

**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.

**\*\* NEW OWNER \*\***

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

Number of Sites : ( 80 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: Homestead Sec.: 17 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: MACHADO GROVES

2. Owner's Name: D.R. Horton, Inc., a Delaware corporation Phone: c/o Cynthia Caldevilla @561-517-0925

Address: 6123 Lyons Road, Suite 100 City: Coconut Creek State: FL Zip Code: 33073

Owner's Email Address: c/o Cynthia Caldevilla (CMCaldevilla@drhorton.com)

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

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

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

4. Folio No(s): 10-7917-001-0320 / 10-7917-001-0340 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: SW 320 Street / SW 162 Avenue

7. Present Zoning: R-TH Zoning Hearing No.: PH2021-74 & PH2021-75

8. Proposed use of Property:  
Single Family Res.( 69 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.

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.

D.R. Horton, Inc., a Delaware corporation

STATE OF FLORIDA  
COUNTY OF BROWARD

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here):

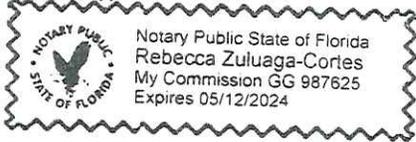


RAFAEL J. ROCA, VICE PRESIDENT

BEFORE ME, personally appeared \*RAFAEL J. ROCA this 26 day of JANUARY, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 26 day of JANUARY, 2024 A.D.

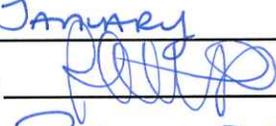
\*by means of ( ) physical presence OR ( ) online notarization



(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here):



REBECCA Z. CORTES

MAY 12, 2024

(Commission Expires)

GG987625

(Commission Number)

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

## EXHIBIT "A"

### MACHADO GROVES

#### **LEGAL DESCRIPTION:**

PARCEL 1: FOLIO NO. 10-7917-001-0320

That portion of Lot 1 lying North of the Florida Turnpike right-of-way, less the North 37.5 feet thereof and less the East 100 feet thereof.

AND

That portion of Lot 2 lying North of the Florida Turnpike right-of-way, less the North 37.5 feet thereof; All in Block 3 of Section 17, Township 57 South, Range 39 East, according to the Plat of MIAMI LAND AND DEVELOPMENT COMPANY as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

PARCEL 2: FOLIO NO. 10-7917-001-0340

Lots 3 and 4, less the North 50 feet for Right of Way, and less beginning at the Southwest corner of Lot 4, thence North 170.41 feet, thence Northeasterly 579.13 feet, thence South 526.34 feet, thence West 452.70 feet to the Point of Beginning, in MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION as recorded in Plat Book 5, at Page 10, in Block 3, Section 17, Township 57 South, Range 39 East, Dade County, Florida.

# TENTATIVE PLAT OF "MACHADO GROVES"

A REPLAT OF A PORTION OF LOT 1 LYING NORTH OF THE FLORIDA TURNPIKE RIGHT-OF-WAY, LESS THE NORTH 37.50 FEET THEREOF AND LESS THE EAST 100.00 FEET THEREOF, AND THAT PORTION OF LOT 2 LYING NORTH OF THE FLORIDA TURNPIKE RIGHT-OF-WAY, LESS THE NORTH 37.50 FEET THEREOF, AND LOTS 3 AND 4 LYING NORTH OF THE FLORIDA TURNPIKE RIGHT-OF-WAY, LESS THE NORTH 50.00 FEET FOR RIGHT-OF-WAY OF PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

## LEGAL DESCRIPTION:

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PROPERTY INFORMATION	
OWNER:	JOSE L. MACHADO JR. TRS. C/O LAW OFFICES OF LESTER G. KATES, P.A.
APPLICANT:	D.R. HORTON, INC. Address: 6123 LYONS ROAD, SUITE 100 COCONUT CREEK, FL 33073 Contact Person Information: Karl K. Albertson Office Number (954) 949-3000 Ext. 4272 e-mail address: kkalbertson@drhorton.com

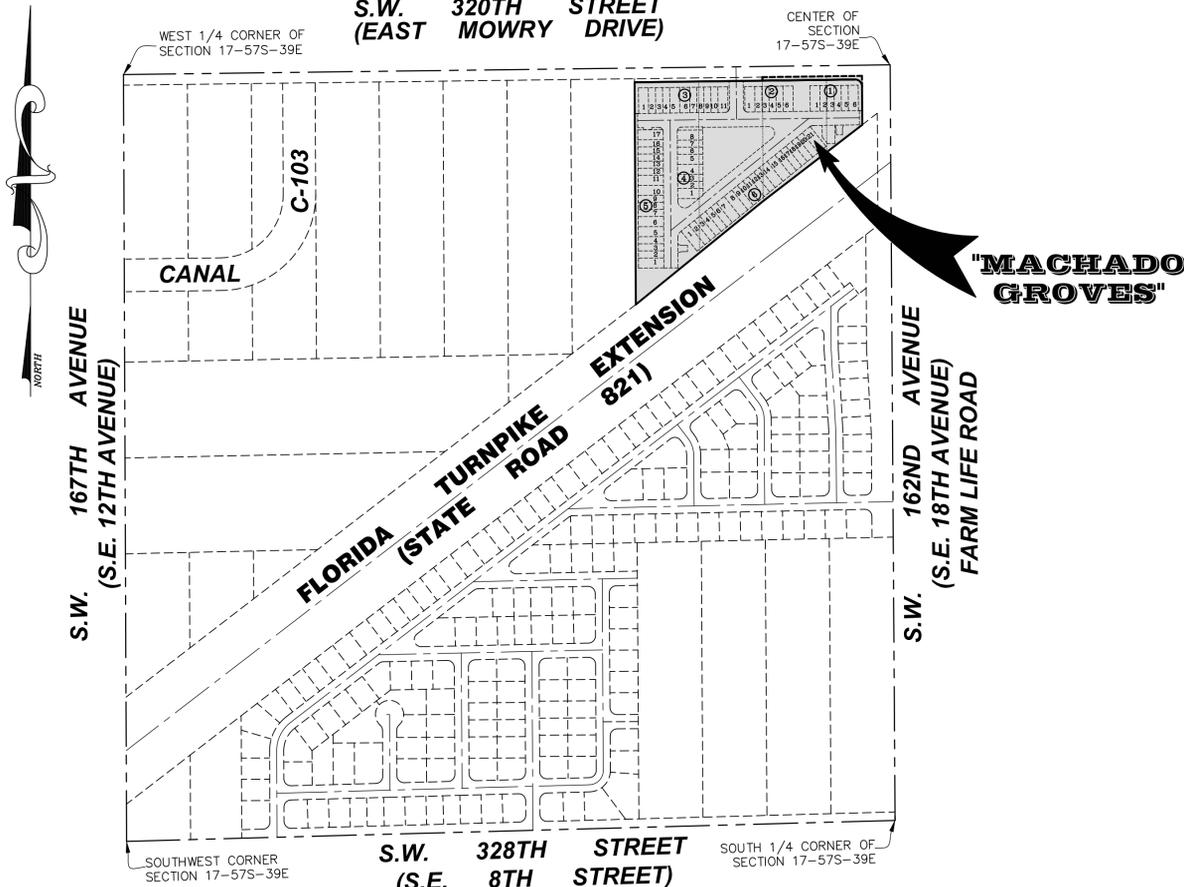
CONTACT PERSON INFORMATION	
Name:	Daniel Rodriguez
e-mail address:	danielr@fordco.com
Name:	Omar Armenteros, P.S.M.
e-mail address:	omara@fordco.com
Name:	Cristina Pires
e-mail address:	cristinap@fordco.com
Telephone Number:	(305) 477-6472

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	6
P.C.P.	10
LOTS AND TRACTS CORNERS	202

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

## ABBREVIATION LEGEND

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- 17-57S-39E - INDICATES SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
- S.E. - INDICATES SOUTHEAST
- S.W. - INDICATES SOUTHWEST
- EL. - INDICATES ELEVATION
- N.G.V.D.29 - INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929



**LOCATION MAP**  
THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST  
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA  
(SCALE = 1"=300')

## DEVELOPMENT CRITERIA TABLE

PROPOSED ZONING: R-TH	
PROPOSED USE:	
69 TOWNHOUSE UNITS	
DENSITY: 8.0 UNITS PER ACRE	
TRACT "A" -	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, PARKING, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
TRACT "B" -	LANDSCAPE, COMMON OPEN SPACE, EMERGENCY INGRESS AND EGRESS, AND UTILITY EASEMENT TRACT
TRACT "C" -	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "D" -	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "E" -	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "F" -	LANDSCAPE, COMMON OPEN SPACE, MAIL KIOSK AND UTILITY EASEMENT TRACT
TRACT "G" -	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "H" -	LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT
TRACT "I" -	FIRE DEPARTMENT ACCESS AND UTILITY EASEMENT TRACT
TRACT "J" -	FIRE DEPARTMENT ACCESS AND UTILITY EASEMENT TRACT
TRACT "K" -	PUMP STATION TRACT

## SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of SCHEDULE "B" of Order No. 20034507, Issuing Office File No.: D.R.H/Machado, prepared by ALLIANT NATIONAL TITLE INSURANCE COMPANY, Commitment Date February 23, 2021 at 6:00 AM, furnished by the Client.

2) 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.

3) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 7,500 feet.

The elevations as shown are based on a closed level between the two benchmark noted below. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.

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.

4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

5) 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.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) 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.

8) Ownership subject to OPINION OF TITLE.

9) Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat

10) Number of Lots and Tracts: 69 Lots and 11 Tracts

11) Subject Property Area:  
GROSS: 380,305.81 Square Feet and/or 8.73 Acres more or less  
NET: 375,766.21 Square Feet and/or 8.63 Acres more or less (Excluding the Northeasterly 12.50 feet for Right-of-Way.

12) Public Water to be utilized.

13) Public Sewer to be utilized.

14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

15) Miami-Dade County Flood Criteria: 7.52' (N.G.V.D. 29), more or less, based on the 2021 Miami-Dade County Flood Criteria Map (N.A.V.D. 88)

16) North arrow direction and bearings shown hereon are based on an assumed value of N89°16'37"E, along the North line of S.W. 1/4 of Section 17, Township 57 South, Range 39 East, as shown in Miami-Dade County Township Map for Township 57 South, Miami-Dade County Public Works.

17) Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)

18) Miami-Dade Bench Mark Used: P-575 Elevation= 7.08' (N.G.V.D.29)  
SW 320th STREET --- 39.4' SOUTH OF CENTERLINE  
SW 162nd AVENUE --- 6' WEST OF THE CENTERLINE OF GRASS MEDIAN  
BENCH MARK IS A PK NAIL AND BRASS WASHER IN CONCRETE BULLNOSE

Miami-Dade Bench Mark Used: R-751 Elevation= 9.22' (N.G.V.D.29)  
SW 320th STREET --- SOUTH OF CENTERLINE  
SW 165nd AVENUE --- APPROXIMATE  
BENCH MARK IS A BRASS BAR IN CONCRETE OF BRIDGE OVER C-106-S CANAL  
19) Property Address: 20) Flood Zone: "AH"  
VACANT LAND Base Flood Elevation= 5.0'  
S.W. 162nd AVENUE COMMUNITY Number: 120645  
S.W. 320th STREET FEMA Panel Number: 12086C0727L  
Homestead, Florida 33033 Date: September 11, 2009

21) Field Book: A-623, 49-51 Project No.: 21-013-0551

22) This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Location Map), and 50 feet (Existing Improvements and Proposed Subdivision) or smaller.

Folio Numbers: 10-7917-001-0320 and 10-7917-001-0340

## 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-17.052 (Formerly 61G17-6), 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: April 12th, 2021  
Revision 1: March 1st, 2022 (REVISED AS PER CITY COMMENTS)  
Revision 2: May 11th, 2022 (REVISED AS PER CITY COMMENTS AND ADD PUMP STATION TRACT)  
Revision 3: July 6th, 2022 (REDUCE 8 LOTS AND 1 TRACT)  
Revision 4: August 26th, 2022 (REVISED AS PER CITY COMMENTS)  
Revision 5: April 5th, 2023 (UPDATE SURVEY AND FLOOD CRITERIA)  
Revision 6: July 26th, 2023 (PLAT COMMITTEE DEFERRAL COMMENTS)  
Revision 7: January 13th, 2025 (UPDATE T-PLAT)

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



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

THIS DRAWING AND SPECIFICATIONS CONTAIN THE ORIGINAL AND AUTHENTIC SIGNATURE OF THE SURVEYOR AND MAPPING ENGINEER AS REQUIRED BY FLORIDA STATUTE. ANY AND ALL CHANGES TO THIS DRAWING MUST BE MADE BY THE SURVEYOR AND MAPPING ENGINEER. ANY CHANGES MADE TO THIS DRAWING WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR AND MAPPING ENGINEER ARE VOID. THIS DRAWING IS THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC.

No.	DATE	DESCRIPTION	BY		RECORD OF REVISION
			APP.	APP.	
1	05/11/22	REVISED AS PER CITY COMMENTS AND ADD PUMP STATION TRACT	R.R.	R.R.	UPDATE T-PLAT
2	07/06/22	REDUCE 8 LOTS AND 1 TRACT	E.D.	R.R.	
3	08/26/22	REVISED AS PER CITY COMMENTS	E.D.	R.R.	
4	04/05/23	UPDATE SURVEY AND FLOOD CRITERIA	R.R.	O.A.	
5	07/26/23	PLAT COMMITTEE DEFERRAL COMMENTS	JAER	O.A.	
6	01/13/25	PLAT COMMITTEE DEFERRAL COMMENTS	JAER	O.A.	
7	01/13/25	UPDATE T-PLAT	M.G.	D.R.	

MACHADO GROVES	
TYPE OF PROJECT:	BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP
CLIENT:	D.R. HORTON, INC.
CLIENT ADDRESS:	6123 LYONS ROAD, SUITE 100 COCONUT CREEK, FLORIDA 33073
PROJECT LOCATION:	SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE:	AS SHOWN
DRAWN BY:	E.D./JAER
CHK. BY:	<input type="checkbox"/>
DATE:	JANUARY 13TH, 2025
PROJECT No.:	21-013-5807
SHEET:	1
OF 3 SHEETS	

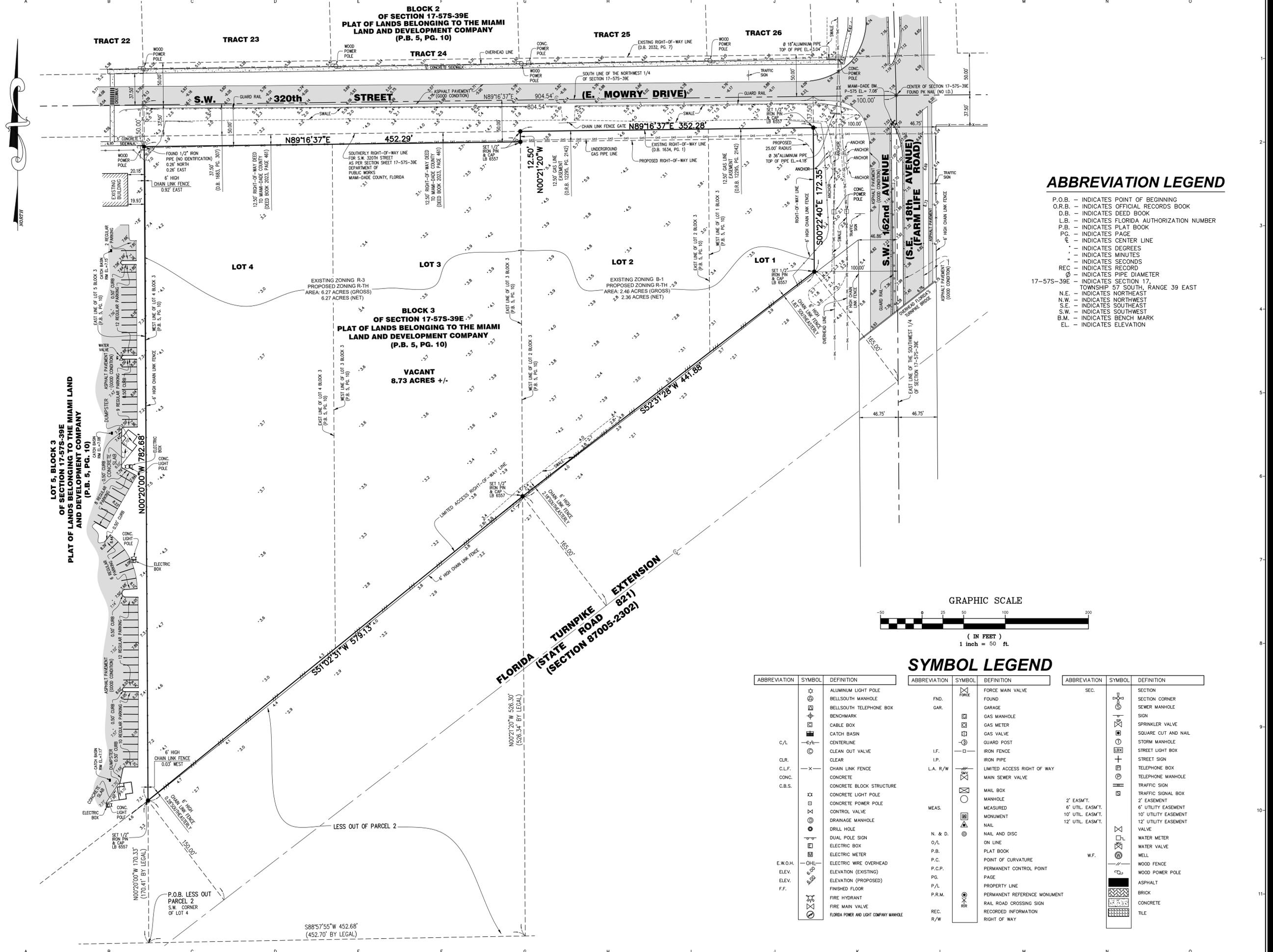
C:\Users\ymgarcia\AppData\Local\Temp\AcpData\17344\21-013-5807 MACHADO GROVES TENTATIVE PLAT UPDATE JANUARY 13 2025.dwg

THIS SURVEY AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION	
No.	DESCRIPTION
1	REVISED AS PER CITY COMMENTS AND ADD PUMP STATION TRACT 17-57S-39E
2	REDUCE 8 LOTS AND 1 TRACT
3	REVISED AS PER CITY COMMENTS
4	UPDATE SURVEY AND FLOOD CRITERIA
5	PLAT COMMITTEE DEFERRAL COMMENTS
6	JAER O.A.
7	UPDATE T-PLAT

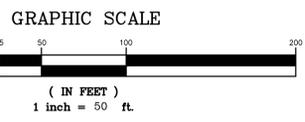
**MACHADO GROVES**  
 BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT  
 SKETCH OF SURVEY AND LEGEND  
 D.R. HORTON, INC.  
 CLIENT ADDRESS: 6103 LYONS BLVD., SUITE 100  
 COCONUT CREEK, FLORIDA 33073

TYPE OF PROJECT:	BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	SKETCH OF SURVEY AND LEGEND
CLIENT:	D.R. HORTON, INC.
CLIENT ADDRESS:	6103 LYONS BLVD., SUITE 100 COCONUT CREEK, FLORIDA 33073
SCALE:	1" = 50'
DRAWN BY:	E.D./JAER
DATE:	JANUARY 13TH, 2025
PROJECT No:	21-013-5807
SHEET:	2



**ABBREVIATION LEGEND**

- P.O.B. - INDICATES POINT OF BEGINNING
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- D.B. - INDICATES DEED BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- P.B. - INDICATES PLAT BOOK
- PC - INDICATES PAGE
- PC | - INDICATES CENTER LINE
- ° - INDICATES DEGREES
- ' - INDICATES MINUTES
- " - INDICATES SECONDS
- REC - INDICATES RECORD
- Ø - INDICATES PIPE DIAMETER
- 17-57S-39E - INDICATES SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
- N.E. - INDICATES NORTHEAST
- N.W. - INDICATES NORTHWEST
- S.E. - INDICATES SOUTHEAST
- S.W. - INDICATES SOUTHWEST
- B.M. - INDICATES BENCH MARK
- EL. - INDICATES ELEVATION



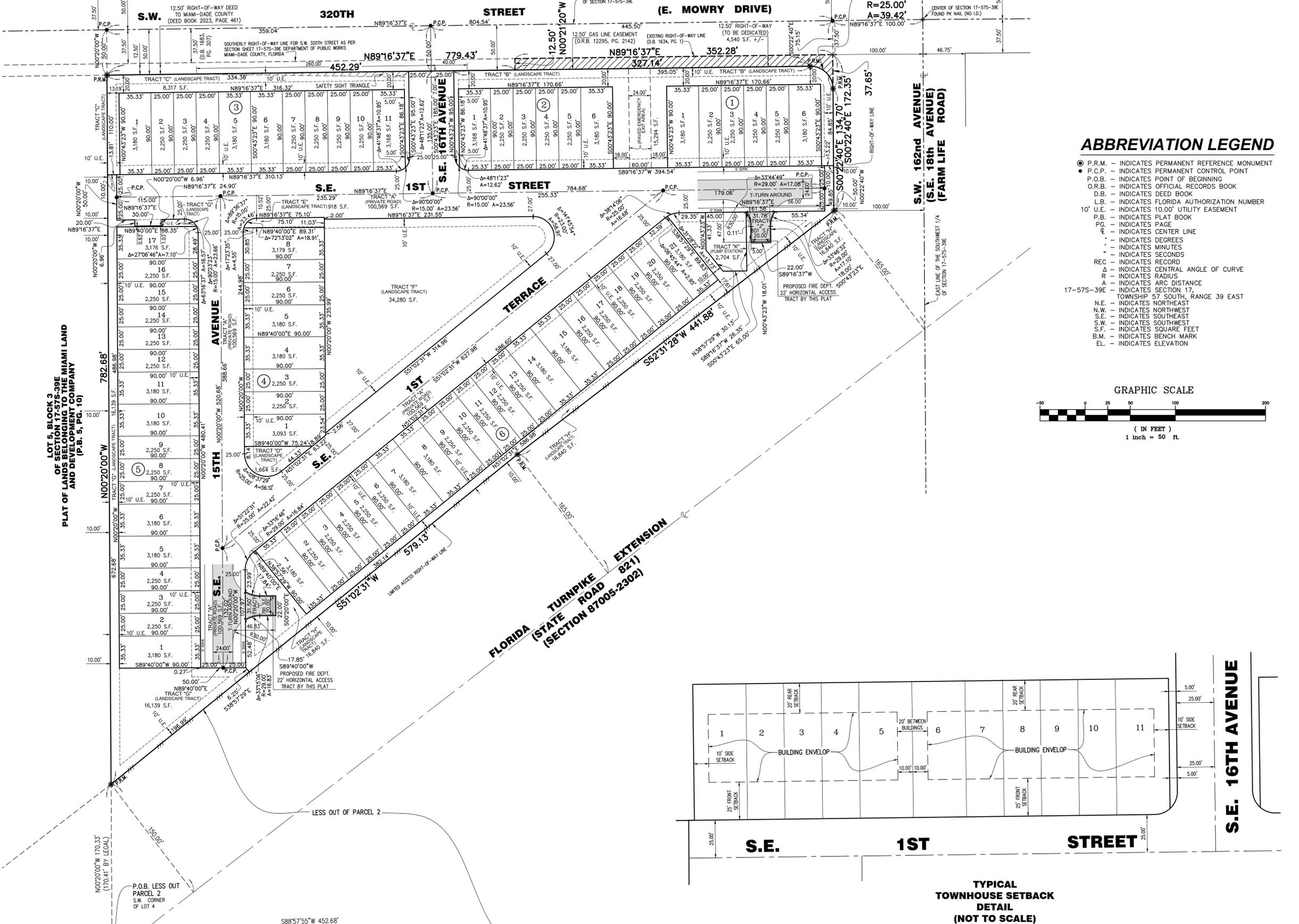
**SYMBOL LEGEND**

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
	☆	ALUMINUM LIGHT POLE		⊗	FORCE MAIN VALVE		SEC.	SECTION
	⊗	BELLSOUTH MANHOLE	FND.	□	FOUND		⊕	SECTION CORNER
	⊕	BELLSOUTH TELEPHONE BOX	GAR.	□	GARAGE		⊗	SEWER MANHOLE
	⊕	BENCHMARK		⊕	GAS MANHOLE		⊕	SIGN
	⊕	CABLE BOX		⊕	GAS METER		⊕	SPRINKLER VALVE
	⊕	CATCH BASIN		⊕	GAS VALVE		⊕	SQUARE CUT AND NAIL
C/L	— —	CENTERLINE		⊕	GUARD POST		⊕	STORM MANHOLE
	⊕	CLEAN OUT VALVE	I.F.	— —	IRON FENCE		⊕	STREET LIGHT BOX
CLR.	—	CLEAR	I.P.	— —	IRON PIPE		⊕	STREET SIGN
C.L.F.	—x—	CHAIN LINK FENCE	L.A. R/W	— —	LIMITED ACCESS RIGHT OF WAY		⊕	TELEPHONE BOX
CONC.	—	CONCRETE		⊕	MAIN SEWER VALVE		⊕	TELEPHONE MANHOLE
C.B.S.	⊕	CONCRETE BLOCK STRUCTURE		⊕	MAIL BOX		⊕	TRAFFIC SIGNAL BOX
	⊕	CONCRETE LIGHT POLE	MEAS.	⊕	MEASURED		⊕	TRAFFIC SIGN
	⊕	CONCRETE POWER POLE		⊕	MONUMENT		⊕	UTILITY EASEMENT
	⊕	CONTROL VALVE		⊕	NAIL		⊕	UTILITY EASEMENT
	⊕	DRAINAGE MANHOLE	N. & D.	⊕	NAIL AND DISC		⊕	VALVE
	⊕	DRILL HOLE	O/L	—	ON LINE		⊕	WATER METER
	⊕	DUAL POLE SIGN	P.B.	⊕	PLAT BOOK		⊕	WATER VALVE
	⊕	ELECTRIC BOX	P.C.	⊕	POINT OF CURVATURE		⊕	WELL
E.W.O.H.	—	ELECTRIC WIRE OVERHEAD	P.C.P.	⊕	PERMANENT CONTROL POINT	W.F.	⊕	WOOD FENCE
ELEV.	—	ELEVATION (EXISTING)	PG.	⊕	PERMANENT REFERENCE POINT		⊕	WOOD POWER POLE
ELEV.	—	ELEVATION (PROPOSED)	P/L	⊕	PROPERTY LINE		⊕	ASPHALT
F.F.	—	FINISHED FLOOR	P.R.M.	⊕	PERMANENT REFERENCE MONUMENT		⊕	BRICK
	⊕	FIRE HYDRANT	REC.	⊕	RECORDED INFORMATION		⊕	CONCRETE
	⊕	FIRE MAIN VALVE	R/W	⊕	RIGHT OF WAY		⊕	TILE
	⊕	FLORIDA POWER AND LIGHT COMPANY MANHOLE						

C:\Users\mgarcia\AppData\Local\Temp\AspDate\Local\Temp\AspDate\17344\21-01-3-5807 MACHADO GROVES TENTATIVE PLAT UPDATE JANUARY 13 2025.dwg

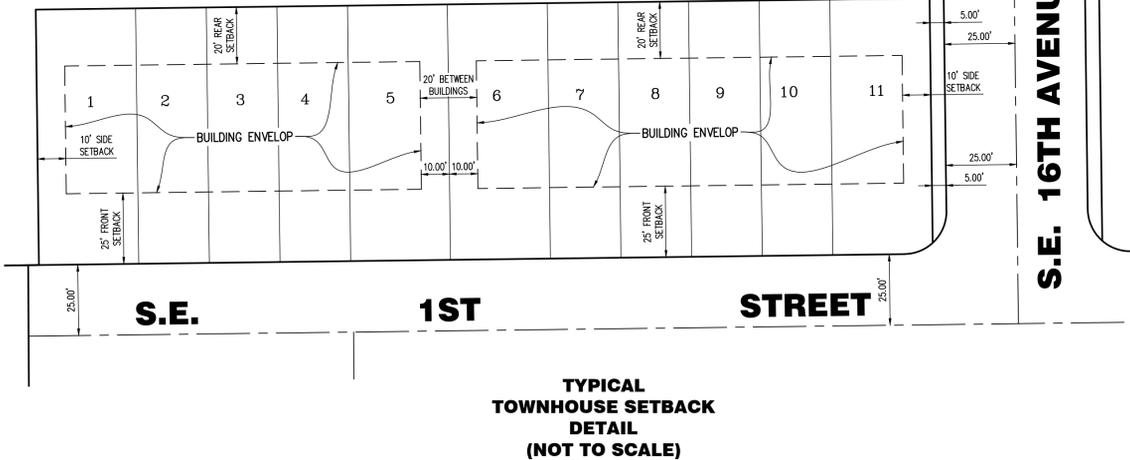
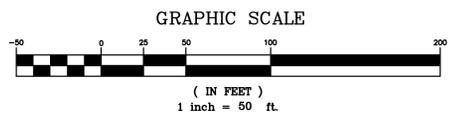
LOT 5, BLOCK 3 OF SECTION 17-57S-39E PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY (P.B. 5, PG. 10)

BLOCK 2 OF SECTION 17-57S-39E PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY (P.B. 5, PG. 10)



### ABBREVIATION LEGEND

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- P.O.B. - INDICATES POINT OF BEGINNING
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- D.B. - INDICATES DEED BOOK
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- 10' U.E. - INDICATES 10.00' UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK
- PG. - INDICATES PAGE
- - - - INDICATES CENTER LINE
- - - - INDICATES DEGREES
- - - - INDICATES MINUTES
- - - - INDICATES SECONDS
- REC - INDICATES RECORD
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS
- Δ - INDICATES ARC DISTANCE
- SECTION 17 - INDICATES SECTION 17
- TOWNSHIP 57 SOUTH, RANGE 39 EAST - INDICATES TOWNSHIP 57 SOUTH, RANGE 39 EAST
- N.E. - INDICATES NORTHEAST
- N.W. - INDICATES NORTHWEST
- S.E. - INDICATES SOUTHEAST
- S.W. - INDICATES SOUTHWEST
- S.F. - INDICATES SQUARE FEET
- B.M. - INDICATES BENCH MARK
- EL. - INDICATES ELEVATION



**FORD, ARMENTEROS & FERNANDEZ, INC.**  
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RECORD OF REVISION	
NO.	DESCRIPTION
1	REVISED AS PER CITY COMMENTS AND ADD PUMP STATION TRACT 2
2	REDUCE 8 LOTS AND 1 TRACT
3	REVISED AS PER CITY COMMENTS
4	UPDATE SURVEY AND FLOOD CRITERIA
5	PLAT COMMITTEE DEFERRAL COMMENTS
6	JAER O.A.
7	UPDATE T-PLAT

**MACHADO GROVES**  
 BOUNDARY/TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT  
 PROPOSED GEOMETRY  
 CLIENT: D.R. HORTON, INC.  
 CLIENT ADDRESS: 6103 LYONS BLVD., SUITE 100, COCONUT CREEK, FLORIDA 33073

SCALE: 1" = 50'  
 DRAWN BY: E.D.  
 DATE: JANUARY 13TH, 2025  
 PROJECT No: 21-013-0364  
 SHEET: 3 OF 3