

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.: 18 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Southland Storage

2. Owner's Name: Sylvia G. George Phone: 305-632-9346

Address: 21620 SW 112th Avenue City: Miami State: FL Zip Code: 33170

Owner's Email Address: santiago@thefeldmancompanies.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plating@hadonne.com

4. Folio No(s): 30-6018-000-0100 / 30-6018-000-0230 / 30-6018-000-0110 / 30-6018-000-0120

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW 216 Street & SW 112 Ave

7. Present Zoning: RU-1 Proposed BU-2 Zoning Hearing No.: Z2024000239

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(136,748 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.

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: Sylvia G. George

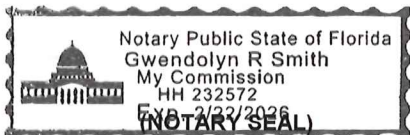
(Print name & Title here): Sylvia G. George

BEFORE ME, personally appeared Sylvia G. George this 26th day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ✓ or produce FLDLG620787516850 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 26th day of March, 2025 A.D.

Signature of Notary Public: Gwendolyn R Smith

(Print, Type name here: Gwendolyn R Smith)



02/22/2026
(Commission Expires)

HH232572
(Commission Number)

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

RESET FORM

PRINT FORM

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.: 18 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Southland Storage
2. Owner's Name: New Life Chapel, Inc. Phone: 305-632-9346
Address: 11340 SW 216th St City: Miami State: FL Zip Code: 33170
Owner's Email Address: santiago@thefeldmancompanies.com
3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188
Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33172
Surveyor's Email Address: plattling@hadonne.com
4. Folio No(s): 30-6018-000-0100 / 30-6018-000-0230 / 30-6018-000-0110 / 30-6018-000-0120
5. Legal Description of Parent Tract: See attached Exhibit "A"
6. Street boundaries: SW 216 Street & SW 112 Ave
7. Present Zoning: RU-1 Proposed BU-2 Zoning Hearing No.: Z2024000239
8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(136,748 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.

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: _____

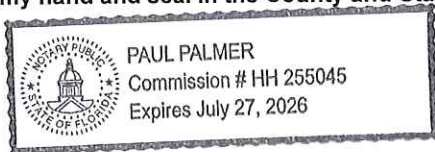
COUNTY OF MIAMI-DADE)

(Print name & Title here): _____

Tommie Lee, President of New Life Chapel, Inc., a Florida not-for-profit corporation

BEFORE ME, personally appeared Tommie Lee, President of New Life Chapel, Inc., a Florida not-for-profit corporation this 28 day of March, 2025 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 28 day of March, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____

PAUL PALMER _____)

(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.

NOTICE:
This Document is not full and complete without all pages.
(Total of Three (3) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on May 30, 2024.
2. The date of completion of the field work of the Update Survey was on February 15, 2025.

LEGAL DESCRIPTION:

(Folio: 30-6018-000-0100)

Beginning 35 feet West and 35 feet South of Northeast corner of Northwest 1/4 thereof, West 190 feet, South 190 feet, East 190 feet, North 190 feet to point of beginning, Miami-Dade County, Florida, in Section 18, Township 56 South, Range 40 East.

LESS AND EXCEPT that portion set forth in that certain Order of Taking recorded in Official Records Book 30612, Page 4199 and Stipulated Final Judgment recorded in Official Records Book 30636, Page 4527, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

The external area formed by a 25.00 radius arc, concave to the Southwest, tangent to South line of the North 35.00 feet of the Northwest 1/4 of Section 18, Township 56 South, Range 40 East, Miami-Dade County, Florida and tangent to the West line of the East 50.00 feet of the Northwest 1/4 of Section 18.

AND;

(Folio: 30-6018-000-0230)

The East 1/2 of the North 1/2 of the West 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4, LESS the North 35 feet thereof, in Section 18, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida.

AND;

(Folio: 30-6018-000-0110)

A Portion of the NE 1/4 of the NE 1/4 of the NW 1/4 the Section 18, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

Beginning 35.00 feet West and 225.00 feet South of the NE corner of the NW 1/4, of said Section 18; thence West 190.00 feet, along a line 225.00 feet South of and parallel to the North line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence South 107.97 feet, along a line 225.00 feet West of and Parallel to the East line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence East 190.0 feet, along the South line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence North 107.97 feet, along the a line 35.0 feet West of and parallel to the East line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18 to Point of Beginning.

AND;

(Folio: 30-6018-000-0120)

A Portion of the NE 1/4 of the NE 1/4 of the NW 1/4 the Section 18, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

Beginning 35.00 feet South and 343.55 feet West of the NE comer of the NW 1/4; thence South 297.97, along the East line of the East 1/2 of the North 1/2 of the West 1/2 of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence East 118.15 feet, along the South line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence North 297.97 feet, along a line 225.0 feet West of and Parallel to the East line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18; thence West 118.55 feet, along the a line 30.0 feet South of and parallel to the North line of the NE 1/4 of the NE 1/4 of the NW 1/4 of said Section 18 to Point of Beginning.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey, as defined in Rule 5J-17.051 of the Florida Administrative Code.

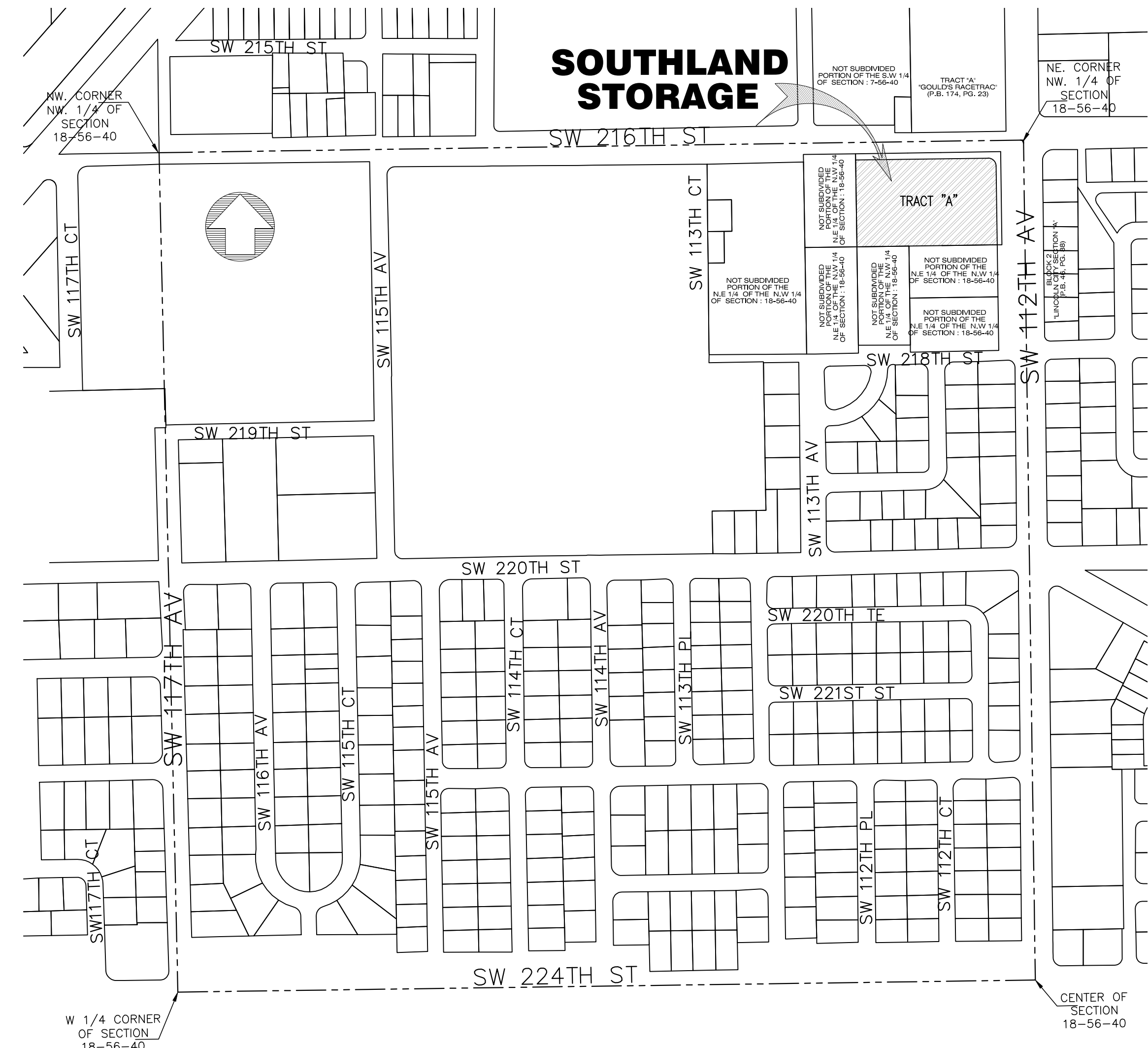
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=30') or smaller.

TENTATIVE PLAT OF "SOUTHLAND STORAGE"

A SUBDIVISION OF PORTION OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

THE NW 1/4 OF SECTION 18 - TOWNSHIP 56 SOUTH - RANGE 40 EAST

SCALE: 1"=300'

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of N89°11'31"W, said line to be considered a well established and monumented line.

Legal Description was furnished by client.

Corrective Warranty Deed, dated February 13th, 2025, recorded in Official Records Book 34619, Page 417-426, Miami-Dade County Records.

Corrective Warranty Deed, dated February 13th, 2025, recorded in Official Records Book 34619, Page 409-412, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number G-39-R, Elevation 8.68 feet (NGVD 1929).

This property is to be located in Flood Zone "X" as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Unincorporated Miami-Dade County), Map Panel No. 12086C0603, Suffix L, Map Revised Date: September 11, 2009.

SECTION 5) LIMITATIONS:

Besides the exceptions listed in the Commitment for Title Insurance, Client is hereby advised that there may be additional legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

- SYLVIA G GEORGE
21620 SW 112 AVE, MIAMI, FL 33170
- EDWARD LEE CRUSADE FOR CHRIST EVANGELICAL ASSOCIATION INC
11340 SW 216 ST, MIAMI, FL 33170
Contact: Santiago Araujo
Phone: 305.632.9346
E-Mail: santiago@thefeldmancompanies.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
POTABLE WATER: Miami-Dade County Water & Sewer Department
SANITARY SEWER: Miami-Dade County Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Current Zoning: RU-1 (Single-Family Residential District)
PROPOSED: BU-2 SPECIAL BUSINESS DISTRICT
Number of Tracts: 1
Proposed Development: 4 Stories Self Storage Building
Building Total Area: 136,748 S.F.±
Zoning Hearing Number: Z2024000239
Resolution No. Z-25-25, passed and adopted on June 26, 2025
Note: All Improvements to be demolished

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8.0 feet NAVD 88 or 9.6 feet NGVD 29

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
1985 NW 88th Court, Suite 101
Doral, Florida, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original electronic signature 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.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)267-8846 - F: +1(305)266-1188 - W: www.hadonne.com

HADONNE

H

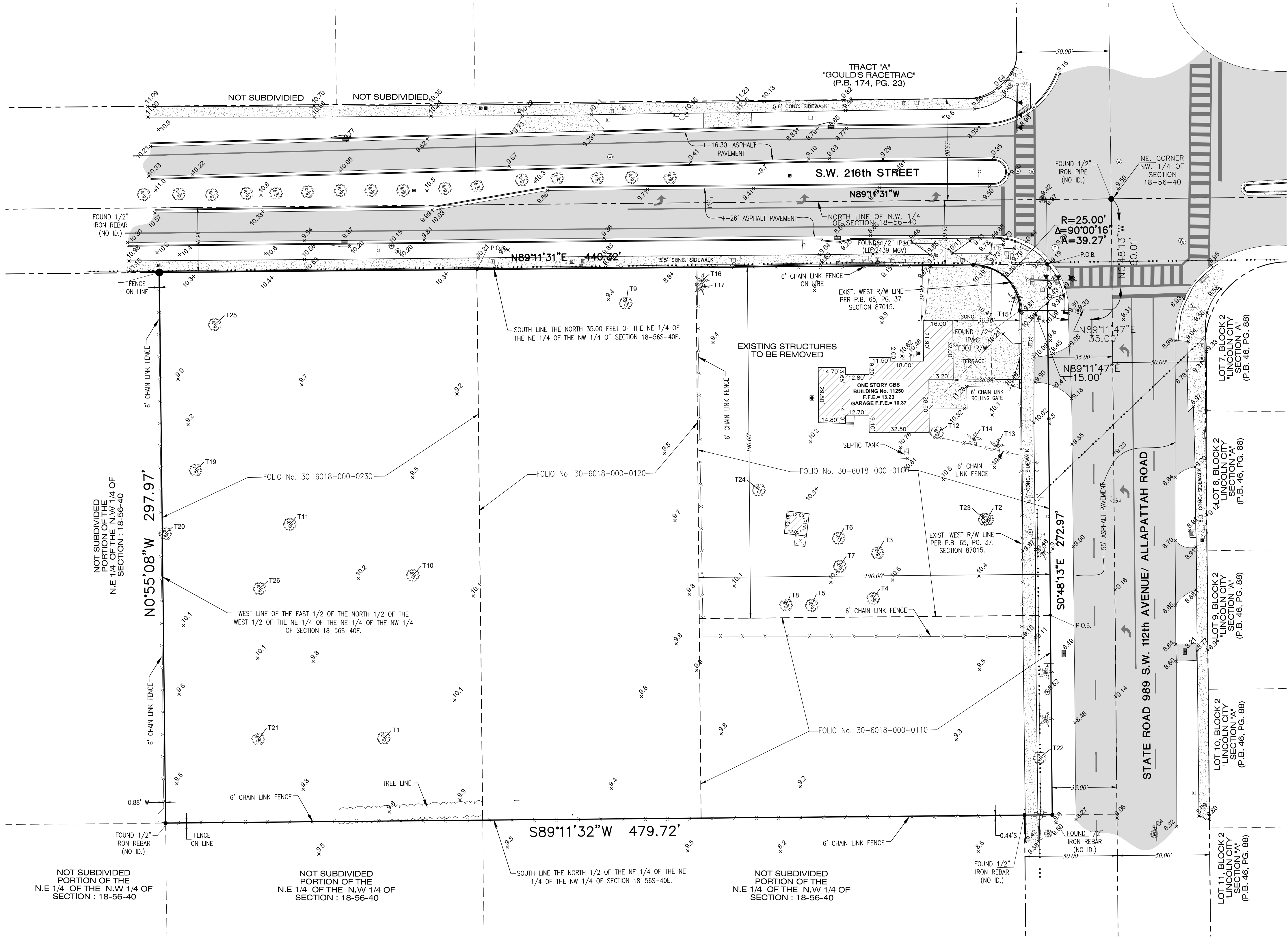
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
TFC Southland Development, LLC, a FL limited liability company
or
11250 SW 216Street, Miami, FL 33170.

Field Book:	FILE
DRAWN BY:	GG
TECH BY:	RI
QA/QC BY:	JS
Job No.:	24054
	1/3

TENTATIVE PLAT OF "SOUTHLAND STORAGE"

A SUBDIVISION OF PORTION OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
→	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
→	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
CATCH BASIN	CATCH BASIN
ELECTRICAL WALL PANEL	ELECTRICAL WALL PANEL
FIRE HYDRANT	FIRE HYDRANT
DRAINAGE CURB INLET	DRAINAGE CURB INLET
BACKFLOW PREVENTOR	BACKFLOW PREVENTOR
GAS METER	GAS METER
PEDESTRIAN SIGNAL	PEDESTRIAN SIGNAL
ELECTRIC UTILITY BOX	ELECTRIC UTILITY BOX
LIGHT POLE	LIGHT POLE
CLY ANCHOR	CLY ANCHOR
WATER METER	WATER METER
WATER VALVE	WATER VALVE
GREASE-TRAP MANHOLE	GREASE-TRAP MANHOLE
SANITARY SEWER CLEAN-OUT	SANITARY SEWER CLEAN-OUT
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER VALVE	SANITARY SEWER VALVE
MANHOLE UNKNOWN	MANHOLE UNKNOWN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
SIGNAL MAST ARM	SIGNAL MAST ARM
INTERCOM	INTERCOM
POST	POST
SIGN	SIGN
MAILBOX	MAILBOX
CONCRETE UTILITY POLE	CONCRETE UTILITY POLE
GUARDRAIL	GUARDRAIL
FPL TRANSFORMER	FPL TRANSFORMER
WOOD UTILITY POLE	WOOD UTILITY POLE
TREE NUMBER	TREE NUMBER
UTILITY STRUCTURE NUMBER	UTILITY STRUCTURE NUMBER
CBS WALL	CBS WALL
WOOD FENCE	WOOD FENCE
IRON FENCE	IRON FENCE
IRON ROLLING GATE	IRON ROLLING GATE
IRON SWING GATE	IRON SWING GATE
CHAIN-LINK FENCE	CHAIN-LINK FENCE
CHAIN-LINK ROLLING GATE	CHAIN-LINK ROLLING GATE
CHAIN-LINK SWING GATE	CHAIN-LINK SWING GATE
FENCE_OTHER	FENCE_OTHER
TREE	TREE
PINE TREE	PINE TREE
PALM TREE	PALM TREE
PROPERTY LINE	PROPERTY LINE
RIGHT-WAY-LINE	RIGHT-WAY-LINE
EASEMENT LINE	EASEMENT LINE
X-UTL-DRAIN	X-UTL-DRAIN
SAN-UTL-SANT	SAN-UTL-SANT
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
EXISTING ELEVATION	EXISTING ELEVATION
GRAVEL	GRAVEL
BRICK	BRICK
BUILDING HATCH	BUILDING HATCH
CONCRETE	CONCRETE
TILE	TILE
ASPHALT PAVEMENT	ASPHALT PAVEMENT
HANDICAP TACTILE STRIP	HANDICAP TACTILE STRIP
A/C	A/C



TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T1	FICUS	80	50	60
T2	ROYAL POINCIANA	25	20	20
T3	AVOCADO	40	20	20
T4	FICUS	50	20	20
T5	MANGO	30	20	20
T6	MANGO	20	15	20
T7	MANGO	20	15	20
T8	MANGO	30	25	20
T9	OAK	12	15	10
T10	FICUS	40	30	20
T11	ALMOND	50	45	45
T12	TREE	20	20	20
T13	PALM	15	10	7
T14	PALM	15	10	7
T15	PALM	15	10	7
T16	PALM	12	20	8
T17	PALM	12	20	8
T19	MANGO	40	40	30
T20	FICUS	100	50	60
T21	FICUS	50	40	40
T22	OAK	40	40	40
T23	TREE	25	20	20
T24	TREE	20	20	15
T25	ALMOND	50	45	45
T26	ALMOND	50	45	45

NOTICE:
This Document is not full and complete without all pages.
(Total of Three (3) pages)

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

HADONNE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
TFC Southland Development, LLC.
of
11250 SW 216 Street, Miami, FL 33170.

REVISIONS
ADDRESSING PLAT COMMITTEE COMMENTS ON 02-05-2025

Field Book:
FILE

DRAWN BY:
GG

TECH BY:
RI

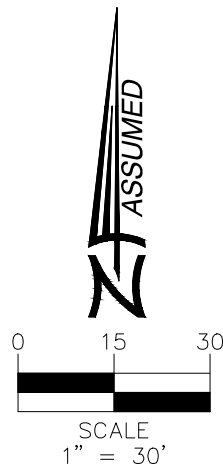
QA/QC BY:
JS

Job No.:
24054

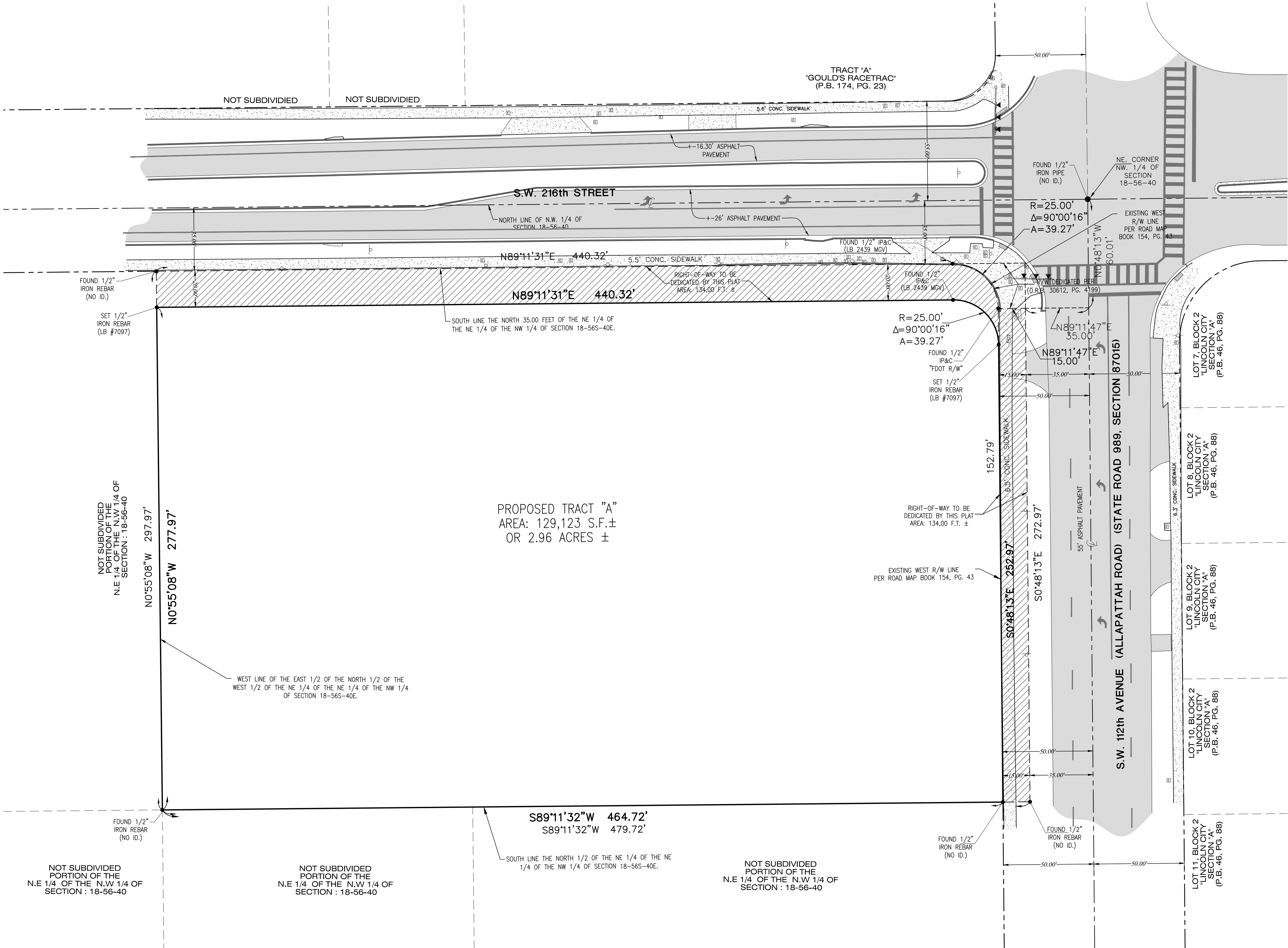
2/3

TENTATIVE PLAT OF "SOUTHLAND STORAGE"

A SUBDIVISION OF PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
±	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
↔	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊗	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
MHD	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER
CBS	WALL
W	WOOD FENCE
I	IRON FENCE
IR	IRON ROLLING GATE
IS	IRON SWING GATE
CL	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
CLS	CHAIN-LINK SWING GATE
FO	FENCE OTHER
T	TREE
PT	PINE TREE
PL	PALM TREE
PL	PROPERTY LINE
±	RIGHT-WAY-LINE
±	EASEMENT LINE
STW	X-UTL-DRAIN
SAN	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP
---	A/C



NOTICE:
This Document is not full and complete without all pages.
(Total of Three (3) pages)

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1965 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)267-8846 - F: +1(305)267-8846 - W: www.hadonne.com

HADONNE

PROPOSED SUBDIVISION
for
TFC Southland Development, LLC.
of
11250 SW 216 Street, Miami, FL 33170.

REVISIONS	FILE
ADDRESSING PLAT COMMITTEE COMMENTS ON 02-05-2025	
1	6
2	7
3	8
4	9
5	10

Field Book:
FILE

DRAWN BY:
GG

TECH BY:
RI

QA/QC BY:
JS

Job No.:
24054

3/3