

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 12/15/2017
Tentative No.: T- 24034
Received Date: 12/1/2017

Number of Sites : (1)
FEES:
D.R.E.R.----- \$2,500.00
Plus \$100.00 over 1 site----- \$0.00
D.R.E.R. environmental----- \$210.00
AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES \$2,710.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$162.60 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,872.60 <<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 52 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: PRESTRESS GROUP

2. Owner's Name: OKECHOBEE ROAD LLC AND WEST DADE NURSERIES Phone: 561-793-2101
Address: 101 Sansbury Way City: West Palm Beach State: Fla Zip Code: 33411
Owner's Email Address: Stephanie.Melfi@vecelliogroup.com

3. Surveyor's Name: ELIZABETH A. LINDSAY Phone: 7722865753
Address: 7997 SW JACK JAMES DRIVE City: STUART State: FL Zip Code: 34997
Surveyor's Email Address: BLINDSAY@BETSYLINDSAY.COM

4. Folio No(s): 30-2910-002-0090 / 30-2910-002-0080 / 30-2910-002-0060 /

5. Legal Description of Parent Tract: PORTIONS OF TRACTS 5 6 AND 7 OF WELLS BROS. SUBDIVISION, ACCORDING TO PLAT BOOK 9, PAGE 66 PUBLIC RECORDS OF DADE COUNTY, FLORIDA

6. Street boundaries: WEST OKEECHOBEE RD AND NW 137TH AVE

7. Present Zoning: AG and Unusual Use Zoning Hearing No.: Z 20170002143

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 (1 Sq. Ft. & No. of Units 1)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.
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.

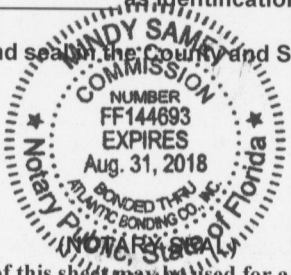
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval 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 or her 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: Stephanie Melfi
(Print name & Title here): Stephanie Melfi, mgr.

BEFORE ME, personally appeared Stephanie Melfi this 28th day of November 2017 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.

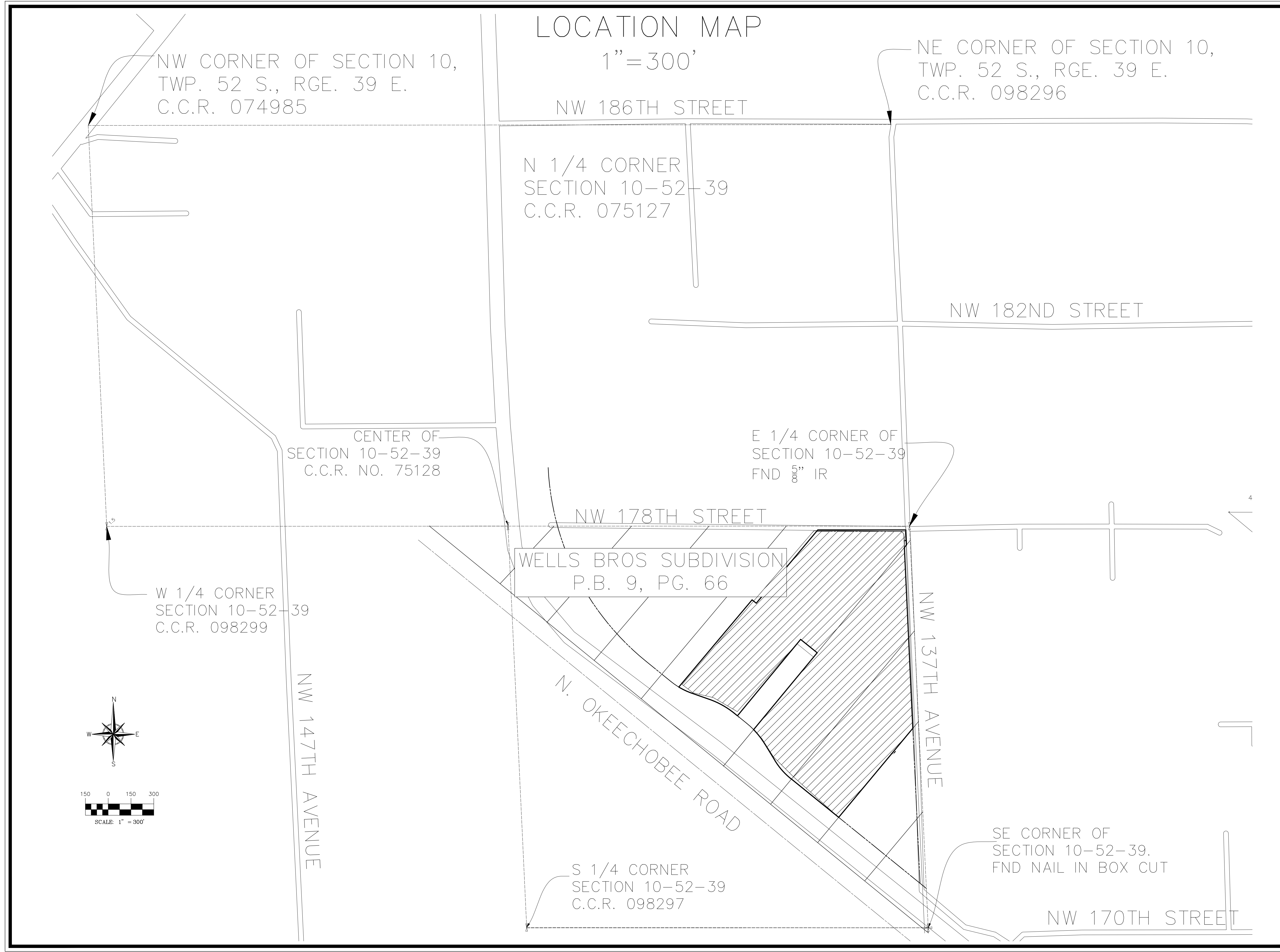
WITNESS my hand and seal in the County and State last aforesaid this 28th day of November, 2017 A.D.



Signature of Notary Public: Mindy Samet
(Print, Type name here: MINDY SAMET)

August 31, 2018 FF144693
(Commission Expires) (Commission Number)

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



LOCATION MAP
1"=300'

NW CORNER OF SECTION 10,
TWP. 52 S., RGE. 39 E.
C.C.R. 074985

NE CORNER OF SECTION 10,
TWP. 52 S., RGE. 39 E.
C.C.R. 098296

N 1/4 CORNER
SECTION 10-52-39
C.C.R. 075127

CENTER OF
SECTION 10-52-39
C.C.R. NO. 75128

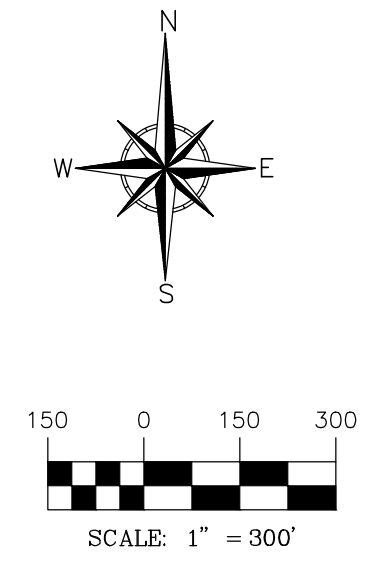
E 1/4 CORNER OF
SECTION 10-52-39
FND 5/8" IR

W 1/4 CORNER
SECTION 10-52-39
C.C.R. 098299

WELLS BROS SUBDIVISION
P.B. 9, PG. 66

S 1/4 CORNER
SECTION 10-52-39
C.C.R. 098297

SE CORNER OF
SECTION 10-52-39.
FND NAIL IN BOX CUT



BBETSY LINDSAY
A DIVISION OF HALEY WARD INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5763 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/23/16	ADD SHW ELEV
10/28/16	REVIEW DATA
2/14/17	ADD TREES
8/21/17	REVISE BOUNDARY
1/08/18	REVISE NOTES
1/18/22	UPDATE BOUNDARY
1/19/23	UPDATE BOUNDARY
1/18/24	UPDATE BOUNDARY
1/7/25	UPDATE BOUNDARY

DATE 6/23/2016
SCALE 1"=300'
FIELD BK. DC
DRAWN BY C.R.
CHECKED BY E.A.L.

PORTION OF LOTS 5-7 WELLS BROTHERS SUB
P.B. 9, PG. 66, DADE COUNTY, FLORIDA
BOUNDARY SURVEY
T-PLAT "PRESTRESS GROUP"

SHEET NO. 1
OF 7 SHEETS
PROJECT NO.
2011781_16-57

B **BETSY LINDSAY**
 A DIVISION OF HALEY WARD INC.
 7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
 (772)286-5763 (772)286-5933 FAX
 LICENSED BUSINESS NO. 6852

DATE	REVISIONS
8/23/16	ADD SHW ELEV
10/28/16	ADD SHW ELEV
2/14/17	ADD TREES
8/21/17	REVISE BOUNDARY
1/08/18	REVISE NOTES
1/18/22	UPDATE BOUNDARY
1/18/22	UPDATE BOUNDARY
1/18/24	UPDATE BOUNDARY
1/1/25	UPDATE BOUNDARY

DATE 6/23/2016
 SCALE 1"=200'
 FIELD BK. DC
 DRAWN BY C.R.
 CHECKED BY E.A.L.

PORTION OF LOTS 5-7 WELLS BROTHERS SUB
 P.B. 9, PG. 66, DADE COUNTY, FLORIDA
BOUNDARY SURVEY
 T-PLAT "PRESTRESS GROUP"

SHEET NO. 2
 OF 7 SHEETS
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2011781_16-57

- ABBREVIATIONS**
- BL BETSY LINDSAY, INC.
 - BLDG. BUILDING
 - Δ CENTRAL (DELTA) ANGLE
 - CBS CONCRETE BLOCK STRUCTURE
 - CM CONCRETE MONUMENT
 - COMP COMPUTED
 - CONC. CONCRETE
 - ELEC. ELECTRIC
 - ELEV. ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - FND. FOUND
 - IP&C IRON PIPE & CAP
 - IR&C IRON ROD & CAP
 - L LENGTH
 - LB LICENSED BUSINESS
 - MNW MAG NAIL & WASHER
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - NO. NUMBER
 - OHE OVERHEAD ELECTRIC LINES
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PARKER KALON NAIL
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - R RADIUS
 - RCE RANGE
 - TBM TEMPORARY BENCHMARK
 - TOB TOP OF BANK
 - TWP. TOWNSHIP
 - W/ WITH

LEGAL DESCRIPTION

LOT 5, WELLS BROTHERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SE 140 FEET OF THE SW 933.43 FEET; LESS THE NW 175 FEET LYING NE OF THE SW 933.43; LESS THE NW 140 FEET OF THE SW 933.43 FEET, AND LESS SR 25 R/W. AND TOGETHER WITH

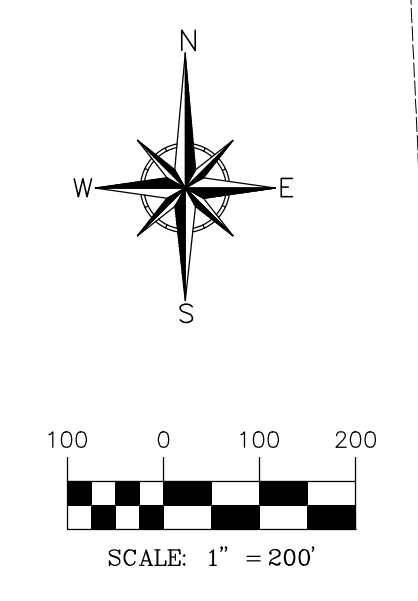
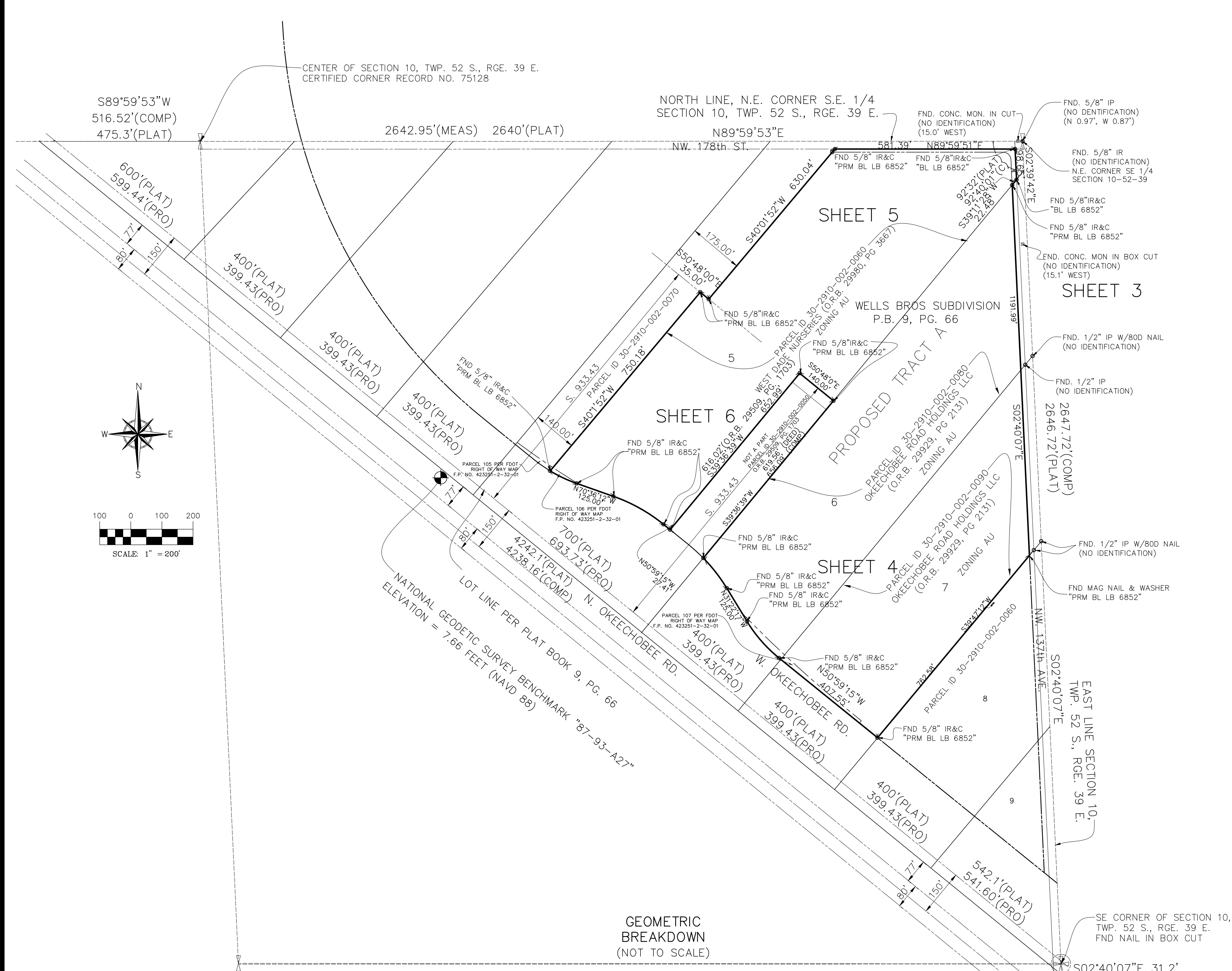
LOT 6, OF WELLS BROS. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS AND EXCEPT THOSE PORTIONS OF LOT 6 DEEDED TO THE STATE OF FLORIDA BY DEED DATED JULY 26, 1977 AND RECORDED AUGUST 2, 1977 IN OFFICIAL RECORDS BOOK 9760, PAGE 2, AND DEED DATED NOVEMBER 16, 1978 AND RECORDED NOVEMBER 20, 1978 IN OFFICIAL RECORDS BOOK 10219, AT PAGE 1184 AND BY RIGHT-OF-WAY DEED TO DADE COUNTY DATED SEPTEMBER 15, 1987 AND FILED FOR RECORD DECEMBER 21, 1987 IN OFFICIAL RECORDS BOOK 13516, AT PAGE 1147, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH

LOT 7, OF WELLS BROS. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LESS AND EXCEPT THOSE PORTIONS OF LOT 7 DEEDED TO THE STATE OF FLORIDA BY DEED DATED AUGUST 2, 1977 IN OFFICIAL RECORDS BOOK 9446, PAGE 644, AND DEED DATED JUNE 28, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 10442, AT PAGE 2395 AND BY RIGHT-OF-WAY DEED TO DADE COUNTY DATED SEPTEMBER 15, 1987 AND FILED FOR RECORD DECEMBER 21, 1987 IN OFFICIAL RECORDS BOOK 13516, AT PAGE 1147, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 1,665,807 SQUARE FEET OR 38.24 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES**
- BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES REFERENCE GRID NORTH, REFERENCE THE NORTH AMERICAN DATUM OF 1983/2010 (N.A.D. 83/10), FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF S02°40'07"E ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 52 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.
 - ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). REFERENCE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "87-93-A28", ELEVATION = 7.20 FEET (NAVD 88). TO CONVERT NAVD 88 ELEVATIONS TO NGVD 1929 ELEVATIONS ADD 1.54 FEET TO THE NAVD 88 ELEVATION.
 - THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT.
 - THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
 - WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.2 FEET.
 - THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
 - NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
 - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
 - THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR AT NGS BENCHMARK "87-93-A27" IS 0.99998170.
 - THE BOUNDARY AS ILLUSTRATED HEREON IS BASED ON THE PLAT OF WELLS BROS. SUBDIVISION. THE GEOMETRY OF THE PLAT DOES NOT MATHEMATICALLY CLOSE. BY HOLDING THE NORTH AND EAST LINES OF PLAT, THE LENGTH OF THE HYPOTENUSE OF TRIANGLE IS 4198.9 FEET. THE DIMENSIONS GIVEN ON THE PLAT ALONG THE HYPOTENUSE ADD UP TO 4242.10 FEET. THE NORTH AND EAST LINES OF THE SECTION WERE HELD BASED ON FOUND MONUMENTS. THE COMPUTED LENGTH OF THE HYPOTENUSE BASED ON FOUND MONUMENTS IS 4238.16 FEET. THE LENGTH OF THE SOUTHWEST LINES OF EACH LOT WERE PRORATED TO ADJUST FOR THE DIFFERENCE.
 - THE LAND IS LOCATED IN FLOOD ZONE A. (NO BASE FLOOD ELEVATION GIVEN) REFERENCE FEMA MAP NUMBER 12086C0095L DATED SEPTEMBER 11, 2009.
 - MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION OF 7.5FT NGVD 1929, PER PLAT BOOK 120, PAGE 13 DADE COUNTY RECORDS. (5.96 FT NAVD 1988)
 - THIS LAND IS CURRENTLY UNDER REZONING. REFERENCE ZONING APPLICATION Z2017000214. CURRENT ZONING IS AU WITH SPECIAL USE AND PROPOSED ZONING IS AU WITH A UNUSUAL USE.
 - THIS LAND IS PROPOSED TO BE DEVELOPED INTO A PRE-STRESS AND CONCRETE BATCH PLANT. THERE IS ONE EXISTING 16,132 SQUARE FOOT BUILDING ON SITE. NO ADDITIONAL BUILDINGS ARE PROPOSED. THE LAND WILL BE PLATTED INTO A SINGLE TRACT AND RIGHT OF WAY WILL BE DEDICATED TO THE DEPARTMENT OF TRANSPORTATION (DOT) AND DADE COUNTY.
 - LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON JANUARY 7, 2025.



- SYMBOL LEGEND**
- × 5.21 FIELD LOCATED POINT WITH ELEVATION
 - ⊙ SANITARY MANHOLE
 - ⊖ SANITARY CLEANOUT
 - ⊕ ELEC. ELECTRIC FUSE BOX
 - ⊖ ELEC. ELECTRIC METER
 - ⊖ ELEC. ELECTRIC SERVICE
 - ⊖ ELEC. ELECTRIC RISER
 - ⊖ SIGN
 - ⊖ WELL
 - ⊖ MW MONITORING WELL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON JUNE 23, 2016 AND LAST UPDATED WITH A FIELD SURVEY ON JANUARY 7, 2025 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
 A DIVISION OF HALEY WARD INC.

Elizabeth A. Lindsay
 Digitally signed by Elizabeth A. Lindsay
 Date: 2025.01.13 11:03:43 -05'00'

ELIZABETH A. LINDSAY, P.L.S.
 FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON January 13, 2025



P:\FL101781_Da_Maps_Ground\01-16-25\Cover\15-57CONC\BETSYLINDSAYBOUNDARY-8-17-25.dwg, SHEET 2, 1/13/2025, 11:03:43 AM, D3

MATCHLINE "B"
SHEET 5 OF 7

B BETSY LINDSAY
A DIVISION OF HALEY WARD INC.
7987 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
(772)286-5763 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

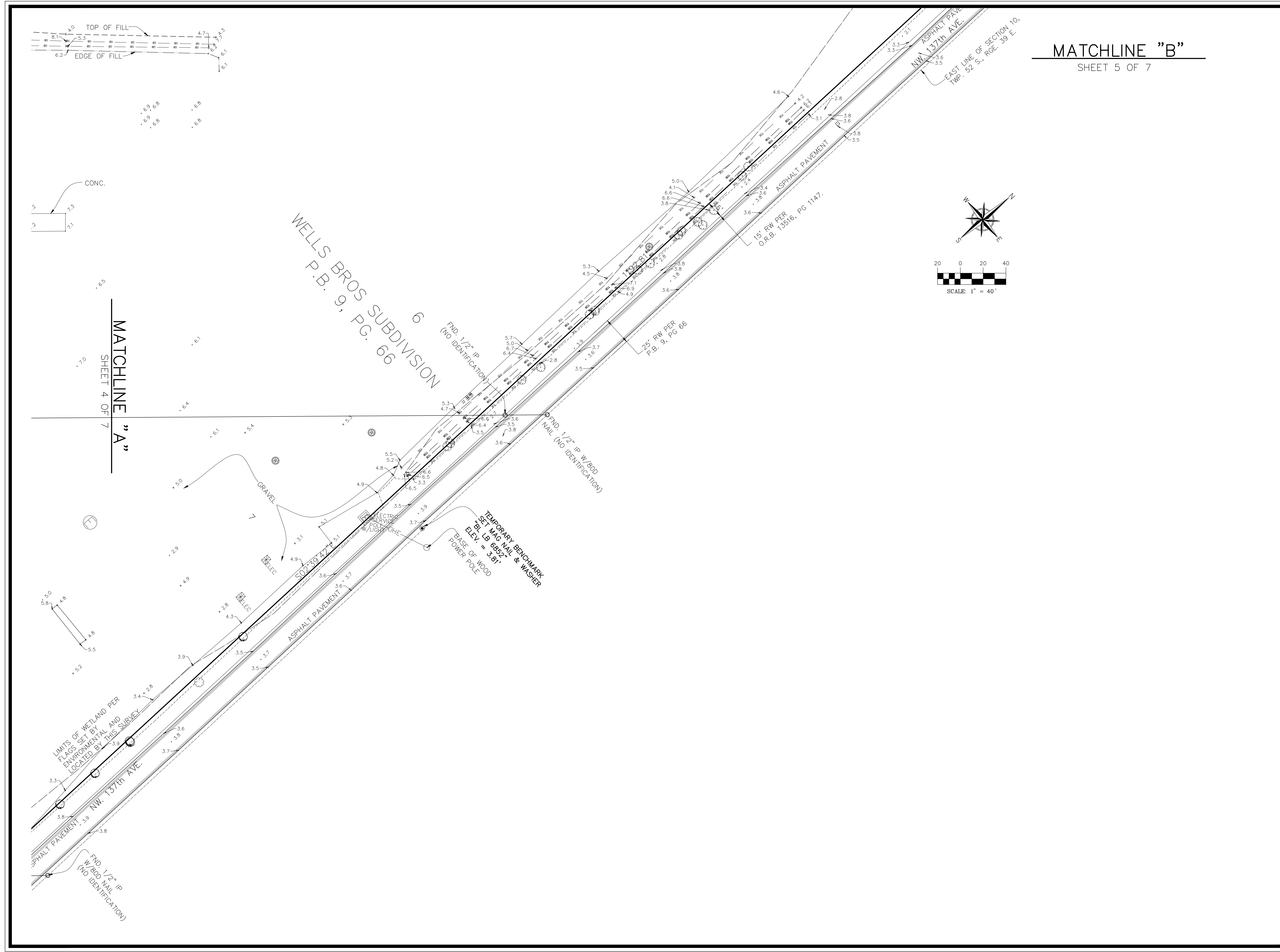
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1/7/25	UPDATE BOUNDARY

DATE 6/23/2016
SCALE 1"=40'
FIELD BK. DC
DRAWN BY C.R.
CHECKED BY E.A.L.

PORTION OF LOTS 5-7 WELLS BROTHERS SUB
P.B. 9, PG. 66, DADE COUNTY, FLORIDA

BOUNDARY SURVEY
T PLAT "PRESTRESS GROUP"

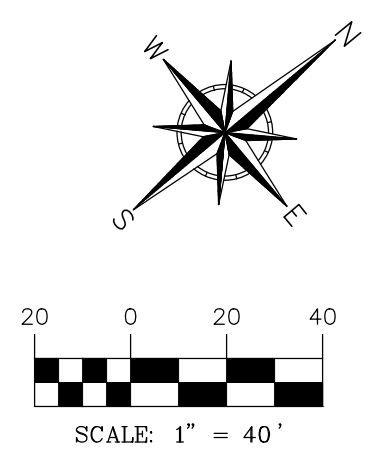
SHEET NO. 3
OF 7 SHEETS
PROJECT NO.
2011781_16-57



MATCHLINE "C"
SHEET 6 OF 7

MATCHLINE "A"
SHEET 3 OF 7

MEAN ANNUAL FLOOD
ELEVATION = 2.85 NAVD 88
ELEVATION = 4.39 NGVD 29



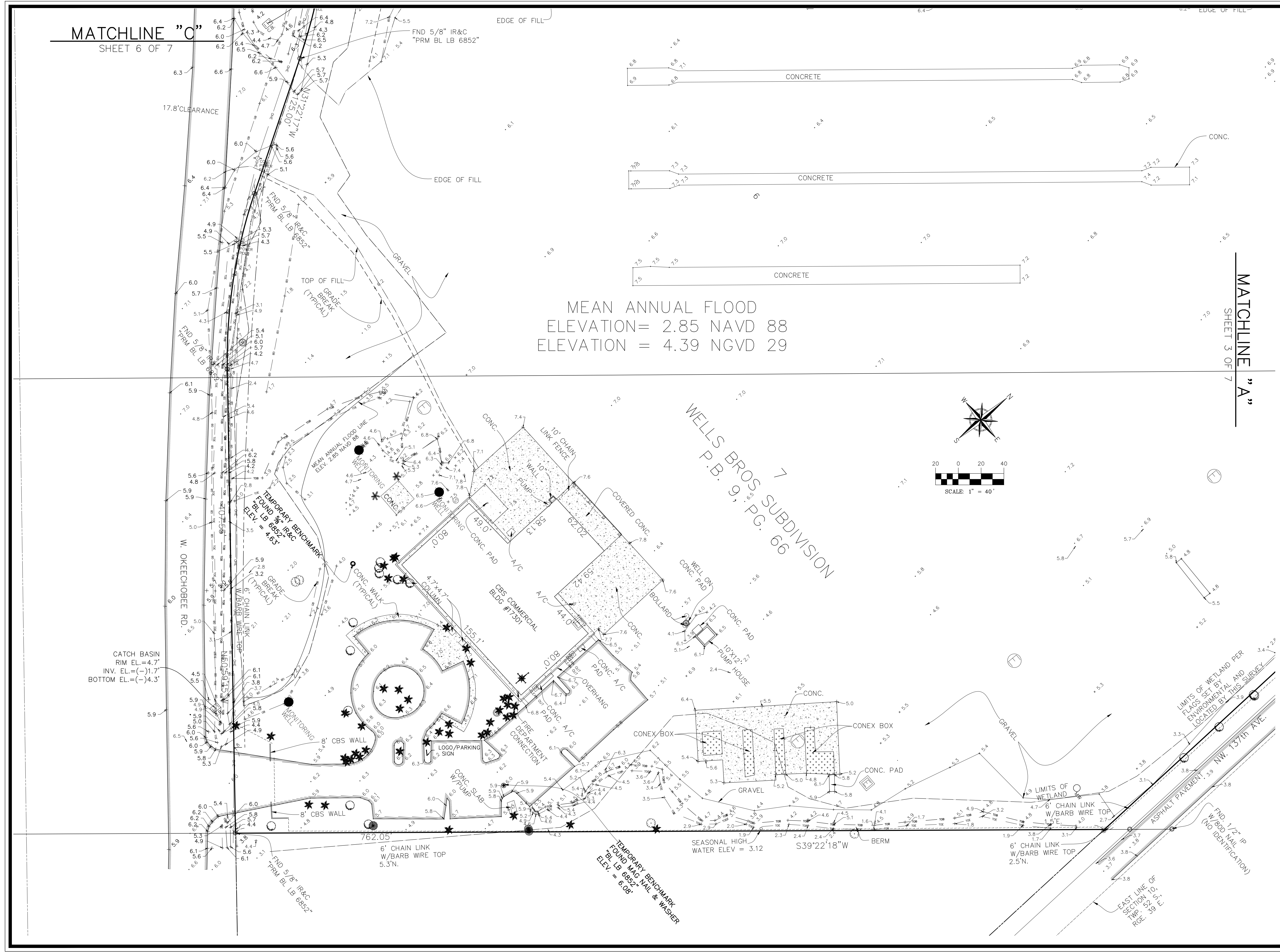
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(772)286-5763 (772)286-5933 FAX
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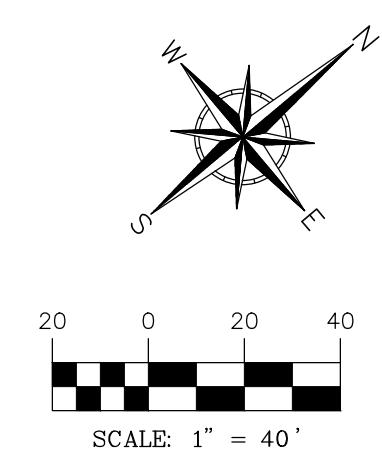
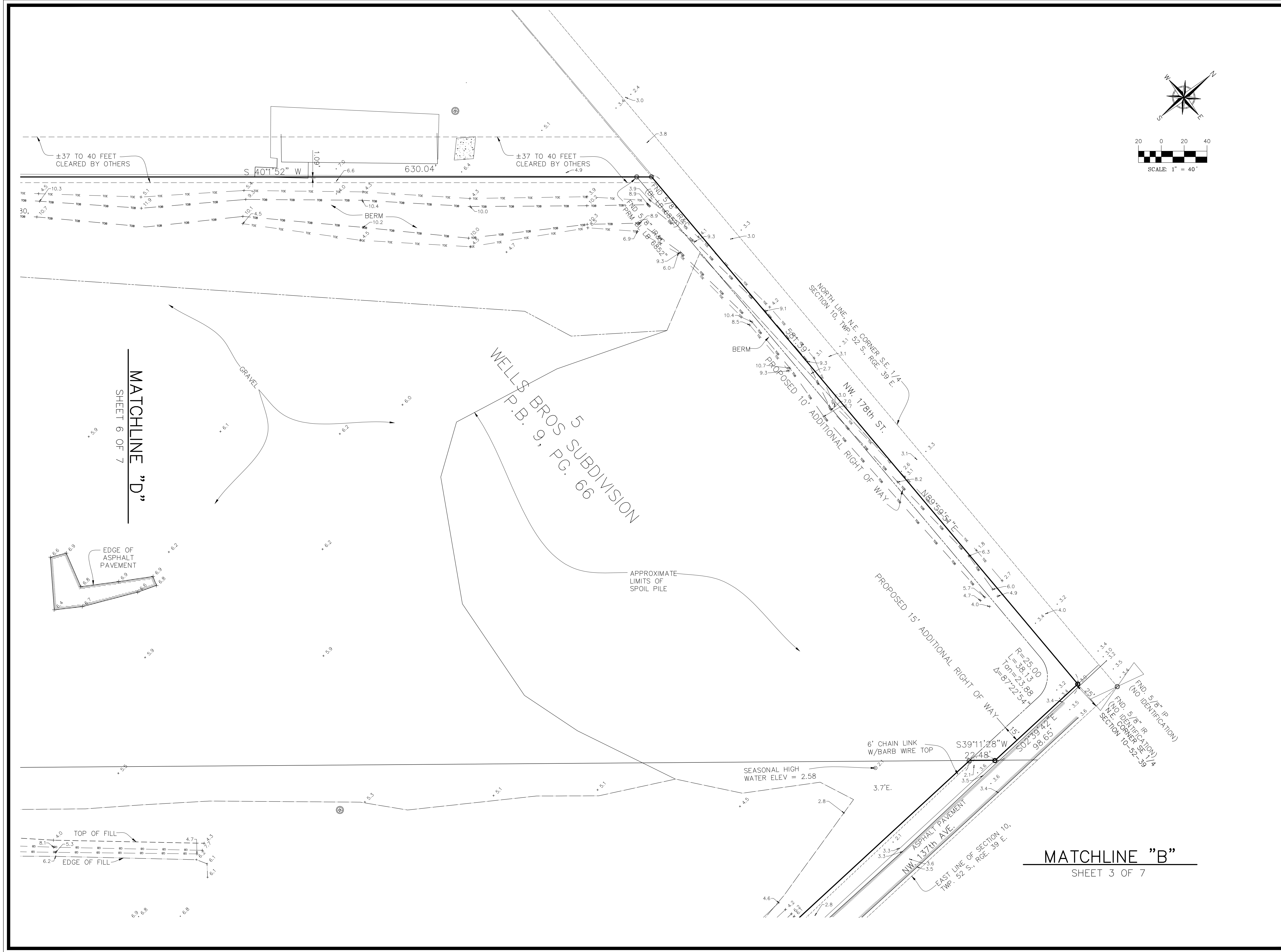
DATE 6/23/2016
SCALE 1" = 40'
FIELD BK. DC
DRAWN BY C.R.
CHECKED BY E.A.L.

PORTION OF LOTS 5-7 WELLS BROTHERS SUB
P.B. 9, PG. 66, DADE COUNTY, FLORIDA
BOUNDARY SURVEY
T-PLAT "PRESTRESS GROUP"

SHEET NO. 4
OF 7 SHEETS
PROJECT NO.
2011781_16-57



P:\FL101781_D\Map_Group\01-16-57_Concrete\16-57CONCRETE\Boundary\BOUNDARY 16-57.dwg, SHEET 4, 1/13/2025, 11:00:55 AM, D.E.



MATCHLINE "D"
SHEET 6 OF 7

MATCHLINE "B"
SHEET 3 OF 7

B Betsy Lindsay
A DIVISION OF HALEY WARD INC.
7997 SW JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5763 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

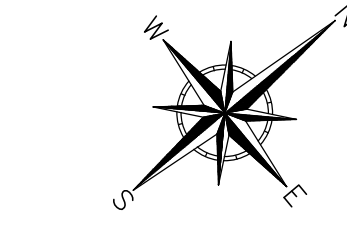
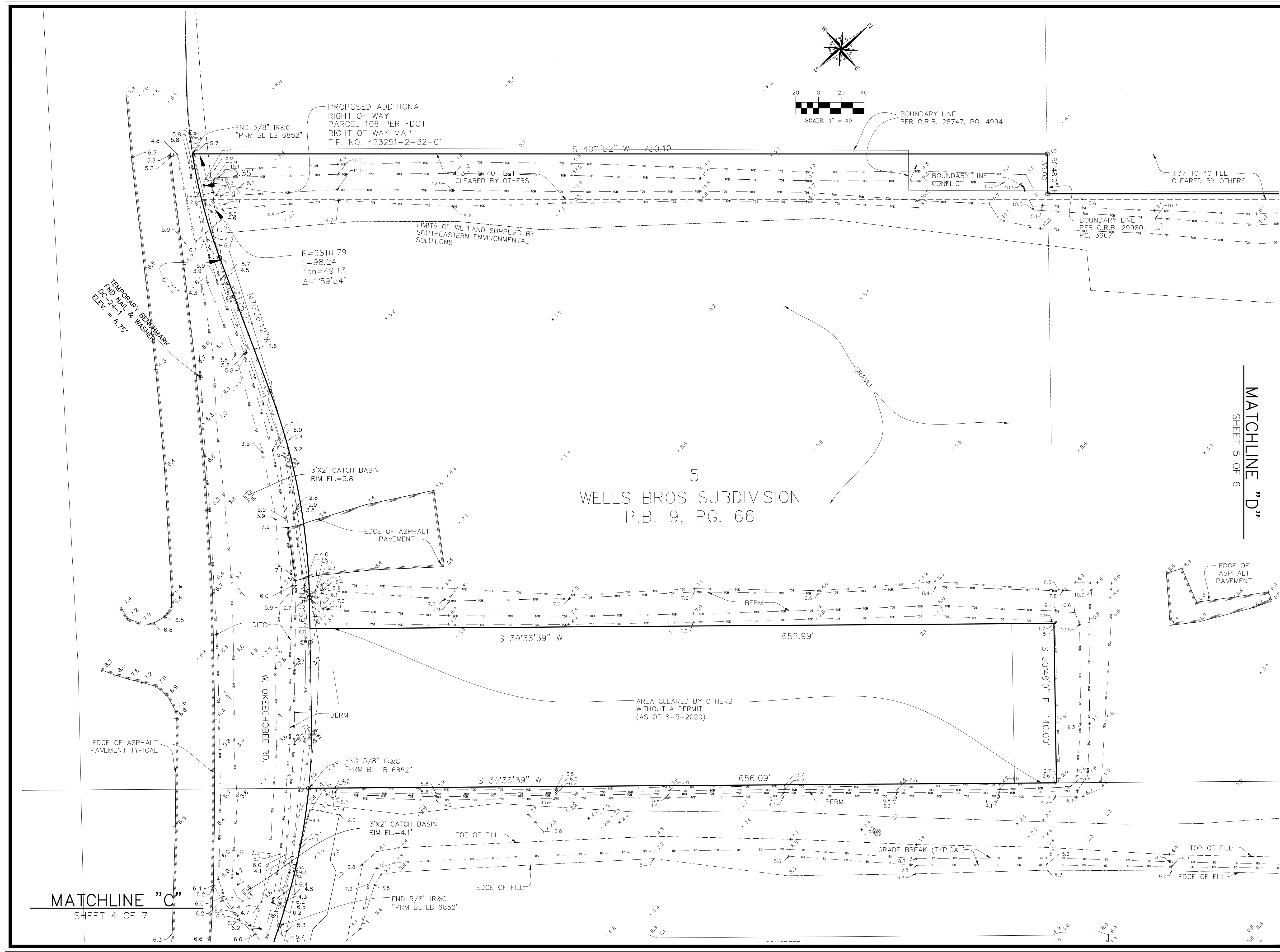
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DATE 6/23/2016
SCALE 1"=40'
FIELD BK. DC
DRAWN BY C.R.
CHECKED BY E.A.L.

PORTION OF LOTS 5-7 WELLS BROTHERS SUB
P.B. 9, PG. 66, DADE COUNTY, FLORIDA

BOUNDARY SURVEY
T-PLAT "PRESTRESS GROUP"

SHEET NO. 5
OF 7 SHEETS
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2011781_16-57



B Betsy Lindsay
 A DIVISION OF HALEY WARD INC.
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DATE 6/23/2016
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 FIELD BK. DC
 DRAWN BY C.R.
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PORTION OF LOTS 5-7 WELLS BROTHERS SUB
 P.B. 9, PG. 66, DADE COUNTY, FLORIDA

BOUNDARY SURVEY
 T-PLAT "PRESTRESS GROUP"

SHEET NO. 6
 OF 7 SHEETS
 PROJECT NO.
2011781_16-57

MATCHLINE "D"

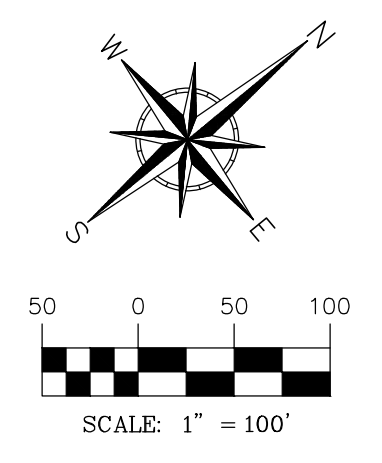
MATCHLINE "C"

SHEET 4 OF 7

SHEET 5 OF 6

5
 WELLS BROS SUBDIVISION
 P.B. 9, PG. 66

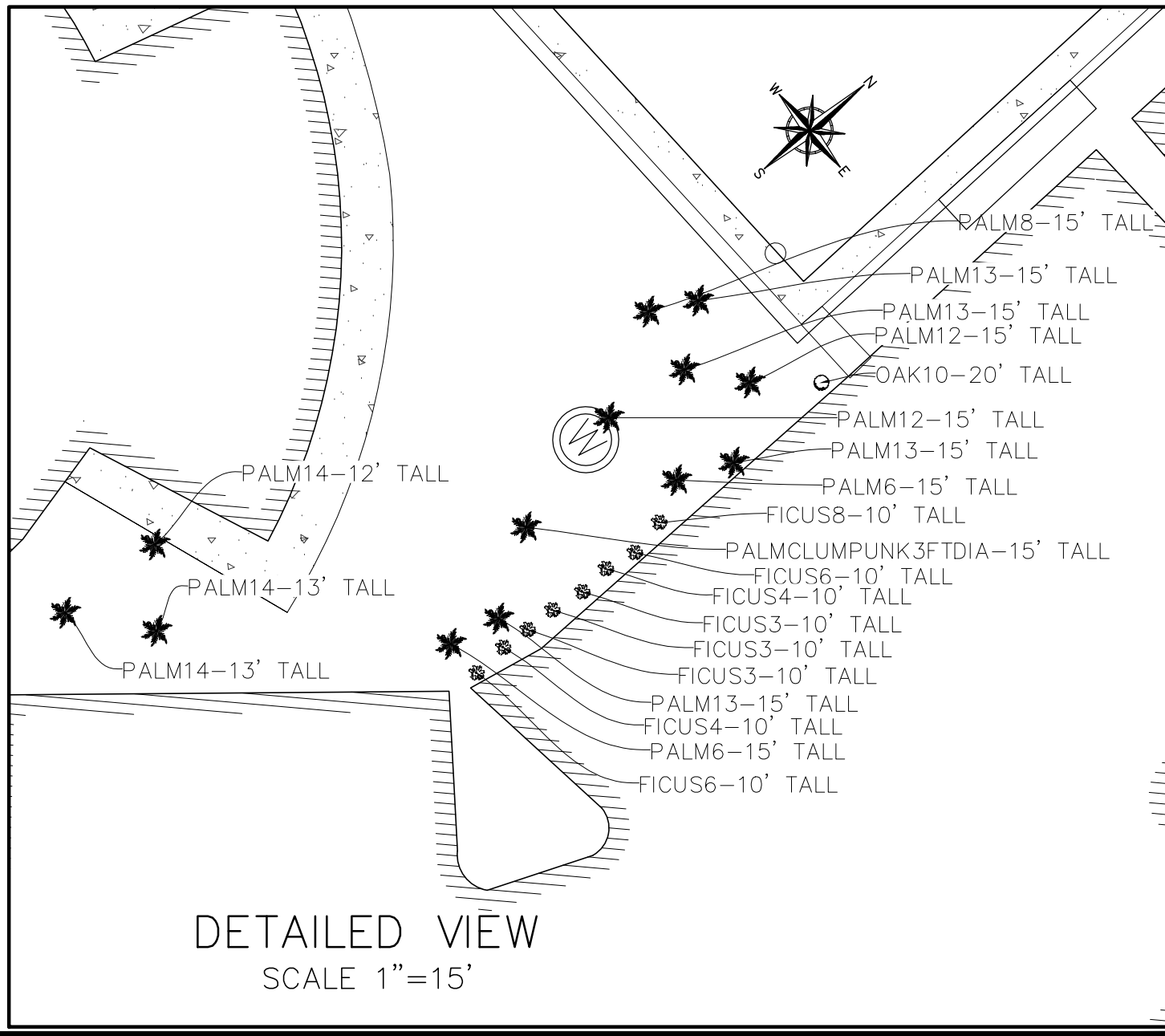
P:\FL101781-Da_Maps_Group\01-16-57-Concrete-15-57CONCRETE\Boundary\BOUNDARY 6 17 25.dwg, SHEET 6, 1/13/2025 11:03:13 AM, D3



WELLS BROS. SUBDIVISION
P.B. 9, PG. 66

FIELD LOCATED
TREE WITH
DESCRIPTION &
SIZE AT BREAST
HEIGHT (TYPICAL)

SEE DETAILED
VIEW THIS SHEET



DETAILED VIEW
SCALE 1"=15'

B **BETSY LINDSAY**
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DATE 6/23/2016
SCALE 1"=100'
FIELD BK. DC
DRAWN BY C.R.
CHECKED BY E.A.L.

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