#### FAST TRACK PLAT AGREEMENT

- 1. The undersigned <u>Tropical Holdings Associates, LLC</u> is the owner of certain real property more particularly described as:
- 2. The undersigned proposes to develop the above referenced real property by constructing <u>110 Affordable Housing Apartments & 1,000 sf of Retail</u>
- 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. <u>Z2025P00026</u> and plan(s) prepared by, and dated ATL Architecture 1/11/2025. (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

David O. Deutch President Print Name

Sworn to and subscribed before me this  $3^{\circ}$  day of <u>February</u>, 20<u>-5</u>. ٨ Notary Public Ny Commission Expires: 6/22/2028 NORMA A. SANTANA SEAL MY COMMISSION # HH 495959 EXPIRES: June 22, 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**

IVI	unicipality: <u>Unincorporated miami-babe countit</u> Sec.: <u>20</u> Twp.: <u>36</u> S. Rge.: <u>35</u> E. / Sec.: <u>1</u> Twp.: S. Rge.: <u>E</u> .
1.	Name of Proposed Subdivision: PINNACLE AT TROPICAL CROSSINGS
2.	Owner's Name: TROPICAL HOLDINGS ASSOCIATES, LLC Phone: (305) 854-7100
	Address: 9100 S. DADELAND BLVD., SUITE 700 City: MIAMI State: FL Zip Code: 33156
	Owner's Email Address:hugo@pinnaclehousing.com
3.	Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030
	Address:1350 SW 57th AVENUE, SUITE 207City:WEST MIAMIState:FLZip Code:33144
	Surveyor's Email Address: Jravino@avinoandassociates.com
4.	Folio No(s).: 30-6926-000-0095 / / / /
5.	Legal Description of Parent Tract:SEE ATTACHED EXHIBIT A
6.	Street boundaries: SW 250th STREET & SW 136th AVENUE
7.	Present Zoning: PCUC Zoning Hearing No.: Z2025P00026
8.	Proposed use of Property:
	Single Family Res.( Units), Duplex( Units), Apartments(110_ Units), Industrial/Warehouse( Square .Ft.), Business(1,000_ 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-ofway 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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#### 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:	grund , gument	Cus: lui
COUNTY OF MIAMI-DADE)		(Print name & Title here):	Javid D. Deutch	
BEFORE ME, personally appo acknowledged to and before n	ne that (he/she) exec	uted the same for the purpo	osed therein. Persohall	₩25_ A.D. and (he)she) y known ↓ or produce
WITNESS my hand and sealing	the County and Sta	e last aforesaid this <u>3</u> da	y of February	, <u>2025</u> A.D.
	ORMA A. SANTANA MMISSION # HH 495959	Signature of Notary Pu	ublic:	$\underline{\mathcal{Q}}$
EX CFF 100 EX	PIRES: June 22, 2028	(Print, Type name	here: Noma A -	Santana )
(N	OTARY SEAL)	 (Co	ommission Expires)	(Commission Number)
Note: The reverse side of this sho	N. 2803 (MAC2812) 12431	atement of additional items you	may wish considered.	

# EXHIBIT A

### LEGAL DESCRIPTION

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N89°07'01"E FOR A DISTANCE OF 138.96 FEET TO A POINT; THENCE RUN S00°50'37"E FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 101.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'55", AND AN ARC DISTANCE OF 39.24 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE; THENCE RUN ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE S00°57'04"E FOR A DISTANCE OF 175.30 FEET TO A POINT ON SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE; THENCE RUN S89°07'29"W FOR A DISTANCE OF 211.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE N00°53'44"W FOR A DISTANCE OF 175.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'45", AND AN ARC DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 59.93 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA.

# TENTATIVE PLAT OF

SURVEYOR'S REPORT:

- 1. Last day of field work was performed on January 30, 2025
- 2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- 3. Bearings shown hereon are based on an assumed Bearing of N00°53'44"W along the centerline of SW 137th Avenue, said line to be considered a well monumented line.
- 4. By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 12086C0591, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- 5. All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).
  - a. Benchmark Identification: Miami Dade County Benchmark: G-40 Elevation: 11.92 feet (National Geodetic Vertical Datum) Location: SW 248 ST --- 50' NORTH OF C/L US HWY #1 (BUSWAY RD) --- 40' WEST OF C/L
  - PK NAIL AND BRASS WASHER IN CONC PAD OF TRAFFIC LIGHT POLE
  - Benchmark Identification: Miami Dade County Benchmark: G-47 Elevation: 10.18 feet (National Geodetic Vertical Datum) Location: SW 248 ST --- 18' SOUTH OF C/L SW 134 AVE --- 1300' EAST OF C/L
  - BRASS BAR IN CONC SIDEWALK OF BRIDGE.
- 5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- 6. Any use of this Survey for purposes other than which it was intended, without written verification will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- 7. The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
- Vertical control: field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. closure in feet must be accurate to a standard of plus or minus 0.05 feet times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- 9. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
- 10. DEVELOPMENT CRITERIA:
- Present Zoning: PCUC (Princeton Community Urban Center District)
- Zoning Hearing No.: ASPR A2021-030
- Number of Tracts: 1 Existing Use: Vacant Lot
- Proposed Used: 110 Affordable Housing Apartment Units
- 1,000 Square Feet of Retail
- Size of Property: 42,095 SOUARE FEET (0.97 ACRES ±)
- Miami-Dade County Criteria: 10.56' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records
- Public Water & Sewer: Miami-Dade Water and Sewer Department

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

# PINNACLE AT TROPICAL CROSSINGS

A SUBDIVISION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

¥	STRUCTURE NAME	STRUCTURE DETAILS
	CATCH BASIN	RIM ELEV.=8.83'
		3' TRENCH
		BOTTOM ELEV.=(-)3.87'
	CATCH BASIN	RIM ELEV.=9.87'
		INV. ELEV. (S)=2.27' (12" METAL PIPE)
		BOTTOM ELEV.=1.87'
	CATCH BASIN INLET	RIM ELEV.=9.44'
		INV. ELEV. (S)=4.29' (15" PVC PIPE)
		BOTTOM ELEV.=3.14'
	CATCH BASIN INLET	RIM ELEV.=9.31'
		INV. ELEV. (N)=4.61' (15" PVC PIPE)
		INV. ELEV. (S)=4.56' (18" PVC PIPE)
		BOTTOM ELEV.=2.71'
	CATCH BASIN INLET	RIM ELEV.=9.26'
		TOP BAFFLE(W)=7.16'
		BOTTOM ELEV.=1.16'
	CATCH BASIN INLET	RIM ELEV.=9.36'
		INV. ELEV.(E)=1.42' (18" PVC PIPE)
		BOTTOM ELEV.=0.07'
	CATCH BASIN INLET	RIM ELEV.=9.22'
		TOP BAFFLE(S)=3.52'
		INV. ELEV.(W)=1.67' (18" PVC PIPE)
		BOTTOM ELEV.=(-)1.48'
$\neg$	SANITARY MANHOLE	RIM ELEV.=9.71'
		INV. ELEV.(S)=4.31' (8" PVC PIPE)
		INV. ELEV.(W)=4.21' (8" PVC PIPE)
	CATCH BASIN INLET	RIM ELEV.=9.44'
		INV. ELEV. (S)=4.44' (18" PVC PIPE)
		BOTTOM ELEV.=3.74'
	SANITARY MANHOLE	<i>RIM ELEV.=10.77'</i>
	-	INV. ELEV.(NW)=3.57' (8" PVC PIPE)
		INV. ELEV.(E)=3.67' (8" PVC PIPE)
	SANITARY MANHOLE	RIM ELEV.=12.04'
		INV. ELEV.(NE)=3.34' (8" PVC PIPE)
		INV. ELEV.(SE)=3.44' (8" PVC PIPE)
	DRAINAGE MANHOLE	RIM ELEV.=10.34'
	·····	INV. ELEV.(N)=1.34' (15" METAL PIPE)
		TOP BAFFLE(W)=6.64'
		BOTTOM ELEV.=(-)0.56'
	UNKNOWN MANHOLE	RIM ELEV.=( )0.00
	S WOMT MANNULL	111W LLL V 10.20

		TREE TAB	LE	
#	NAME	DHB (FT)	HEIGHT (FT)	SPREAD (FT)
1 to 7	TREE	0.5	15	6
8	TREE	2	30	20
9 to 12	TREE	0.5	16	5
13, 16, 20	TREE	1	35	10
14	TREE	0.6	20	10
15	TREE	0.3	15	6
17 to 19	TREE	0.5	15	6
21 to 27	TREE	0.5	15	6

## STATE PLANE COORDINATES

All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/2011 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:

Establishing Agency: Miami-Dade Water and Sewer Department State/County: Florida/Miami-Dade County

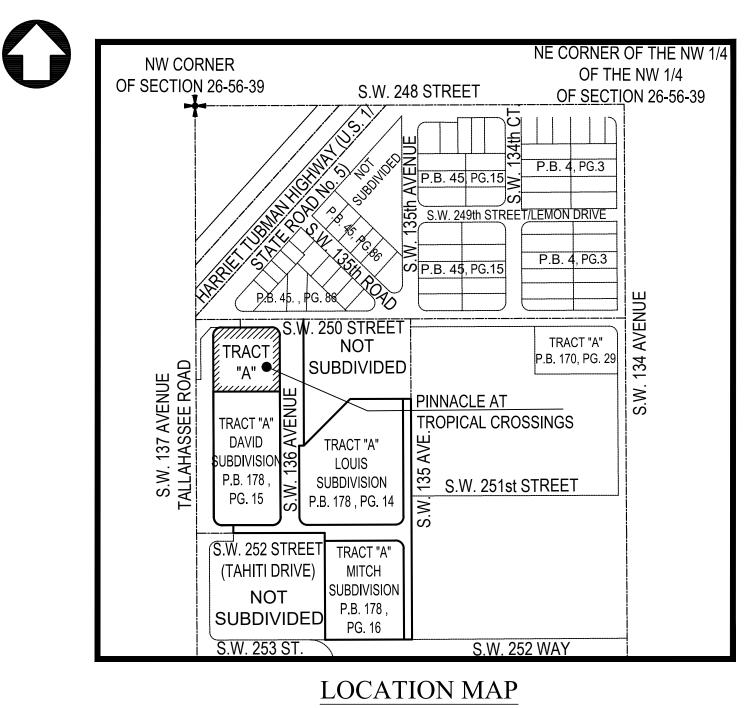
PID (Point Of Identification): AC3202 Station Name: L 342

Datum: NAD 83/2011 Latitude: N 25° 32' 03.45892" Longitude: W 80° 24' 46.37928"

Northing: 436,860.16 (US Feet) Easting: 849,761.44 (US Feet) Station Description: THE MARK IS ABOVE LEVEL WITH HIGHWAY AT PRINCETON, SET IN THE SOUTHWEST CORNER OF THE INTERSECTION OF US HIGHWAY 1 AND TALLAHASSEE ROAD(SW 137 AVENUE), 33 FEET SOUTHEAST FROM THE CENTERLINE OF THE NORTH BOUND LANE OF US HIGHWAY 1, 34 FEET SOUTHWEST FROM THE CENTERLINE OF TALLAHASSEE ROAD. 3 FEET NORTH FROM A SIGN TO HOMESTEAD BAYFRONT PARK, 3 FEET SOUTH OF A POWER POLE.

CONTACT	PERSON INFORMATION
NAME	JORGE R. AVINO, PE, PSM
TELEPHONE NO.	305-265-5030
FAX NUMBER	305-265-5033

E-MAIL iravino@avinoandassociates.com



# LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4, OF THE NW 1/4, OF THE NW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT NORTHWEST CORNER OF THE SOUTHWEST 1/4. OF THE NORTHWEST 1/4. OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N89°07'01"E FOR A DISTANCE OF 138.96 FEET TO A POINT; THENCE RUN S00° 50'37"E FOR A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 101.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'55", AND AN ARC DISTANCE OF 39.24 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE; THENCE RUN ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE S00° 57'04"E FOR A DISTANCE OF 175.30 FEET TO A POINT ON SAID PROPOSED WEST RIGHT-OF-WAY LINE OF S.W. 136th AVENUE: THENCE RUN S89°07'29"W FOR A DISTANCE OF 211.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE: THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF S.W. 137th AVENUE N00° 53'44"W FOR A DISTANCE OF 175.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'45", AND AN ARC DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 250th STREET N89°07'01"E FOR A DISTANCE OF 59.93 FEET TO THE **POINT OF BEGINNING**, ALL LYING AND BEING IN SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF MIAMI-DADE COUNTY, FLORIDA.

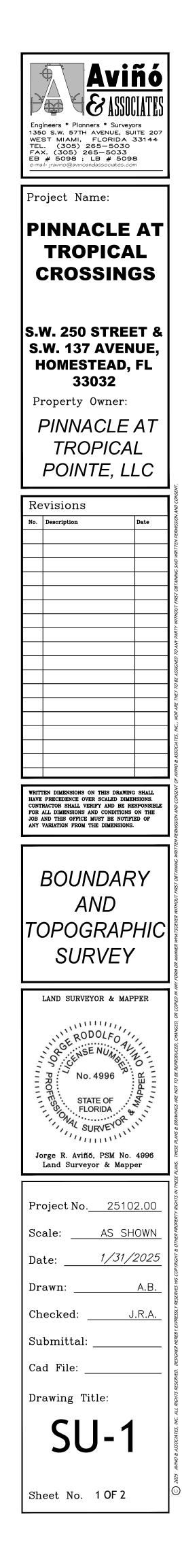
## SURVEYOR'S CERTIFICATE:

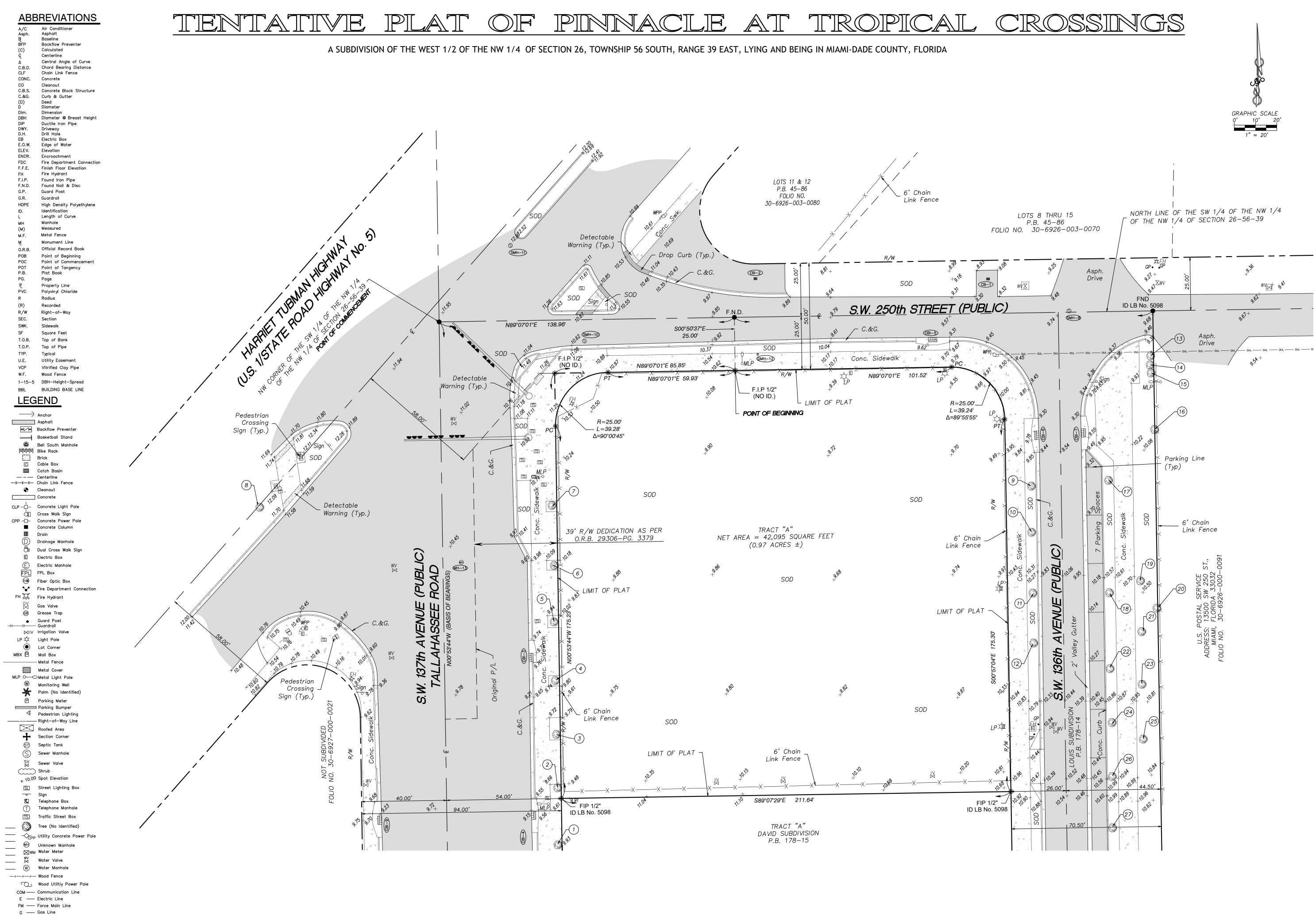
This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

WEST 1/2 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY. FLORIDA

SCALE: 1" = 300'





SAN —— Sanitary Line STM — Storm Line WL —— Water Line —— OUL —— Overhead Wire

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EB e-ma	# 5098 ; il: jravino@avinoar	LB # ( Idassociati	5098 es.com	
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