

FAST TRACK PLAT AGREEMENT

1. The undersigned VS Alexandria Holdings LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 5 Condo Buildings with 232 apartment units.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2024000232 and plan(s) prepared by, and dated Ramos Martinez Architects 10/15/24 (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

Christopher Sutton
Signature of Owner

Christopher Sutton, Manager
Print Name

Sworn to and subscribed before me this 31 day of October, 2024.



SEAL

Giezi Tobar
Notary Public

My Commission Expires: 04/30/2027

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.: 28 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Alexandria Gardens

2. Owner's Name: VS Alexandria Holdings LLC Phone: 305-987-6650

Address: 12842 Grand Oaks Drive City: Davie State: FL Zip Code: 33330

Owner's Email Address: jdominguez@vsre.net

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: plattng@hadonne.com

4. Folio No(s): 08-2128-003-0170 / 08-2128-003-0180 / 08-2128-003-0190 / See attached list

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

6. Street boundaries: NW 135th Street and Alexandria Drive

7. Present Zoning: RTZ Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(²³² _____ 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. 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.

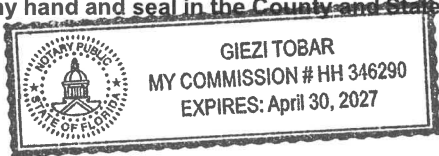
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: Christopher Sutton
(Print name & Title here): Christopher Sutton, Manager

BEFORE ME, personally appeared Christopher Sutton this 31 day of October, 2024 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 31 day of October, 2024 A.D.



Signature of Notary Public: Giezi Tobar
(Print, Type name here: GIEZI TOBAR)

04/30/2027 HH 346290
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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

Alexandria Gardens, Opa-Locka, FL

Owner: VS Alexandria Holdings LLC

Folios and Addresses

Folio	Address
08-2128-003-0170	13485 Alexandria Dr
08-2128-003-0180	13454 Alexandria Dr
08-2128-003-0190	
08-2128-003-0200	
08-2128-003-0210	
08-2128-003-0220	
08-2128-003-0230	
08-2128-003-0240	
08-2128-003-0250	
08-2128-003-0260	
08-2128-003-0270	13331 Alexandria Dr
08-2128-003-0310	
08-2128-003-0320	13321 Alexandria Dr
08-2128-007-0182	
08-2128-007-0180	13317 Alexandria Dr
08-2128-007-0184	13311 Alexandria Dr
08-2128-007-0183	13307 Alexandria Dr
08-2128-007-0221	(west parcel)

TENTATIVE PLAT OF ALEXANDRIA GARDENS

A REPLAT OF LOTS 2, 4, AND 6 THROUGH 20, INCLUSIVE, IN BLOCK 302, OF "NILE GARDENS I AND II", RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND PORTION OF TRACTS 302 AND 303, OF "REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS - SECTION ONE", RECORDED IN PLAT BOOK 38, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA.

NOTICE:
 This Document is not full and complete without all pages.
 (Total of Two (2) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on August 03, 2022.
2. The date of completion of the field work for the Update Survey was on February 28, 2023.
3. The date of completion of the field work for the Update Survey was on June 7, 2023.
4. The date of completion of the field work for the Update Survey was on November 1, 2024.

SECTION 2) LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of MIAMI-DADE, State of Florida, and described as follows:

Parcel 1:
 Lots 2 and 4, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0170
 Property Address: 13485 ALEXANDRIA DR, OPA-LOCKA, FL 33054

Parcel 2:
 Lot 6, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0180
 Property Address: 13454 ALEXANDRIA DR, OPA-LOCKA, FL 33054

Parcel 3:
 Lot 8, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0200

Parcel 4:
 Lot 7, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0190

Parcel 5:
 Lot 10, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0220

Parcel 6:
 Lot 9, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0210

Parcel 7:
 Lot 12, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0240

Parcel 8:
 Lot 11, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0230

Parcel 9:
 Lot 14, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0260

Parcel 10:
 Lot 13, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0250

Parcel 11:
 Lots 15 through 18 inclusive, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0270
 Property Address: 13331 ALEXANDRIA DR, OPA-LOCKA, FL 33054

Parcel 12:
 Lot 20, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0320
 Property Address: 13321 ALEXANDRIA DR, OPA-LOCKA, FL 33054

Parcel 13:
 Lot 19, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-003-0310

Parcel 14:
 The West 1/2 of the North 1/3 of the North 1/2 of Tract 302 of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, A/K/A Lot 22, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0180
 Property Address: 13317 ALEXANDRIA DR, OPA-LOCKA, FL 33054

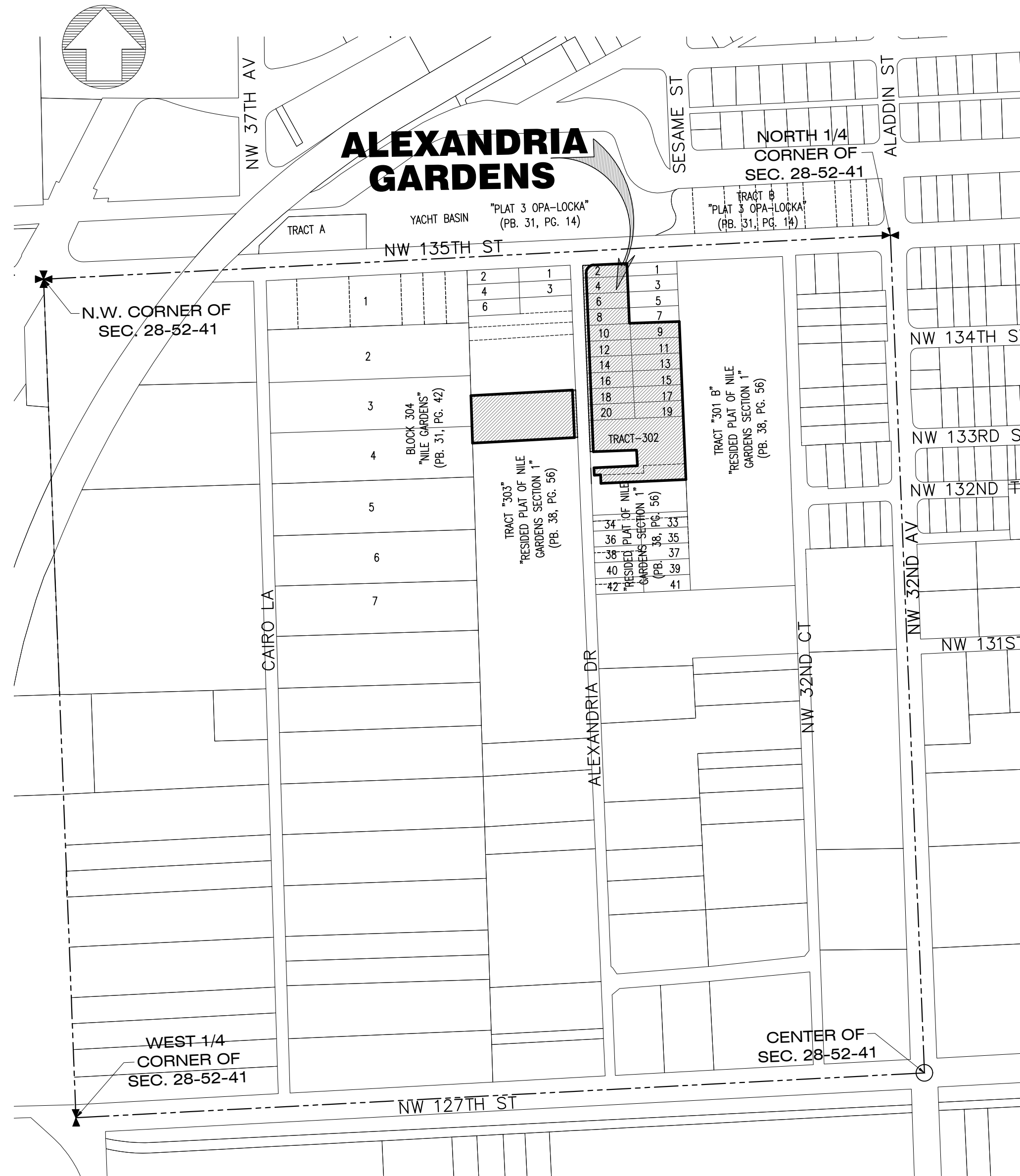
Parcel 15:
 The East 1/2 of the North 1/3 of the North 1/2 of Tract 302 of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, A/K/A Lot 21, Block 302 of "NILE GARDENS SECTION I & II", according to the Plat thereof as recorded in Plat Book 31, at Page 42, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0182

Parcel 16:
 A portion of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, being the North 50 feet of the South 250 feet of the East 1/4 of Tract 302 and the West 20 feet of the North 25 feet of the North 50 feet of the South 200 feet of the East 1/4 of Tract 302, and the North 25 feet of the South 200 feet of the West 1/2 of Tract 302,

LESS the West 10 feet of the North 25 feet of the South 200 feet of the West 1/2 of Tract 302 for Right-of-Way all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, being the same parcel conveyed to the City of Opa-Locka, Florida by Warranty Deed recorded in Official Records Book 15311, page 3022 of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0194
 Property Address: 13315 ALEXANDRIA DR, OPA-LOCKA, FL 33054



LOCATION MAP
 NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1"=300'

Parcel 17:
 A portion of "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida, being the North 50 feet of the South 200 feet of the East 1/4 of Tract 302 and the North 25 feet of the South 175 feet of the West 1/4 of Tract 302; all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida,

LESS the West 20 feet of the North 25 feet of the North 50 feet of the South 200 feet of the East 1/2 of Tract 302 all of REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida;

AND LESS the West 30 feet of the North 25 feet of the South 175 feet of the West 1/4 of Tract 302 thereof less the North 10 feet of the East 20 feet thereof, REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS SECTION ONE, according to the Plat thereof, as recorded in Plat Book 38, Page 56 of the Public Records of Miami Dade County, Florida being the same parcel conveyed to the City of Opa-Locka, Florida by Warranty Deed recorded in Official Records Book 15311, page 3022 of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0183
 Property Address: 13311 ALEXANDRIA DR, OPA-LOCKA, FL 33054

Parcel 18:
 The North 150 feet of the South 2168.5 feet of Tract 303, "REVISED PORTIONS OF BLOCKS 301, 302, 303" of "NILE GARDENS SECTION I", according to the Plat thereof as recorded in Plat Book 38, at Page 56, of the Public Records of Miami-Dade County, Florida.

Folio: 08-2128-007-0221

The above described lands containing a total of 223,664 Square Feet, or 5.13 Acres (Net Area), more or less, by calculations and 240,911 Square Feet, or 5.53 Acres (Gross Area), more or less, by calculations .

SECTION 3) ACCURACY:

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

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center Line on NW 135th St. with an assumed bearing of N87°10'53"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client Commitment File Number: 1062-5293391.

Plat of "NILE GARDENS SECTION 1 & 2", recorded in Plat Book 31, at Page 42, Public Records of Miami-Dade County Florida.

Plat of "REVISED PLAT OF NILE GARDENS SECTION 1", recorded in Plat Book 38, at Page 56, Public Records of Miami-Dade County Florida.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-370, Elevation 8.31 feet.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be 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 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.

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

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

VSRE
 10505 NW 122nd Avenue, Suite 14
 Miami, Florida 33178
 Contact: Javier Dominguez
 Phone: 305-987-6650
 Email: Jdominguez@vsre.net

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

ELECTRIC: Florida Power & Light Company
 TELEPHONE: AT&T, Inc., Comcast
 TV-CABLE: ATT-Uverse, Comcast
 POTABLE WATER: Miami-Dade Water & Sewer Department
 SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

Zoning: B-0 - Business Office
 R-TH - Residential Townhouse
 Existing Land Use: Business office, Residential and Vacant
 Number of Tracts: 2

TRACT "A":
 (DEVELOPMENT INFORMATION AS PER SITE PLAN)
 Building Units: Building "A" (32 units) X (4 buildings) - 128 units total
 Building "C" (48 units) X (1 building) - 48 units total

TRACT "B":
 (DEVELOPMENT INFORMATION AS PER SITE PLAN)
 Building Units: Building "B" (40 units) X (1 buildings) - 40 units total

Total Parking Spaces (With Car Lift): 338

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria 7.00 Feet ± (NAVD 88)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
 Attention: Mariela Alvarez
 1985 NW 88th Court, Suite 101
 Doral, Florida 33172
 Phone No. (305) 266-1188
 E-mail: PLATTING@HADONNE.COM

SECTION 11) SURVEYOR'S CERTIFICATE:

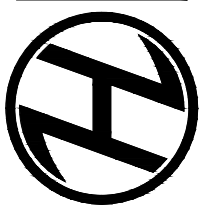
I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of 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
 Office: 305.266.1188
 Fax: 305.207.6845

NOTICE: Not valid without the signature and original raised seal 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
 F. (305) 267-8845 - W. www.hadonne.com

HADONNE



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 VSRE for
 13311-13485 Alexandria Drive, Opa-Locka, Florida 33054

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

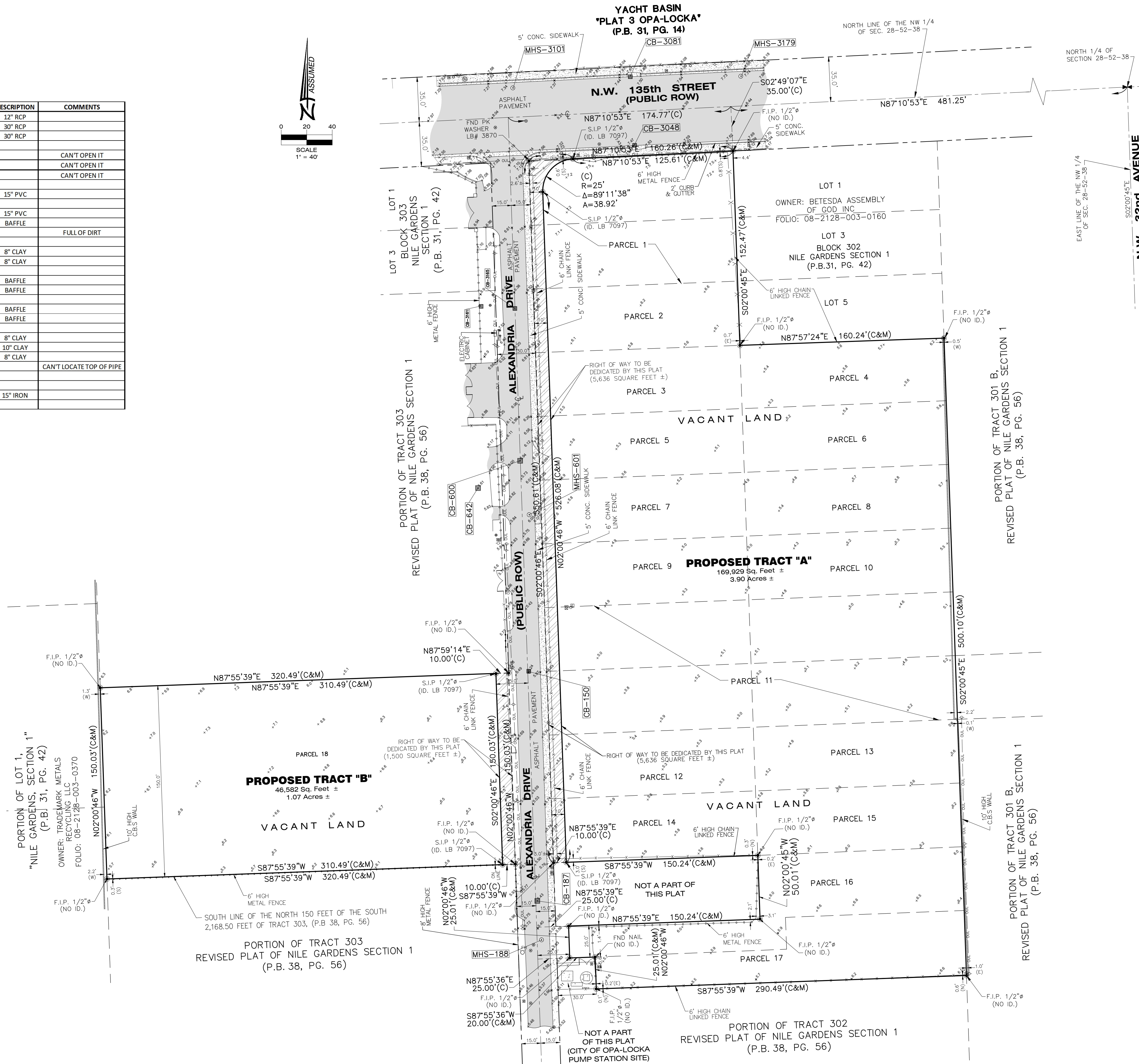
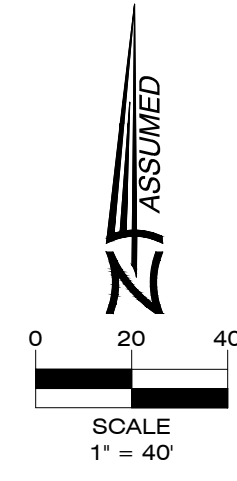
Field Book: FILE
 DRAWN BY: AH/MG
 TECH BY: RI
 QA/QC BY: JS

Job No.: 21046

TENTATIVE PLAT OF ALEXANDRIA GARDENS

A REPLAT OF LOTS 2, 4, AND 6 THROUGH 20, INCLUSIVE, IN BLOCK 302, OF "NILE GARDENS I AND II", RECORDED IN PLAT BOOK 31, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND PORTION OF TRACTS 302 AND 303, OF "REVISED PLAT OF PORTIONS OF BLOCKS 301-302-303 OF NILE GARDENS - SECTION ONE", RECORDED IN PLAT BOOK 38, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA.

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION	COMMENTS
3048	CB	7.44	NORTH	5.65	1.79	12" RCP	
			EAST	5.50	1.94	30" RCP	
			WEST	5.20	2.24	30" RCP	
			BOTTOM	7.00	0.44		
3179	MHS	7.80	BOTTOM	N/A			CAN'T OPEN IT
3101	MHS	7.41	BOTTOM	N/A			CAN'T OPEN IT
3161	CB	6.97	BOTTOM	N/A			CAN'T OPEN IT
3165	CB(3X3)	6.32	BOTTOM	6.75	-0.43		
600	CB(3X3)	5.94	BOTTOM	4.85	-1.47	15" PVC	
			SOUTH	4.85	1.47	15" PVC	
642	CB	5.61	BOTTOM	N/A			FULL OF DIRT
601	MHS	5.94	BOTTOM	9.37	-3.43		
			NORTH	9.35	-3.41	8" CLAY	
			SOUTH	9.40	-3.46	8" CLAY	
150	CB	5.32	BOTTOM	6.55	-1.23		
			NORTH	1.70	3.62	BAFFLE	
			SOUTH	1.70	3.62	BAFFLE	
187	CB	5.43	BOTTOM	6.15	-0.72		
			NORTH	1.80	3.63	BAFFLE	
			SOUTH	1.70	3.73	BAFFLE	
188	MHS	5.40	BOTTOM	10.00	-4.60		
			NORTH	9.65	-4.25	8" CLAY	
			SOUTHEAST	10.55	-5.15	10" CLAY	
			SOUTH	10.05	-4.65	8" CLAY	
			SOUTHWEST	N/A			CAN'T LOCATE TOP OF PIPE
3747	CB	4.55	EAST	3.10	1.62		
			BOTTOM	4.25	0.30		
			EAST	3.10	1.45	15" IRON	



SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CS	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
⊚	ELECTRIC METER
⊛	PEDESTRIAN SIGNAL
⊜	ELECTRIC UTILITY BOX
⊝	LIGHT POLE
⊞	GUY ANCHOR
⊟	WATER METER
⊠	WATER VALVE
⊡	GREASE-TRAP MANHOLE
⊢	SANITARY SEWER CLEAN-OUT
⊣	SANITARY SEWER MANHOLE
⊤	SANITARY SEWER VALVE
⊥	MANHOLE UNKNOWN
⊦	DRAINAGE MANHOLE
⊧	SIGNAL MAST ARM
⊨	ELECTRIC EQUIPMENT
⊩	POST
⊪	SIGN
⊫	MAILBOX
⊬	CONCRETE UTILITY POLE
⊭	GUARDRAIL
⊮	FPL TRANSFORMER
⊯	WOOD UTILITY POLE
⊰	TREE NUMBER
⊱	UTILITY STRUCTURE NUMBER
⊲	CB WALL
⊳	WOOD FENCE
⊴	IRON FENCE
⊵	IRON ROLLING GATE
⊶	IRON SWING GATE
⊷	CHAIN-LINK FENCE
⊸	CHAIN-LINK ROLLING GATE
⊹	CHAIN-LINK SWING GATE
⊺	FENCE-OTHER
⊻	TREE
⊼	PIKE TREE
⊽	PALM TREE
⊾	PROPERTY LINE
⊿	RIGHT-WAY LINE
⊘	EASEMENT LINE
⊙	X-UTIL-DRAIN
⊚	X-UTIL-SANIT
⊛	OVERHEAD UTILITY LINE
⊜	EXISTING ELEVATION
⊝	BRICK
⊞	BUILDING HATCH
⊟	CONCRETE
⊠	TILE
⊡	ASPHALT PAVEMENT
⊢	HANDICAP TACTILE STRIP

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 VSRE
 for
13311-13485 Alexandria Drive, Opa-Locka, Florida 33054

REVISIONS	DATE	BY	FILE
1	7/1/24	JA	FILE
2	7/1/24	JA	FILE
3	7/1/24	JA	FILE
4	7/1/24	JA	FILE
5	7/1/24	JA	FILE

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 TECH BY: RI
 QA/QC BY: JS
 Job No.: 21046
 2/2