

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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

Abraham Leiva

(Print name & Title here):

Abraham Leiva HLG, LLC, MGR.

BEFORE ME, personally appeared Abraham Leiva this 12 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 Drivers License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of February, 2025 A.D.



ALEX UQUIZA
Commission # HH 220558
Expires February 26, 2026

Signature of Notary Public:

Alex Uquiza

(Print, Type name here:)

Alex Uquiza

(NOTARY SEAL)

02/26/2026
(Commission Expires)

HH220558
(Commission Number)

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

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, BLOCK 1 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

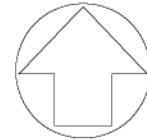
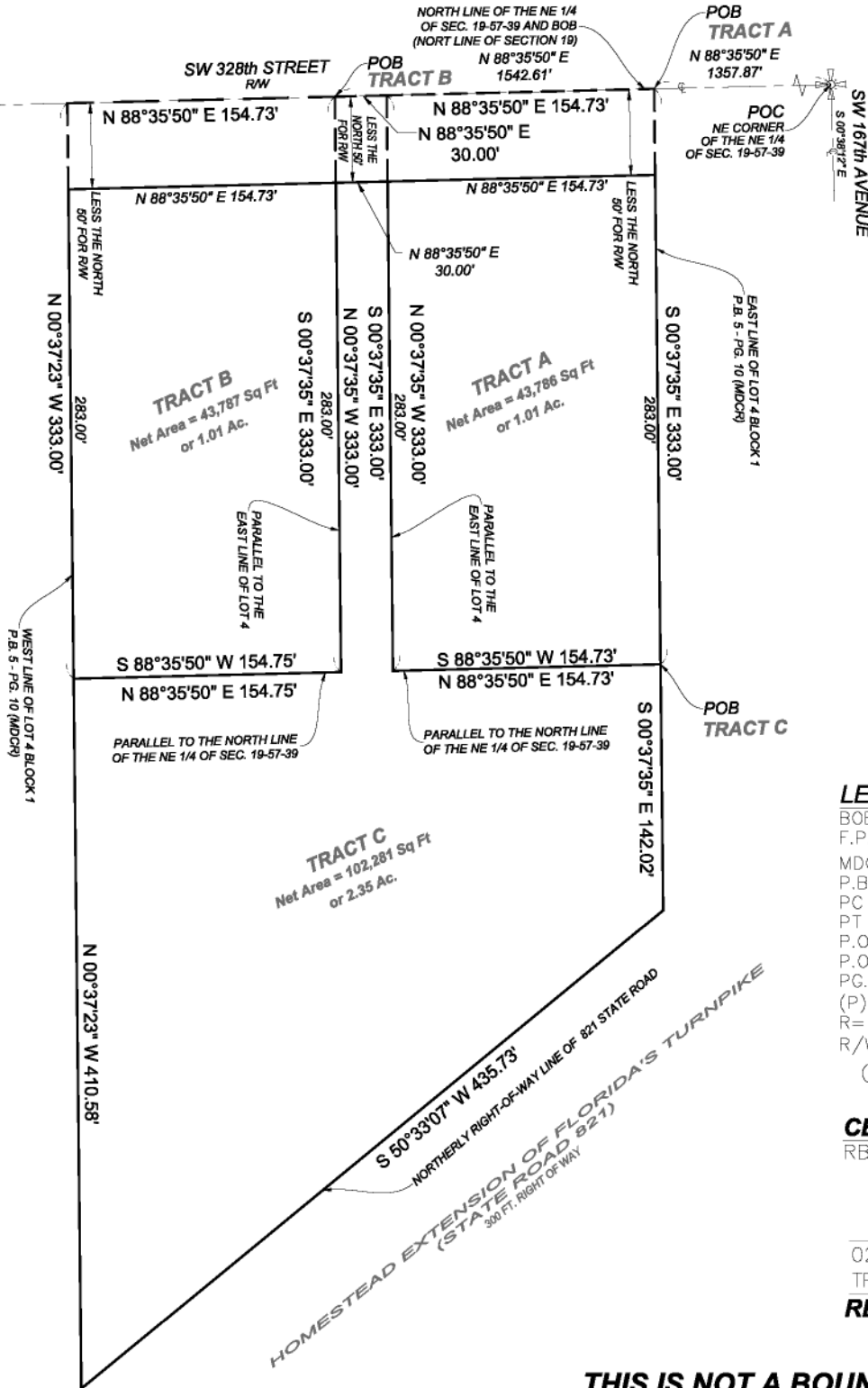
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 88 DEGREES 35'50" W ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,357.87 FEET; THENCE S 0 DEGREES 37'35" E ALONG THE EAST LINE OF SAID LOT 4 FOR 333.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEGREES 37'35" E ALONG THE EAST LINE OF SAID LOT 4 FOR 142.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 821; THENCE SOUTH 50 DEGREES 33'07" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 821 FOR 435.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE N 0 DEGREES 37'23" W ALONG THE WEST LINE OF SAID LOT 4 FOR 410.58 FEET; THENCE N 88 DEGREES 35'50" E ALONG A LINE PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF SECTION 19 FOR 154.75 FEET; THENCE N 0 DEGREES 37'35" W PARALLEL TO THE EAST LINE OF SAID LOT 4 FOR 333.00 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 19; THENCE N 88 DEGREES 35'50" E ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 19 FOR 30.00 FEET; THENCE S 0 DEGREES 37'35" E PARALLEL TO THE EAST LINE OF SAID LOT 4 FOR 333.00 FEET; THENCE N 88 DEGREES 35'50" E ALONG A LINE PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF SECTION 19 FOR 154.73 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 50 FEET FOR RIGHT OF WAY.

SKETCH AND LEGAL DESCRIPTION

BEING IN THE CITY OF HOMESTEAD,
MIAMI-DADE COUNTY,
FLORIDA

(PAGE 1 OF 4)

EXHIBIT "A" SKETCH OF DESCRIPTION



NORTH
SCALE: 1" = 100'

LEGEND:

- BOB = BASIS OF BEARINGS
- F.P.L. = FLORIDA POWER AND LIGHT
- MDCR = MIAMI-DADE COUNTY RECORDS
- P.B. = PLAT BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- PG. = PAGE
- (P) = PLAT
- R = RADIUS
- R/W = RIGHT OF WAY
- CL = CENTERLINE

CERTIFIED TO:
RBS HOMESTEAD LLC

02/12/2025 CHANGED PARCELS TO
TRACTS JOB #250239737

REVISIONS:

THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION.

AUTHENTIC COPIES OF THIS SKETCH
AND LEGAL DESCRIPTION SHALL BEAR
THE ORIGINAL SIGNATURE AND
RAISED SEAL OF THE ATTESTING
REGISTERED SURVEYOR AND MAPPER



Juan A. Suarez
License No.
LS6220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP:
11/30/2022
JOB #: 221136114
FILE #: A-0109
PROJECT NAME:
SURVEYS 2022
CAD FILE(T): SKETCH & LEGAL
LAYOUT: SKETCH
SHEET 1 OF 4 (NOT FULL OR
COMPLETE WITHOUT
SHEET 2, 3 & 4)


CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131th Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

SKETCH AND LEGAL DESCRIPTION

BEING IN THE CITY OF HOMESTEAD,
MIAMI-DADE COUNTY,
FLORIDA

(PAGE 2 OF 4)

EXHIBIT "A" (CONTINUED)

LEGAL DESCRIPTION:

TRACT A

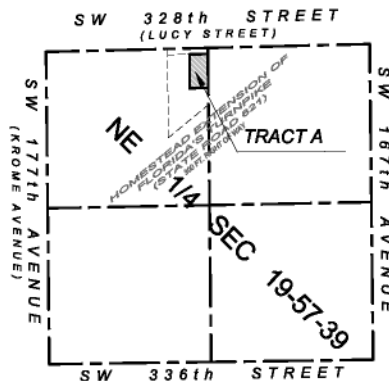
THAT PORTION OF LOT 4, BLOCK 1 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 88 DEGREES 35'50" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 FOR 1,357.87 FEET TO THE POINT OF BEGINNING; THENCE S 0 DEGREES 37'35" E ALONG THE EAST LINE OF SAID LOT 4 FOR 333.00 FEET ; THENCE S 88 DEGREES 35'50" W PARALLEL TO THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 19 FOR 154.73 FEET; THENCE N 0 DEGREES 37'35" W PARALLEL TO THE EAST LINE OF SAID LOT 4 FOR 333.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N 88 DEGREES 35'50" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 FOR 154.73 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 50 FEET FOR RIGHT OF WAY.

CONTAINING APPROXIMATELY 43,786 SQ FT ± OR 1.01 ACRES ± (NET)

LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH:



SURVEYOR'S NOTES:

1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE NORTH LINE OF THE NE 1/4 OF SECTION 19-57-39 HAS BEEN ASSIGNED A BEARING OF N 88°35'50" E.
5. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

RBS HOMESTEAD LLC

02/12/2025 CHANGED PARCELS TO
TRACTS JOB #250239737

REVISIONS:

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AUTHENTIC COPIES OF THIS SKETCH
AND LEGAL DESCRIPTION SHALL BEAR
THE ORIGINAL SIGNATURE AND
RAISED SEAL OF THE ATTESTING
REGISTERED SURVEYOR AND MAPPER



Juan A. Suarez
License No. LS6220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP:
11/30/2022
JOB #: 221136114
FILE #: A-0109
PROJECT NAME:
SURVEYS 2022
CAD FILE(T): SKETCH & LEGAL
LAYOUT: LEGAL
SHEET 2 OF 4 (NOT FULL OR
COMPLETE WITHOUT
SHEET 1, 3 & 4)


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SKETCH AND LEGAL DESCRIPTION

BEING IN THE CITY OF HOMESTEAD,
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(PAGE 3 OF 4)

EXHIBIT "A" (CONTINUED) LEGAL DESCRIPTION:

TRACT B

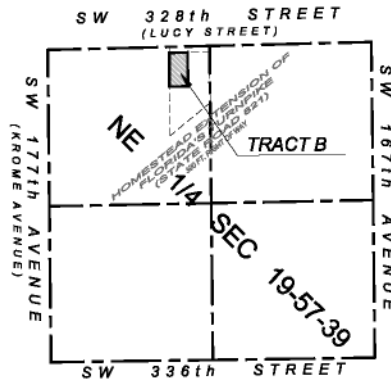
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CONTAINING APPROXIMATELY 43,787 SQ FT ± OR 1.01 ACRES ± (NET)

LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH:



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4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE NORTH LINE OF THE NE 1/4 OF SECTION 19-57-39 HAS BEEN ASSIGNED A BEARING OF N 88°35'50" E.
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Juan A. Suarez,
License No.
LS6220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

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EXHIBIT "A" (CONTINUED)

LEGAL DESCRIPTION:

TRACT C

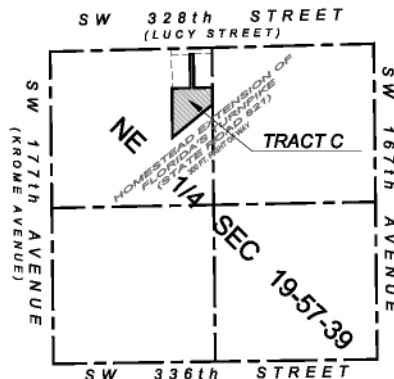
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CONTAINING APPROXIMATELY 102,281 SQ FT ± OR 2.35 ACRES ± (NET)

LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH:



SURVEYOR'S NOTES:

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5. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:

RBS HOMESTEAD LLC

02/12/2025 CHANGED PARCELS TO
TRACTS JOB #250239737

REVISIONS:

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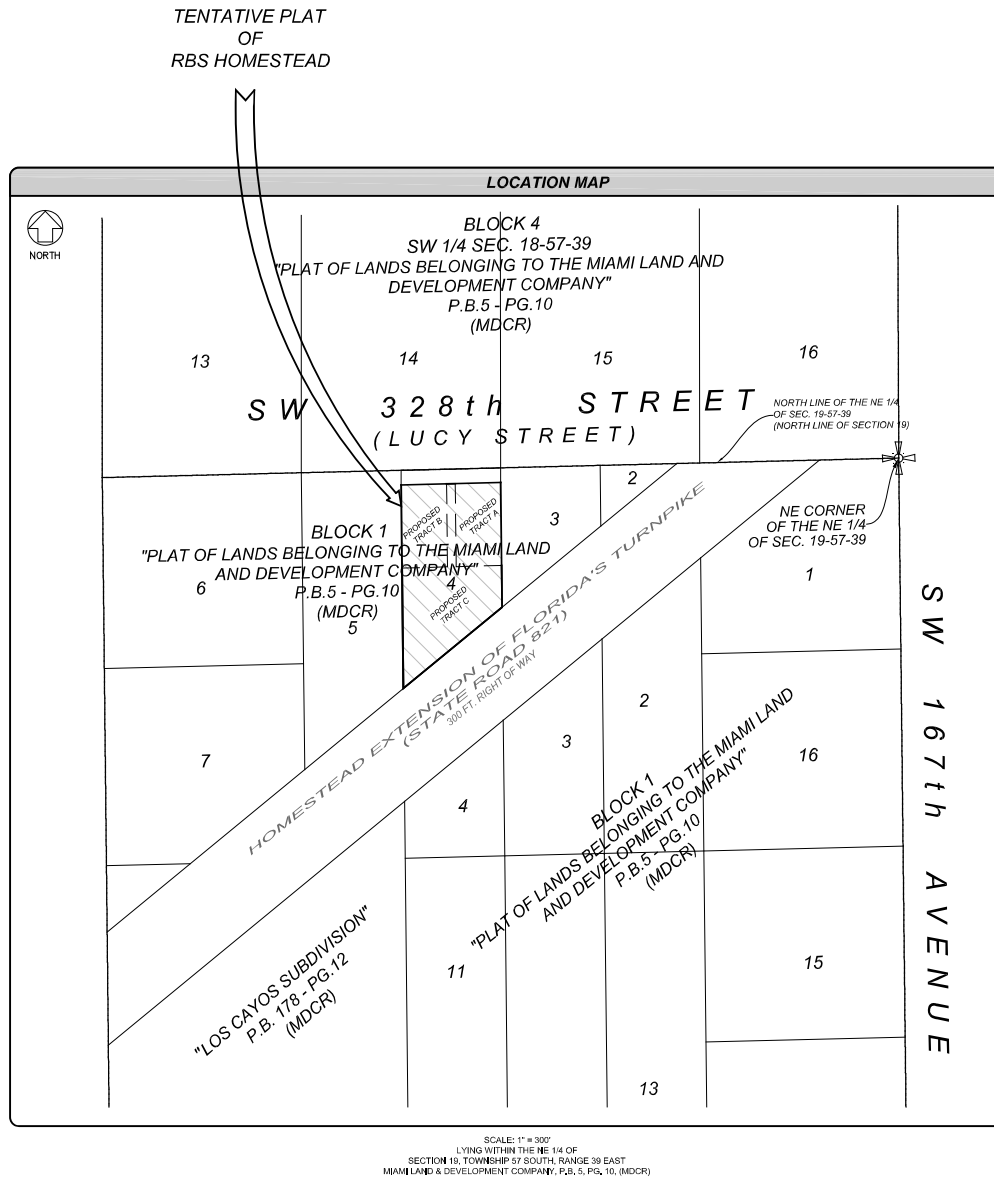
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 6220

DATE OF PLAT OR MAP:
11/30/2022
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CAD FILE(T): SKETCH & LEGAL
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SHEET # OF 4 (NOT FULL OR
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TENTATIVE PLAT OF RBS HOMESTEAD MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

PROPOSED REPLAT OF
A PORTION OF LOT 4, BLOCK 1, OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY",
PLAT BOOK 5, PAGE 10 MIAMI-DADE COUNTY RECORDS,
LYING WITHIN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD
MIAMI-DADE COUNTY, FLORIDA



SOURCE(S) OF DATA:
-MIAMI-DADE COUNTY TOWNSHIP MAP (SECTION 19, TOWNSHIP 59 SOUTH, RANGE 39 EAST)
-PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY, PB 5 PG 10, MDCR

BENCHMARK REFERENCE:
NAME: P-574
ELEVATION: 5.72
LOCATION 1: SW 328 ST --- 124' NORTH OF C/L
LOCATION 2: SW 182 AVE --- 61' WEST OF C/L OF GRASS MEDIAN
DESCRIPTION: PK AND BRASS WASHER IN NORTH END OF CONC HEADWALL
NAME: U-718
ELEVATION: 8.20
LOCATION 1: SW 328 ST --- 31' NORTH OF C/L
LOCATION 2: SW 182 AVE --- 38.5' EAST OF C/L
DESCRIPTION: PK NAIL AND ALUMINUM WASHER AT NORTH END OF CONC PAD FOR FIRE HYDRANT

ACCURACY STATEMENT:
1. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENT FOR SUBURBAN AREA (LINEAR: 1 FOOT IN 7,500 FEET) AS DEFINED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. HORIZONTAL COORDINATES ARE BASED ON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE NAD (NORTH AMERICAN DATUM) 1983 ADJUSTMENT, AS OBTAINED ON SITE USING GPS EQUIPMENT R.T.K. (REAL TIME KINEMATICS) WITH A HORIZONTAL POSITIONAL ACCURACY OF 0.025'.
3. 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.
4. WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

LEGAL DESCRIPTION:
PARENT TRACT (VACANT):
THAT PORTION OF LOT 4, BLOCK 1 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING NORTH OF THE RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE, STATE ROAD 821, AND THAT PORTION OF A 30.00 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO THE NORTH LINE OF SAID LOT 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 88 DEGREES 35'00" W ALONG THE NORTH LINE OF SAID SECTION 19 FOR 1,307.87 FEET TO THE POINT OF BEGINNING, THENCE S 0 DEGREES 37'35" E ALONG THE EAST LINE OF SAID LOT 4 AND ITS NORTHERLY EXTENSION FOR 476.02 FEET; THENCE SOUTH 50 DEGREES 33'07" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 821 FOR 436.73 FEET; THENCE N 0 DEGREES 37'23" W ALONG THE WEST LINE OF SAID LOT 4 AND ITS NORTHERLY EXTENSION FOR 743.58 FEET; THENCE N 88 DEGREES 35'00" E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 339.47 FEET TO THE POINT OF BEGINNING.
LESS THE PARCEL OF LAND DESCRIBED AS FOLLOWS:
THE SOUTH 20 FEET OF THE NORTH 50 FEET OF TRACT 4, BLOCK 1, SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND LESS THE EXISTING RIGHT OF WAY FOR SW 328th STREET.

SURVEYOR'S CONTACT INFORMATION:
NAME: JUAN A. SUAREZ, PSM
TELEPHONE # 305 598 1789
EMAIL ADDRESS: JUAN.SUAREZ@SUAREZSURVEYING.COM
ADDRESS: 13350 SW 131 STREET, SUITE # 103, MIAMI, FL 33186

LEGAL DESCRIPTION FOR ACCESS EASEMENT:
A PORTION OF LOT 4, BLOCK 1 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 88 DEGREES 35'00" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19 FOR 1,512.60 FEET; THENCE S 0 DEGREES 37'35" E FOR 50.00 FEET TO A POINT ON A LINE 80 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 BEING THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEGREES 37'35" E FOR 283.00 FEET; THENCE S 88 DEGREES 35'00" W PARALLEL TO SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 FOR 30.00 FEET; THENCE N 0 DEGREES 37'35" W PARALLEL TO THE EAST LINE OF SAID LOT 4 FOR 283.00 FEET; THENCE N 88 DEGREES 35'00" E ALONG A LINE 50 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 FOR 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING APPROXIMATELY 8,490 SQ FT ± OR 0.19 ACRES ± (NET)
LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION:
ZONING: R-7
PROPERTY ADDRESS, FOLIO NUMBER: N/A
PROPOSED TRACTS "A" AND "B", FOLIO # 10-7919-001-0021
PROPOSED TRACTS "C", FOLIO # 10-7919-001-0025
MIAMI-DADE COUNTY FLOOD CRITICAL: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INFORMATION: COMMUNITY NAME AND # CITY OF HOMESTEAD 120645 PANEL: 12086C0750 SURVEY: FLOOD ZONE: AH BASE FLOOD ELEVATION: 7 DATE OF FIRM: 09/11/09 DATE OF MAP INDEX: 09/11/09
PROPERTY OWNER'S REPRESENTATIVE CONTACT INFORMATION: OWNER'S ATTORNEY - FOWLER WHITE BURNETT, ATTORNEYS AT LAW - ABRAHAM LEVA
PROPOSED DEVELOPMENT INFORMATION: TRACT A: UNSPECIFIED 10,000 SQUARE FEET COMMERCIAL DEVELOPMENT TRACT B: UNSPECIFIED 10,000 SQUARE FEET COMMERCIAL DEVELOPMENT TRACT C: 4 STORY BUILDING 135,250 SQUARE FEET CLIMATE-CONTROLLED SELF STORAGE
PROPOSED UTILITIES: -ELECTRICITY: FLORIDA POWER AND LIGHT -PUBLIC WATER: MIAMI-DADE WATER AND SEWER DEPARTMENT -PUBLIC SANITARY SEWER: MIAMI-DADE WATER & SEWER DEPARTMENT -TELECOMMUNICATIONS (INTERNET AND TELEPHONE)
PROPOSED NUMBER OF TRACTS: 3
AREA CALCULATIONS: PARENT TRACT AREA (VACANT): NET AREA=189,854 SQ FT ± OR 4.36 AC. ± GROSS AREA=206,628 SQ FT ± OR 4.75 AC. ± PROPOSED TRACT A: NET AREA= 43,786 SQ FT ± OR 1.01 AC. ± GROSS AREA= 51,524 SQ FT ± OR 1.18 AC. ± PROPOSED TRACT B: NET AREA= 43,787 SQ FT ± OR 1.01 AC. ± GROSS AREA= 51,524 SQ FT ± OR 1.18 AC. ± PROPOSED TRACT C: NET AREA= 102,281 SQ FT ± OR 2.35 AC. ± GROSS AREA= 103,782 SQ FT ± OR 2.39 AC. ±

CERTIFIED TO:
RBS HOMESTEAD LLC

REVISIONS:
02/12/2025 - UPDATED TENTATIVE PLAT BASED ON CLIENT/MIAMI-DADE COUNTY COMMENTS - JOB #250239722
06/04/2024 - UPDATED TENTATIVE PLAT - JOB #240939049
12/07/2023 - ADDED LEGAL DESCRIPTION FOR PROPOSED ACCESS AND UTILITY EASEMENT (NO FIELD WORK) -JOB#231237856
10/31/2023 - ADDED AN ACCESS EASEMENT ONLY (NO FIELD WORK)

SURVEYOR'S NOTES:
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. 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. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
7. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
8. FENCE OWNERSHIP NOT DETERMINED.
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON DEED, THE NORTH LINE OF THE NE 1/4 OF SECTION 19-57-39 BEARS N 88°35'00" E.
10. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY/ TENTATIVE PLAT.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA STATUTE AND THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORES.
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND WAIVED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

PROJECT:
DATE OF FIELD SURVEY: 03/02/2023
JOB #: 230236607
FILE #: E-2450
PROJECT NAME: SURVEY 2022
CAD FILE(T)H LAND GROUP
PARTY CHIEF: MUÑOZ
F.B.I. E. PG. E

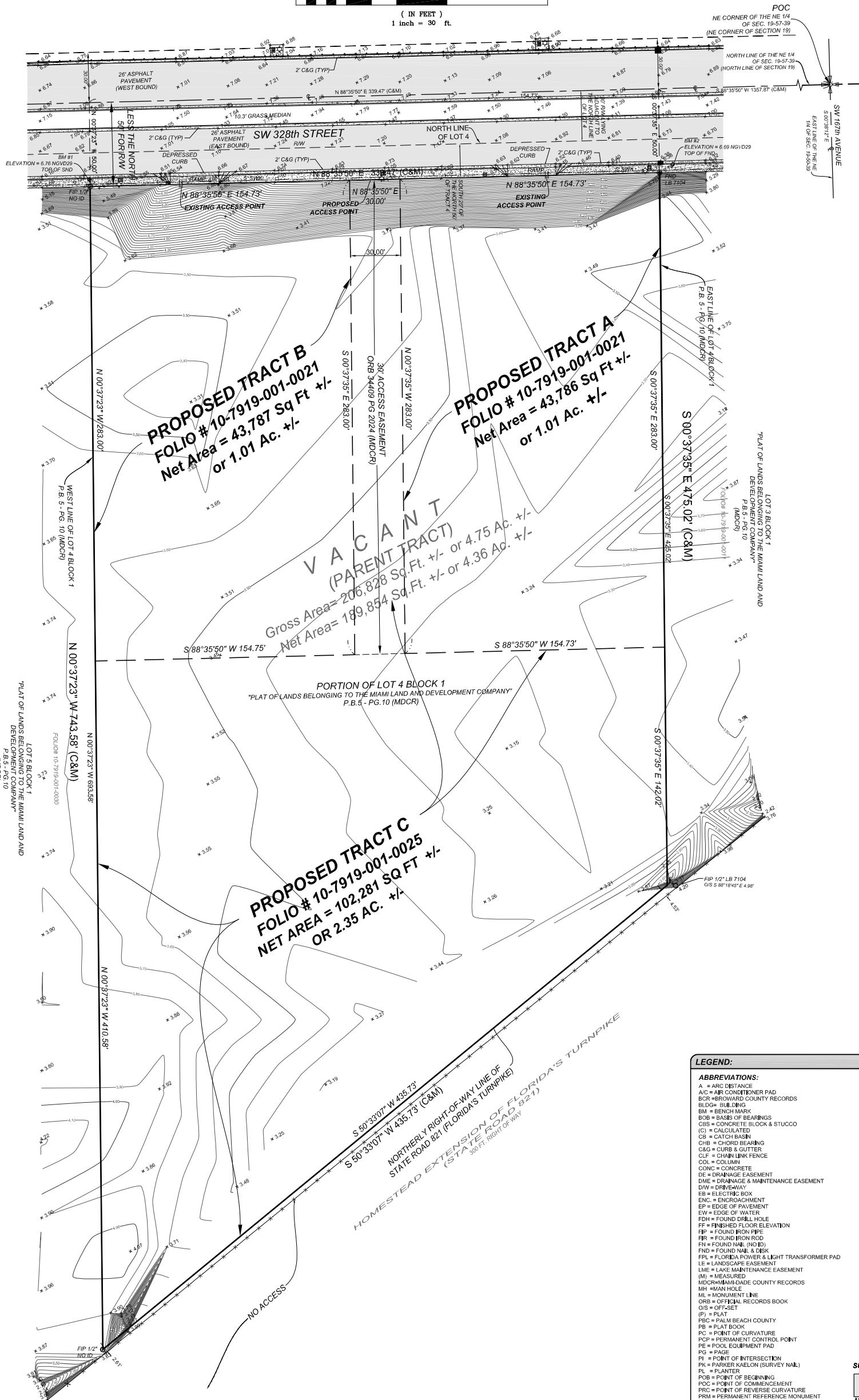
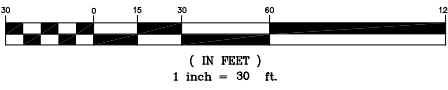


TENTATIVE PLAT OF RBS HOMESTEAD MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

PROPOSED REPLAT OF
A PORTION OF LOT 4, BLOCK 1, OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY",
PLAT BOOK 5, PAGE 10 MIAMI-DADE COUNTY RECORDS,
LYING WITHIN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD
MIAMI-DADE COUNTY, FLORIDA



NORTH
GRAPHIC SCALE



LEGEND:	
ABBREVIATIONS:	
A = ARC DISTANCE	EH = HAND HOLE
A/C = AIR CONDITIONER PAD	EB = ELECTRIC BOX
BCR = BROWARD COUNTY RECORDS	ET = TELEPHONE RISER
BLDG = BUILDING	FC = CABLE TV RISER
BM = BENCH MARK	WM = WATER METER
BOB = BASIS OF BEARINGS	WR = WATER RISER
CB = CONCRETE BLOCK & STUCCO	CR = CURB INLET
(C) = CALCULATED	FI = FIRE HYDRANT
CB = CATCH BASIN	LP = LIGHT POLE
CB = CHORD BEARING	DR = DRAIN
C&G = CURB & GUTTER	VA = VALVE
CLF = CHAIN LINK FENCE	GV = GAS VALVE
COL = COLUMN	BP = BACKFLOW PREVENTER
CONC = CONCRETE	BO = BOLLARDS
DE = DRAINAGE EASEMENT	(OD) = ORIGINAL LOT DISTANCE
DME = DRAINAGE & MAINTENANCE EASEMENT	CA = CENTRAL ANGLE
DW = DRIVEWAY	CL = CENTER LINE
EB = ELECTRIC BOX	CB = CATCH BASIN
ENC = ENCROACHMENT	UP = UTILITY POLE
EP = EDGE OF PAVEMENT	CP = CONING POLE
EW = EDGE OF WATER	DM = DRAINAGE MANHOLE
FDH = FOUND DRILL HOLE	SM = SEWER MANHOLE
FF = FINISHED FLOOR ELEVATION	CM = COMMUNICATION MANHOLE
FR = FOUND IRON PIPE	FH = FFL MANHOLE
FIR = FOUND IRON ROD	SE = SEEN
FND = FOUND NAIL & DISK	AN = ANCHOR
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD	GR = GUARD RAIL
LE = LANDSCAPE EASEMENT	IR = IRON FENCE
LME = LAKE MAINTENANCE EASEMENT	WF = WOOD FENCE
(M) = MEASURED	OL = OVERHEAD UTILITY WIRE
MDCR = MIAMI-DADE COUNTY RECORDS	LA = LIMITED ACCESS RIGHT-OF-WAY LINE
MH = MAIN HOLE	BL = BOUNDARY LINE
ML = MONUMENT LINE	
ORB = OFFICIAL RECORDS BOOK	
O/S = OFF-SET	
(P) = PLAT	
PBC = PALM BEACH COUNTY	
PB = PLAT BOOK	
PC = POINT OF CURVATURE	
PCP = PERMANENT CONTROL POINT	
PE = POOL EQUIPMENT PAD	
PG = PAGE	
PI = POINT OF INTERSECTION	
PK = PARKER KAEHLON SURVEY (NAIL)	
PL = PLANTER	
POB = POINT OF BEGINNING	
POC = POINT OF COMMENCEMENT	
PRC = POINT OF REVERSE CURVATURE	
PRM = PERMANENT REFERENCE MONUMENT	
PT = POINT OF TANGENCY	
R = RADIUS DISTANCE	
(R) = RECORD	
R/W = RIGHT OF WAY	
RES. = RESIDENCE	
SR = SET IRON NAIL	
SND = SET NAIL & DISK (PK)	
STL = SURVEY TIE LINE	
SWK = SIDEWALK	
(TYP) = TYPICAL	
UB = UTILITY BOX	
UE = UTILITY EASEMENT	
W/F = WOOD FENCE	
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT	
	SURFACE:
	ASPHALT
	CONCRETE
	PAVERS
	BUILDING
	TILES
	WOOD
	COVER
	ELEVATION



 CERTIFICATE OF AUTHORIZATION # LB-704
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