

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MEDGROUP

2. Owner's Name: CASTELLANOS AT CORAL WAY INC Phone: 305-316-7540

Address: 14850 SW 26 STREET City: MIAMI State: FL Zip Code: 33185

Owner's Email Address: hermanhdezrealtor@gmail.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 266 GIRALDA AVENUE City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: admin@asomiami.com / ed@asomiami.com

4. Folio No(s): 10-7813-015-0030 / 10-7813-015-0050 / 10-7813-015-0150 / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NORTH KROME AVE & NW 3 STREET

7. Present Zoning: B-1, B-2 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(6,482 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)

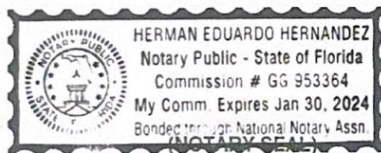
SS:

Signature of Owner: [Signature]

(Print name & Title here): MARIO CASTELLANOS (MANAGER)

BEFORE ME, personally appeared MARIO CASTELLANOS this 11 day of April, 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of April, 2023 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: HERMAN HERNANDEZ)

JAN. 30, 2024
(Commission Expires)

66-953364
(Commission Number)

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

LEGAL DESCRIPTION:

LOTS 4, 5, 6, 7, 22, AND 23, LAURA C. BEIDLER'S ADDITION, TO
HOMESTEAD FLA., ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 3 AT PAGE 19, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT
MEDGROUP
BOUNDARY AND TOPOGRAPHICAL SURVEY

A PROPOSED REPLAT OF LOTS 4, 5, 6, 7, 22, AND 23, LAURA C. BEIDLER'S ADDITION TO HOMESTEAD FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 13, TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

SPECIAL EXCEPTIONS AS PER OPINION OF TITLE DATED NOV. 9, 2022, BY MARLENE LEON-RUBIDO, ATTORNEY AT LAW, AND TITLE INSURANCE POLICY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY #OF6-899481L.

ALL MATTERS CONTAINED ON THE PLAT OF LAURA C. BEIDLER'S ADDITION TO HOMESTEAD FLA, AS RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (SHOWN ON SURVEY)

TERMS, CONDITIONS, AND PROVISIONS OF ORDINANCES, RECORDED IN O.R. BOOK 12644, PAGE 677 AND O.R. BOOK 15299, PAGE 110, AND O.R. BOOK 19239, PAGE 3463, RE-RECORDED IN O.R. BOOK 19518, PAGE 2101, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (CITY ORDINANCES FOR ZONING CHANGES TO B-1 AND B-2 COMMERCIAL DISTRICTS).

TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTIONS, RECORDED IN O.R. BOOK 12976, PAGE 1154 AND O.R. BOOK 18426, PAGE 1052 AND O.R. BOOK 19913, PAGE 1958, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (ROAD CLOSURE RESOLUTION FOR NW 3RD STREET), SHOWN ON SURVEY.

RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN INSTRUMENT, RECORDED IN O.R. BOOK 19396, PAGE 1173, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (ZONING COVENANT RESTRICTING USE OF THE PROPERTY)

GRANT OF EASEMENT RECORDED IN O.R. BOOK 27345, PAGE 528 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (BLANKET UTILITY INSTALLATION EASEMENT).

ENCROACHMENT AGREEMENT IN O.R. BOOK 27919, PAGE 3334, TOGETHER WITH EASEMENT RECORDED IN BOOK 27919, PAGE 3339, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, NOT SHOWN ON SURVEY BECAUSE THE AGREEMENT WAS TERMINATED BY TERMINATION AND RELEASE OF ENCROACHMENT EASEMENT AGREEMENT AND AGREEMENT AND ALLOWING ACCESS THROUGH ALLEY WAY ON JANUARY 21, 2022 AND RECORDED IN O.R. BOOK 32974, PAGE 1788 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AGREEMENT ALLOWING ACCESS THROUGH ALLEY WAY RECORDED IN O.R. BOOK 32974, PAGE 1788 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ITEM 4 CREATES A NON-EXCLUSIVE RIGHT OF PEDESTRIAN ACCESS OVER PARK AREA CONTAINED IN FOLIO No. 10-7813-015-0032, ACQUIRED BY BOTH PARTIES PURSUANT TO CITY OF HOMESTEAD RESOLUTION No. R2001-08-47).

GENERAL SURVEYORS NOTES:
SHOWN IMPROVEMENTS AS PER OUR LAST FIELD VISIT ON JANUARY 10, 2023.

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

THE PLAT OF LAURA C. BEIDLER'S ADDITION TO HOMESTEAD FLA, AS RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF COMMERCE ADDITION , AS RECORDED IN PLAT BOOK 2, PAGE 97, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF R.L. MOSER'S ADDITION TO HOMESTEAD FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF R.L. HOGARDS ADDITION TO HOMESTEAD FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 9, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
CITY OF HOMESTEAD RECORDED RESOLUTION NUMBERS R2001-08-47, 89-07-28, AND R98-04-09.

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT ON AN OPINION OF TITLE DATED NOVEMBER 9, 2022 BY MARLENE LEON-RUBIDO, ATTORNEY AT LAW, AND TITLE INSURANCE POLICY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY #OF6-899481L.

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.

THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM HORIZONTAL ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

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 OR IMPROVEMENT WHERE THEIR ACTUAL SIZE WILL BE UNREADABLE OR TOO SMALL.

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

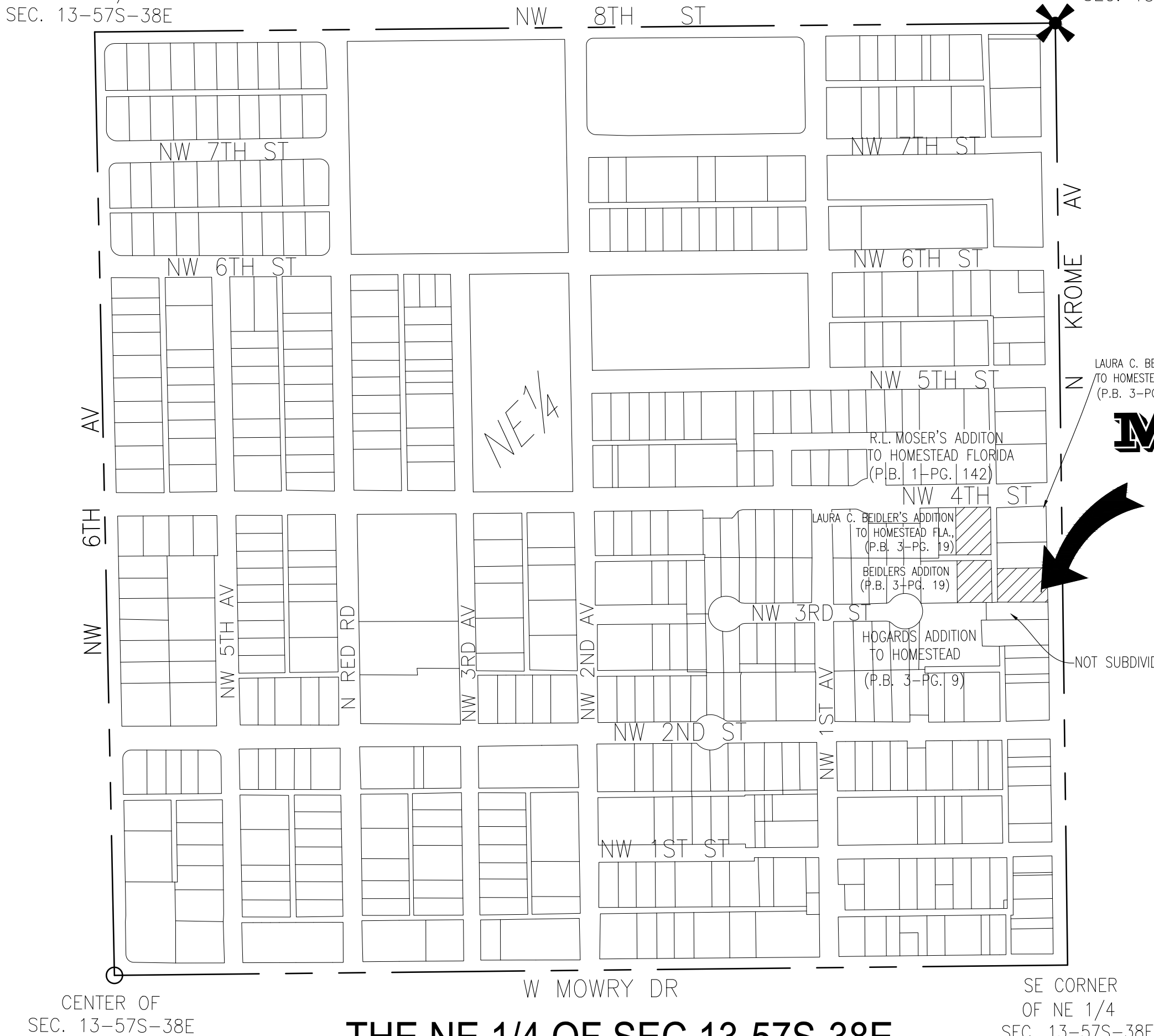
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

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.

SHOWN EXISTING WATER AND SEWER LINES AS PER CITY OF HOMESTEAD AS-BUILTS.

NW CORNER
OF NE 1/4
SEC. 13-57S-38E



THE NE 1/4 OF SEC.13-57S-38E
MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR
CASTELLANOS AT CORAL WAY, LLC
A FLORIDA NON FOR PROFIT CORPORATION
MIAMI - FLORIDA - 33175
305-225-1516
email. Castegroup@aol.com

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

CERTIFICATION:

THIS BOUNDARY AND TOPOGRAPHICAL SURVEY IS CERTIFIED TO:
CASTELLANOS AT CORAL WAY, LLC
MARLENE LEON-RUBIDO ATTORNEY AT LAW
CITY OF HOMESTEAD

SITE ADDRESS: 304 N. KROME AVENUE , HOMESTEAD, FL. 33030
JOB NUMBER: 14-425
DATE OF SURVEY: JANUARY 11, 2022, REVISED JAN. 10, 2023
FOLIO NUMBER: 10-7813-015-0050, -0150,-0030

LAURA C. BEIDLER'S ADDITION
TO HOMESTEAD FLA.,
(P.B. 3-PG. 19)

MEDGROUP
T-24954

JOB SPECIFIC SURVEYOR NOTES:

① THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120645-0726L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD 1929)

② LAND AREA OF SUBJECT PROPERTY:

	PLATTED	CALCULATED
TRACT "A"	13,500 SF	13,516 SF
TRACT "B"	13,500 SF	13,517 SF
TRACT "C"	15,000 SF	15,200 SF

③ PRESENT ZONING: CITY OF HOMESTEAD B-1 RESTRICTED RETAIL COMMERCIAL AND B-2 RETAIL COMMERCIAL
AS PER CITY OF HOMESTEAD RESOLUTION R2023-03-35

④ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. 3524**, WITH AN ELEVATION OF **9.45 FEET** AND X-50-R WITH AN ELEVATION OF **8.19 FEET**.
TB No 1: ELEV. 7.34 (CATCH BASIN ON THE SOUTH SIDE OF NW 4TH STREET)
TB No 2: ELEV. 6.77 (CATCH BASIN ON THE NORTH SIDE OF NW 3RD STREET)

⑤ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°44'48"W., BEING THE BEARING FOR THE CENTERLINE OF NORTH KROME AVE., ALSO BEING THE EAST LINE OF NE $\frac{1}{4}$ SECTION 13-57S-38E, AS SHOWN ON THE MIAMI-DADE COUNTY TOWNSHIP MAP.

⑥ HERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

⑦ THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

⑧ DADE COUNTY FLOOD CRITERIA = 7.0 FEET (NGVD), AS PER AMENDED PLAT OF FLOOD CRITERIA MAP

⑨ NUMBER OF LOTS: THREE TRACTS A, B AND C.

⑩ DEVELOPMENT INFO: TRACTS "A AND B" PROPOSED PARKING AREA (54 TOTAL PARKING SPACES)
TRACT "C" PROPOSED OFFICE BLDG. /MEDICAL OFFICE
WITH 6,982 SQUARE FEET AND 4 PARKING SPACES
THE SITE WILL BE CONNECTED TO THE EXISTING CITY WATER AND SEWER ABUTTING THE PROPERTY.

⑪ LOT SETBACKS AS PER SITE PLAN AND CITY OF HOMESTEAD ZONING CODE:

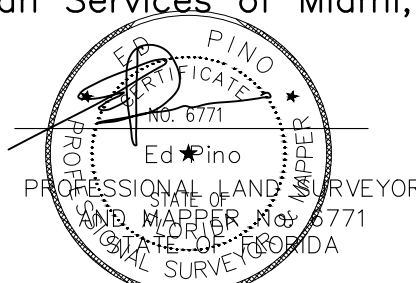
PROPOSED:	REQUIRED:
NORTH SIDE 32.67'	5' REQUIRED
SOUTH SIDE 6.2'	5' REQUIRED
EAST SIDE 11.0'	5' REQUIRED
WEST SIDE 31.1'	10' REQUIRED

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.

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.

American Services of Miami, Corp.



DATE: NOVEMBER 26, 2025

REVISED

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

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

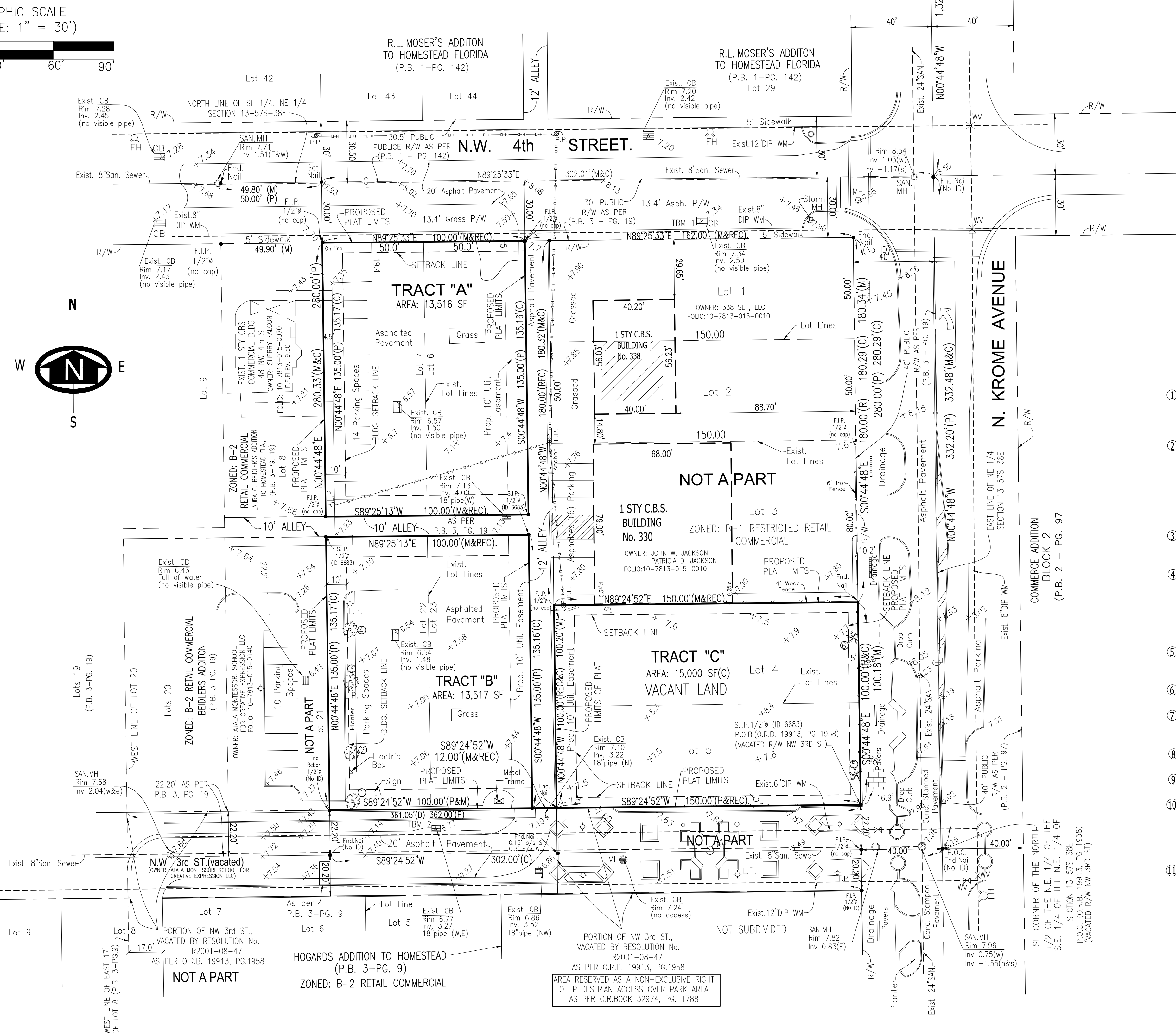
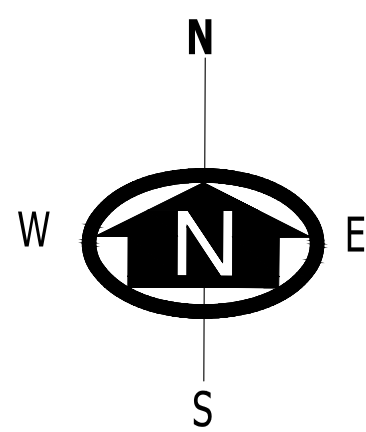
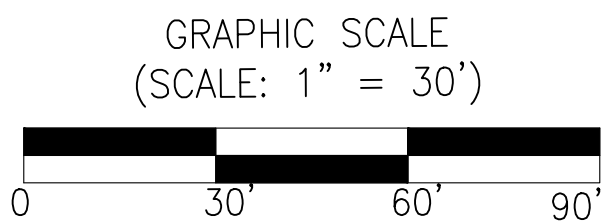
FOR: CASTE GROUP
SCALE: 1"=30'
DATE: 1/28/22
DRAWN BY:
FIELD BOOK No.
CHECKED BY: E.P.
DESIGNED BY: E.P.
APPROVED BY: E.P.
PAGE No. 1

ORDER No.
22-118

SHEET No.
1 OF 2

TENTATIVE PLAT
MEDGROUP
BOUNDARY AND TOPOGRAPHICAL SURVEY

A PROPOSED REPLAT OF LOTS 4, 5, 6, 7, 22, AND 23, LAURA C. BEIDLER'S ADDITION TO HOMESTEAD FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN SECTION 13, TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.



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THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120645-0726L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD 1929)

	PLATTED	CALCULATED
TRACT "A"	13,500 SF	13,516 SF
TRACT "B"	13,500 SF	13,517 SF
TRACT "C"	15,000 SF	15,000 SF

③ PRESENT ZONING: CITY OF HOMESTEAD B-1 RESTRICTED RETAIL COMMERCIAL AND B-2 RETAIL COMMERCIAL

④ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. X-50-R** WITH AN ELEVATION OF **8.19 FEET**.
TB No 1: ELEV. 7.34 (CATCH BASIN ON THE SOUTH SIDE OF NW 4TH STREET)
TB No 2: ELEV. 6.77 (CATCH BASIN ON THE NORTH SIDE OF NW 3RD STREET)

⑤ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°44'48"W., BEING THE BEARING FOR THE CENTERLINE OF NORTH KROME AVE., ALSO BEING THE EAST LINE OF NE 1/4 SECTION 13-57S-38E, AS SHOWN ON THE MIAMI-DADE COUNTY TOWNSHIP MAP.

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⑧ DADE COUNTY FLOOD CRITERIA = 8.5 FEET (NGVD) AS PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP

⑨ NUMBER OF LOTS: THREE TRACTS A, B AND C.

⑩ DEVELOPMENT INFO: TRACTS "A AND B" PROPOSED PARKING AREA (54 TOTAL PARKING SPACES)
TRACT "C" PROPOSED OFFICE BLDG. (MEDICAL OFFICE
WITH 6,982 SQUARE FEET AND 4 PARKING SPACES
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PROPOSED:	REQUIRED:
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SOUTH SIDE 6.2'	5' REQUIRED
EAST SIDE 11.0'	5' REQUIRED
WEST SIDE 31.1'	10' REQUIRED

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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES

This item has been digitally signed and sealed by Ed Pino, PSM,
on the date adjacent to the seal.

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copies.

American Services of Miami, Corp.



DATE : NOVEMBER 26, 2025

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

CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

CHECKED BY: **E.P.**

DRAWN BY:
FIELD BOOK No.

FOR: CASTE GROUP

SCALE: 1"=30'

ORDER No
22-118

SHEET No.
2 OF 2