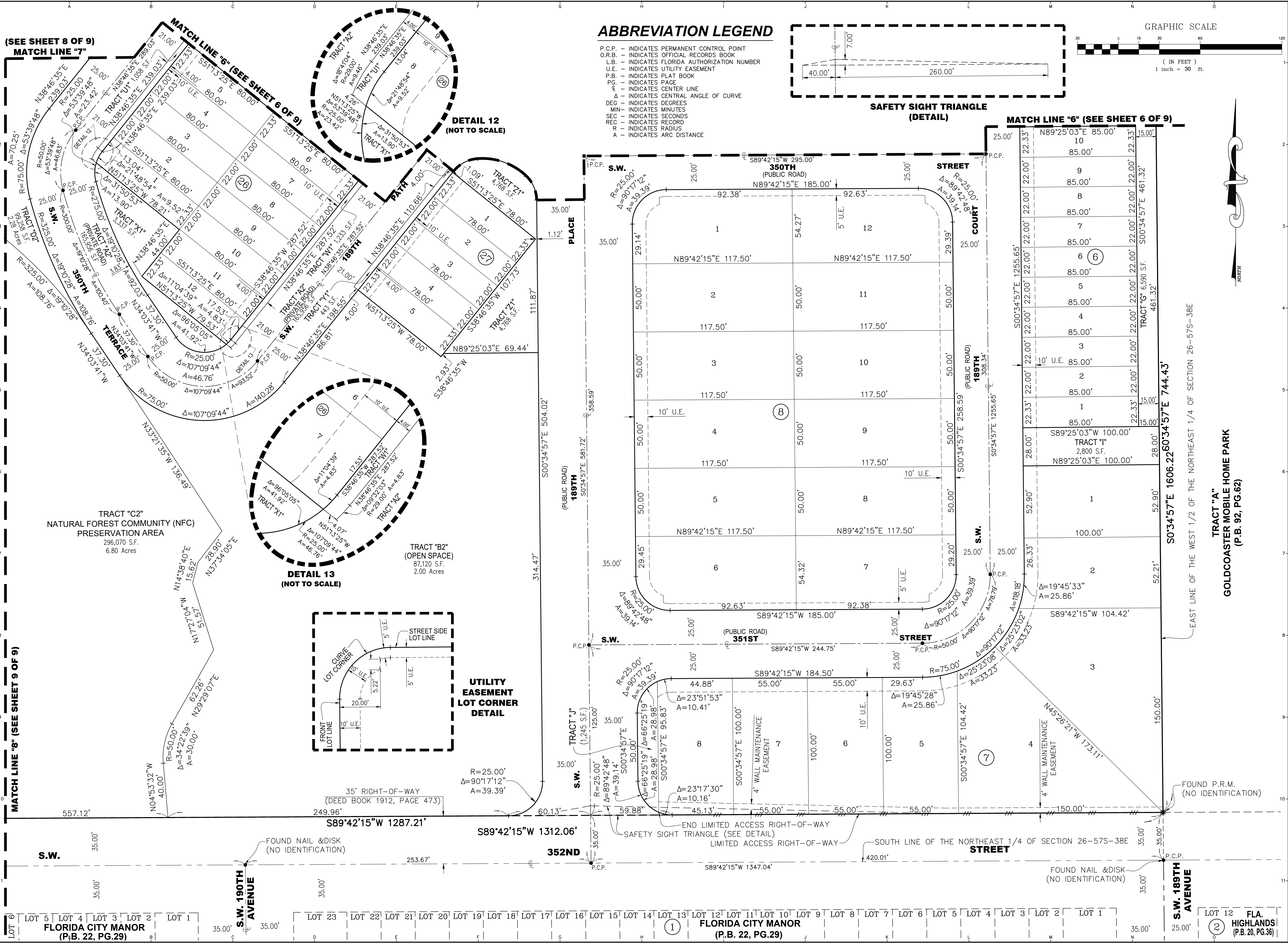
The West 293.35 feet of the Southwest 1/4 of the Northeast 1/4, LESS the North 206.25 feet thereof of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida. LESS the West 35.00 feet thereof and LESS the South 35.00 feet thereof.

TOGETHER WITH:

The West 35 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, Less and Except the North 206.25 feet thereof; and Less and Except the West 35 feet of the South 1/4 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4. Said lands situated, lying and being in Miami-Dade County, Florida.

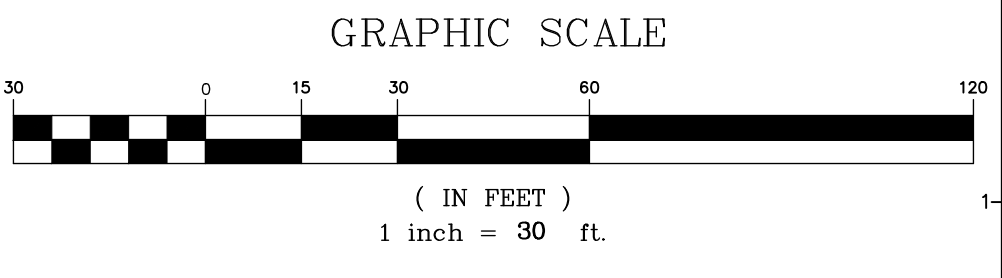
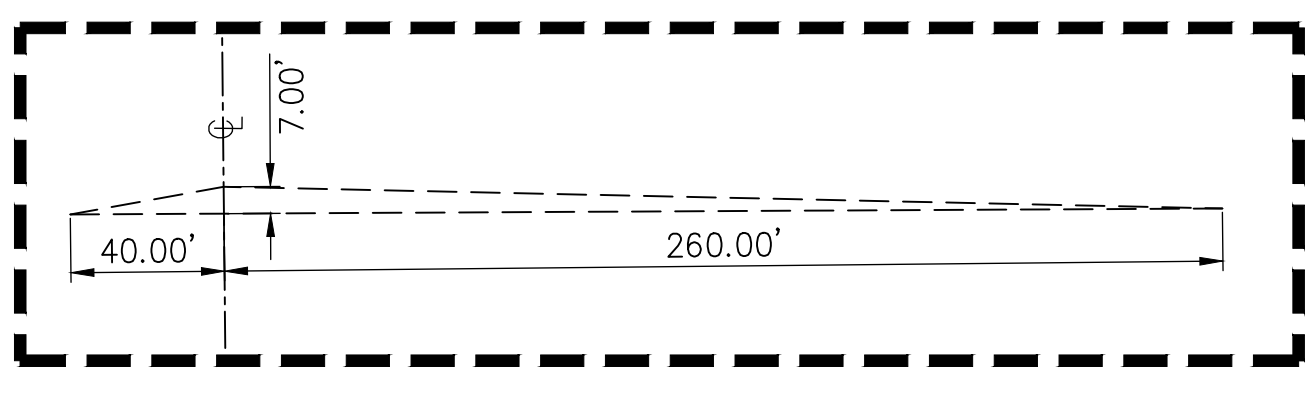
NOTE: All of the above described Parcels are contiguous to each other along their common boundaries.

Q:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\18-041-JINAMA SOUTH SUBDIVISION-TENTATIVE PLAT-12-04-2023.dwg



ABBREVIATION LEGEND

- P.C.P. - INDICATES PERMANENT CONTROL POINT
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- U.E. - INDICATES UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- P.G. - INDICATES PLAT PAGE
- CL - INDICATES CENTER LINE
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- DEG - INDICATES DEGREES
- MIN - INDICATES MINUTES
- SEC - INDICATES SECONDS
- REC - INDICATES RECORD
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805
 L.B. No. 6557

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RECORD OF REVISION		
No.	DATE	DESCRIPTION
1	10/02/20	REVISED PER COUNTY ENGINEERING REQUIREMENTS
2	02/25/21	REMOVED ONE TOWNHOUSE LOT
3	04/04/21	REVISION AS PER SITE PLAN APPROVAL
4	04/30/21	REVISION AS PER COUNTY COMMENTS
5	12/21/22	UPDATE T-PLAT
6	12/04/23	UPDATE BOUNDARY SURVEY

JINAMA SOUTH SUBDIVISION

BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY

CLIENT: **D.R. HORTON, INC.**

CLIENT ADDRESS: 6103 LYONS BLVD, SUITE 100
COCONUT CREEK, FL 33073

PROJECT LOCATION: SECTION 26, TOWNSHIP 18 SOUTH, RANGE 38 EAST
MANALAGUE COUNTY, FLORIDA

SCALE: AS SHOWN

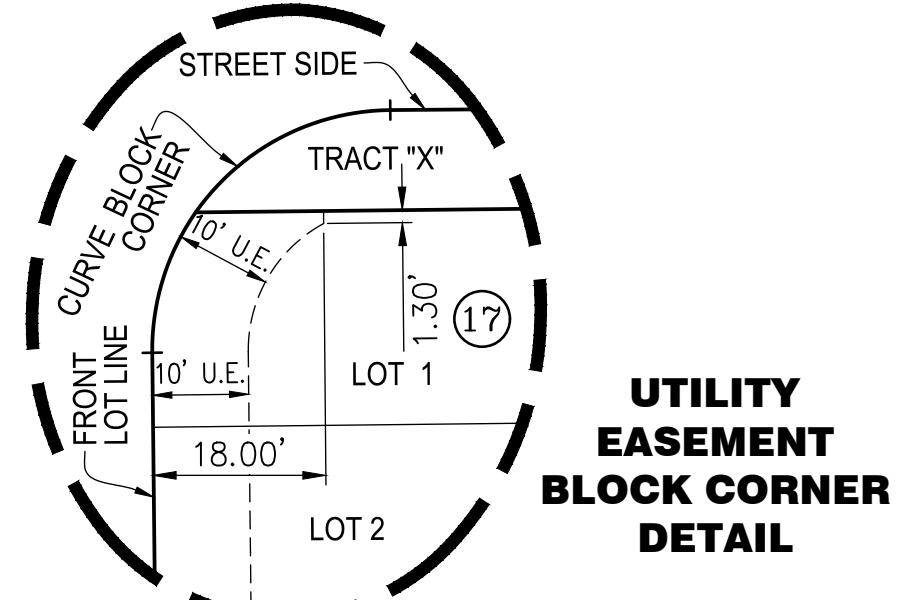
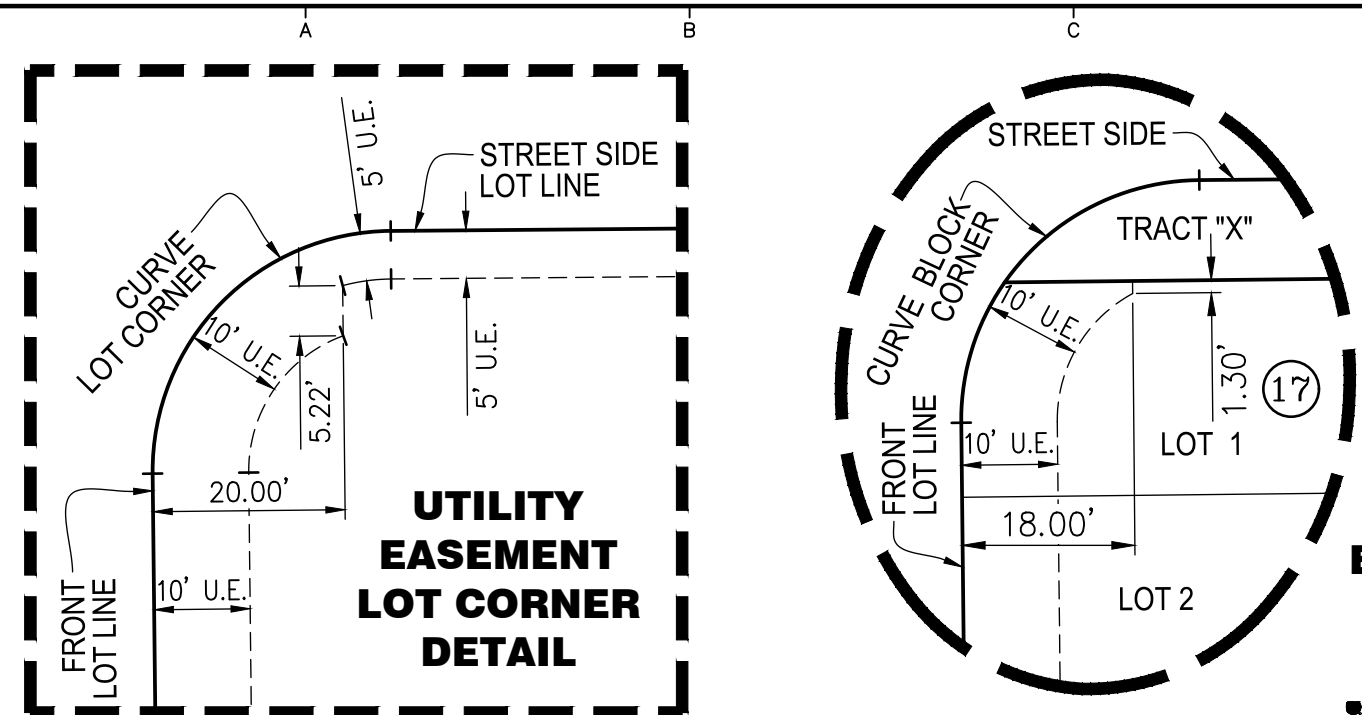
DRAWN BY: P.P./D.R.

DATE: DECEMBER 4th, 2023

PROJECT No: **18-041-0551**

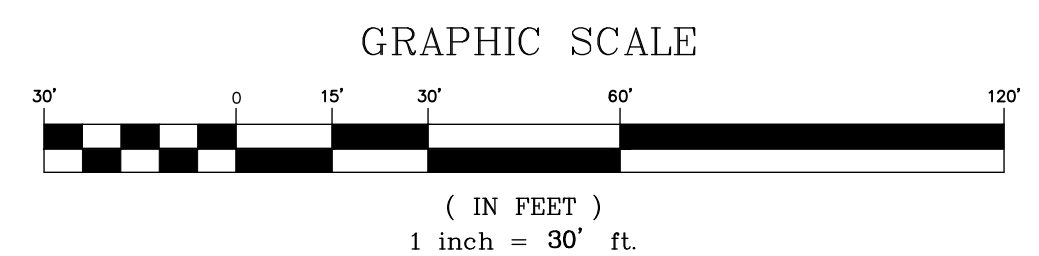
SHEET: **7** OF 9 SHEETS

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RECORD OF REVISION		
No.	DATE	DESCRIPTION
1	10/02/20	REVISED PER COUNTY ENGINEERING REQUIREMENTS
2	02/25/21	REMOVED ONE TOWNHOUSE LOT
3	04/04/21	REVISION AS PER SITE PLAN APPROVAL
4	04/30/21	REVISION AS PER COUNTY COMMENTS
5	12/21/22	UPDATE T-PLAT
6	12/04/23	UPDATE BOUNDARY SURVEY

JINAMA SOUTH SUBDIVISION

BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

PROPOSED GEOMETRY

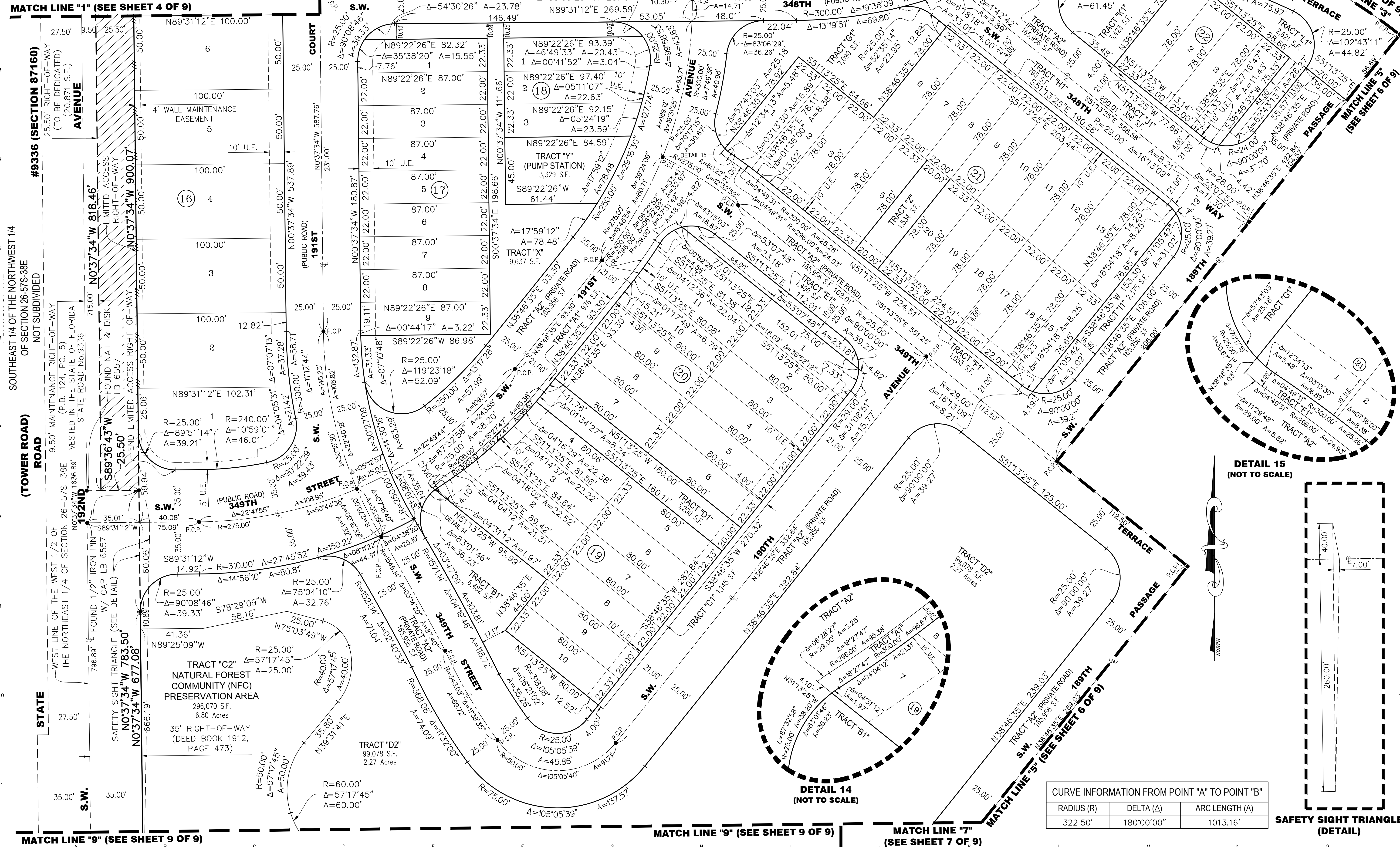
CLIENT: D.R. HORTON, INC.

CLIENT ADDRESS: 6103 LYONS CREEK SUITE 100
COCONUT CREEK FL 33073

PROJECT LOCATION: SECTION 26, TOWNSHIP 5 SOUTH, RANGE 38 EAST
MANALAPAN COUNTY, FLORIDA

SCALE:	AS SHOWN
DRAWN BY:	P.P./D.R.
CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	<input type="checkbox"/>
DATE:	DECEMBER 4th, 2023
PROJECT No:	18-041-0551
SHEET:	8

OF 9 SHEETS



MATCH LINE "9" (SEE SHEET 9 OF 9) MATCH LINE "9" (SEE SHEET 9 OF 9) MATCH LINE "7" (SEE SHEET 7 OF 9)

C:\FORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\18-04-0551-INAMA SOUTH SUBDIVISION-TENTATIVE PLAT-12-04-2023.dwg

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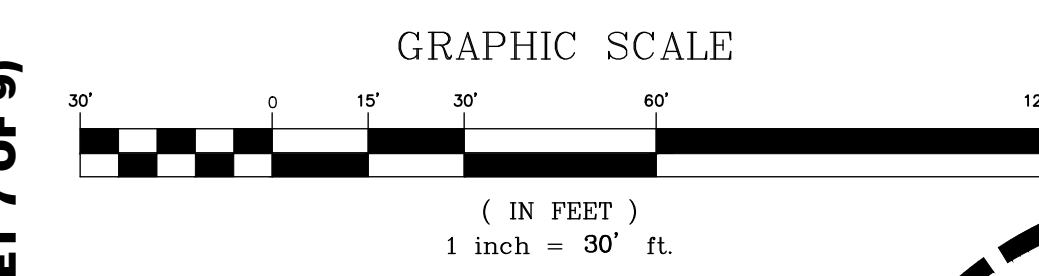
RECORD OF REVISION		
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1	10/02/20	REVISED PER COUNTY ENGINEERING REQUIREMENTS
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JINAMA SOUTH SUBDIVISION

BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

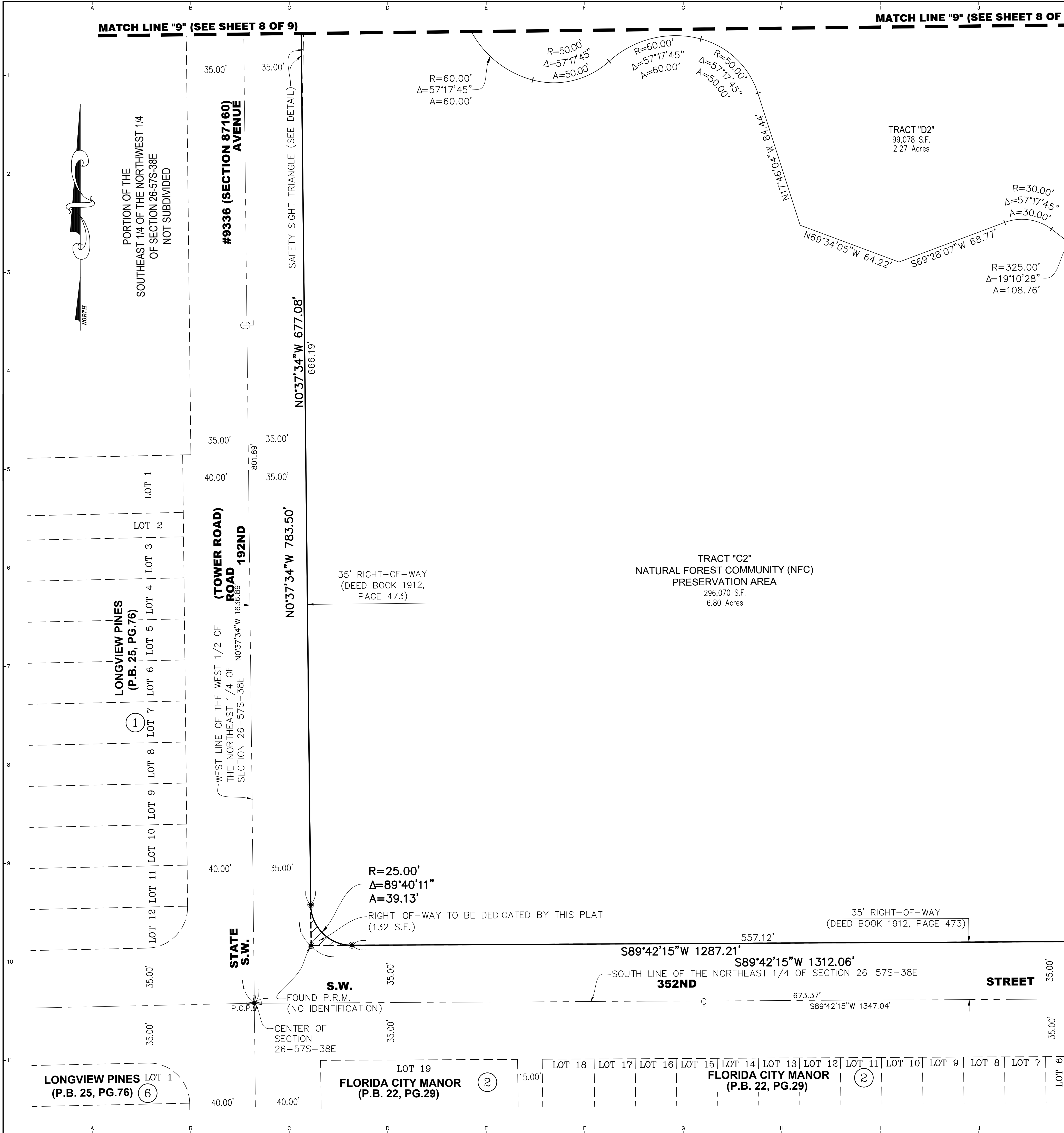
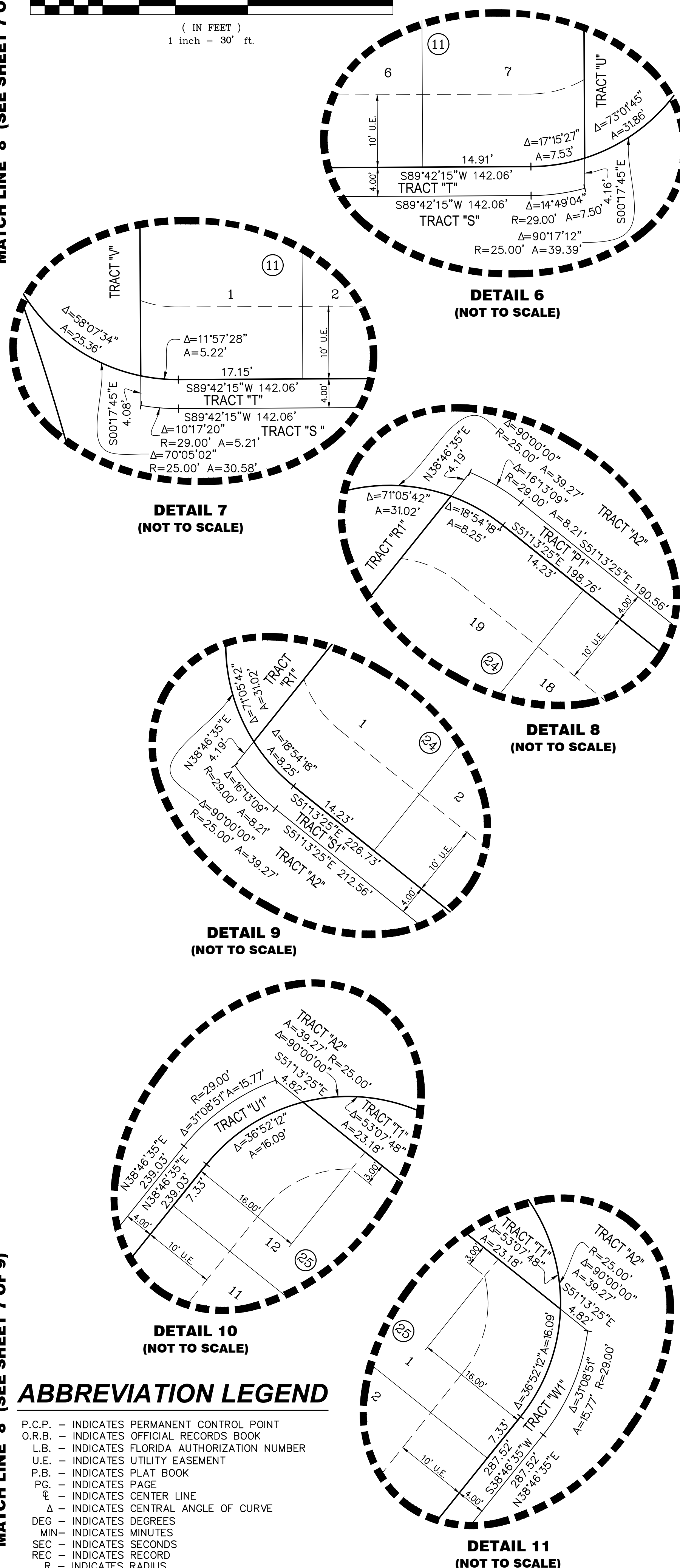
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 CLIENT: D.R. HORTON, INC.
 CLIENT ADDRESS: 6103 LYONS BLVD, SUITE 100, COCONUT CREEK, FL 33073

SCALE: AS SHOWN
 DRAWN BY: P.P./D.R.
 DATE: DECEMBER 4th, 2023
 PROJECT No: 18-041-0551
 SHEET: 9 OF 9 SHEETS



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TENTATIVE PLAT OF "JINAMA SOUTH SUBDIVISION"

PORTION OF NORTHEAST 1/4 OF SECTION 26,
TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

All of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida; Excepting therefrom the following: Beginning at the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 26; Thence run East, along the North Line of Southwest 1/4 of the Northeast 1/4 of a distance of 528.00 feet; thence run South, along a line parallel to the centerline of said Section 26 a distance of 206.25 feet; thence run West a distance of 234.45 feet to a point which is 293.35 feet East of the Centerline of said Section 26; Thence run due South, along a line which is parallel to the centerline of said Section 26, to the South Line of the Southwest 1/4 of the Northeast 1/4 of said Section 26; Thence run West along the South Line of the Southwest 1/4 of the Northeast 1/4 of a distance of 283.35 feet to the Northwest Corner of said Section 26; thence run North along the centerline of said Section 26 to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4, to the Point of Beginning. Also less the South 35 feet of the Tract herein conveyed.

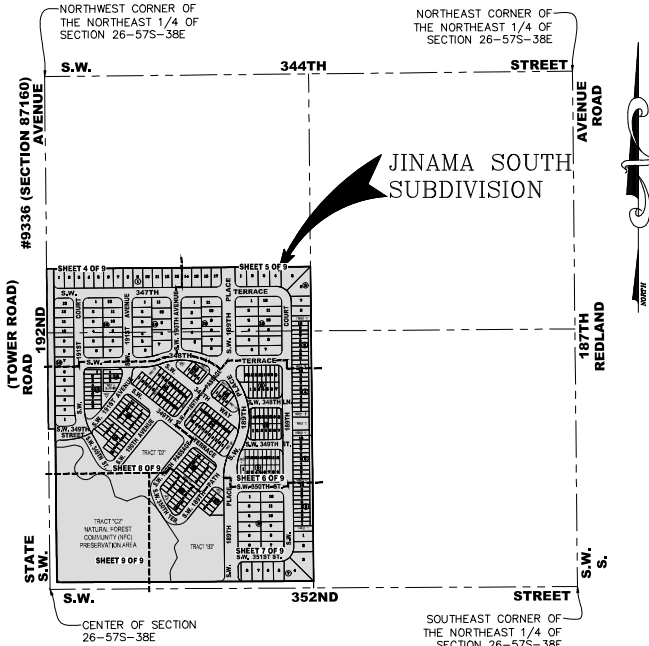
AND
The South 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND
Begin at the Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, as a Point of Beginning; Thence run South along the Long View Road 206.25 feet; thence East 528.00 feet; thence North 206.25 feet; thence West 528.00 feet to the Point of Beginning. All of the above described land lying in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND
The West 283.35 feet of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, LESS the North 206.25 feet thereof of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida, LESS the West 35.00 feet thereof and LESS the South 35.00 feet thereof.

TOGETHER WITH:
The West 35 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 57 South, Range 38 East, Less and Except the North 206.25 feet thereof; and Less and Except the West 35 feet of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4, said lands situated, lying and being in Miami-Dade County, Florida.

NOTE: All of the above described Parcels are contiguous to each other along their common boundaries.



LOCATION MAP
NORTHEAST 1/4 OF SECTION 26,
TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI-DADE COUNTY, FLORIDA.
(SCALE 1" = 300')

TRACT DESIGNATION TABLE

TRACT "A" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "B" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "C" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "D" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "E" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "F" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "G" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "H" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "I" - LANDSCAPE AND COMMON OPEN SPACE TRACT
TRACT "J" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "K" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "L" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "M" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "N" - PRIVATE ROAD, INGRESS-EGRESS, PARKING AND UTILITY EASEMENT TRACT
TRACT "O" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "P" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "Q" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "R" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "S" - PRIVATE ROAD, INGRESS-EGRESS, PARKING AND UTILITY EASEMENT TRACT
TRACT "T" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "U" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "V" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "W" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "X" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "Y" - PUMP STATION
TRACT "Z" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "A1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "B1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "C1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "D1" - LANDSCAPE, COMMON OPEN SPACE AND LINEAR PARK TRACT
TRACT "E1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "F1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "G1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "H1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "I1" - MAIL KIOSK, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "J1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "K1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "L1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "M1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "N1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "O1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "P1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "Q1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "R1" - MAIL KIOSK, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "S1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "T1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "U1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "V1" - LANDSCAPE, COMMON OPEN SPACE AND LINEAR PARK TRACT
TRACT "W1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "X1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT

TRACT DESIGNATION TABLE (cont.)

TRACT "Y1" - INGRESS-EGRESS, LANDSCAPE, PARKING, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "Z1" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "A2" - PRIVATE ROAD, INGRESS-EGRESS, PARKING AND UTILITY EASEMENT TRACT
TRACT "B2" - OPEN SPACE TRACT
TRACT "C2" - NATURAL FOREST COMMUNITY, PRESERVATION AREA TRACT
TRACT "D2" - PARK TRACT

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	7
P.C.P.	57
LOTS AND TRACTS CORNERS	834

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

DEVELOPMENT CRITERIA TABLE

ZONING: PAD (Planned Area Development)
EXISTING: RESOLUTION Z-25-08
SUBSTANTIAL COMPLIANCE PLAN: D20019000041
PROPOSED USE:
104 Single Family Lots
198 Townhouses Units
Total Units: 300

PROPERTY INFORMATION

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
APPLICANT: D.R. HORTON
Address: 8123 LYONS ROAD, SUITE 100
COCONUT CREEK, FL 33073
Contact Person Information: Karl K. Albreton
Office Number: (954) 949-3000 Ext. 4272
e-mail address: k.albreton@drhorton.com

CONTACT PERSON INFORMATION

Name: Ricardo Rodriguez, P.S.M.
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

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of SCHEDULE B-Section 2, of the title commitment bearing Order No. 7072421, File NUMBER 41720.0044, Prepared by Fidelity National Title Insurance Company, Commitment Date: 7/11/2018, at 11:00 PM, Revision 6 and Exhibit "A" of SCHEDULE B-Section 2, of the title commitment bearing Order No. 7183431, File NUMBER D.R. Horton, Inc., Prepared by Fidelity National Title Insurance Company, Commitment Date: 8/03/2018, at 11:00 PM, furnished by the 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 53-17, 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.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
The elevations as shown are based on a closed level run. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.
- 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.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not 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: 300 Lots and 56 Tracts
- Public Water to be Utilized.
- Public Sewer to be Utilized.
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 8.52' more or less, based on the 2021 Miami-Dade County Flood Criteria Map (N.A.V.D. 88).
- Subject Property Area:
GROSS: 2,134,292.28 Square Feet and/or 49.00 Acres more or less.
NET: 2,126,516.99 Square Feet and/or 48.82 Acres more or less (Excluding the West 9.50' Maintenance Right-of-way)
- North arrow direction and bearings shown hereon are based on an assumed value of N00deg37min34secW, along the West line of Northeast 1/4 of Section 26, Township 57 South, Range 38 East, Miami-Dade County, Florida, as shown on the Miami-Dade County Township Map for Township 57 South, Miami-Dade County Public Works.
- Elevations shown herein are based on: National Geodetic Vertical Datum of 1929
- Miami-Dade Bench Mark Used: J-522 Elevation= 8.95' (N.G.V.D.29)
- SW 352nd STREET ---- 10.5' SOUTH OF CENTERLINE
SW 192nd AVENUE ---- 52' EAST OF THE CENTERLINE
BENCH MARK IS A SPIKE WITH ALUMINUM WASHER SET IN ASPHALT DRIVEWAY
- TEMPORARY BENCH MARK (T.B.M.)
T.B.M.#1 FOUND NAIL & DISK AT ROAD CENTERLINE NEAR SOUTHEAST CORNER OF THE PROPERTY.
ELEVATION: 7.83' (N.G.V.D.29)
T.B.M.#2 SET NAIL & DISK (L#6557) NEAR WEST EDGE OF PAVEMENT NORTHWEST CORNER OF THE PROPERTY.
ELEVATION: 9.23' (N.G.V.D.29)
- Property Address:
34725 SW 192nd AVENUE and 34825 SW 192nd AVENUE
Miami, Florida 33034
18915 SW 352nd STREET
Miami, Florida 33034
- Flood Zone: "AH-9" 22) Field Book: A-605 12-19 Project No:18-041-0363
COMMUNITY Number: 120635 N/A 18-041-5400
FEMA Panel Number: 12086C0710 / 12086C0730L
Date: September 11, 2009.
- This Map of Survey is intended to be displayed at a scale of One Inch equals 300 feet (Location Map), 30 feet (Proposed Subdivision) and 50 feet (Existing Improvements) or smaller.

SURVEYOR'S CERTIFICATE:

I hereby certify that 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 53-17.002, (Formerly 61017-6), 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: November 1st, 2019
Revision 1: October 2nd, 2020 (REVISED PER COUNTY ENGINEERING REQUIREMENTS)
Revision 2: February 25th, 2021 (REMOVED ONE TOWNHOUSE LOT)
Revision 3: April 04th, 2021 (REVISION AS PER SITE PLAN APPROVAL)
Revision 4: April 30th, 2021 (REVISION AS PER COUNTY COMMENTS)
Revision 5: December 21st, 2022 (UPDATE T-PLAT)
Revision 6: December 4th, 2024 (UPDATE BOUNDARY SURVEY)
Revision 7: December 30th, 2024 (UPDATE BOUNDARY SURVEY)

Digitally signed by Omar Armenteros Date: 2024.12.31 09:51:58-0500

By: Omar Armenteros, P.S.M., For the Firm Professional Surveyor and Mapper State of Florida, Registration No.3679



RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.
1	02/25/21	REMOVED ONE TOWNHOUSE LOT	P.P.	R.R.
2	04/04/21	REVISION AS PER SITE PLAN APPROVAL	P.P.	R.R.
3	04/30/21	REVISION AS PER COUNTY COMMENTS	P.P.	R.R.
4	12/21/22	UPDATE T-PLAT	P.P.	R.R.
5	12/04/24	UPDATE BOUNDARY SURVEY	P.P.	R.R.
6	12/04/24	UPDATE BOUNDARY SURVEY	P.P.	R.R.

JINAMA SOUTH SUBDIVISION

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

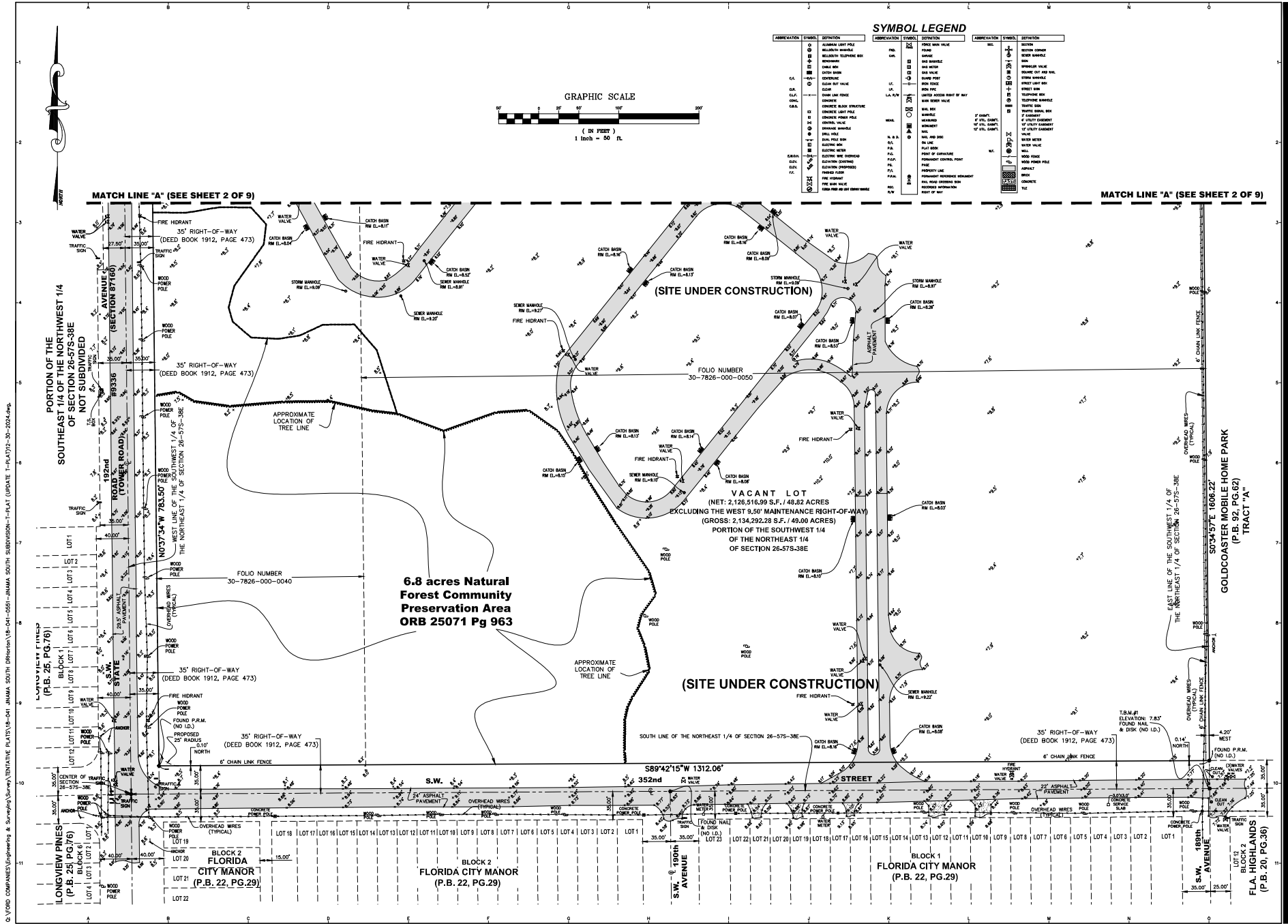
LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP

SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

DATE: DECEMBER 30th, 2024

PROJECT: 18-041-5804

1 of 9 SHEETS



© JORD COMPANY'S Engineering & Surveying (Surrey) \Projects\Tentative\PLATS\18-041-051-JINAMA SOUTH SUBDIVISION--PLAT (UPDATE)--PLAT12--30--2024.dwg

JINAMA SOUTH SUBDIVISION
 FORD, ARMENTEROS & FERNANDEZ, INC.
 1930 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH: (305) 474-7472
 FAX: (305) 476-2663
 L.A. No. 8597

RECORD OF REVISION	
NO.	DATE
1	02/25/21
2	04/04/21
3	04/20/21
4	07/30/21
5	12/27/22
6	12/27/24
7	12/27/24

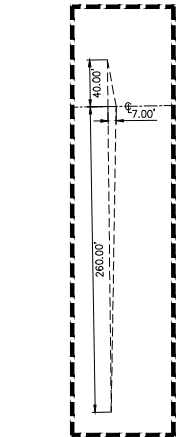
JINAMA SOUTH SUBDIVISION
 BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 (P.B. 92, PG. 62)
 SKETCH OF SURVEY AND SYMBOL LEGEND
 D.R. HORTON, INC.
 602 A WINTERS ROAD, SUITE 110
 WESTLAKE, TEXAS 75087

NO.	DATE	DESCRIPTION
1	02/25/21	REMOVED ONE TOWNHOUSE LOT
2	04/04/21	REVISION AS PER SITE PLAN APPROVAL
3	04/20/21	REVISION AS PER COUNTY COMMENTS
4	07/30/21	UPDATE TYPICAL
5	12/27/22	UPDATE TYPICAL
6	12/27/24	UPDATE TYPICAL
7	12/27/24	UPDATE TYPICAL

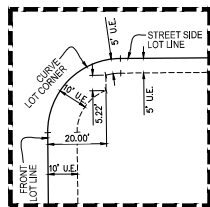
BY APP. _____ DATE _____
 NAME: AS SHOWN
 TITLE: P.P.C.R.
 CHECKED: _____ DATE: _____
 NAME: DECEMBER 30th, 2023
 PROJECT: 18-041-5804
 SHEET: 3 OF 9 SHEETS

ABBREVIATION LEGEND

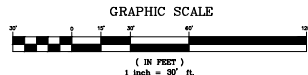
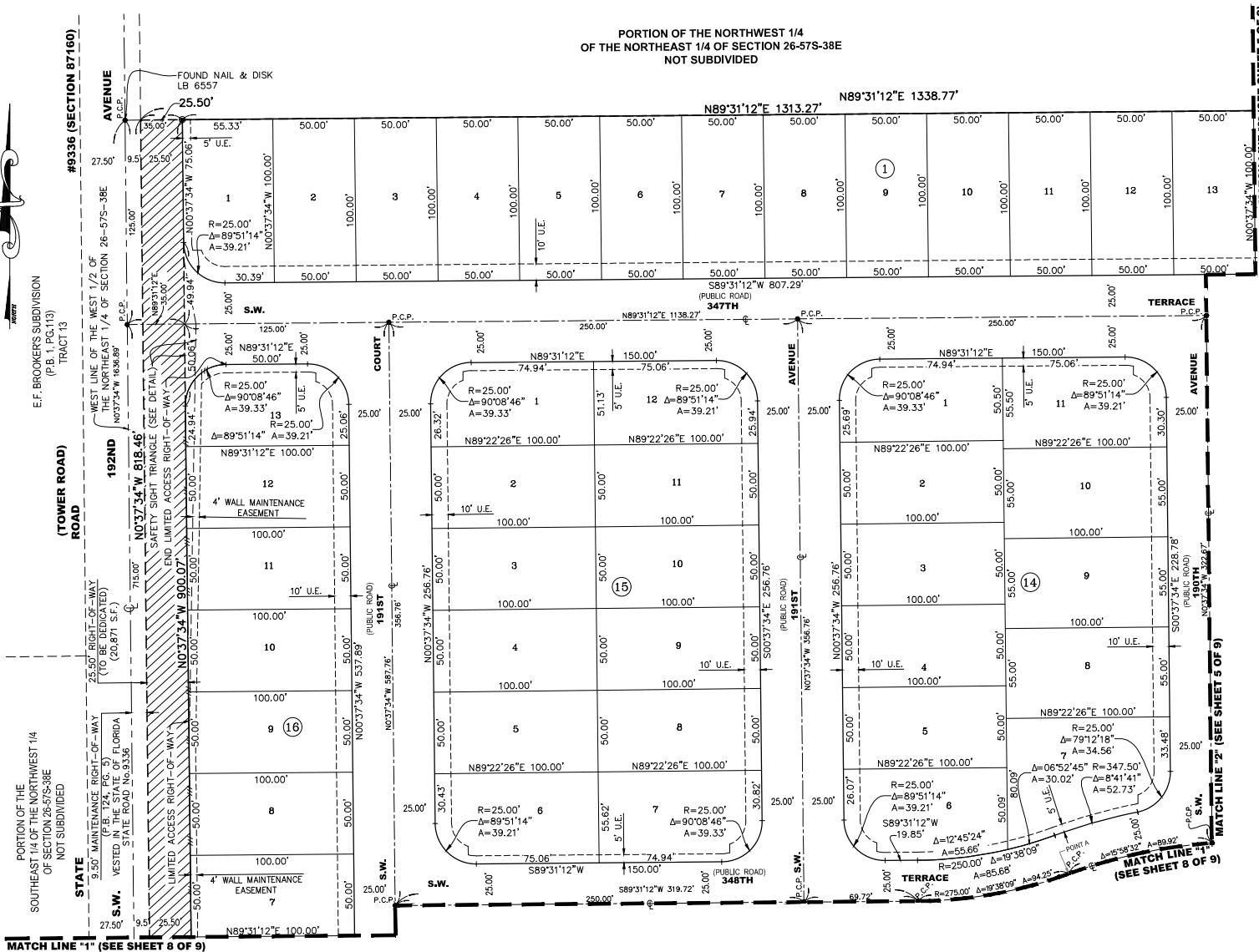
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- U.E. - INDICATES UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- P.G. - INDICATES PAGE
- CL - INDICATES CENTER LINE
- A - INDICATES CENTRAL ANGLE OF CURVE
- DEG - INDICATES DEGREES
- MIN - INDICATES MINUTES
- SEC - INDICATES SECONDS
- REC - INDICATES RECORD
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE



SAFETY SIGHT TRIANGLE (DETAIL)



UTILITY EASEMENT LOT CORNER DETAIL



CURVE INFORMATION FROM POINT "A" TO POINT "B"		
CURVE (R)	DELTA (A)	ARC LENGTH (A)
322.50'	180°00'00"	1013.16'

PORTION OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 26-57S-38E
NOT SUBDIVIDED



RECORD OF REVISION	
No.	DATE
1	02/25/21
2	02/25/21
3	04/04/21
4	04/30/21
5	12/17/21
6	12/17/21
7	12/30/24

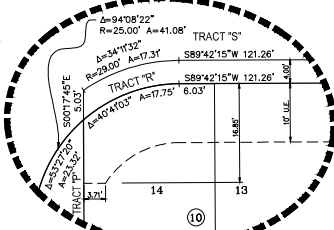
BY APP.	DESCRIPTION
P.P. R.R.	REMOVED ONE TOWNHOUSE LOT
P.P. R.R.	REVISION AS PER SITE PLAN APPROVAL
P.P. R.R.	REVISION AS PER COUNTY COMMENTS
P.P. R.R.	UPDATE LOTS SURVEY
P.P. R.R.	UPDATE BOUNDARY SURVEY

JINAMA SOUTH SUBDIVISION
BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
PROPOSED GEOMETRY
D.R. HORTON, INC.
SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 WEST, COUNTY OF DORAL, FLORIDA

SCALE: AS SHOWN
DATE: DECEMBER 4th, 2023
PROJECT: 18-041-0551
SHEET: 4 OF 9 SHEETS

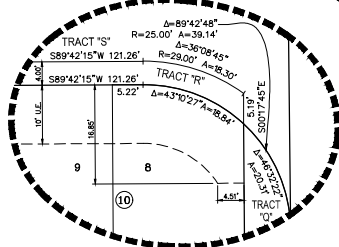
ABBREVIATION LEGEND

- P.C.P. - INDICATES PERMANENT CONTROL POINT
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- L.S. - INDICATES FLORIDA AUTHORIZATION NUMBER
- U.E. - INDICATES UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- P.S. - INDICATES PAGE
- Δ - INDICATES CENTER LINE
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- DEG - INDICATES DEGREES
- MIN - INDICATES MINUTES
- SEC - INDICATES SECONDS
- REC - INDICATES RECORD
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE

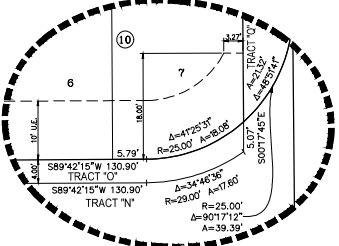


**DETAIL 5
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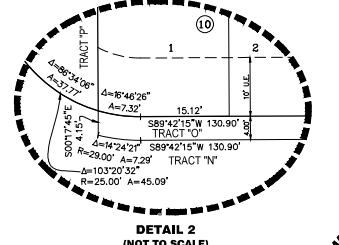
NOTE: SEE DETAILS 6, 7, 8, 9, 10 AND 11 ON SHEET 9 OF 9



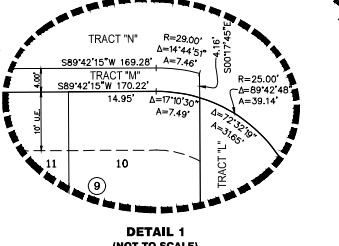
**DETAIL 4
(NOT TO SCALE)**



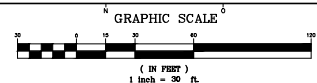
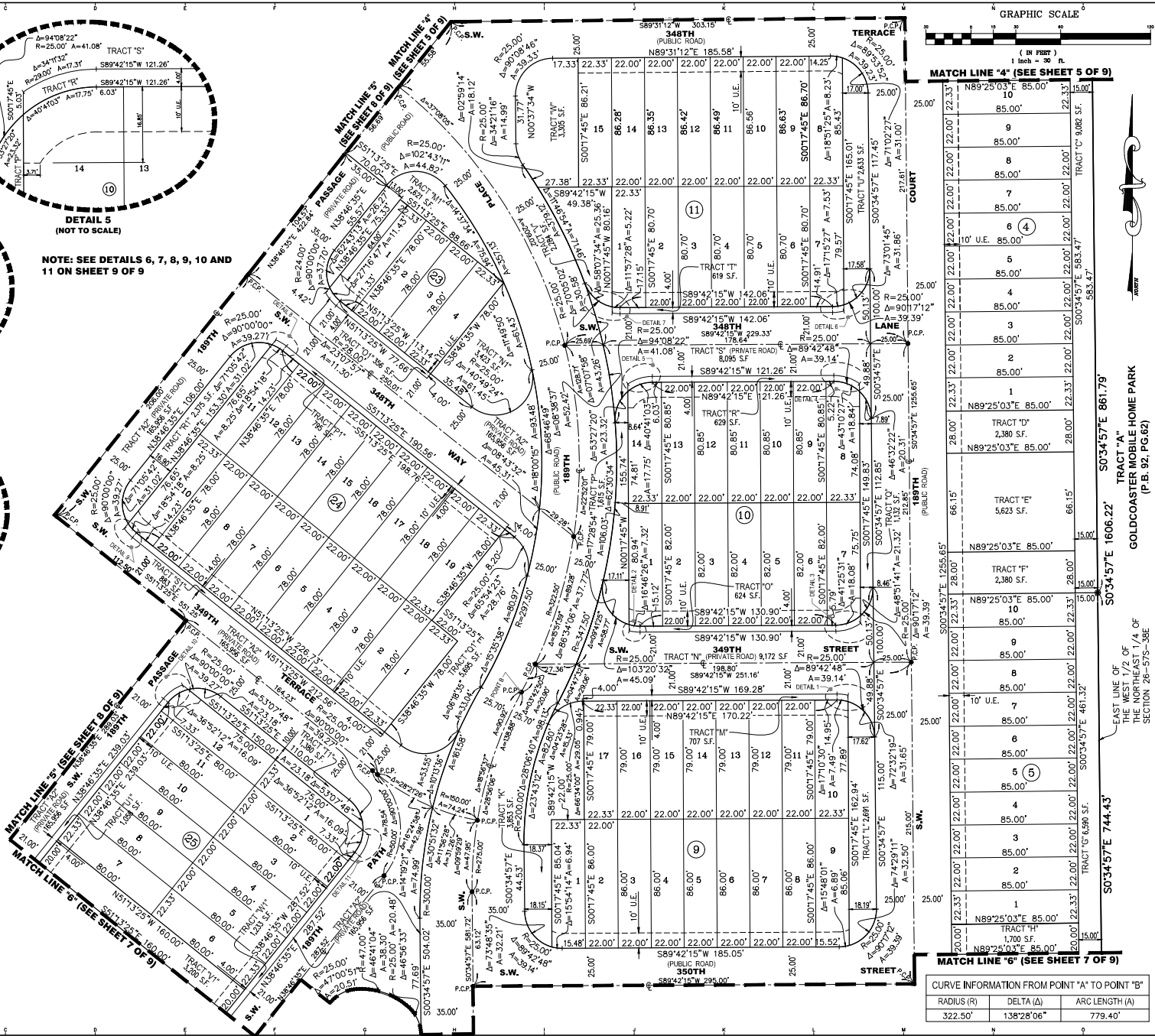
**DETAIL 3
(NOT TO SCALE)**



**DETAIL 2
(NOT TO SCALE)**



**DETAIL 1
(NOT TO SCALE)**



MATCH LINE "4" (SEE SHEET 5 OF 9)	
N89°25'03"E 85.00'	10
85.00'	9
85.00'	8
85.00'	7
85.00'	6
10' U.E. 85.00'	5
85.00'	4
85.00'	3
85.00'	2
85.00'	1
N89°25'03"E 85.00'	1
TRACT 'D' 2,380 S.F.	2
N89°25'03"E 85.00'	3
TRACT 'E' 5,623 S.F.	4
85.00'	5
85.00'	6
85.00'	7
85.00'	8
85.00'	9
10' U.E. 85.00'	10
85.00'	11
85.00'	12
85.00'	13
85.00'	14
85.00'	15
85.00'	16
85.00'	17
85.00'	18
85.00'	19
85.00'	20
85.00'	21
85.00'	22
85.00'	23
85.00'	24
85.00'	25
85.00'	26
85.00'	27
85.00'	28
85.00'	29
85.00'	30
85.00'	31
85.00'	32
85.00'	33
85.00'	34
85.00'	35
85.00'	36
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85.00'	38
85.00'	39
85.00'	40
85.00'	41
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85.00'	44
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85.00'	88
85.00'	89
85.00'	90
85.00'	91
85.00'	92
85.00'	93
85.00'	94
85.00'	95
85.00'	96
85.00'	97
85.00'	98
85.00'	99
85.00'	100

MATCH LINE "6" (SEE SHEET 7 OF 9)	
N89°25'03"E 85.00'	1
TRACT 'H' 1,700 S.F.	2
N89°25'03"E 85.00'	3
85.00'	4
85.00'	5
85.00'	6
85.00'	7
85.00'	8
85.00'	9
85.00'	10
85.00'	11
85.00'	12
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85.00'	86
85.00'	87
85.00'	88
85.00'	89
85.00'	90
85.00'	91
85.00'	92
85.00'	93
85.00'	94
85.00'	95
85.00'	96
85.00'	97
85.00'	98
85.00'	99
85.00'	100

CURVE INFORMATION FROM POINT "A" TO POINT "B"		
RADIUS (R)	DELTA (Δ)	ARC LENGTH (A)
322.50'	138°28'06"	779.40'

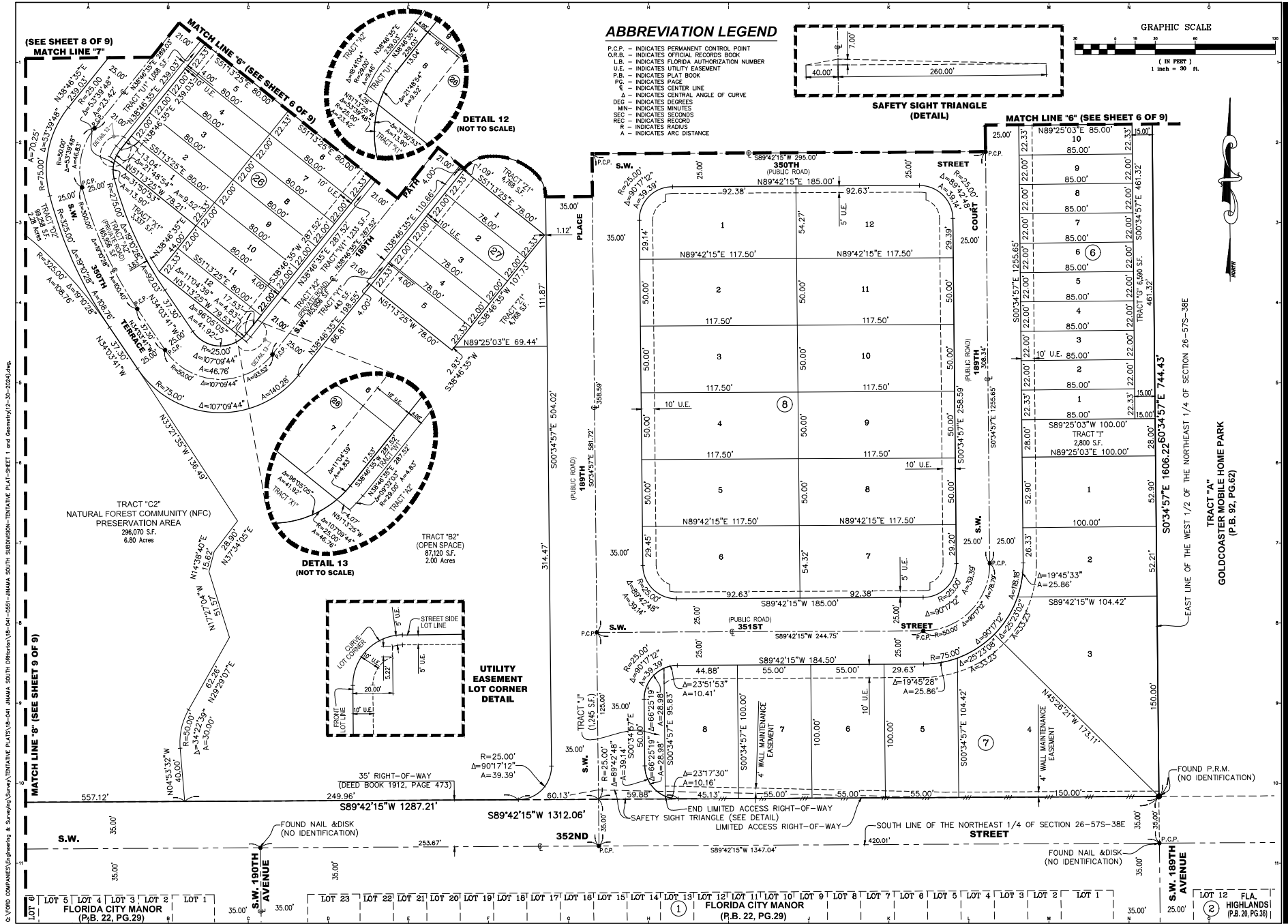


RECORD OF REVISION	
NO.	DATE
1	02/25/24
2	04/04/24
3	04/04/24
4	04/20/24
5	12/17/24
6	12/17/24
7	12/30/24

JINAMA SOUTH SUBDIVISION
 BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED GEOMETRY
 D.R. HORTON, INC.
 18-041-0551

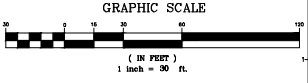
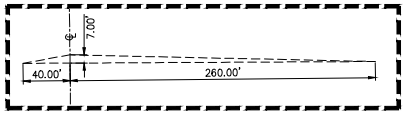
SECTION 26, TOWNSHIP 30 SOUTH, RANGE 38 WEST, COUNTY OF DADE, FLORIDA

DATE: AS SHOWN
 DRAWN BY: P.P.R.
 FIELD CHECK:
 DATE: DECEMBER 4th, 2023
 SHEET: 6 OF 9 SHEETS



ABBREVIATION LEGEND

- P.C.P. INDICATES PERMANENT CONTROL POINT
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- L.E. INDICATES UTILITY EASEMENT
- F.A. INDICATES FLORIDA AUTHORIZATION NUMBER
- U.E. INDICATES UTILITY EASEMENT
- P.B. INDICATES PLAT BOOK
- P.F. INDICATES PLAT
- C.L. INDICATES CENTER LINE
- Δ INDICATES CENTRAL ANGLE OF CURVE
- DEG INDICATES DEGREES
- MIN INDICATES MINUTES
- SEC INDICATES SECONDS
- REL INDICATES RECORD
- R INDICATES RADIUS
- A INDICATES ARC DISTANCE



FOR, ARMENIOS & FERNANDEZ, INC.
 1630 N.W. 34th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 P.O. BOX 4774-272
 F.M. 350, BOX 26365
 L.A. NO. 8557

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	02/25/21	REMOVED ONE TOWNHOUSE LOT
2	04/04/21	REVISION AS PER SITE PLAN APPROVAL
3	04/20/21	REVISION AS PER COUNTY COMMENTS
4	07/17/21	UPDATE TO SURVEY
5	12/17/21	UPDATE TO SURVEY
6	12/17/21	UPDATE TO SURVEY
7	12/30/21	UPDATE TO SURVEY

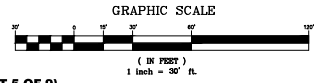
JINAMA SOUTH SUBDIVISION
 BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 PROPOSED GEOMETRY
 D.R. HORTON, INC.
 6240 W. BROAD BLVD. SUITE 100
 MIAMI, FLORIDA 33149

DATE: AS SHOWN
 DRAWN BY: P.P.D.R.
 DATE CHECKED:
 CHECKED BY:
 DATE: DECEMBER 4th, 2023
 PROJECT: 18-041-0551
 SHEET: 7 OF 9 SHEETS

© 2023 COMPASS ENGINEERING & SURVEYING, INC. TENTATIVE PLAT. SOUTH SUBDIVISION - TENTATIVE PLAT - SHEET 7 OF 9 (SEE SHEET 8 OF 9)

ABBREVIATION LEGEND

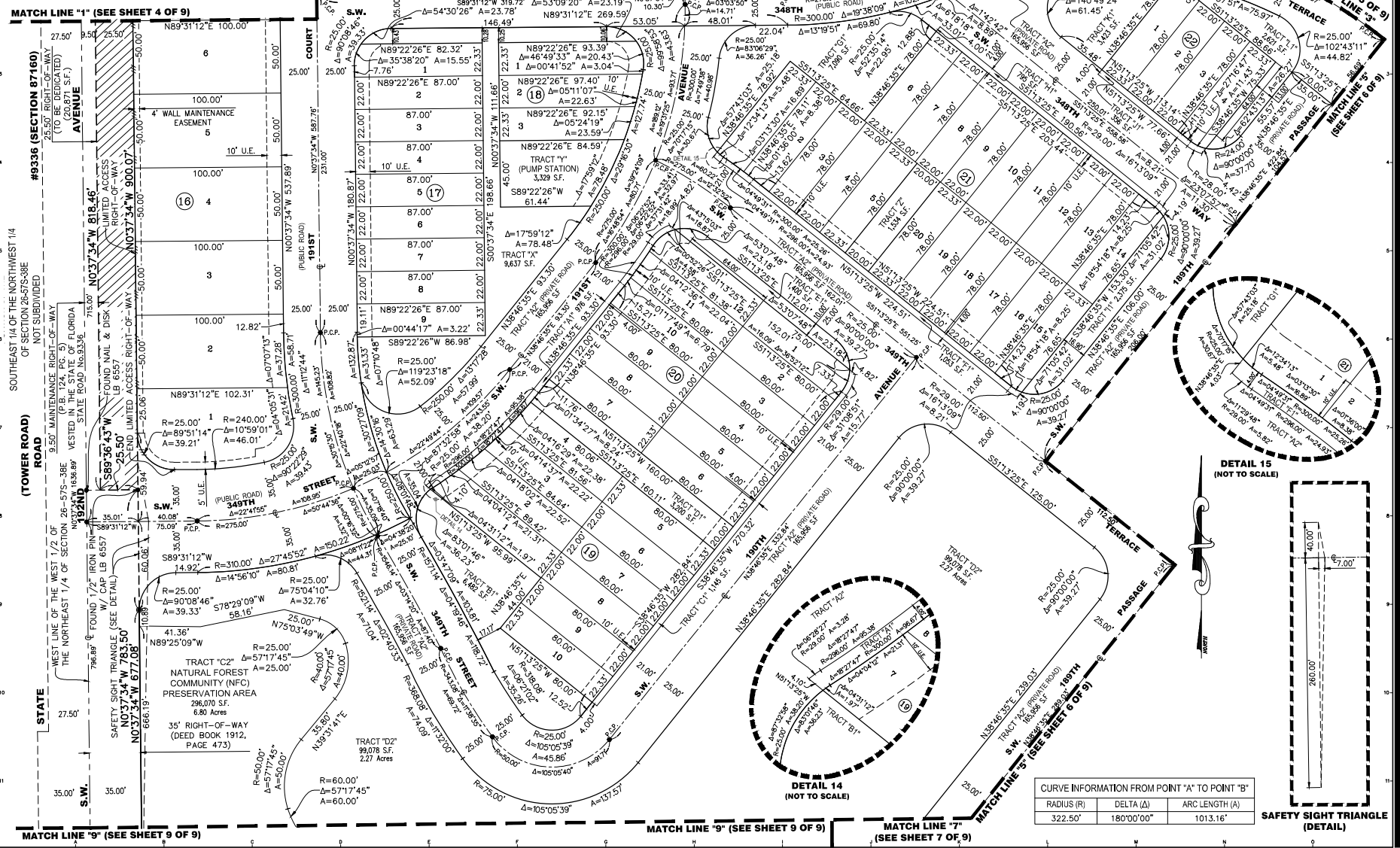
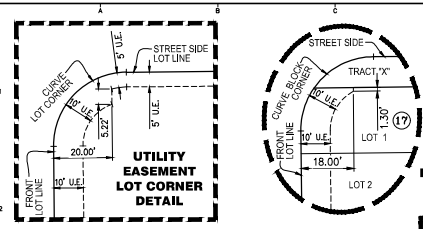
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- U.E. - INDICATES UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- INDICATES EASEMENT PAGE
- INDICATES CENTER LINE
- INDICATES CENTRAL ANGLE OF CURVE
- INDICATES DEGREES
- MIN - INDICATES MINUTES
- SEC - INDICATES SECONDS
- INDICATES RECORD
- R - INDICATES RADIUS
- A - INDICATES ARC DISTANCE



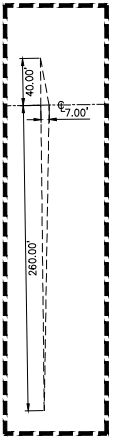
FORD, ARMEN TEROS & FERNANDEZ, INC.
 1690 N.W. 34th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH: (305) 477-6472
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 L.A. No. 8597

RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	02/25/21	REVISED ONE TOWNSHIP, LOT
2	04/06/21	REVISION AS PER SITE PLAN APPROVAL
3	04/06/21	REVISION AS PER COUNTY COMMENTS
4	04/06/21	UPDATE EASEMENT
5	12/17/22	UPDATE EASEMENT
6	12/17/22	UPDATE BOUNDARY SURVEY
7	12/20/24	UPDATE BOUNDARY SURVEY

JINAMA SOUTH SUBDIVISION	
BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT	
TYPE OF PROJECT	AS SHOWN
DRAWN BY	P.P.D.R.
DATE	DECEMBER 4th, 2023
PROJECT NO.	18-041-0551
DATE	DECEMBER 4th, 2023
PROJECT	18-041-0551
DATE	DECEMBER 4th, 2023
PROJECT	18-041-0551



DETAIL 15 (NOT TO SCALE)



CURVE INFORMATION FROM POINT "A" TO POINT "B"		
RADIUS (R)	DELTA (Δ)	ARC LENGTH (A)
322.50'	180°00'00"	1013.16'

G:\YORD COMPANIES\Engineering & Surveying\Survey\TENTATIVE PLATS\18-041-0551-JINAMA SOUTH SUBDIVISION-TENTATIVE PLAT-SHEET 1 and Geometry\18-041-0551-001.dwg

