

### FAST TRACK PLAT AGREEMENT

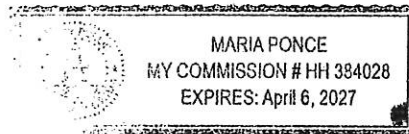
1. The undersigned CARLA KETTLES - CLAYTON is the manager of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 57 townhouses Units.
3. The undersigned acknowledges that zoning approval of public hearing application, 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. Z2024000108 and plan(s) prepared by, and dated PASCUAL, PEREZ, KILIDDJIAN, STARR ARCHITECTS&PLANNERS. (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.

Carla Kettles-Clayton  
Signature of Owner

Carla Kettles-Clayton  
Print Name

Sworn to and subscribed before me this 2 day of Feb, 2025.



Maria Ponce  
Notary Public

SEAL

My Commission Expires: 04/06/2027

## 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 : ( 58 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 18 Twp.: 56 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: BLUENEST K LEGACY TOWNHOUSES

2. Owner's Name: KTC PROPERTIES LLC

Phone: 7865425408

Address: 5301 BLUE LAGOON DR SUITE 180 City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: MPONCE@BLUENEST.COM

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

Phone: 305-598-5101

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): 30-6018-000-0560 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 113TH PSGE & BAILES RD

7. Present Zoning: AU

Zoning Hearing No.: Z2024000108

8. Proposed use of Property:

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

Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_<sup>57</sup> Sq. Ft. & No. of Units \_\_\_\_\_<sup>57</sup>)

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:

COUNTY OF MIAMI-DADE)

Signature of Owner: Cara Kettles-Clayton

(Print name & Title here): Cara Kettles-Clayton

BEFORE ME, personally appeared \_\_\_\_\_ this 2 day of Feb, 25 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 2 day of Feb, 25 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Maria Ponce)

HH 384028 04/06/2027

(Commission Expires)

(Commission Number)

(NOTARY SEAL)

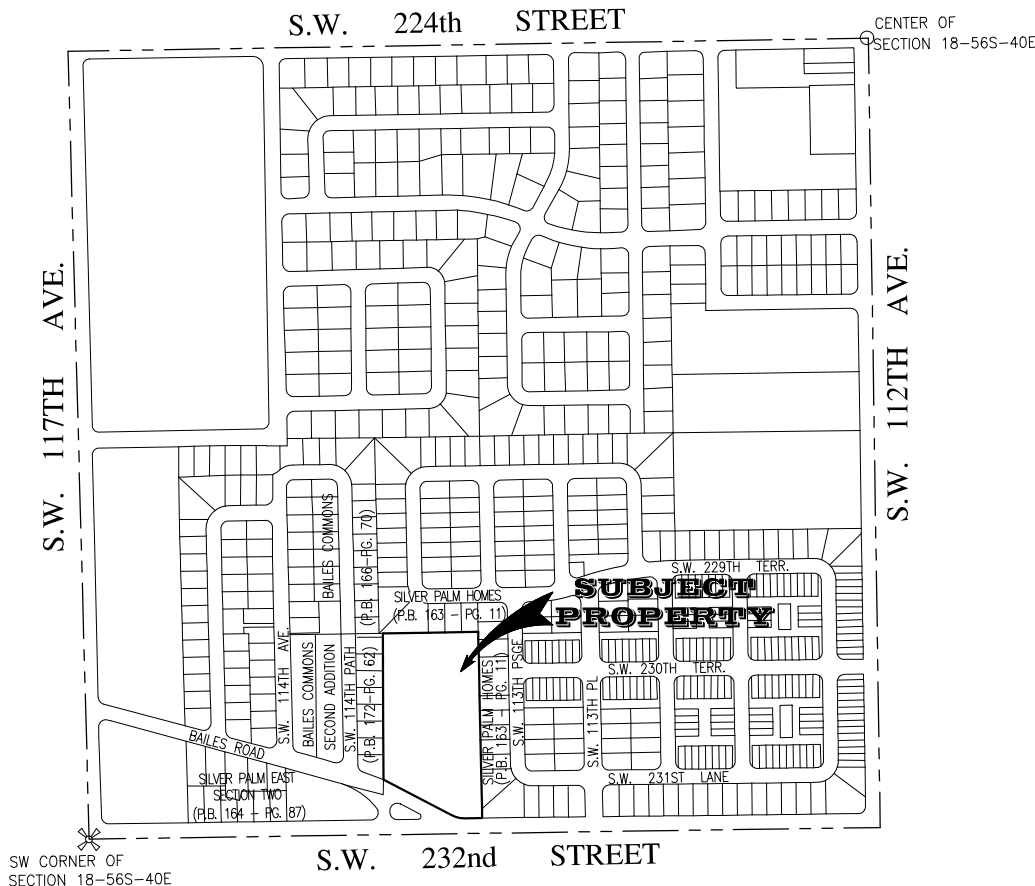
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY  
TENTATIVE PLAT  
**BLUENEST K LEGACY TOWNHOUSES**

A PROPOSED SUBDIVISION OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18,  
TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



THE SW 1/4 OF SECTION 18-56-40  
MIAMI-DADE COUNTY, FLORIDA.

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

LEGAL DESCRIPTION:

THAT PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.

PREPARED FOR  
**BLUENEST, 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

LEGAL DESCRIPTION:

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JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "**X/AE**" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086-C0592L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 7.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **4.43 ACRES (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. U-795**, WITH AN ELEVATION OF **11.96 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°26'19"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 114th PATH., AS SHOWN ON PLAT BOOK 172 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 8.00 FT NGVD
- NUMBER OF LOTS: 57 TOWNHOUSES AND 1 TRACT
- DEVELOPMENT INFO:** 57 TOWNHOUSES IN 8 BLOCKS  
TRACT "A" (PRIVATE ROAD, PARKING AREA, LANDSCAPE BUFFER AREAS AND UTIL. EASEMENT)

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.

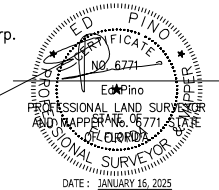
American Services of Miami, Corp.

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: 2025.01.16  
12:30:06 -05'00'



DATE: JANUARY 16, 2025

REVISED

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

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA, 33134  
PH: (305) 598-5101  
FAX: (305) 598-8627  
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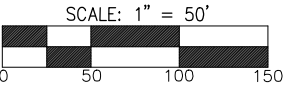
FOR: **BLUENEST**  
SCALE: 1"=50'  
DATE: 9/16/24  
DESIGNED BY: **E.P.**  
APPROVED BY: **E.P.**  
DRAWN BY: **T.P.**  
FIELD BOOK No.  
CHECKED BY: **E.P.**  
PAGE No. 1

ORDER No.  
**24-325**

SHEET No.  
**1**



SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY



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

ABBREVIATION (IF ANY APPLIED)

- A = CURVE LENGTH
- R = RADIUS
- D = CURVE INTERIOR ANGLE
- A/C = AIR CONDITIONING UNIT
- ASPH. = ASPHALT
- M.H. = MANHOLE
- M = MEASURED
- N = MONUMENT LINE
- NTS = NOT TO SCALE
- P/W = PARKWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.L. = PROPERTY LINE
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RAD. = RADIAL
- REC. (R) = RECORDED
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- SWK. = SIDEWALK
- U.E. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- S.I.P. = SET IRON PIPE
- S.R.B. = SET REBAR
- 18-56S-38E = SECTION 18, TOWNSHIP 56 SOUTH, RANGE 38 EAST

SITE ADDRESS: 11431 SW 232nd STREET, MIAMI, FL 33030  
JOB NUMBER: 24-325  
DATE OF SURVEY: MARCH 27, 2024, DEC. 16, 2024  
FOLIO NUMBER: 30-6018-000-0560

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN A FLOOD ZONE "X/AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 12086-C0592L WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)**
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LEGAL DESCRIPTION:

THAT PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

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 HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

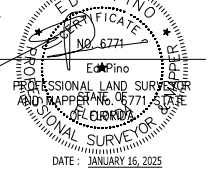
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

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.

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.

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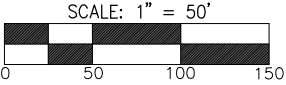
AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers - Planners - Surveyors

FOR: BLUENEST  
SCALE: 1"=40'  
DATE: 4/11/24  
DESIGNED BY: E.P.  
DRAWN BY: T.P.  
CHECKED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No. 24-325  
SHEET No. 2

TENTATIVE PLAT  
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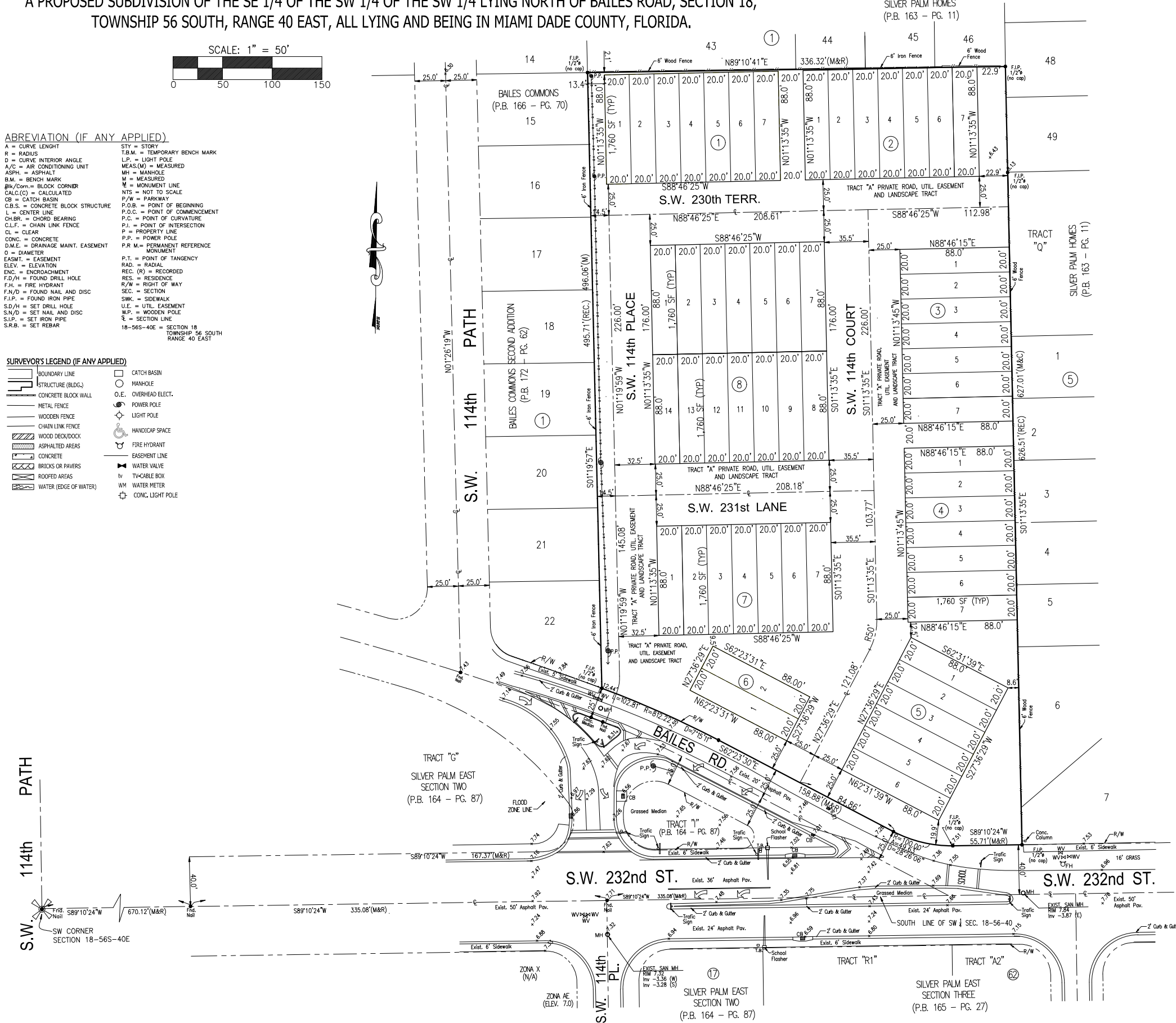
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CALC. (C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
L = CENTER LINE  
CHBR. = CHORD BEARING  
C.L.F. = CHAIN LINK FENCE  
CL = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
O = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. (R) = ENCLOSED  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.W. = SIDEWALK  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR

STY = STORY  
T.B.M. = TEMPORARY BENCH MARK  
L.P. = LIGHT POLE  
MEAS. (M) = MEASURED  
WH = MANHOLE  
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18-56S-40E = SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST

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STRUCTURE (BLDG.)  
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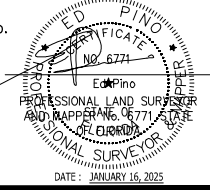
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American Services of Miami, Corp.

This item has been digitally signed and sealed by Ed Pino, PLS on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be written on any electronic copies.



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

266 GRADIA AVENUE  
CORAL GABLES, FLORIDA 33134  
TEL: (305) 598-8800  
FAX: (305) 598-8801  
WEB: ASMMIAMI.COM

FOR: BLUENEST  
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