FAST TRACK PLAT AGREEMENT

- 1. The undersigned _______ is the owner of certain real property more particularly described as:
- 2. The undersigned proposes to develop the above referenced real property by constructing <u>A mixed-use transit oriented development</u>
- 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. <u>A2024000062</u> and plan(s) prepared by, and dated Arquitectonica . (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.

Signature of Owner Eulois Cleckley, Director and CEO of DTPW **Print Name**

Sworn to and subscribed before me this 30 day of Octobe 200 Notary Public State of Florida Julisa Aguilar My Commission HH 397239 Expires 5/10/2027 Public Nota My Commission Expire

SEAL

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

	unicipality: Unincorrorated mixmidade county Sec.: 22 Twp.: 35 S. Rge.: 41 E. / Sec.: Twp.:
1.	Name of Proposed Subdivision: Earlington Residences
2.	Owner's Name: Miami-Dade County c/o Jorge L. Navarro & Nicole S. Wolfe Phone: 305-579-0518
	Address: 333 SE 2 Avenue, Suite 4400 City: Miami State: FL Zip Code: 33133
	Owner's Email Address: _navarrojo@gtlaw.com; wolfen@gtlaw.com
3.	Surveyor's Name: Schwebke-Shiskin & Associates, Inc. c/o Mark Johnson Phone:
	Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
	Surveyor's Email Address: _mjohnson@shiskin.com
4.	Folio No(s).: 30-4035-000-1052 / / //
5.	Legal Description of Parent Tract: <u>See Exhibit "A"</u>
6.	Street boundaries: NW 41st Street on the North, NW 19 Avenue on the East, FDOT right-of-way on the South
7.	Present Zoning: Model City Zoning Hearing No.: A2024000062
8.	Proposed use of Property:
	Single Family Res.(Units), Duplex(Units), Apartments(S ⁵⁶ Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units 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-ofway 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.

	Miami-Dade County
STATE OF FLORIDA)	
SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	Eulain Cleaking Director and CEO of DTDW
	(Print name & Title here): Eulois Cleckley, Director and CEO of DTPW
BEFORE ME, personally appeared	Clechel this 30 day of ataber, 2024A.D. and (he/she)
	ited the same for the purposed therein. Personally known 📈 or produce nd who did (not) take an oath.
WITNESS my hand and seal in the County and State	
Notary Public State of Florida Julisa Aguilar	Signature of Notary Public:
Expires 5/10/2027	(Print, Type name here:
	5/10/2021 141 397230
(NOTARY SEAL)	(Commission Expires) (Commission Number)

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

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		LESSEE
		St. James Community Development Corporation of Miami, Inc., a
		Florida not-for-profit corporation
STATE OF FLORIDA)	SS:	Signature of Owner: Comment Jullan, II
COUNTY OF MIAMI-DADE)		(Print name & Title here): Jimmie L. Williams, III, President
BEFORE ME, personally app acknowledged to and before r	ne that (he/she) ex	L w_1 li ans III this 2 day of November, 2024 A.D. and (he/she) recuted the same for the purposed therein. Personally known or produce on and who did (not) take an oath.
WITNESS my hand and seal i	n the County and S	State last aforesaid this 12 day of November ,2024 A.D.
Nota	MARIA D GONZALEZ ry Public - State of Florida primission = HH 124863	(Print, Type name here: Maria honuler)
Bonded th	omm. Expires May 2, 2025 irough National Notary Assn.	(Commission Expires) (Commission Number)
		a statement of additional items you may wish considered.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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		SUB-LESSEE Earlington Metro, LLC, a Florida limited liability company
STATE OF FLORIDA) COUNTY OF MIAMI-DADE)	SS:	Signature of Owner:
BEFORE ME, personally app acknowledged to and before		(Print name & Title here): Vivian Dimond, Manager
WITNESS my hand and seal		State last aforesaid this 4 day of November, 2024 A.D.
Notary Com My Com	WRIA D GONZALEZ Fublic - State of Florida mission # HH 124863 m. Expires way 2, 2025 ugn National Notary Assn.	(Print, Type name here: Maria from the company)
()	OTARY SEAL)	a statement of additional items you may wish considered.

EXHIBIT "A" LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 4, INCLUSIVE, OF BLOCK 1, GARDEN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

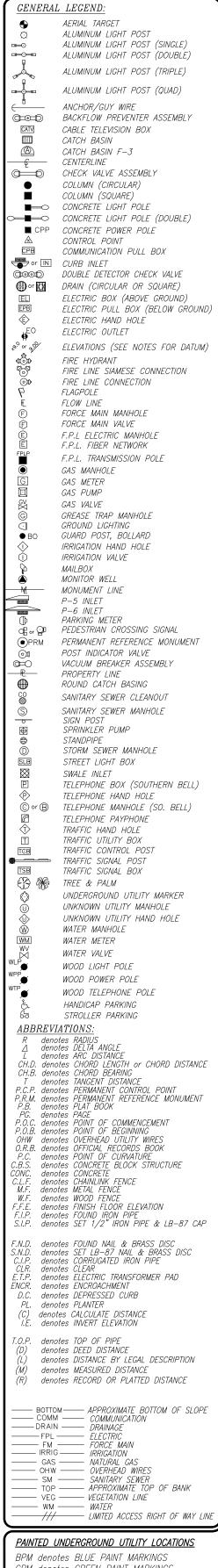
ALL OF LOTS 2 THROUGH 15, INCLUSIVE, TOGETHER WITH THOSE PORTIONS OF LOTS 16, AND 18 THROUGH 22, INCLUSIVE, OF BLOCK 2, LYING NORTH OF THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE METRORAIL, AS SHOWN ON THAT CERTAIN METRORAIL RIGHT-OF-WAY MAP, LINE SECTION N-315, RECORDED IN MAP BOOK 124 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALL OF LOTS 9, 10, 11 AND 12, BLOCK 3, OF PLAIN VIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

A 66.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41, BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 22, BEING BOUNDED ON THE SOUTH BY NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE METRORAIL, AS SHOWN ON THAT CERTAIN METRORAIL RIGHT-OF-WAY LINE OF THE METRORAIL, AS SHOWN ON THAT CERTAIN METRORAIL RIGHT-OF-WAY MAP, LINE SECTION N-315, RECORDED IN MAP BOOK 124 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE WESTERLY BOUNDARY LINE OF BLOCK 3, PLAIN VIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF BLOCK 1, GARDEN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THAT CERTAIN PUBLICLY DEDICATED ROAD RIGHT-OF-WAY FOR N.W. 20TH COURT LYING WITHIN THE BOUNDARY LINES OF THIS PLAT.



GPM denotes GREEN PAINT MARKINGS OPM denotes ORANGE PAINT MARKINGS RPM denotes RED PAINT MARKINGS WPM denotes WHITE PAINT MARKINGS

SURVEYOR'S CERTIFICATION:

BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE,

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. DESCRIPTION E	ALL OF LOTS 2 THROUGH 15, INCLUSIVE, TOGETHER WITH THOSE PORTIO THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE METRORY	AIL, AS SHOWN ON	N THAT CERTAIN METRORAIL	RIGHT-OF-WAY MAP, L
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ROTTOM OF SLOPE N	COUNTY, FLORIDA. AND:			
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ACCESS RIGHT-OF-WAY LINE OF THE METRORAIL, AS SHOWN ON THAT CERTAIN METRORAIL RIGHT-OF-WAY MAP, LINE SECTION N-315, RECORDED IN MAP BOOK 124 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE WESTERLY BOUNDARY LINE OF BLOCK 3, PLAIN VIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 80, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING BOUNDED ON THE WEST BY THE EASTERLY BOUNDARY LINE OF BLOCK 1, GARDEN CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

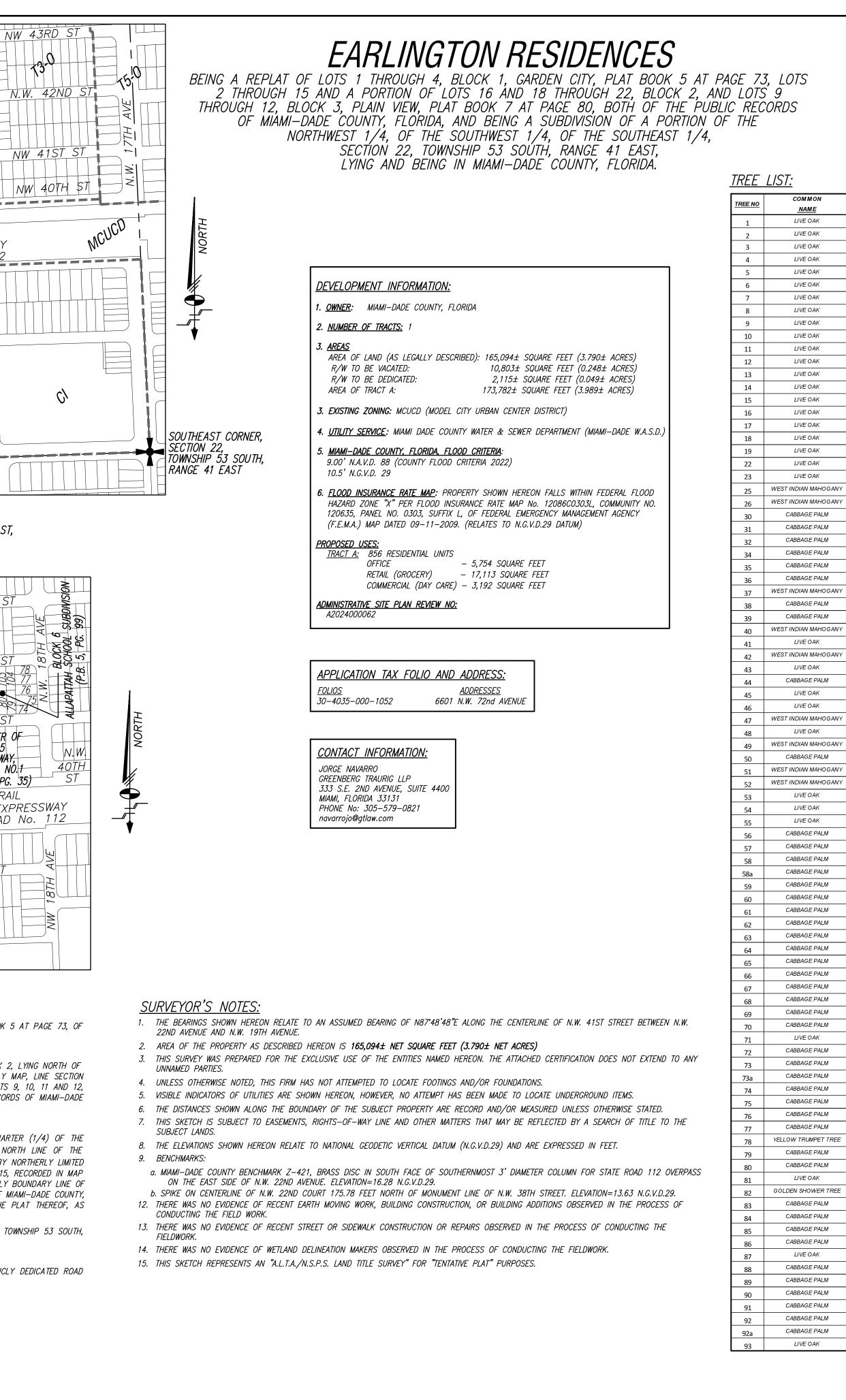
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I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY," ALSO BEING A "TENTATIVE PLAT", OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Marh Steven Johnson MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not onsidered signed and sealed, unless they include an additiona raised embossed seal of the surveyor.



ALL CONSTRUCTED IMPROVEMENTS WITHIN THE SUBJECT PROPERTY WILL BE REMOVED

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

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<u>SPECIES</u>	<u>IN.</u>	<u>FT.</u>	<u>FT.</u>						
"Quercus virginiana"	13"-18"	31'-45'	40	94	LIVE OAK	"Quercus virginiana"	17	30	30
"Quercus virginiana" "Quercus virginiana"	31"-36" 30	31'-45' 40	40 40	95	LIVE OAK GUMBO LIMBO	"Quercus virginiana" "Bursera simaruba"	13"-18" 10	31'-45' 15	20 8
"Quercus virginiana"	30	40	40	96a 96b	RO YAL POINCIANA	"Delonix regia"	3	15	5
"Quercus virginiana"	37"-42"	46'-60'	40	97	LIVE OAK	"Quercus virginiana"	13	20	20
"Quercus virginiana"	(2)17X48	25	25	98	LIVE OAK	"Quercus virginiana"	3	15	6
"Quercus virginiana"	24	40	30	99	LIVE OAK	"Quercus virginiana"	(2)5×8	15	6
"Quercus virginiana"	30	40	35	100a		"Quercus virginiana"	3	15	6
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"Quercus virginiana" "Quercus virginiana"	24	30 40	25 40	101 102	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	24	30	25
"Quercus virginiana"	24	40	40	102	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	36	40	35	103	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	(4)24X18X8X6	40	35	105	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	30	40	40	106	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	48	50	40	107	YELLOW TRUMPET TREE	"Tabebuia caraiba"	1"-6"	1'-15'	5
"Quercus virginiana"	36	40	35	108	CABBAGE PALM YELLOW TRUMPET TREE	"Sabal palmetto" "Tabebuia caraiba"	7"-12" 7"-12"	16'-30' 16'-30'	10 20
"Quercus virginiana" "Quercus virginiana"	36 13"-18"	40 31'-45'	40 30	109	YELLOW TRUMPET TREE	"Tabebuia caraiba"	7"-12"	16'-30'	15
"Quercus virginiana"	13"-18"	16'-30'	35	<u> </u>	CABBAGE PALM	"Sabal palmetto"	13"-18"	16'-30'	10
"Quercus virginiana"	31"-36"	31'-45'	45	111	SEAGRAPE	"Coccoloba uvifera"	13"-18"	16'-30'	20
"Swietenia mahogoni"	25"-30"	31'-45'	35	113	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Swietenia mahogoni"	25"-30"	31'-45'	36	114	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	31'-45'	10	115	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	31'-45'	10	116	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	31'-45'	10	117	CABBAGE PALM WEST INDIAN MAHOGANY	"Sabal palmetto" "Swietenia mahogoni"	7"-12" 19"-24"	16'-30' 31'-45'	10 25
"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	31'-45' 31'-45'	10 10	119 120	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	31'-45'	10	120	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Swietenia mahogoni"	25"-30"	31'-45'	10	121	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	19"-24"	31'-45'	30
"Sabal palmetto"	7"-12"	16'-30'	10	123	CABBAGE PALM	"Sabal palmetto"	19"-24"	31'-45'	10
"Sabal palmetto"	7"-12"	16'-30'	15	124	CABBAGE PALM	"Sabal palmetto"	19"-24"	31'-45'	10
"Swietenia mahogoni"	13"-18"	16'-30'	30	125		"Swietenia mahogoni"	7"-12"	16'-30'	20
"Quercus virginiana"	25"-30"	31'-45'	40	126	WEST INDIAN MAHOGANY WEST INDIAN MAHOGANY	"Swietenia mahogoni" "Swietenia mahogoni"	25"-30" 25"-30"	31'-45' 46'-60'	40 35
"Swietenia mahogoni"	25"-30"	31'-45'	10	127 128	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	25"-30"	46'-60'	35
"Quercus virginiana" "Sabal palmetto"	19"-24" 13"-18"	31'-45' 31'-45'	40 25	128	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	19"-24"	31'-45'	35
"Quercus virginiana"	31"-36"	31'-45'	45	130	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	19"-24"	31'-45'	30
"Quercus virginiana"	19"-24"	31'-45'	40	131	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	7"-12"	16'-30'	20
"Swietenia mahogoni"	7"-12"	16'-30'	30	132	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	31"-36"	46'-60'	40
"Quercus virginiana"	19"-24"	31'-45'	40	133	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Swietenia mahogoni"	19"-24"	31'-45'	10	134	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	31'-45'	40	135	CABBAGE PALM CABBAGE PALM	"Sabal palmetto" "Sabal palmetto"	7"-12"	16'-30' 16'-30'	10
"Swietenia mahogoni"	25"-30"	31'-45'	40	138 139	CABBAGE PALM	"Sab al palmetto"	7"-12"	16'-30'	10
"Swietenia mahogoni" "Quercus virginiana"	25"-30" 19"-24"	31'-45' 31'-45'	15 35	140	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	1"-6"	16'-30'	15	141	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	25"-30"	31'-45'	40
"Quercus virginiana"	13"-18"	31'-45'	25	142	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	31'-45'	10	143	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	7"-12"	16'-30'	20
"Sabal palmetto"	13"-18"	16'-30'	10	144	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	16'-30'	10	145	CABBAGE PALM CABBAGE PALM	"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	10 10
"Sabal palmetto"	7"-10"	16'-30'	10	146 147	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	16'-30'	10	147	CABBAGE PALM	' "Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto" "Sabal palmetto"	13"-18" 13"-18"	16'-30' 16'-30'	10 10	149	LIVE OAK	"Quercus virginiana"	19"-24"	31'-45'	30
"Sabal palmetto"	13"-18"	16'-30'	10	150	LIVE OAK	"Quercus virginiana"	37"-42"	31'-45'	30
"Sabal palmetto"	13"-18"	16'-30'	10	151	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	16'-30'	10	152	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	13"-18"	16'-30'	10	153	CABBAGE PALM CABBAGE PALM	"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	10 10
"Sabal palmetto"	13"-18"	16'-30'	15	154 155	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	7"-12"	16'-30'	20
"Sabal palmetto"	7"-12"	16'-30'	10	155	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	25"-30"	31'-45'	30
"Sabal palmetto" "Sabal palmetto"	7"-12"	16'-30' 16'-30'	10 10	150	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	25"-30"	31'-45'	30
"Sabal palmetto"	7 -12	16'-30'	10	159	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	31"-36"	46'-60'	40
"Quercus virginiana"	7"-12"	1'-15'	15	160	WEST INDIAN MAHOGANY	"Swietenia mahogoni"	31"-36"	46'-60'	40
"Sabal palmetto"	7"-12"	16'-30'	10	161	LIVE OAK CABBAGE PALM	"Quercus virginiana" "Sabal palmetto"	49"-60" 7"-12"	46'-60' 16'-30'	60 10
"Sabal palmetto"	7"-12"	16'-30'	10	162	CABBAGE PALM CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	16'-30'	11	163 164	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	16'-30'	10	165	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	10 10	166	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7 - 12	16'-30'	10	167	LIVE OAK	"Quercus virginiana"	31"-36"	31'-45'	50
' "Tabebuia caraiba"	1"-6"	1'-15'	10	168	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	16'-30'	10	170	CABBAGE PALM CABBAGE PALM	"Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	10
"Sabal palmetto"	7"-12"	16'-30'	10	172	CABBAGE PALM CABBAGE PALM	"Sabal palmetto" "Sabal palmetto"	7"-12"	16'-30'	10 10
"Quercus virginiana"	31"-36"	46'-60'	10	173 174	CABBAGE PALM CABBAGE PALM	"Sabal palmetto"	7 -12	16'-30'	10
"Cassia fistula"			10	174	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	16'-30' 16'-30'	10 10	175a	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	10 10	176	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7 -12	16'-30'	10	177	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	19"-24"	46'-60'	20	178	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Sabal palmetto"	7"-12"	16'-30'	10	179	CABBAGE PALM LIVE OAK	"Sabal palmetto" "Quercus virginiana"	7"-12" 25"-30"	16'-30' 31'-45'	10 30
"Sabal palmetto"	7"-12"	16'-30'	10	180a 180b	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	15
"Sabal palmetto"	7"-12"	16'-30'	10	1806	LIVE OAK	"Quercus virginiana"	19"-24"	16'-30'	30
"Sab al palmetto"	7"-12"	16'-30'	10	181	LIVE OAK	"Quercus virginiana"	37"-42"	31'-45'	30
"Sabal palmetto" "Sabal palmetto"	7"-12" 7"-12"	16'-30' 16'-30'	35 36	183	CABBAGE PALM	"Sabal palmetto"	7"-12"	16'-30'	10
"Quercus virginiana"	(2)12X24	40	35						
				NOTE.	•				

Shiskin & Associates, Inc. 🗧 CERTFICATE	TEL: (954) 435-7010 FAX: (954) 438-3288	Suman	n By: DINO Date: 09–07–24 Checked By: MSJ Date: 09–09–24		Order No. 218730 F.B. No. XXXX Scale: AS CHOWN		File No. $AJ-6352$ TP Sheet 1 of 3 Sheet(s)	
	LAND PLANNERS • ENGINEERS 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TE		NOTE: This sketch is not valid unless it bears Drawn By: DINO	the signature and the original raised seal of	a Florida licensed surveyor and mapper.		53 South, Range 41 East, Miami-Dade County, Florida This represents a "Boundary Survey." File N	
							liami–Dade County, Florida	,
							Section 22, Township 53 South, Range 41 East, M	
	By:							
REVISIONS	Date: Order No. Freid Book Remarks:							

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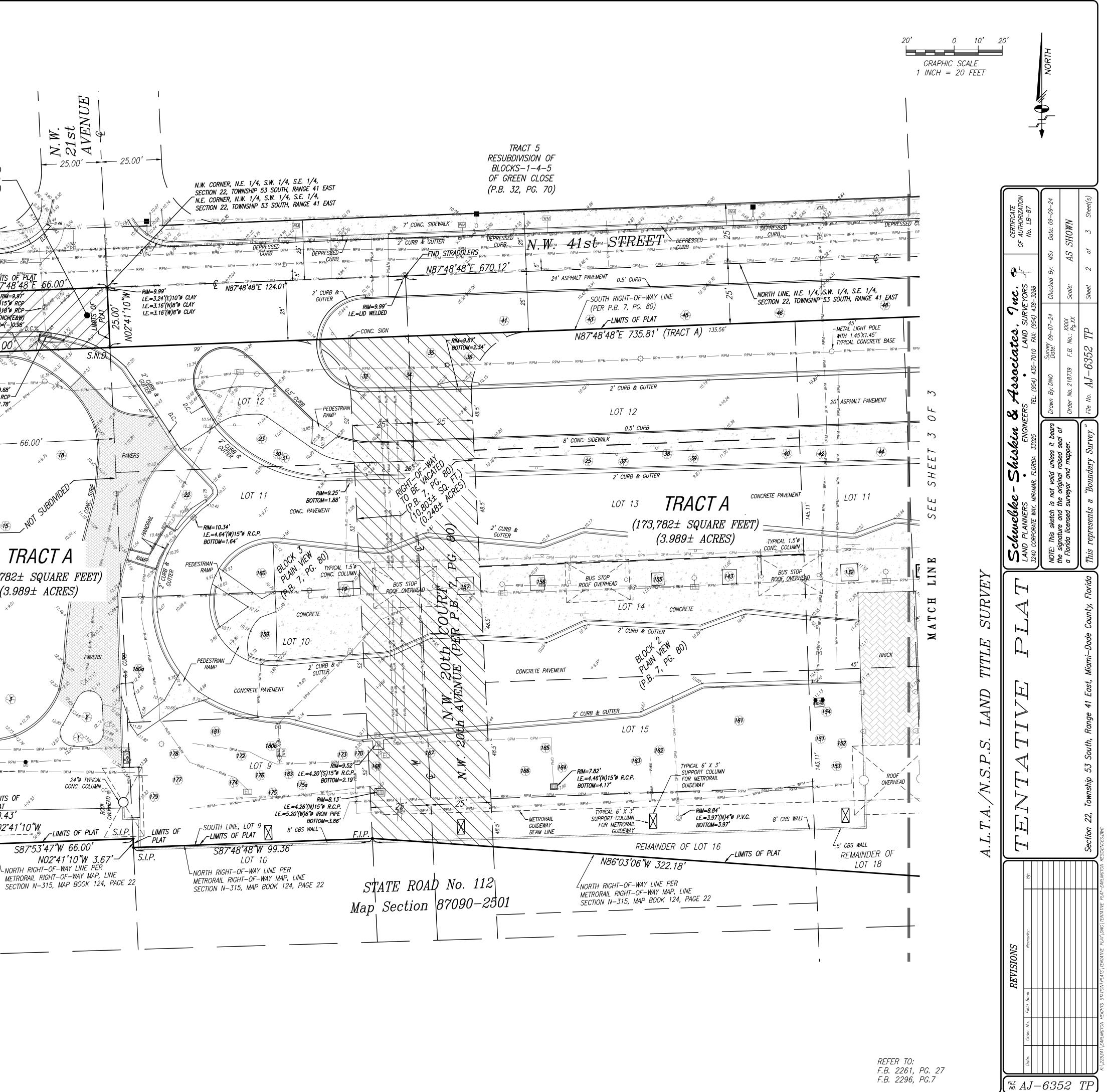
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NOIE:

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" SHOWN HEREON IS BASED ON THAT CERTAIN JUNE 7, 2024, REPORT PREPARED BY BRIGHTVIEW TREE CARE SERVICES.

FILE AJ-6352 T

GENERAL LEGEND: ● AERIAL TARGET ○ ALUMINUM LIGHT POST		
ALUMINUM LIGHT POST ALUMINUM LIGHT POST (SINGLE) ALUMINUM LIGHT POST (DOUBLE)		
ALUMINUM LIGHT POST (TRIPLE)		
ALUMINUM LIGHT POST (QUAD) ANCHOR/GUY WIRE BACKFLOW PREVENTER ASSEMBLY		
CABLE TELEVISION BOX		
Image: Catch Basin F−3 Image: CenterLine Image: Check Valve Assembly		
● COLUMN (CIRCULAR) ■ COLUMN (SQUARE)		
CONCRETE LIGHT POLE CONCRETE LIGHT POLE (DOUBLE)		
CPP CONCRETE POWER POLE		
The CURB INLET		RIGHT-OF-WAY
 ⊕ or	BLOCK 6 GREEN CLOSE	TO BE DEDICATED (P.B. 7, PG. 80)—
E ELECTRIC HAND HOLE	RIM=9.60' (P.B. 12, PG. 10)	(1,650± SQ. FT.)
P ^S ^w ダ ELEVATIONS (SEE NOTES FOR DATUM) ゆう FIRE HYDRANT で FIRE LINE SIAMESE CONNECTION の FIRE LINE CONNECTION	I.E.=3.51'(E)8"# CLAY I.E.=3.37'(S)8"# CLAY LOT 23	' (0.038± ACRES) LOT 24
P FLAGPOLE	LOT 22	LUT 27
€ FLOW LINE (F) FORCE MAIN MANHOLE (F) FORCE MAIN VALVE	OHW OHW OHW OHW J'± CONCREJE SIDEWALK	OHW OHW
© F.P.L ELECTRIC MANHOLE E F.P.L. FIBER NETWORK	(6), 1 (9) (9) (9) (9) (9) (9) (9) (9) (9) (9)	
FPLP F.P.L. TRANSMISSION POLE ● GAS MANHOLE G GAS METER	OPM OPM <th></th>	
国 GAS PUMP 發 GAS VALVE	RPM	TH, RANGE 41 EAST N87.4
© GREASE TRAP MANHOLE ☐ GROUND LIGHTING ● B0 GUARD POST, BOLLARD	сри	S.N.D. 1.E.=1.69(N)15"
↔ IRRIGATION HAND HOLE ↓ IRRIGATION VALVE		
MAILBOX MONITOR WELL MONUMENT LINE	SZ 2' CURB & GUTTER	
P-5 INLET P-6 INLET PARKING METER	D.C. N.87*48'48"E 72.7	7' PAVERS 5.N.D. 66.00
© Gr GP PEDESTRIAN CROSSING SIGNAL ●PRM PERMANENT REFERENCE MONUMENT ○11 POST INDICATOR VALVE	- $ -$	
Q VACUUM BREAKER ASSEMBLY → PROPERTY LINE		PLAT × PM RPM RPM RPM RPM RPM RPM RPM RPM RPM R
ROUND CATCH BASING SANITARY SEWER CLEANOUT		I.E.=3.86'(N)18"ø RCP BOTTOM=1.78'
S SANITARY SEWER MANHOLE SIGN POST SPRINKLER PUMP SPRINKLER PUMP	LOT 30	×9.64 R54
 STANDPIPE STORM SEWER MANHOLE STB STREET LIGHT BOX 		
SWALE INLET IELEPHONE BOX (SOUTHERN BELL)		
© or B TELEPHONE MANHOLE (SO. BELL) C TELEPHONE PAYPHONE		₩ ₩
TRAFFIC HAND HOLE TRAFFIC UTILITY BOX TEB TRAFFIC CONTROL POST T		3
TRAFFIC SIGNAL POST TSB TRAFFIC SIGNAL BOX		
TREE & PALM UNDERGROUND UTILITY MARKER UNKNOWN UTILITY MANHOLE	$\frac{1}{100} \frac{1}{100} \frac{1}$	
UNKNOWN UTILITY MANHOLE UNKNOWN UTILITY HAND HOLE WATER MANHOLE	LOT 2	
WM WATER METER WV WATER VALVE WLP WOOD LIGHT POLE	40 ¹ LOT 29	
WPP WOOD POWER POLE WTP WOOD TELEPHONE POLE		
د. HANDICAP PARKING کار STROLLER PARKING	BLOCK CK 121 013 REAL PC	(173,78,
<u>ABBREVIATIONS:</u> <i>R</i> denotes RADIUS Δ denotes DELTA ANGLE		(3.
denotes ARC DISTANCE CH.D. denotes CHORD LENGTH or CHORD DISTANCE CH.B. denotes CHORD BEARING T denotes TANGENT DISTANCE		رو _× (ب)
P.C.P. denotes PERMANENT CONTROL POINT P.R.M. denotes PERMANENT REFERENCE MONUMENT P.B. denotes PLAT BOOK		l
PG. denotes PAGE P.O.C. denotes POINT OF COMMENCEMENT P.O.B. denotes POINT OF BEGINNING OHW denotes OVERHEAD UTILITY WIRES		×9.3 th
O.R.B. denotes OFFICIAL RECORDS BOOK P.C. denotes POINT OF CURVATURE C.B.S. denotes CONCRETE BLOCK STRUCTURE		
CONC. denotes CONCRETE C.L.F. denotes CHAINLINK FENCE M.F. denotes METAL FENCE W.F. denotes WOOD FENCE		- 3 -3-3-
F.F.E. denotes FINISH FLOOR ELEVATION F.F.P. denotes FOUND IRON PIPE S.I.P. denotes SET 1/2" IRON PIPE & LB-87 CAP	STAIRTIELL STAIRT	£
F.N.D. denotes FOUND NAIL & BRASS DISC S.N.D. denotes SET LB-87 NAIL & BRASS DISC		
C.I.P. denotes CORRUGATED IRON PIPE CLR. denotes CLEAR E.T.P. denotes ELECTRIC TRANSFORMER PAD ENCRE denotes EUCROACLIMENT		Not and and a series and a series of the ser
ENCR. denotes ENCROACHMENT D.C. denotes DEPRESSED CURB PL. denotes PLANTER (C) denotes CALCULATE DISTANCE	CONC. STRIP	AREA LET BRA BRA BRA BRA BRA
(C) denotes CALCULATE DISTANCE I.E. denotes INVERT ELEVATION T.O.P. denotes TOP OF PIPE	BPM PAVERS * HANDRAIL	
(D) denotes DEED DISTANCE (L) denotes DISTANCE BY LEGAL DESCRIPTION (M) denotes MEASURED DISTANCE	- RPM - BPM	$ \underbrace{BPM}_{LOT} \underbrace{BPM}_{g} \underbrace{BPM}$
(R) denotes RECORD OR PLATTED DISTANCE	249 No. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	73.01' S.N.D.
BOTTOM — APPROXIMATE BOTTOM OF SLOPE COMM — COMMUNICATION DRAIN — DRAINAGE	255 253 CM + + + + + + + + + + + + + + + + +	×1 ^{3.0} PLAT
FPL ELECTRIC FM FORCE IRRIG IRRIGATION		OF-WAY MAP, LINE MAP_BOOK_124, PAGE_22NO2°4
GAS	$\frac{c_0}{c_0} = \underline{c_0} = c_0$	BEAM
TOP — APPROXIMATE TOP OF BANK VEG VEGETATION LINE WM — WATER MATER ACCESS DIGUT OF WAY LINE	$LOT 26 \xrightarrow{BEAM}{INE} \boxed{\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	J.I.T .
	GUIDEWAY DRIP LINE	└_NC ME
		SE
		1
	LOT 25	5
		1



CENEDAL	LECEND.
GENERAL G	<u>LEGEND:</u> AERIAL TARGET
⊂==⊙	ALUMINUM LIGHT POST ALUMINUM LIGHT POST (SINGLE)
⊡⊸⊙⊸≘	ALUMINUM LIGHT POST (DOUBLE) ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (IRIPLE)
	ANCHOR/GUY WIRE
	BACKFLOW PREVENTER ASSEMBLY CABLE TELEVISION BOX
	CATCH BASIN CATCH BASIN CATCH BASIN F—3
<u> </u>	CENTERLINE
	CHECK VALVE ASSEMBLY COLUMN (CIRCULAR)
	COLUMN (SQUARE) CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE) CONCRETE POWER POLE
	CONTROL POINT COMMUNICATION PULL BOX
or IN	CURB INLET
Circosi Circos	DOUBLE DETECTOR CHECK VALVE DRAIN (CIRCULAR OR SQUARE)
EL EPB	ELECTRIC BOX (ABOVE GROUND) ELECTRIC PULL BOX (BELOW GROUND)
	ELECTRIC HAND HOLE
₽ [°] or 9 [°]	ELECTRIC OUTLET ELEVATIONS (SEE NOTES FOR DATUM)
(Ô)	FIRE HYDRANT FIRE LINE SIAMESE CONNECTION
to to to to to to to to to to to to to t	FIRE LINE CONNECTION
₽ E	FLAGPOLE FLOW LINE
Ē	FORCE MAIN MANHOLE FORCE MAIN VALVE
Ē	F.P.L ELECTRIC MANHOLE F.P.L. FIBER NETWORK
FPLP	F.P.L. TRANSMISSION POLE
● G	GAS MANHOLE GAS METER
	GAS PUMP GAS VALVE
© ©	GREASE TRAP MANHOLE GROUND LIGHTING
● B0	GUARD POST, BOLLARD IRRIGATION HAND HOLE
Ď	IRRIGATION VALVE
	MAILBOX MONITOR WELL MONIMENT LINE
	MONUMENT LINE P-5 INLET
	P–6 INLET PARKING METER
O¦⊟ or ♀□ ●PRM	PEDESTRIAN CROSSING SIGNAL PERMANENT REFERENCE MONUMENT
©∎ œ≕⊖	POST INDICATOR VALVE VACUUM BREAKER ASSEMBLY
<u>₽</u>	PROPERTY LINE ROUND CATCH BASING
co Ø	SANITARY SEWER CLEANOUT
S 	SANITARY SEWER MANHOLE SIGN POST
•	SPRINKLER PUMP STANDPIPE
D SLB	STORM SEWER MANHOLE STREET LIGHT BOX
⊠ ₽	SWALE INLET TELEPHONE BOX (SOUTHERN BELL)
<₽ © or B	TELEPHONE HAND HOLE TELEPHONE MANHOLE (SO. BELL)
	TELEPHONE PAYPHONE TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX TRAFFIC CONTROL POST
	TRAFFIC SIGNAL POST TRAFFIC SIGNAL BOX
3 ×	TREE & PALM
	UNDERGROUND UTILITY MARKER UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE WATER MANHOLE
WM WV	WATER METER WATER VALVE
WLP WPP	WOOD LIGHT POLE
WTP	WOOD POWER POLE WOOD TELEPHONE POLE
- Sector	HANDICAP PARKING STROLLER PARKING
ABBREVIA	ATIONS:
R denot ∆ denot L denot	
CH.D. denoi	tes CHORD LENGTH or CHORD DISTANCE tes CHORD BEARING
T denot P.C.P. denot	tes TANGENT DISTANCE tes PERMANENT CONTROL POINT
P.B. denot PG. denot	tes PERMANENT REFERENCE MONUMENT tes PLAT BOOK tes PAGE
P.O.C. denot P.O.B. denot	tes POINT OF COMMENCEMENT tes POINT OF BEGINNING
ORR denoi	tes OVERHEAD UTILITY WIRES tes OFFICIAL RECORDS BOOK tes POINT OF CURVATURE
CUNC. aenot	tes POINT OF CURVATURE tes CONCRETE BLOCK STRUCTURE tes CONCRETE
C.L.F. denot	es CHAINLINK FENCE es METAL FENCE tes WOOD FENCE
F.F.E. denot F.I.P. denot	tes FINISH FLOOR ELEVATION tes FOUND IRON PIPE
S.I.P. denot	tes SET 1/2" IRON PIPE & LB-87 CAP
SND denot	tes FOUND NAIL & BRASS DISC tes SET LB–87 NAIL & BRASS DISC tes CORRUGATED IRON PIPE
CLR. denot E.T.P. denot	tes CLEAR tes ELECTRIC TRANSFORMER PAD
ENCR. denot D.C. denot	tes ENCROACHMENT tes DEPRESSED CURB
(C) denote	tes PLANTER es CALCULATE DISTANCE tes INVERT ELEVATION
	tes INVERT ELEVATION tes TOP OF PIPE
(D) denot	tes DEED DISTANCE tes DISTANCE BY LEGAL DESCRIPTION
(L) denot	tes MEASURED DISTANCE
(M) denot	
(M) denot	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot —— BOTTON —— COMM —— DRAIN —— FPL –	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot — BOTTON — COMM — DRAIN — FPL - — FM - — IRRIG	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot —— BOTTON —— COMM —— DRAIN —— FPL –	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot — BOTTON — COMM — DRAIN — FPL — — FR — — GAS — GAS — OHW — SM — — TOP — VEG	tes RECORD OR PLATTED DISTANCE
(M) denot (R) denot COMM COMM DRAIN H FPL- FM - IRRIG GAS OHW SM - TOP	tes RECORD OR PLATTED DISTANCE

