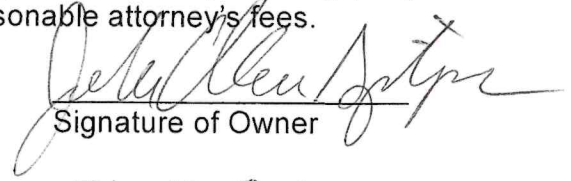


FAST TRACK PLAT AGREEMENT

John A. Spitzer and F. Adelbert Spitzer

1. The undersigned Partnership, an Ohio Partnership is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing new addition to existing building (± 6,007 SQ. F.T.) and 132 new parking spaces on new pavement.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2023000358 and plan(s) prepared by, and dated _____. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.



Signature of Owner

John Alan Spitzer
Print Name

Sworn to and subscribed before me this 16th day of October, 2024.



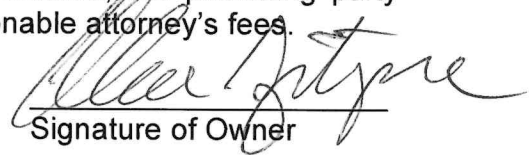
ALLEN M YAKICH, NOTARY PUBLIC
Residence - Medina
State Wide Jurisdiction, Ohio
Expiration Date 2/29/2028



Notary Public

My Commission Expires: 2/29/2028

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.


Signature of Owner

Alan Spitzer
Print Name

Sworn to and subscribed before me this 27th day of November, 2024.


Notary Public

SEAL



ALLEN M YAKICH, NOTARY PUBLIC
Residence - Medina My Commission Expires: 2/29/2028
State Wide Jurisdiction, Ohio
Expiration Date 2/29/2028

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 8 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SPITZER SUBDIVISION

2. Owner's Name: John A. Spitzer and F. Adelbert Spitzer Partnership, an Ohio Partnership Phone: 440-323-4115
Address: 150 E. Bridge Street City: Elyria State: OH Zip Code: 44035
Owner's Email Address: cschuster@spitzer.com

3. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: 305-262-0400
Address: 777 NW 72nd Ave. City: Miami State: FL Zip Code: 33126
Surveyor's Email Address: Javier@lbarralandsurveyors.com

4. Folio No(s): 30-7908-006-0140 / 30-7908-006-0090 / 30-7908-006-0084 / _____

5. Legal Description of Parent Tract: See Attachment "A"

6. Street boundaries: Between State Road 5 (US1) Section 87020 and SW 164th Ave. and 304th Street (King's Highway)

7. Present Zoning: 6100 Commercial Zoning Hearing No.: _____

8. Proposed use of Property: New addition to existing building (± 6,007 SQ. FT.) and 132 new parking spaces on new pavement.
Single Family Res.(_____ 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. Futhermore, 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Alan Spitzer*
(Print name & Title here): Alan Spitzer CEO

BEFORE ME, personally appeared Alan Spitzer this 27th day of November, 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 27th day of November, 2024 A.D.



ALLEN M YAKICH, NOTARY PUBLIC
Residence - Medina
State Wide Jurisdiction, Ohio
Expiration Date 2/29/2028
(NOTARY SEAL)

Signature of Notary Public: *Allen M Yakich*
(Print, Type name here: Allen M Yakich)
2/29/2028 (Commission Expires) _____ (Commission Number)

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

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.

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *John Alan Spitzer*

(Print name & Title here): John Alan Spitzer, CEO

BEFORE ME, personally appeared John Alan Spitzer this 16th day of October, 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 16th day of October, 2024 A.D.



ALLEN M YAKICH, NOTARY PUBLIC
Residence - Medina
State Wide Jurisdiction, Ohio
Expiration Date 2/27/2028

Signature of Notary Public: *Allen M Yakich*

(Print, Type name here: Allen M. Yakich)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

Attachment "A"

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF LOT NINETEEN (19), ACCORDING TO PLATS OF W.A. KING'S SUBDIVISION, OF THE WEST-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RECORDED IN PLAT BOOK 1 AT PAGE 153 AND PLAT BOOK 33 AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID LOT NINETEEN (19), RUN WEST ON THE SOUTH LINE OF SAID LOT NINETEEN (19) FOR A DISTANCE OF 308.73 FEET TO POINT OF BEGINNING OF THE TRACT HEREINAFTER DESCRIBED:

THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #5, A DISTANCE OF 286.67 FEET (237.03 FEET MEASURED), TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET (199.86 FEET MEASURED); THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID RIGHT-OF-WAY LINE A DISTANCE OF 286.67 FEET (237.03 FEET MEASURED), THENCE SOUTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT OF WAY OVER A PORTION THEREOF, BEING A STRIP OF LAND TAKEN FOR RIGHT-OF-WAY OF STATE ROAD #5, HAVING A UNIFORM WIDTH OF 50 FEET AS MEASURED AT RIGHT ANGLES AND LYING SOUTHEASTERLY OF AND IMMEDIATELY ADJACENT TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLAGLER AVENUE, SAME BEING STATE ROAD #5, AS SHOWN ON A PLAT IN PLAT BOOK 33 AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

A PORTION OF LOT 19 AND LOT 26 IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO A RE-PLAT OF A RE-PLAT OF SEMINOLE HEIGHTS NO. 2, AS RECORDED IN PLAT BOOK 33, AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE RUN S 89°59'46" W ALONG THE SOUTH BOUNDARY OF SAID LOT 19 FOR 309.09 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE N 47°58'09" W FOR 236.72 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE RUN S 42°01'51" W ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 FOR 105.00 FEET; THENCE RUN S 47°58'09" E FOR 331.99 FEET TO A POINT; THENCE N 0°03'43" W FOR 141.78 FEET TO THE NORTH LINE OF SAID LOT 26; THENCE RUN S 89°59'46" W ALONG NORTH LINE OF SAID LOT 26 FOR 0.31 FEET TO POINT OF BEGINNING.

PARCEL 3:

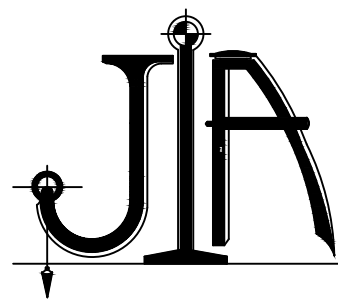
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PARCEL 4:

A PARCEL OF LAND LYING WHOLLY WITHIN THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, AND IN LOT 19, A RE-PLAT OF A RE-PLAT OF SEMINOLE HEIGHTS, NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

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JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72ND AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

TENTATIVE PLAT OF SPITZER SUBDIVISION

BOUNDARY & TOPOGRAPHIC SURVEY

BEING A REPLAT OF A PORTION OF LOTS 19 AND 26 OF A RE-PLAT OF A RE-PLAT OF SEMINOLE HEIGHTS NO. 2, AS RECORDED IN PLAT BOOK 33, PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

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THE EXPRESSED PURPOSE OF THIS PLAT IS TO UNIFY THOSE PORTIONS OF LAND BEING DESCRIBED ABOVE INTO ONE TRACT.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120635 (MIAMI-DADE COUNTY)
PANEL: 0727
SUFFIX: L
DATE OF FIRM: 09/11/2009

WATER AND SEWER SERVICES:

MIAMI-DADE WATER AND SEWER DEPARTMENT

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) MIAMI-DADE COUNTY AND ARE EXPRESSED IN FEET.
- BENCHMARK #1 MIAMI-DADE COUNTY BENCHMARK U-787; LOCATOR No. 7941 W, PK NAIL AND BRASS WASHER IN SW CORNER OF BRIDGE OF C-103 CANAL; SW 296 ST --- 18' SOUTH OF C/L AND SW 162 AVE --- 303' EAST OF C/L, ELEVATION IS 9.58 FEET N.G.V.D. 1929.
- BENCHMARK #2 MIAMI-DADE COUNTY BENCHMARK U-711; LOCATOR No. 7941 S, PK NAIL AND BRASS WASHER IN CONC SIDEWALK; SW 304 ST --- 50' NORTH OF C/L AND SW 158 CT --- 20' WEST OF C/L, ELEVATION IS 5.75 FEET N.G.V.D. 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- UNDERGROUND LINE INFORMATION SHOWN HEREON WAS MEASURED AS SHOWN ON THE STRUCTURES, SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT THE SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDING, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.
- THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO MIAMI-DADE TOWNSHIP MAP, A BEARING OF N 89° 15' 05" E, ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND / OR RIGHTS-OF-ENTRY APPURTENANT THERE TO.

DEVELOPMENT INFORMATION:

OWNERS:
JOHN A SPITZER AND F ADELBERT
SPITZER PARTNERSHIP

MAILING ADDRESS: 150 E BRIDGE ST. ELYRIA, OH 44035

FOLIO NUMBER:
30-7908-006-0140, 30-7908-006-0090 AND 30-7908-006-0084
LAND AREA ± 162,264 SQ. FT. (± 3.7 ACRES)

EXISTING DEVELOPMENT:
EXISTING ± 19,462 SQ. FT. COMMERCIAL BUILDING TO REMAIN
ALL EXISTING IMPROVEMENTS TO REMAIN.

PROPOSED DEVELOPMENT:
PROPOSED TRACT "A" AREA ± 162,264 SQ. FT. (± 3.7 ACRES)
A NEW ADDITION TO THE EXISTING BUILDING ± 6,007 SQ. FT.
AND 132 NEW PARKING SPACES ON NEW PAVEMENT

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON
MIAMI-DADE COUNTY'S 2022, GIS OPEN DATA FLOOD CRITERIA
MAP WEBSITE:
8.0 FEET (NAVD 1988)

REFERENCE ZONING APPLICATION FILE NUMBER: Z2023000358

ZONING INFORMATION AS PER PROPERTY APPRAISER:

PA PRIMARY ZONE:
6100 COMMERCIAL - NEIGHBORHOOD
PRIMARY LAND USE:
2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
LAND INFORMATION:
LAND USE: GENERAL
MUNI ZONE: BU-1
PA ZONE: 6100 - COMMERCIAL - NEIGHBORHOOD

OWNERS CONTACT INFORMATION:

OWNER'S REPRESENTATIVE
Catherine Schuster
Director of Real Estate & Development
Spitzer Management
phone. 440-323-4115
mobile. 216-403-2712
email. cschuster@spitzer.com
150 E Bridge St., Elyria OH, 4403

RAÚL OCAMPO, JR. AIA
(ARCHITECT)
rocampo@adc-architects.net

OTHER CONTACT:

JULIO E. PEREZ, PSM
JOHN IBARRA & ASSOC., INC.
(305) 262-0400
777 NW 72nd AVE, SUITE 3025
MIAMI, FL 33126
EMAIL: julio@ibarralandsurveyors.com

JAVIER MOREJON
LAND USE SPECIALIST,
PLAT MANAGER
EMAIL: javier@ibarralandsurveyors.com

TABLE OF MONUMENTS:

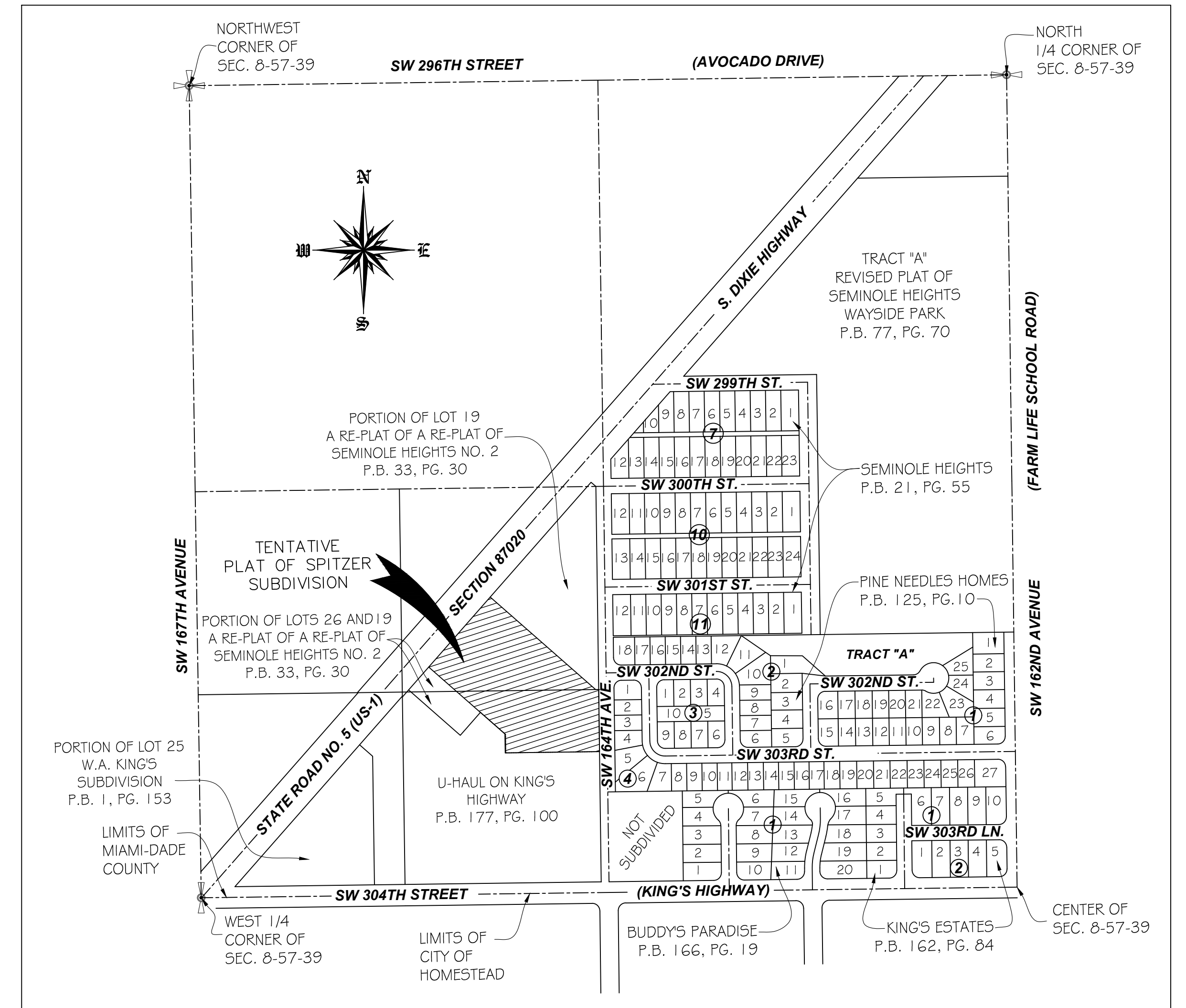
TYPE OF MONUMENT	TOTAL
P. R. M.	7
P. C. P.	4
IN ACCORDANCE WITH FLORIDA STATUTES, CHARTER 177.091	

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A TENTATIVE OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES. OTHER.

BY: JULIO E. PEREZ, P.S.M. FOR THE FIRM (DATE)

PROFESSIONAL SURVEYOR AND MAPPER NO.: 6029 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
LB-7806



LOCATION SKETCH

SCALE 1" = 300'

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,

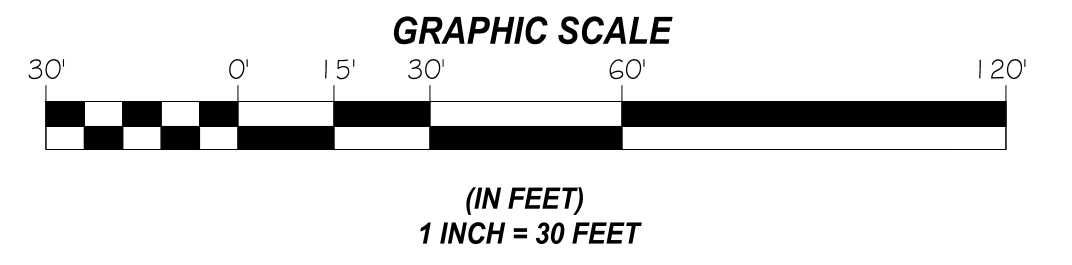
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DRAWN BY:	YNV
SURVEY DATE:	05/14/2024
SURVEY NO.:	24-000544
SHEET:	1 OF 2

TENTATIVE PLAT OF SPITZER SUBDIVISION

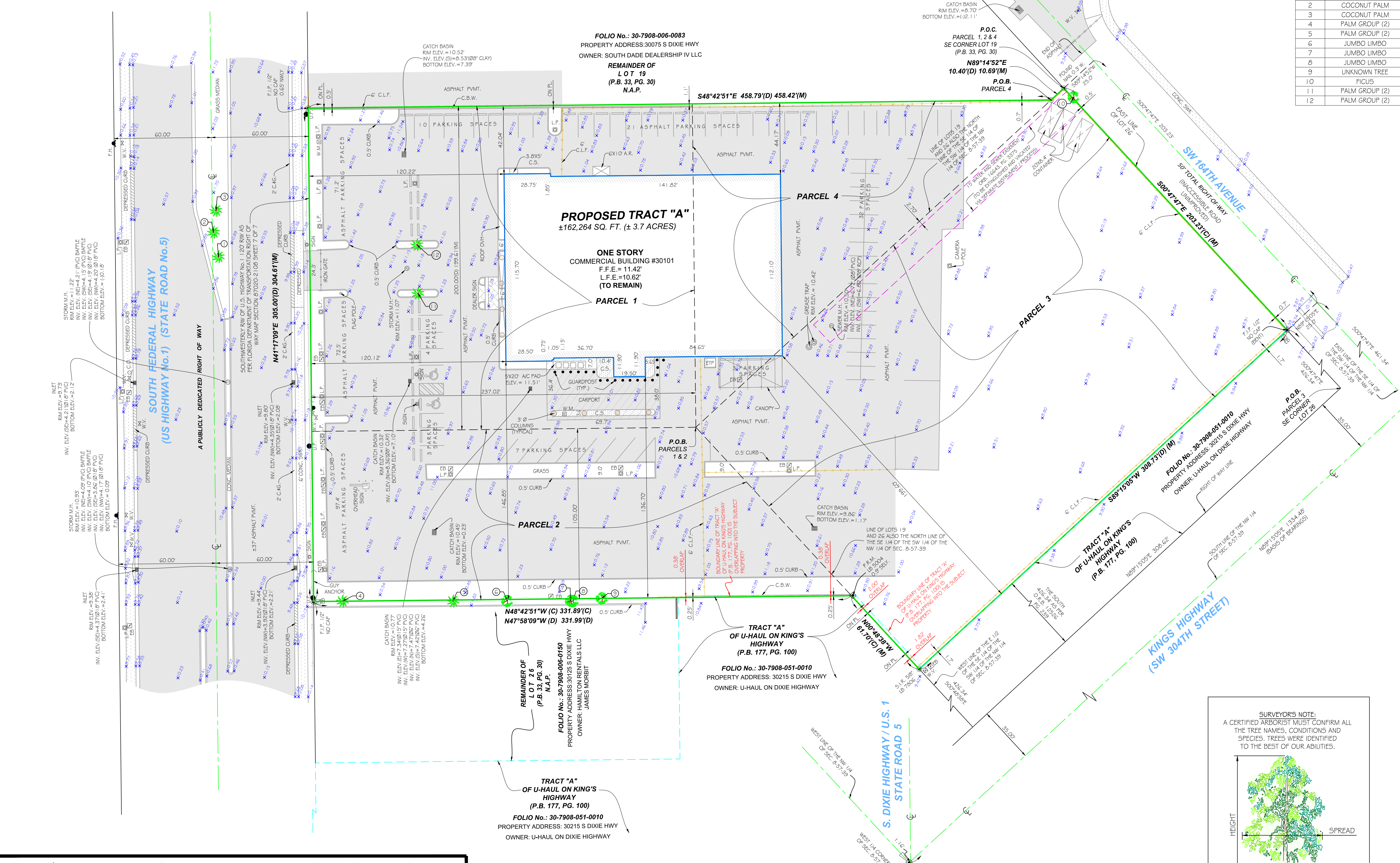
BOUNDARY & TOPOGRAPHIC SURVEY

BEING A REPLAT OF A PORTION OF LOTS 19 AND 26 OF A RE-PLAT OF A RE-PLAT OF SEMINOLE HEIGHTS NO. 2, AS RECORDED IN PLAT BOOK 33, PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



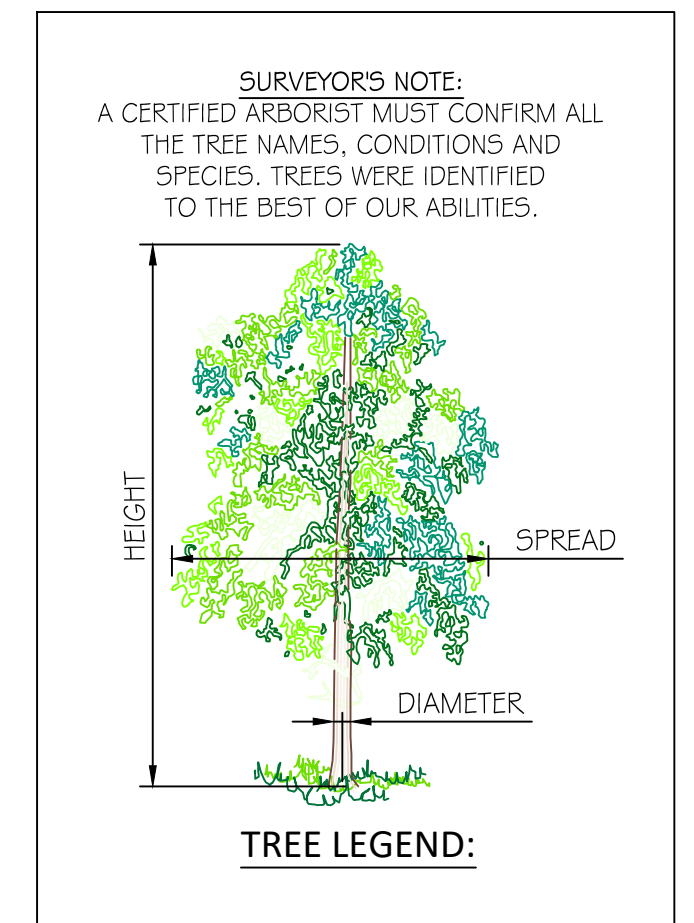
TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	COCONUT PALM	0.65	22	8
2	COCONUT PALM	0.65	22	8
3	COCONUT PALM	0.65	22	8
4	PALM GROUP (2)	0.30	20	6
5	PALM GROUP (2)	0.30	20	6
6	JUMBO LIMBO	1.45	17	14
7	JUMBO LIMBO	1.25	20	17
8	JUMBO LIMBO	1.05	18	15
9	UNKNOWN TREE	2.05	22	18
10	FIGUS	6.00	47	40
11	PALM GROUP (2)	0.40	15	6
12	PALM GROUP (2)	0.40	15	6

- ABBREVIATIONS**
- A/C = AIR CONDITIONER PAD
 - ASPH = ASPHALT
 - BLDG = BUILDING
 - B.M. = BENCHMARK
 - (C) = CALCULATED
 - C.B. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.B.W. = CONCRETE BLOCK WALL
 - C. & G. = CURB AND GUTTER
 - CL. = CLEAR
 - C.O. = CLEAN OUT
 - C.L.F. = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - C.S. = CONCRETE SLAB
 - C.W. = CONCRETE WALK
 - D. = DEGREES
 - EB = ELECTRIC BOX
 - E.O.P. = EDGE OF PAVEMENT
 - E.T.P. = ELECTRIC TRANSFORMER PAD
 - ELEV. = ELEVATION
 - ENCR. = ENCROACHMENT
 - F.H. = FIRE HYDRANT
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.N.D. = FOUND NAIL & DISK
 - FT. = FEET
 - F.M. = FOUND NAIL
 - F.P.B. = FLORIDA POWER AND LIGHT
 - INV. ELEV. = INVERT ELEVATIONS
 - INV. = INVERT
 - L. = LENGTH
 - L.B. = LICENSED BUSINESS
 - L.P. = LIGHT POLE
 - L.F.E. = LOWEST FLOOR ELEVATION
 - M. = MINUTES
 - (M) = MEASURED DISTANCE
 - M.H. = MANHOLE
 - N.A.P. = NOT A PART
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - N.T.S. = NOT TO SCALE
 - # or NO. = NUMBER
 - O/S = OFFSET
 - O.V.H. = OVERHEAD LINE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - P.V.M.T. = PAVEMENT
 - PL. = PLANTER
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - PVC = POLYVINYL CHLORIDE
 - P.W.Y. = PARKWAY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - R. = RECORD DISTANCE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - RGE = RANGE
 - SEC. = SECTION
 - SEW. = SEWER
 - S.F. = SQUARE FOOTAGE
 - S.I.P. = SET IRON PIPE
 - S.I.D. = SET NAIL & DISK
 - S.R. = STATE ROAD
 - S.V. = SEWER VALVE
 - S. = SECONDS
 - T. = TELEPHONE BOOTH
 - T.B.M. = TEMPORARY BENCHMARK
 - T.S.B. = TRAFFIC SIGNAL BOX
 - T.S.P. = TRAFFIC SIGNAL POLE
 - TWP = TOWNSHIP
 - U.E. = UTILITY EASEMENT
 - U.P. = UTILITY POLE
 - W.M. = WATER METER
 - W.V. = WATER VALVE
 - CL. = CENTER LINE
 - Δ = DELTA
 - Ø = DIAMETER
 - ± = MORE OR LESS
 - SEC. 8-57-39 = SECTION 8 TOWNSHIP 57 SOUTH RANGE 39 EAST



JOHN IBARRA & ASSOC., INC.
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 WWW.IBARRALANDSURVEYORS.COM
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 3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904
 PH: (239) 540-2660 FAX: (239) 540-2664

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DRAWN BY:	YVW
FIELD DATE:	05/14/2024
SURVEY NO.:	24-000544
SHEET:	2 OF 2