

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.**

<u>FOR OFFICIAL USE ONLY:</u>
Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

"NEW OWNER"

Number of Sites : (26)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SALERNO EAST SUBDIVISION

2. Owner's Name: TPG AG EHC SD (LEN) MULTI STATE 1, LLC, a Delaware limited liability company Phone: c/o Pedro Portela: 305-559-1951

Address: c/o Lennar Homes, LLC
5505 Blue Lagoon Dr, Suite 500 City: Miami State: FL Zip Code: 33126

Owner's Email Address: Pedro.Portela@Lennar.com

3. Surveyor's Name: Omar Armenteros, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: cristinap@fordco.com / omara@fordco.com / jenniferm@fordco.com

4. Folio No(s): 30-5928-000-0170 / _____ / _____ / _____

5. Legal Description of Parent Tract: Please see attached as Exhibit "A"

6. Street boundaries: East of SW 148th Avenue / West of SW 147th Avenue

7. Present Zoning: RU-1M(a) Zoning Hearing No.: Z2023000244

8. Proposed use of Property:
Single Family Res.(22 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ 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. 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.

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.

TPG AG EHC SD (LEN) MULTI STATE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: ESSENTIAL HOUSING ASSET MANAGEMENT LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS ITS AUTHORIZED AGENT

STATE OF)
)
COUNTY OF Maricopa)

SS:

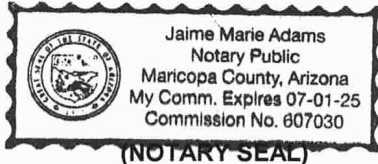
Signature of Owner: *Steven S. Benson*

(Print name & Title here): Steven S. Benson, its Manager

BEFORE ME, personally appeared * Steven S. Benson this 14 day of February, 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 14 day of February, 2025 A.D.

*by means of physical presence OR online notarization



Signature of Notary Public: *Jaime Marie Adams*

(Print, Type name here: Jaime Marie Adams)

07/01/2025
(Commission Expires)

607030
(Commission Number)

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

EXHIBIT "A"

SALERNO EAST SUBDIVISION

LEGAL DESCRIPTION:

The North one-half of the Southeast one-quarter of the Northeast one-quarter of the Southeast one-square, less the East 35 feet thereof, in Section 28, Township 55 South, Range 39 East, Miami-Dade County, Florida.

LESS AND EXCEPT the West 5.00 feet of the East 40.00 feet of the above described parcel, as described in that certain Right-of-Way Deed recorded in Official Records Book 25893, Page 2935, of said Public Records.

TENTATIVE PLAT OF "SALERNO EAST SUBDIVISION"

PORTION OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of Commitment Number: 2023-01291-FL, Issuing Office File Number: 110041-23-02254-FL, prepared by North American Title Insurance Company, Commitment Date: February 6, 2023 at 5:00 PM, furnished by client.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Florida. Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.

3) Accuracy:

The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, 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.

The elevations as shown are based on a closed level run. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

4) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) Ownership subject to OPINION OF TITLE.

9) Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat

10) Area of Property:
Gross 206,669 Square Feet or 4.74 Acres more or less
Net 167,678 Square Feet or 3.85 Acres more or less (Less Right-of-way Dedications)

11) Number of Lots and Tracts: 22 Lots and 6 Tracts

12) Public Water to be Utilized.

13) Public Sewer to be utilized.

14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

15) Miami-Dade County Flood Criteria: 9.54' more or less.

16) North arrow direction and Bearings shown hereon are based on assumed value of N02°39'36"W, along the East Line of the Southeast 1/4 of Section 28, Township 55 South, Range 39 East, of Miami-Dade, Florida.

12) Elevations are based on: National Geodetic Vertical Datum, 1929. (N.G.V.D.29).

13) Miami-Dade Bench Mark Used: B-412 Elevation= 9.59' (N.G.V.D.29)

SW 160th STREET --- 33.0' NORTH OF CENTERLINE
SW 147th AVENUE --- 62' WEST OF CENTERLINE
BENCH MARK IS A PK NAIL AND ALUMINUM WASHER IN CONCRETE SIDEWALK IN FRONT OF FIRE HYDRANT

19) Temporary Bench Mark (T.B.M.):
T.B.M.#1 North Ring of Catch Basin along SW 147th Avenue at Southeast Corner of Subject Property.
Elevation: 8.99' (N.G.V.D.29)

T.B.M.#2 North Ring of Catch Basin along SW 147th Avenue at Northeast Corner of Subject Property.
Elevation: 8.85' (N.G.V.D.29)

14) Property Address:

16320 S.W. 147th Avenue

Miami, FL 33187

15) Flood Zone: "X"

Base Flood Elev.= N/A

Panel Number: 12086C0581L

Community Number: 120635 (MIAMI-DADE COUNTY)

Date: September 11, 2009.

18) Field Book: A-628, Pg. 62

Data Collector File: UNITY CHURCH.txt

Project No.: 22A010-0364

19) This Map of Survey is intended to be displayed at a scales of One inch equals 300 feet (Location Map Sheet 1 of 2) and One inch equals 30 feet (Sketch of Survey Sheet 2 of 2) or smaller.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC. L.B. #6557

Original Field Work Survey Date: March 3rd, 2023

Revision 1: October 17th, 2023 (BOUNDARY SURVEY AND TENTATIVE PLAT)

Revision 2: June 12th, 2024 (ADD EASEMENT)

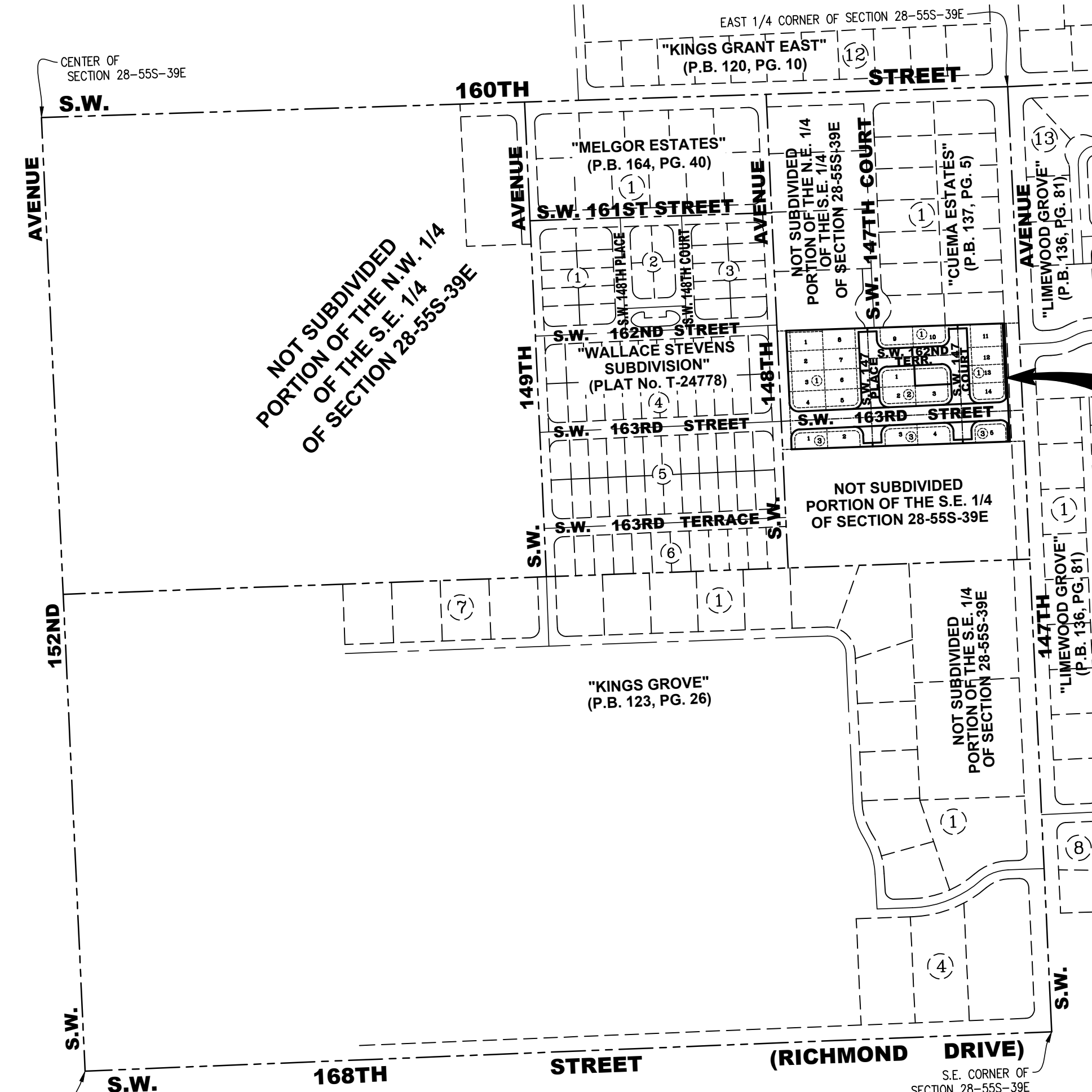
Revision 3:

By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

LEGAL DESCRIPTION:

The North one-half of the Southeast one-quarter of the Northeast one-quarter of the Southeast one-quarter, less the East 35 feet thereof, in Section 28, Township 55 South, Range 39 East, Miami-Dade County, Florida.

LESS AND EXCEPT the West 5.00 feet of the East 40.00 feet of the above described parcel, as described in that certain Right-of-Way Deed recorded in Official Records Book 25893, Page 2935, of said Public Records.



PROPERTY INFORMATION	
OWNER:	UTILITY CENTER OF MIAMI, INC. FOLIO No.: 30-5928-000-0170
APPLICANT:	LENNAR HOMES, LLC Contact: Pedro Portela Address: 5505 Lagoon Drive, 5th Floor Miami, FL 33126 Phone: (305) 559-1951 Email: Pedro.Portela@lennar.com

DEVELOPMENT CRITERIA TABLE FOR THIS PLAT	
EXISTING ZONING:	GU, Interim District
PROPOSED ZONING:	RU-1M(a) / ZONING HEARING NO.: Z2023000244
PROPOSED USE:	22 SINGLE FAMILY LOTS 4 TRACTS

CONTACT PERSON INFORMATION	
Name:	Ricardo Rodriguez, P.S.M.
e-mail address:	ricardor@fordco.com
Name:	Omar Armenteros, P.S.M.
e-mail address:	omara@fordco.com
Name:	Cristina Pires
e-mail address:	cristinap@fordco.com
Telephone Number:	(305) 477-6472

TRACT DESIGNATION TABLE	
TRACT "A" -	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, PARKING, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
TRACT "B" -	MAIL KIOSK, LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT TRACT.
TRACT "C" -	LANDSCAPE, COMMON OPEN SPACE, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
TRACT "D" -	LANDSCAPE, COMMON OPEN SPACE, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
TRACT "E" -	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, PARKING, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
TRACT "F" -	PRIVATE ROAD, INGRESS AND EGRESS, PEDESTRIAN ACCESS, PARKING, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	10
LOTS AND TRACTS CORNERS	79

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

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No.	DATE	DESCRIPTION	BY		APP.
			NAME	ROLE	
1	10/17/23	BOUNDARY SURVEY AND TENTATIVE PLAT	JAEER	R.R.	O.A.
2	06/12/24	ADD EASEMENT	JAEER	JAEER	O.A.

SALERNO EAST SUBDIVISION

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP

LENNAR HOMES, LLC.

PROJECT LOCATION: SECTION 28, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

PROJECT ADDRESS: 5505 LAGOON DRIVE, 5TH FLOOR, MIAMI, FLORIDA 33126

TYPE OF PROJECT: AS SHOWN

DRAWN BY: O.A.

DATE: OCTOBER 17th, 2023

PROJECT No: 23-056-0551

SHEET: 1 OF 3 SHEETS

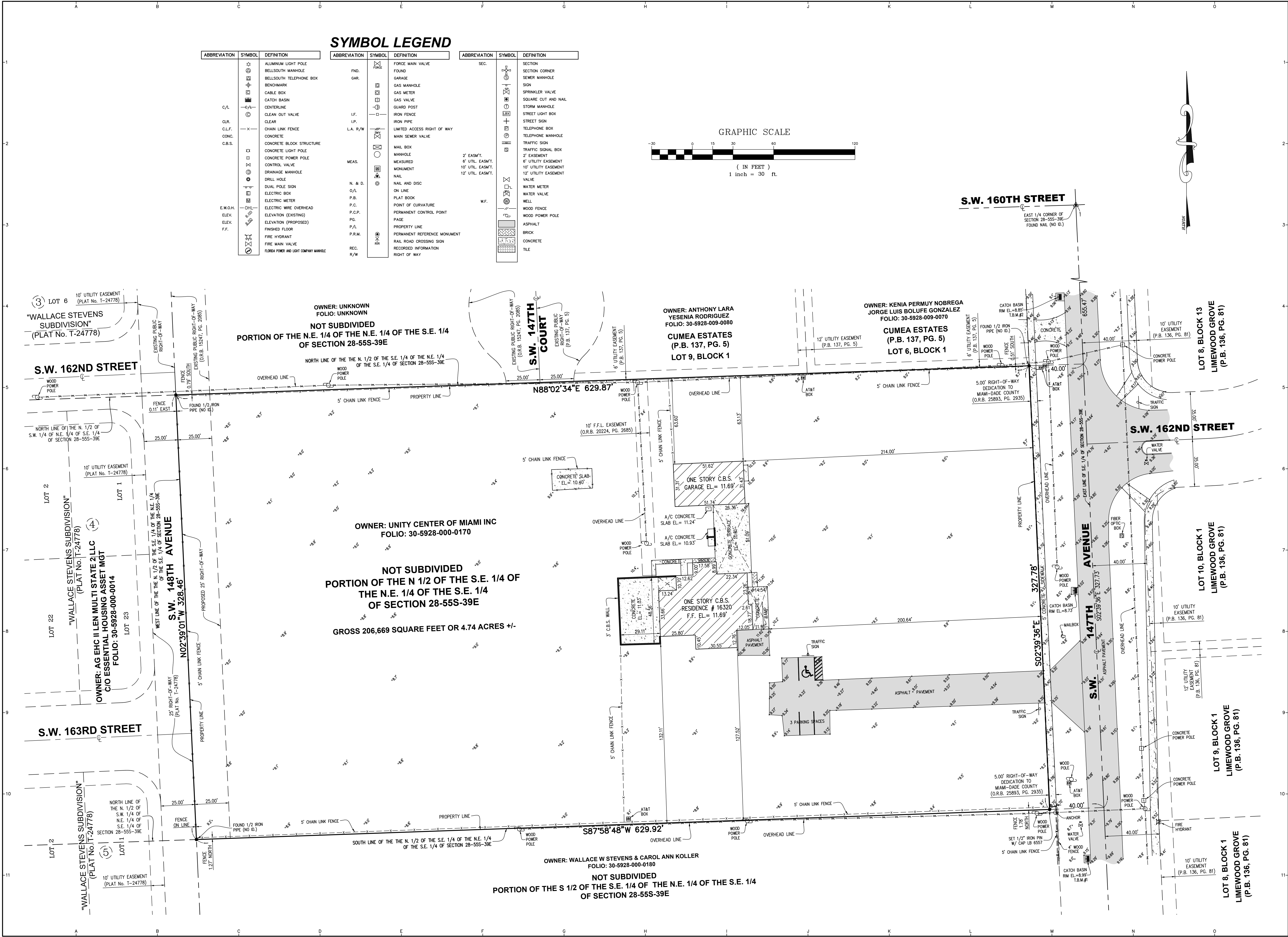
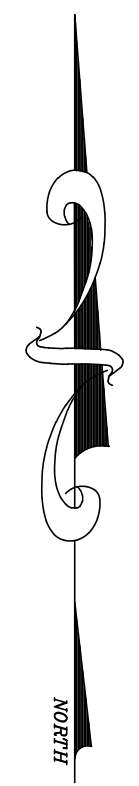
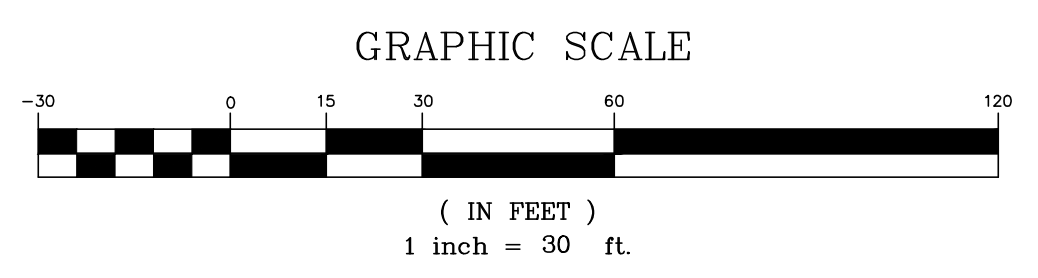
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RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	10/17/23	BOUNDARY SURVEY AND TENTATIVE PLAT
2	06/12/24	ADD EASEMENT

SALERNO EAST SUBDIVISION	
BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT	
SKETCH OF BOUNDARY SURVEY AND LEGEND	
TYPE OF PROJECT:	SECTION 28, TOWNSHIP 28 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA
SHEET NAME:	
CLIENT:	LENNAR HOMES, LLC.
CLIENT ADDRESS:	5555 BLUE LAGOON DRIVE, 5TH FLOOR MIAMI, FLORIDA 33128
SCALE:	AS SHOWN
DRAWN BY:	R.R.
CHK. CHECKED BY:	<input type="checkbox"/>
DATE:	OCTOBER 16th, 2023
PROJECT NO.:	23-056-0551
SHEET:	2

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
	☆	ALUMINUM LIGHT POLE	FND.	⊗	FORCE MAIN VALVE	SEC.	—	SECTION
	⊗	BELLSOUTH MANHOLE	GAR.	⊗	FOUND		⊗	SECTION CORNER
	⊗	BELLSOUTH TELEPHONE BOX		⊗	GARAGE		⊗	SEWER MANHOLE
	⊗	BENCHMARK		⊗	GAS MANHOLE		⊗	SIGN
	⊗	CABLE BOX		⊗	GAS METER		⊗	SPRINKLER VALVE
	⊗	CATCH BASIN		⊗	GAS VALVE		⊗	SQUARE CUT AND NAIL
	⊗	CENTERLINE		⊗	GUARD POST		⊗	STORM MANHOLE
	⊗	CLEAN OUT VALVE		⊗	IRON FENCE		⊗	STREET LIGHT BOX
	⊗	CLEAR		⊗	IRON PIPE		⊗	STREET SIGN
C.L.	—	CHAIN LINK FENCE		⊗	LIMITED ACCESS RIGHT OF WAY		⊗	TELEPHONE BOX
C.L.F.	—	CONCRETE		⊗	MAIN SEWER VALVE		⊗	TELEPHONE MANHOLE
CONC.	—	CONCRETE BLOCK STRUCTURE		⊗	MAIL BOX		⊗	TRAFFIC SIGN BOX
C.B.S.	—	CONCRETE LIGHT POLE		⊗	MANHOLE		⊗	2' EASEMENT
	—	CONCRETE POWER POLE	MEAS.	⊗	MEASURED	2' EASMT.	⊗	6' UTIL. EASMT.
	—	CONTROL VALVE		⊗	MONUMENT	10' UTIL. EASMT.	⊗	12' UTIL. EASMT.
	—	DRINKAGE MANHOLE		⊗	NAIL		⊗	12' UTIL. EASMT.
	—	DUAL POLE SIGN	N. & D.	⊗	NAIL AND DISC		⊗	VALVE
	—	ELECTRIC BOX	O/L	—	ON LINE		⊗	WATER METER
	—	ELECTRIC METER	P.B.	—	PLAT BOOK		⊗	WATER VALVE
	—	ELECTRIC WIRE OVERHEAD	P.C.	—	POINT OF CURVATURE		⊗	WELL
E.W.O.H.	—	ELEVATION (EXISTING)	P.C.P.	—	PERMANENT CONTROL POINT		⊗	WOOD FENCE
ELEV.	—	ELEVATION (PROPOSED)	P.G.	—	PAGE		⊗	WOOD POWER POLE
	—	FINISHED FLOOR	P/L	—	PROPERTY LINE		⊗	ASPHALT
	—	FIRE HYDRANT	P.R.M.	—	PERMANENT REFERENCE MONUMENT		⊗	BRICK
	—	FIRE MAIN VALVE	REC.	—	RECORDED INFORMATION		⊗	CONCRETE
	—	FLORIDA POWER AND LIGHT COMPANY MANHOLE	R/W	—	RIGHT OF WAY		⊗	TILE



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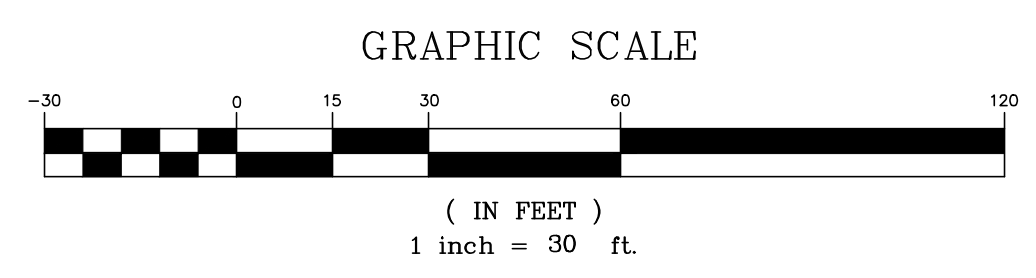
FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th Avenue, 2nd Floor
 DORAL, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805
 L.B. No. 6557

THIS DRAWING AND SPECIFICATIONS CONTAIN THE
 ENGINEER'S AND ARCHITECT'S REPRESENTATION OF THE
 PROJECT AS OF THE DATE OF THE DRAWING. THE USER
 OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING
 THE ACCURACY OF THE INFORMATION SHOWN HEREON.
 THE ENGINEER AND ARCHITECT SHALL NOT BE
 RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
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 THE APPROPRIATE AGENCIES.
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY INFORMATION FROM THE
 APPROPRIATE AGENCIES.
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 ALL NECESSARY INFORMATION FROM THE
 APPROPRIATE AGENCIES.

BY	APP.	DESCRIPTION
R.R.	R.R.	BOUNDARY SURVEY AND TENTATIVE PLAT
J.A.E.R.	O.A.	ADD EASEMENT

NO.	DATE	REVISION
1	10/17/23	
2	06/12/24	

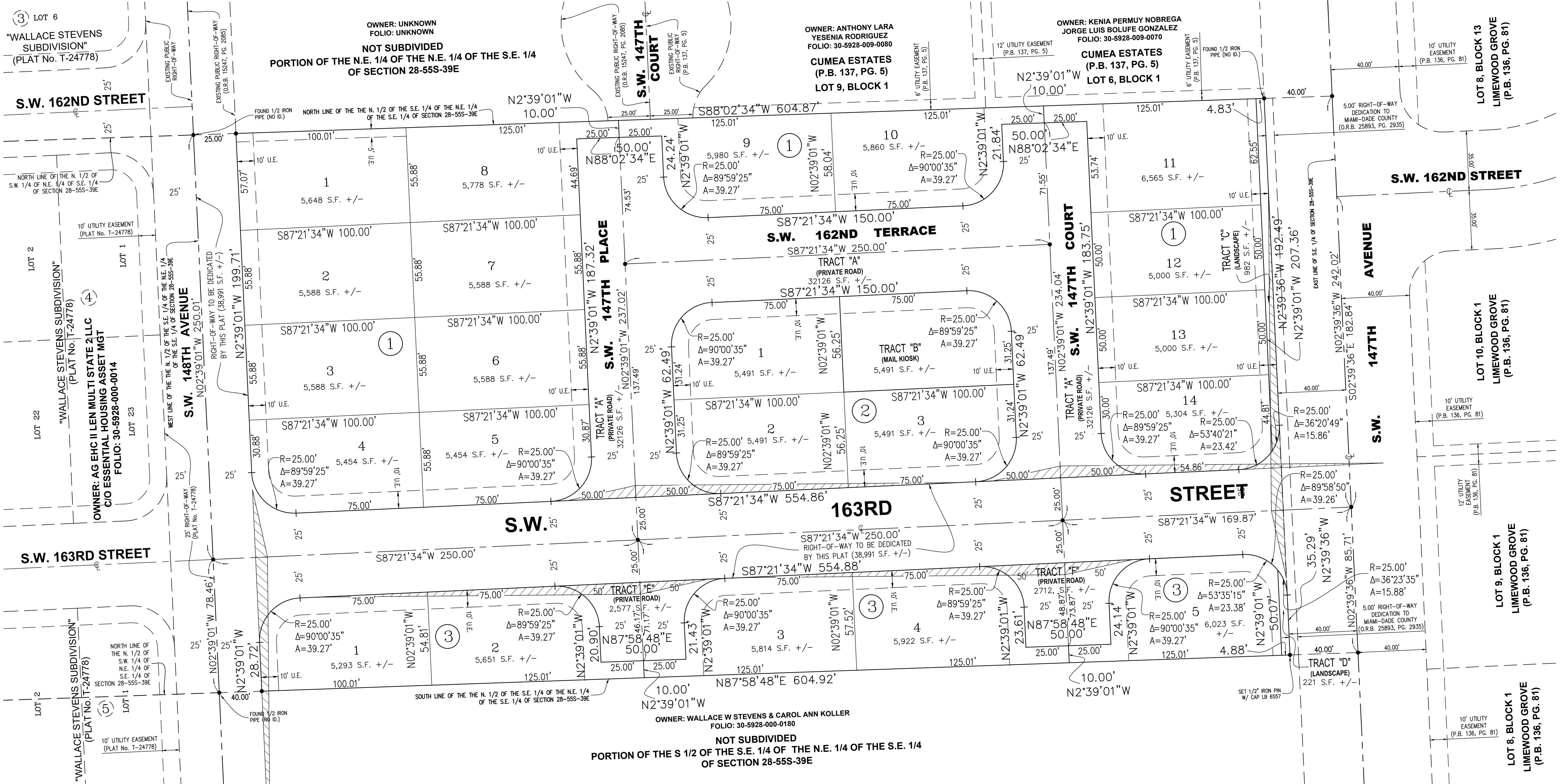
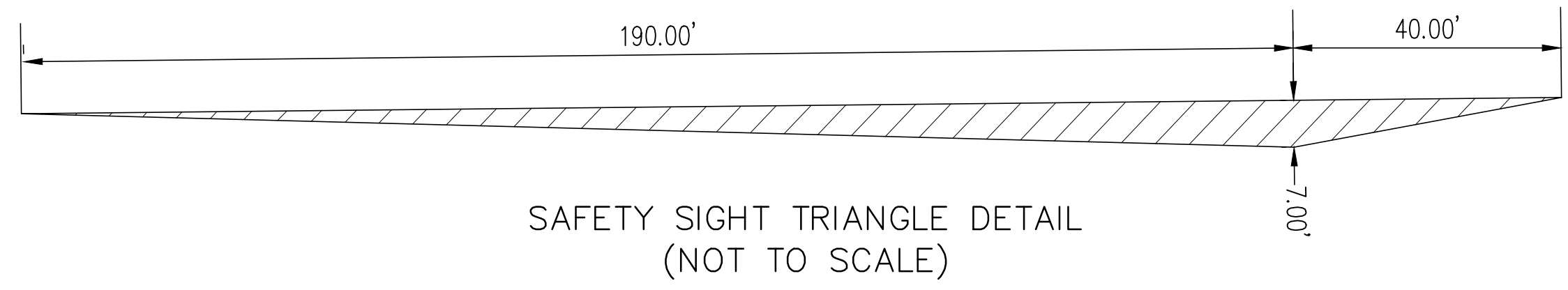
SALERNO EAST SUBDIVISION		PROJECT LOCATION: SECTION 28, TOWNSHIP 55 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA
BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT		
TYPE OF PROJECT:	PROPOSED SUBDIVISION	
SHEET NAME:	LENNAR HOMES, LLC.	
CLIENT:	5835 BLUE LAGOON DRIVE, 5FLC0R MIAMI, FLORIDA 33126	
SCALE:	AS SHOWN	
DRAWN BY:	R.R.	
CHECKED BY:		
DATE:	OCTOBER 16th, 2023	
PROJECT NO.:	23-056-0551	
SHEET:	3	



SURVEYOR'S NOTES:

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- N.E. - INDICATES NORTHEAST
- S.E. - INDICATES SOUTHEAST
- 28-55S-39E - INDICATES SECTION 28, TOWNSHIP 55 SOUTH, RANGE 39 EAST
- U.E. - INDICATES UTILITY EASEMENT
- P.B. - INDICATES PLAT BOOK

- PG. - INDICATES PAGE
- CL - INDICATES CENTER LINE
- S.F. - INDICATES SQUARE FEET
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS OF CURVE
- A - INDICATES ARC LENGTH OF CURVE
- ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS



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