

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 : (48)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY Sec.: 24 Twp.: 57 S. Rge.: 38 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: CENNTURY PARC VILLAS PLACE

2. Owner's Name: CENTURY PARK VILLAS PLACE LLC

Phone: (786)608-3020

Address: 1801 PONCE DE LEON BLVD STE 100 City: CORAL GABLES State: FL Zip Code: 33134

Owner's Email Address: jclavijo@doublec.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP

Phone: (305)598-8627

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

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

4. Folio No(s): 16-7824-000-0330 / 16-7824-000-0340 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 9th ST & N KROME AVE

7. Present Zoning: Planned Unit Development

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(45 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.

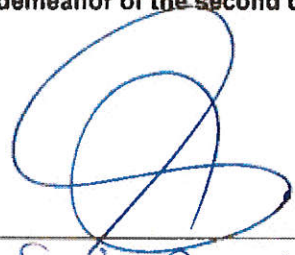
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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.

STATE OF FLORIDA)

SS:

Signature of Owner: 

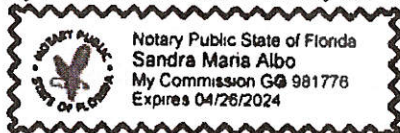
COUNTY OF MIAMI-DADE)

(Print name & Title here):

Sergio Pino Manager

BEFORE ME, personally appeared Sergio Pino this 15 day of AUGUST, 2023 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 15 day of AUGUST, 2023 A.D.



Signature of Notary Public: 

(Print, Type name here):

Sandra Maria Albo

04/26/2024
(Commission Expires)

GG 981776
(Commission Number)

(NOTARY SEAL)

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

LEGAL DESCRIPTION:

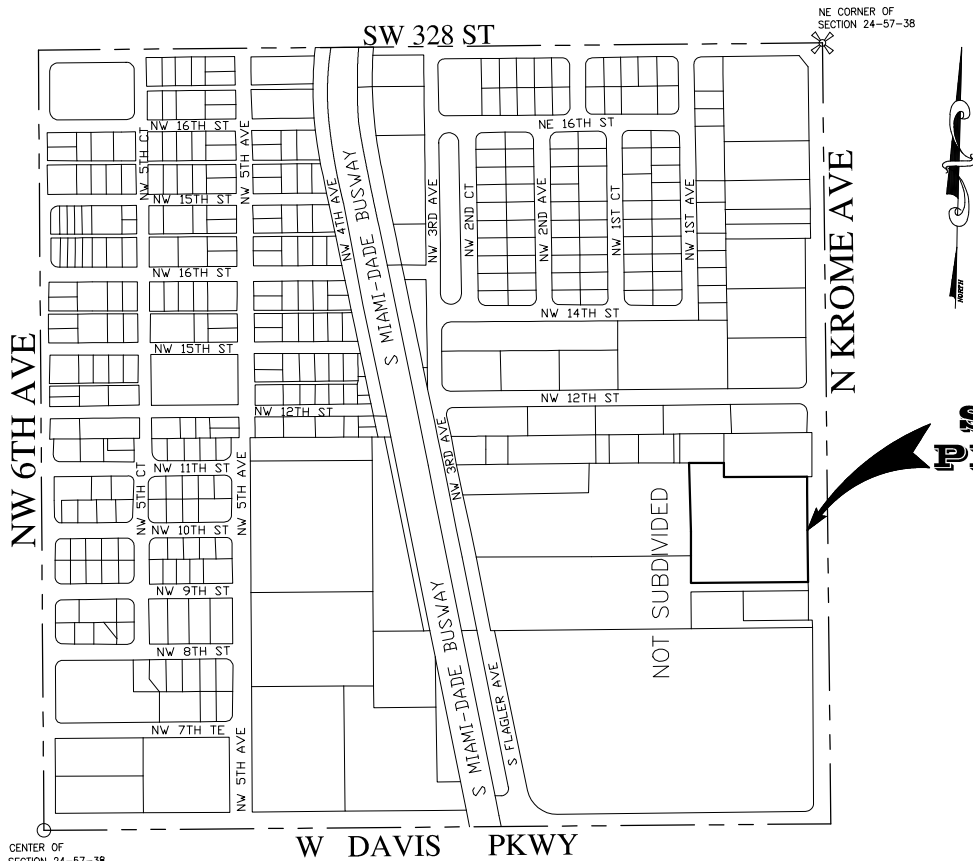
THE EAST 462.5 FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 125 FEET AND LESS THE EAST 350 FEET OF THE NORHT 150 FEET AND LESS THE NORTH 100 FEET, EXCEPT THE EAST 350 FEET.

TENTATIVE PLAT OF
BOUNDARY & TOPOGRAPHICAL SURVEY
CENTURY PARC VILLAS PLACE

A PROPOSED SUBDIVISION OF A PORTION OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
CITY OF FLORIDA CITY

LOCATION MAP

SCALE: 1"=300'



NE 1/4 OF SECTION 24-57-38
MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE EAST 462.5 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 125 FEET AND LESS THE EAST 350 FEET OF THE NORHT 150 FEET AND LESS THE NORTH 100 FEET, EXCEPT THE EAST 350 FEET.

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

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINO, PSM* ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
ed pino
Digitally signed by ed pino
Date: 2025.04.24 14:30:33
-04'00'



DATE : APRIL 24, 2025

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN TWO FLOOD ZONES AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" AND "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0730L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD) FOR THE AH ZONE.
 - LAND AREA OF SUBJECT PROPERTY: **3.71 ACRES (+/-)**
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. DA-125**, WITH AN ELEVATION OF **7.61 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.0°37'15"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF KROME AVE., AS SHOWN ON FDOT MAP FOR S.R. 997.
 - DADE COUNTY FLOOD CRITERIA = 8.00 FT NGVD
 - NUMBER OF LOTS: 45 TOWNHOUSES AND 3 TRACTS
 - DEVELOPMENT INFO:** 45 TOWNHOUSES IN 7 BLOCKS
TRACT "A" (PRIVATE ROAD, PARKING AREA, LANDSCAPE BUFFER AREAS AND UTIL, EASEMENT)
TRACTS "B" AND "C" PRIVATE PARKS
TOTAL OF 48 SITES
- SITE ADDRESS: 8XX KROME AVENUE, CITY OF FLORIDA CITY, FL.
JOB NUMBER: 22-328
DATE OF SURVEY: MARCH 14, 2022, RESURVEY APRIL 15, 2025
FOLIO NUMBER: 16-7824-000-0330 AND -0340

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

American Services of Miami, Corp.

GENERAL SURVEYOR NOTES:

SHOWN IMPROVEMENTS AS PER OUR LAST FIELD VISIT ON JULY 24, 2023.

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

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

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

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

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

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

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

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

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

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

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

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

THE AMENDED PLAT CENTRAL PARK, AS RECORDED IN PLAT BOOK 52, PAGE 32, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FDOT RIGHT-OF-WAY MAP FOR KROME AVE. S.R. 997, SECTION 87150.

REVISED
12/6/2023
4/25/2025

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

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

FOR: CENTURY PARC VILLAS PLACE

SCALE: SHOWN

DESIGNED BY: E.P.

DRAWN BY: T.P.

CHECKED BY: E.P.

FIELD BOOK No.

PAGE No. 1

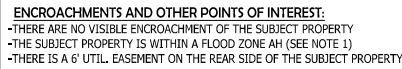
DATE: 2/10/23

APPROVED BY: E.P.

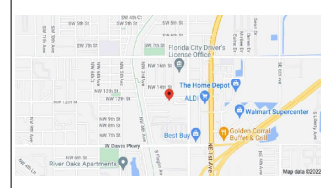
ORDER No.
23-230

SHEET No.
1

SCALE: 1" = 30'



THE EAST 462.5 FEET OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 125 FEET AND LESS THE EAST 350 FEET OF THE NORTH 150 FEET AND LESS THE NORTH 100 FEET, EXCEPT THE EAST 350 FEET.



ABBREVIATION (IF ANY APPLIED)

A = CIRCULAR CURVE LENGTH	P.C. = POINT OF CURVATURE
AC = DENOTES ARCHES	P.I. = POINT OF INTERSECTION
BM = BENCH MARK	P.P. = PROPERTY LINE
BL = BACK SIGHT	P.P. = POWER POLE
C = CENTER	P.R. = POINT OF REFERENCE
CC = CALCULATED	P.T. = POINT OF TANGENCY
CD = CENTER BENCH CORNER	R = CIRCULAR CURVE RADIUS
CL = CHAIN LINK FENCE	R.A. = RIGHT ANGLE INTERIOR ANGLE
CL = CENTER	REC. = RECORDED
CONC. = CONCRETE	RES. = RESIDUAL
CP = CENTER POINT	R.O.W. = RIGHT OF WAY
D = DIAMETER	SEC. = SECTION
EA = EXISTENT	SQ. FEET = SQUARE FEET (MORE OR LESS)
ELEV. = ELEVATION	S.I.P. = SET IRON PIPE
F.D./H = FOUND DIRT HOLE	S.P. = SET IRON PIPE
F.D. = FOUND DIRT	ST. = SET IRON
F.D. = FOUND NAIL AND DISC	ST. = STORY
F.D. = FOUND IRON	ST. = SET IRON
F.S. = FOUND SPIKE	U.E. = UTILITY EASEMENT
F.S. = FOUND SPIKE	W.D. = WOODEN POLE
H = MEASURED	S. SECTION LINE
M = MANHOLE	NTS 1/8" = NOT TO SCALE
N = NORTH	1/8" = 8'
N.P. = NON PERMANENT	1/4" = 16'
P.C. = POINT OF BEGINNING	3/4" = 24'
P.C. = POINT OF COMMENCEMENT	1" = 32'
P.P. = POINT OF INTERSECTION	1 1/2" = 48'
P.T. = POINT OF TANGENCY	2" = 64'
T.B.M. = TEMPORARY BENCH MARK	NO. = DENOTES KNOTS OR TIE
	NO. = NUMBER OF SECTIONS, DATUM

A circular professional seal for Ed Pino, a Professional Land Surveyor in the State of Florida. The seal features the text "ED PINO" at the top, "PROFESSIONAL LAND SURVEYOR" around the perimeter, and "STATE OF FLORIDA" at the bottom. In the center, it says "Ed Pino", "No. 6771", and "May 6771". A diagonal line is drawn across the seal.

DATE : APRIL 24, 2025

PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

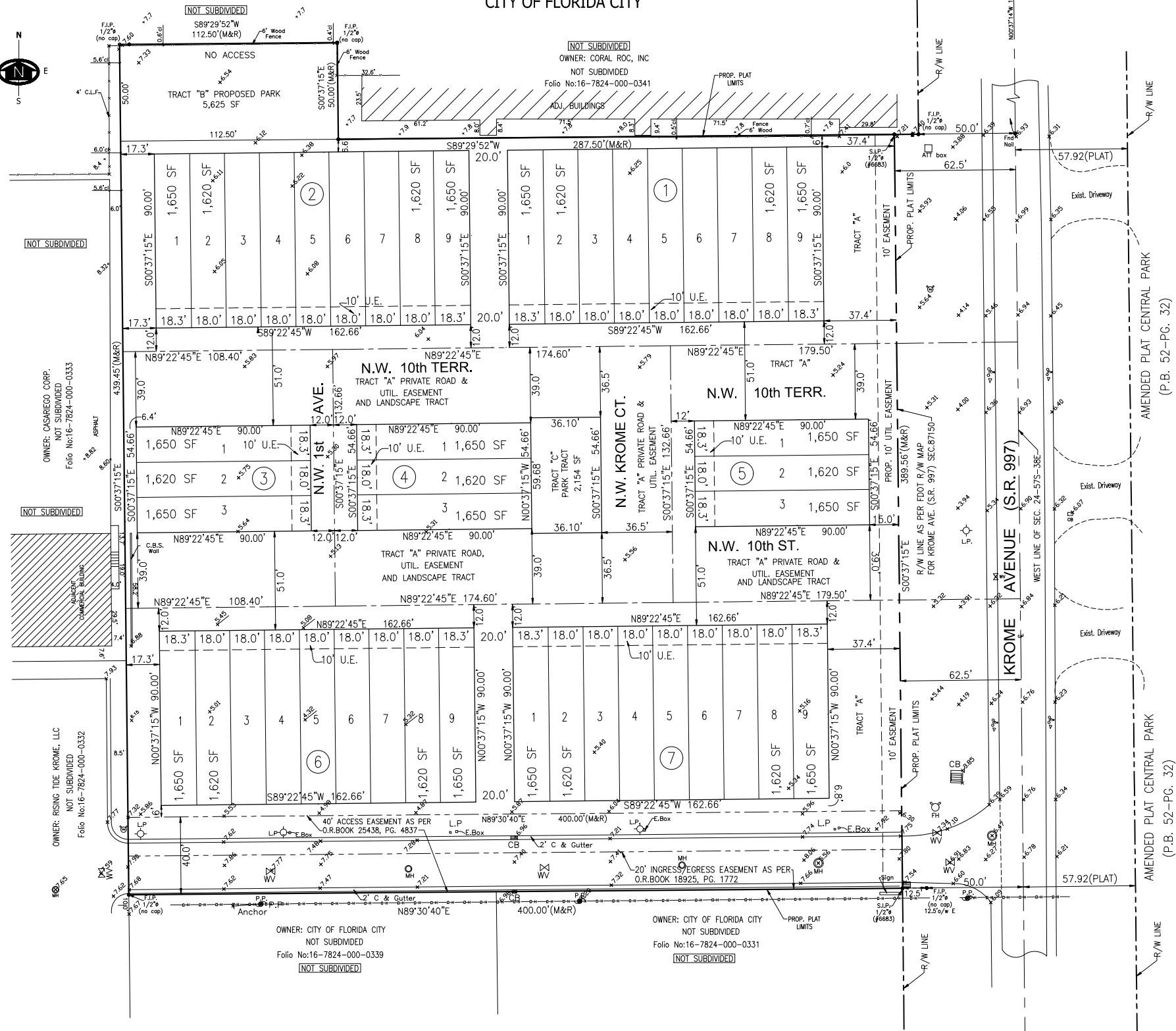
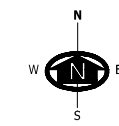
SCALE: 1"=20'	DESIGNED BY: E.P.	DRAWN BY:	CHECKED BY: E.P.
DATE: 1/13/22	APPROVED BY: E.P.	FIELD BOOK No.	PAGE No. 1

SHEET No.
2

TENTATIVE PLAT OF
BOUNDARY & TOPOGRAPHICAL SURVEY
CENTURY PARK VILLAS PLACE

A PROPOSED SUBDIVISION OF A PORTION OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
CITY OF FLORIDA CITY

SCALE: 1" = 30'



ABBREVIATION (IF ANY APPLIED)

A = CIRCULAR CURVE LENGTH
AC = CHAIN LINK FENCE
B.M. = BENCH MARK
B/CORNER = BENCH CORNER
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
CL = CLEARANCE
CONC = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
D.M. = DRAINAGE MAINT. EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.M.D. = FOUND MAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
MEAS(M) = MEASURED
M = MANHOLE
N.T.S. = NOT TO SCALE
P.B. = PARALLEL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.V. = INVERT ELEVATION
T.B.M. = TEMPORARY BENCH MARK

P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE
P.T. = POINT OF TANGENCY
R = CIRCULAR CURVE RADIUS
A = CIRCULAR CURVE INTERIOR ANGLE
REC = RECORDED
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R/W = RIGHT OF WAY
SEC. = SECTION
S.F. = SQUARE FEET (MORE OR LESS)
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWC = SIDEWALK
LIE = LINE, EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

17-57S-38E = SECTION 17, TOWNSHIP 57 SOUTH, RANGE 38 EAST
F.D. = FLORIDA DEPARTMENT OF TRANSPORTATION
+/- = DENOTES MORE OR LESS
NAD 83 = NATIONAL GEODETIC SURVEY DATUM

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
SECTION CORNER

CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TICKABLE BOX
WATER METER
CONC. LIGHT POLE

CERTIFIED TO:

CENTURY PARK VILLAS PLACE LLC
DUARTE LAW FIRM
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TREC CROSSINGS II, LLC

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN TWO FLOOD ZONES AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" AND "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0730L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD) FOR THE AH ZONE.
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TRACTS "B" AND "C" PRIVATE PARKS
TOTAL OF 48 SITES

SITE ADDRESS: 8XX KROME AVENUE, CITY OF FLORIDA CITY, FL.
JOB NUMBER: 22-328
DATE OF SURVEY: MARCH 14, 2022, APRIL 25, 2025
FOLIO NUMBER: 16-7824-000-0330 AND -0340

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American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINGO, P.S.M. ON THE DATE ADJACENT TO THE SEAL.

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MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: APRIL 24, 2025

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

266 GIRALDA AVENUE
CORAL GABLES, FLORIDA, 33134
PH: (305) 598-5101
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REVISED
9/26/2023
4/25/2025

FOR: CENTURY PARK VILLAS PLACE
SCALE: SHOWN
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