

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.: 26 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CASTE PRINCETON

2. Owner's Name: CASTE PRINCETON, LLC Phone: 305-316-7540

Address: 25795 SW 137 AVE City: PRINCETON State: FL Zip Code: 33032

Owner's Email Address: hermanhdezrealtor@gmail.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): 30-6926-000-0550 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 260 SR & SW 137 AVE

7. Present Zoning: RU-1 Zoning Hearing No.: Z2023000129

8. Proposed use of Property: 1,500 students

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(90,827 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.

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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.

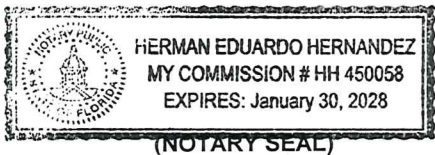
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Signature]
(Print name & Title here): Mario Castellanos (Manager)

BEFORE ME, personally appeared Mario Castellanos this 7 day of MAY, 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 7 day of MAY, 2025 A.D.



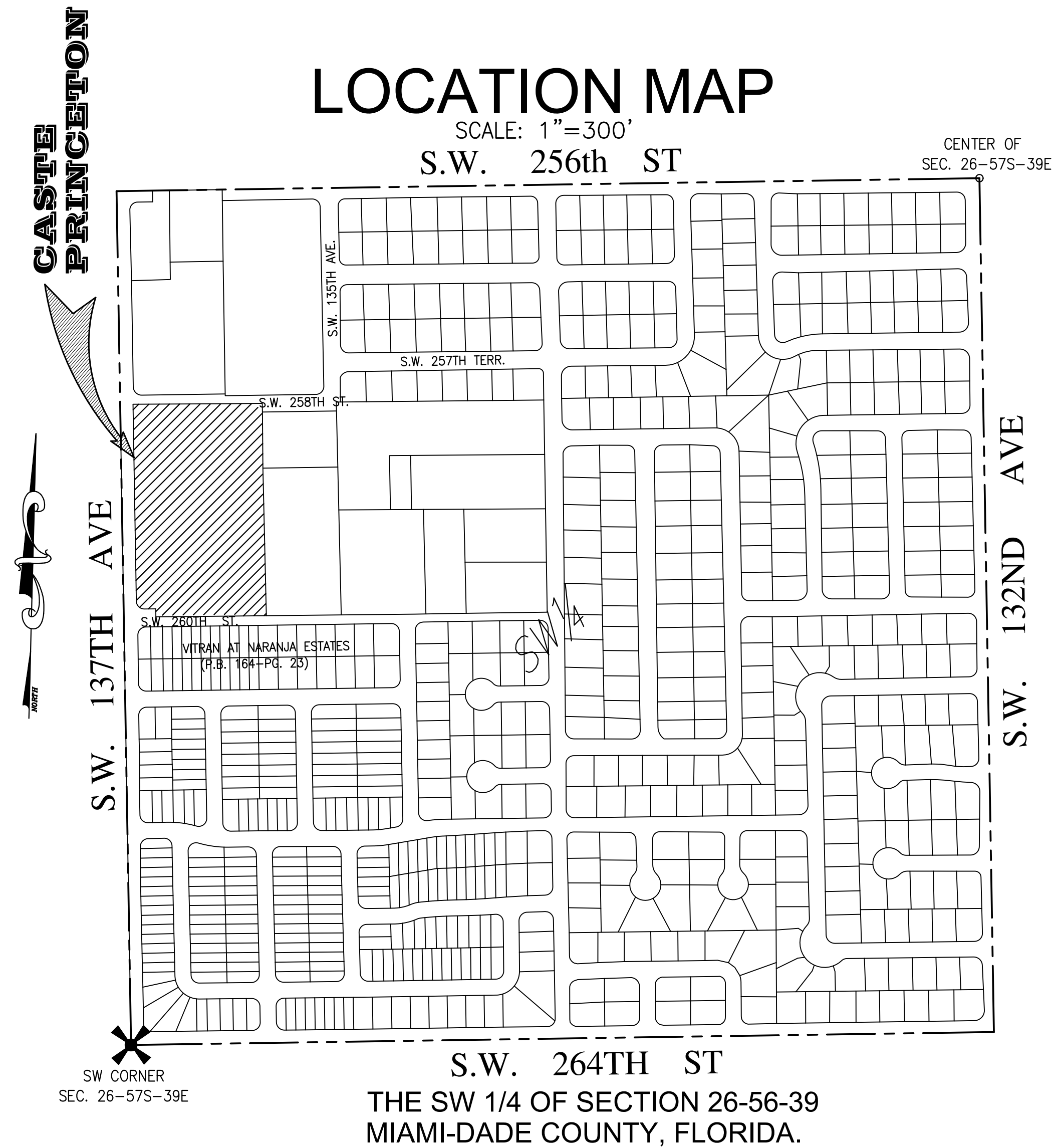
Signature of Notary Public: [Signature]
(Print, Type name here: Herman Hernandez)
Jan 30, 2025 HH-450058
(Commission Expires) (Commission Number)

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

TENTATIVE PLAT BOUNDARY & TOPOGRAPHICAL SURVEY CASTE PRINCETON

A PROPOSED SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 26,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



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 FEMA FLOOD MAP SERVICE CENTER AT <https://msc.fema.gov/portal/home>

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

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

- PLAT FOR VITRAN AT NARANJA ESTATES, RECORDED ON PLAT BOOK 164 AND PAGE 23.
- PLAT FOR VICTORI GARDENS RECORDED ON PLAT BOOK 173 AND PAGE 74.
- PLAT FOR PINAPPLE TRACE, RECORDED ON PLAT BOOK 174 AND PAGE 6.

CERTIFIED TO:

CASTE PRINCETON, LLC, A FLORIDA LIMITED LIABILITY COMPANY

JOB NUMBER: 22-1201
DATE OF SURVEY: DECEMBER 19, 2024, UPDATED JUNE 11, 2026
FOLIO NUMBER: 30-6926-000-0550
SITE ADDRESS: 13500 S.W. 258th St, MIAMI, FL. 33032

PREPARED FOR
CASTE PRINCETON, 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

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086-C0593L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF (N/A) FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **6.215 AC (+/-) (30-6926-000-0550)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. MB-11-RA**, WITH AN ELEVATION OF **8.12 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°58'27"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 137th AVE., AS SHOWN ON PLAT BOOK 173 AT PAGE 74 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 8.52 FT NGVD
- PROPERTIES ZONED AS FOLLOWS: **(30-6926-000-0550)** ZONED RU-1
- NUMBER OF LOTS: ONE TRACT
- DEVELOPMENT INFO: PROPOSED TWO STORY CHARTER SCHOOL, GRADES K-12 WITH 64,326 SF, MAXIMUM OF 1,500 STUDENTS AS PER Z-12-24. AND THE APPROVED Z2023000129.

LEGAL DESCRIPTION: (30-6926-000-0550)

THE WEST 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

THE WEST 40 FEET OF THE W 2/3, SW 1/4, NW 1/4, SW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND THE SOUTH 25 FEET OF THE WEST 100 FEET OF THE W 2/3, SW 1/4, NW 1/4, SW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND ALL THAT PART WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, TANGENT TO THE EAST LINE OF THE WEST 40 FEET AND TANGENT TO THE NORTH LINE OF THE SOUTH 25 FEET OF THE W 2/3, SW 1/4, NW 1/4, SW 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

SURVEYOR'S CERTIFICATE:

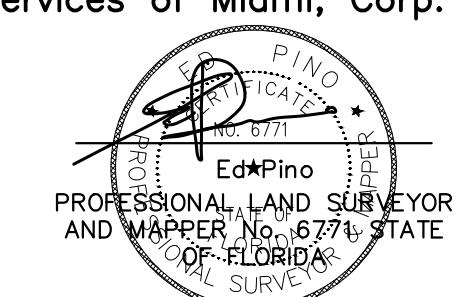
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE 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.

Digitally signed by
ed pino
Date: 2026.06.11
16:32:51 -04'00'



DATE: JUNE 11, 2026

REVISED

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

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

1-25278

CHECKED BY: E.P.
PAGE No. 1

DRAWN BY:
FIELD BOOK No.

DESIGNED BY: E.P.
APPROVED BY: E.P.

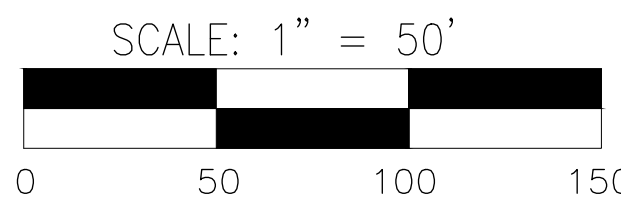
FOR: YOYO
SCALE: 1"=20'
DATE: 6/11/26

ORDER No.
22-1201

SHEET No.
1

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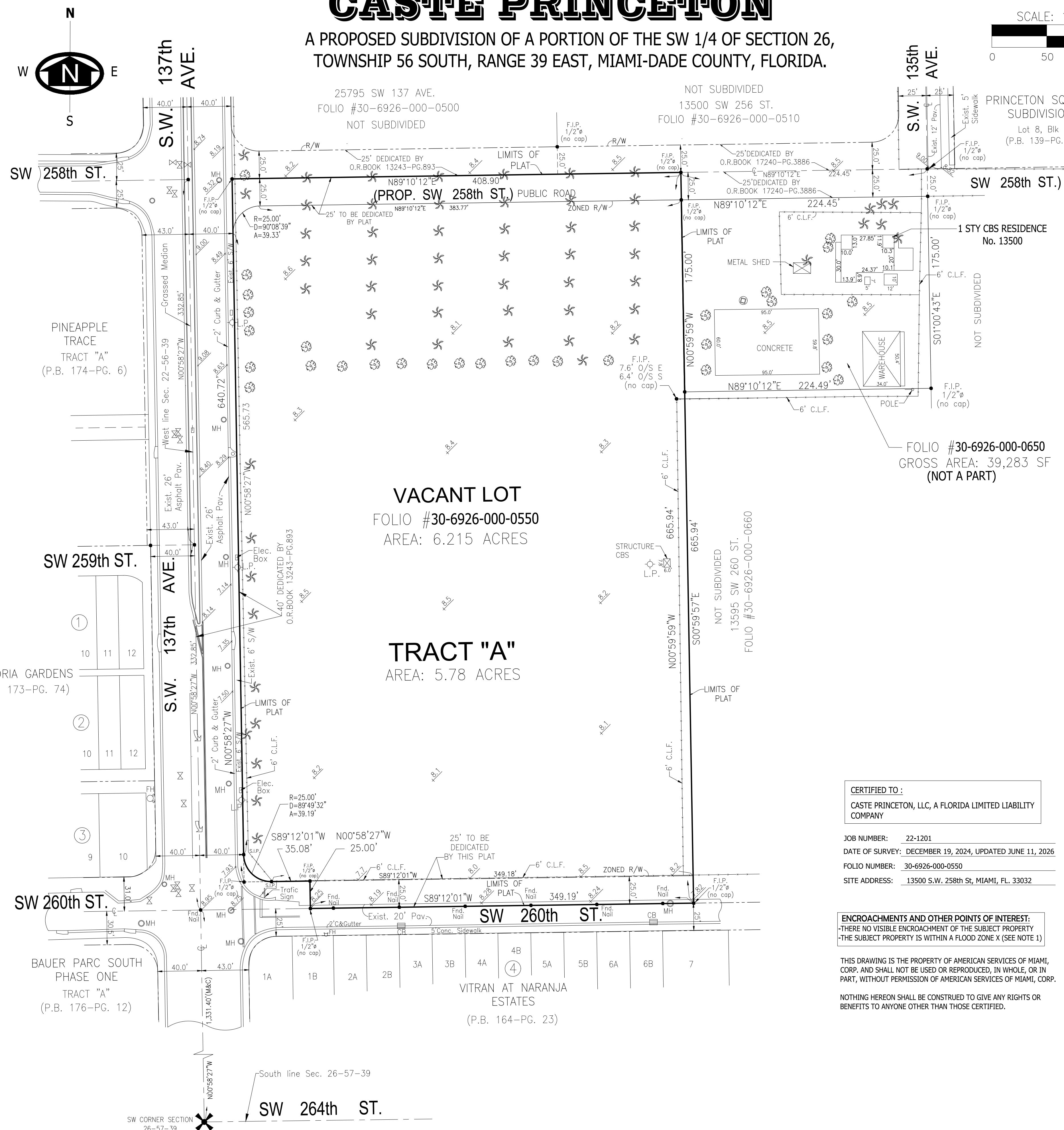


SURVEYOR'S LEGEND (IF ANY APPLIED)

[Symbol]	BOUNDARY LINE	[Symbol]	CATCH BASIN
[Symbol]	STRUCTURE (BLDG.)	[Symbol]	MANHOLE
[Symbol]	CONCRETE BLOCK WALL	[Symbol]	OVERHEAD ELECT.
[Symbol]	METAL FENCE	[Symbol]	POWER POLE
[Symbol]	WOODEN FENCE	[Symbol]	LIGHT POLE
[Symbol]	CHAIN LINK FENCE	[Symbol]	HANDICAP SPACE
[Symbol]	WOOD DECK/DOCK	[Symbol]	FIRE HYDRANT
[Symbol]	ASPHALTED AREAS	[Symbol]	EASEMENT LINE
[Symbol]	CONCRETE	[Symbol]	WATER VALVE
[Symbol]	BRICKS OR PAVERS	[Symbol]	TV-CABLE BOX
[Symbol]	ROOFED AREAS	[Symbol]	WATER METER
[Symbol]	WATER (EDGE OF WATER)	[Symbol]	CONC. LIGHT POLE
[Symbol]	AIR CONDITIONER	[Symbol]	TREE
[Symbol]	SECTION CORNER	[Symbol]	PALM

ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/W = PARKWAY
ASPH. = ASPHALT	P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.O.C. = POINT OF COMMENCEMENT
BLK/COR. = BLOCK CORNER	P.C. = POINT OF CURVATURE
CALC.(C) = CALCULATED	P.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P.L. = PROPERTY LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.P. = POWER POLE
CL = CLEAR	P.R.M. = PERMANENT REFERENCE MONUMENT
C.L.F. = CHAIN LINK FENCE	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
CONC. = CONCRETE	REC. (R) = RECORDED
EASMT. = EASEMENT	RES. = RESIDENCE
ELEV. = ELEVATION	R/W = RIGHT OF WAY
ENG. = ENCROACHMENT	SEC. = SECTION
F.D./H = FOUND DRILL HOLE	S.O.M. = SET ORILL HOLE
F.H. = FIRE HYDRANT	S.N/D = SET NAIL AND DISC
F.N/D = FOUND NAIL AND DISC	S.R.P. = SET IRON PIPE
F.I.P. = FOUND IRON PIPE	S.R.B. = SET REBAR
F.S. = FOUND SPIKE	STY. = STORY
L.P. = LIGHT POLE	MEAS.(V) = MEASURED
M.E.A.S.(V) = MEASURED	M = MANHOLE
M = MANHOLE	T.O.P. = TOP OF BANK
M = MEASURED	U.E. = UTILE EASEMENT
NTS = NOT TO SCALE	W.P. = WOODEN POLE
R = RADIUS	§ = SECTION LINE
℄ = BELLA	D = CALCULATED
℄ = CENTER LINE	PLAT BOOK



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SURVEYOR'S CERTIFICATE:

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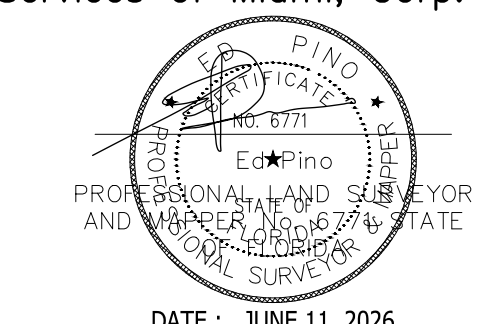
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ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

This item has been digitally signed and sealed by Ed Pino, PSM on the date adjacent to the seal.
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American Services of Miami, Corp.

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