

FAST TRACK PLAT AGREEMENT

1. The undersigned Diego D. Rodriguez, Trustee is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 146 Lots and 19 Tracks.
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. Z2024000020 and plan(s) prepared by, and dated _____ . (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.

Diego D. Ramirez
Signature of Owner

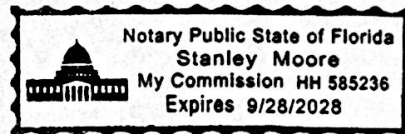
Diego D Ramirez
Print Name

Sworn to and subscribed before me this 15 day of November, 2024.

Stanley Moore
Notary Public

My Commission Expires: 9/28/2028

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 : (165 1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SAN DIEGO VILLAS

Diego D. Rodriguez, Trustee c/o Pedro Portela

2. Owner's Name: (c/o LENNAR HOMES, LLC) Phone: (305) 559-1951

Address: 5505 Waterford District Drive, 5th Floor City: Miami State: FL Zip Code: 33126

Owner's Email Address: c/o Pedro Portela; Pedro.Portela@Lennar.com

3. Surveyor's Name: Hadonne Corp. Phone: 305-266-1188

Address: 1985 NW 88th Ct Suite 101 City: Doral State: FL Zip Code: 33174

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): 30-7826-000-0173 / 30-7826-000-0160 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: SW 192nd Ave & SW 355 Street & SW 189th Ave

7. Present Zoning: AU Zoning Hearing No.: Z2024000020

8. Proposed use of Property:
Single Family Res. (146 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.

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:

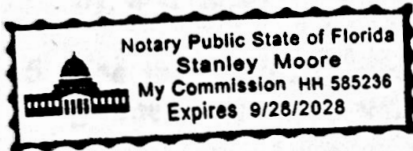
✓ Signature of Owner:

(Print name & Title here):

[Handwritten Signature]
Diego D. Rodriguez

BEFORE ME, personally appeared DIEGO RODRIGUEZ, this 15 day of November 2028 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known DRIVE LICENSE or produce DRIVE LICENSE as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15 day of November, 2028 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here):

[Handwritten Signature]
Stanley Moore
9/28/2028

(Commission Expires)

(Commission Number)

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

TENTATIVE PLAT OF SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

NOTICE:
This Document is not full and complete without all pages.
(Total of Four (4) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work for the Boundary and Topographic Survey was on November 14, 2024.

SECTION 2) LEGAL DESCRIPTION:

The South 1/2 of the South 1/2 of Northwest 1/4 of the Southeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND

The East 1/2 of the North 1/2 of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 57 South, Range 38 East, lying and being in Dade County, Florida, less therefrom the North 25 feet and the East 25 feet thereof.

Property Address and Tax Folio Numbers:

SW 189th Avenue and SW 355th Street, Miami, Florida 33034
(Vacant Parcels)
Folio No. 30-7826-000-0160
Folio No. 30-7826-000-0173

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:

Bearings as shown hereon are based upon the West Line of the Southeast 1/4 of Section 26, Township 57 South, Range 38 East with an assumed bearing of S00°36'19"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AH", with a Base Flood Elevation being 9 Feet as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami Dade County Unincorporated Areas), Map Panel No. 12086C0710, 12086C0720, 12086C0730, 12086C0740 Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Warranty Deed, dated June 21st, 2022, recorded in Official Records Book 33249, Page 2816, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number B-432, Elevation 7.34 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:

Diego Daniel Rodriguez, Trustee of Diego Daniel Rodriguez Irrevocable Trust, Martha Maria Munoz Irrevocable Trust, Daniel Jose Rodriguez Irrevocable Trust.
3070 Gifford Lane
Miami, Florida 33133
Contact: Marc Szasz
Phone: 727.455.3680
email: marc.szasz@lennar.com

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 DATA:
Zoning: RU-4L (Limited Apartment House District)
Existing Land Use: Vacant
Number of Blocks: 18
Number of Lots: 146
Type of Residential Units: Townhouses
Number of Tracts: 19
Tracts "A" & "B": Private Roads
Tracts "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "N", "O", "P", "R" and "S": Landscape Tracts
Tract "Q": Pump Station Site
Tract "M": Landscape & Playground
Zoning Hearing Z2024000020

SECTION 9) FLOOD CRITERIA:

Miami Dade County Flood Criteria: 8.6 Feet ± (NGVD 29)

SECTION 12) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33174
Phone No. (305) 266-1188
E-mail: platting@hadonne.com

SECTION 13) 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
Professional 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
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the original signature and 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
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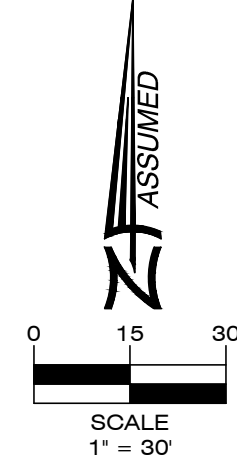
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
or
SW 189th AVENUE & SW 355th STREET, Miami, Florida 33034

| REVISIONS | DATE | BY | DESCRIPTION |
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| 1 | 12-30-2024 | LD | ADDRESSING PLAT COMMITTEE COMMENTS |
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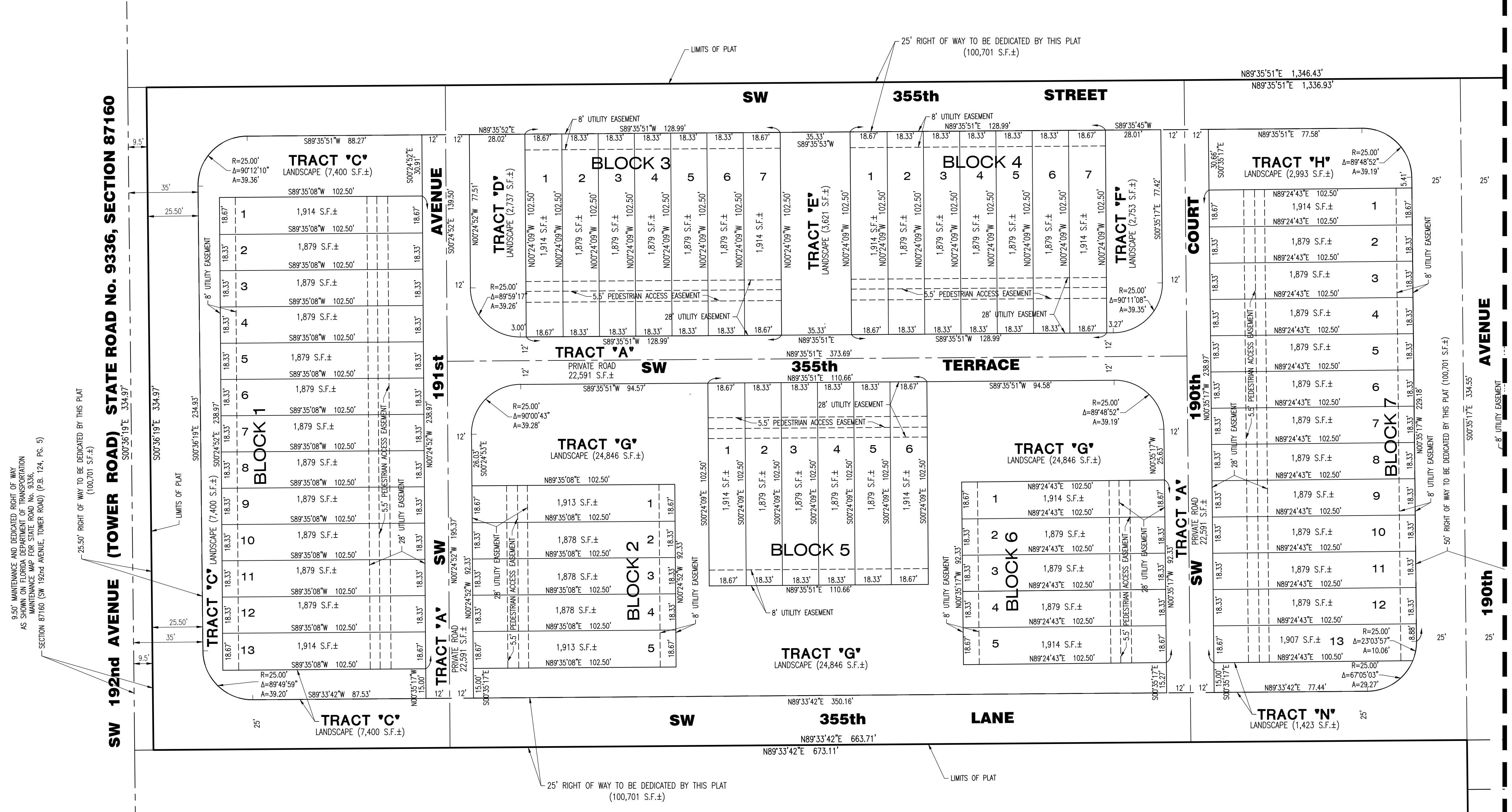
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| Field Book: | FILE |
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| TECH BY: | RI |
| QA/QC BY: | JS |
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TENTATIVE PLAT OF SAN DIEGO VILLAS

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| SYMBOL | DESCRIPTION |
|-----------|-------------------------------|
| A= | CURVE ARC LENGTH |
| R= | CURVE RADIUS |
| Δ= | CURVE DELTA ANGLE |
| R/W | RIGHT-OF-WAY |
| CBS | CONCRETE BLOCK STUCCO |
| NAV/D | NORTH AMERICAN VERTICAL DATUM |
| PB | PLAT BOOK |
| PC | PAGE |
| F.A.N.D. | FOUND NAIL & DISK |
| F.I.P. | FOUND IRON PIPE |
| 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 |
| C.B. | CATCH BASIN |
| E.W.P. | ELECTRICAL WALL PANEL |
| F.H. | FIRE HYDRANT |
| D.C.I. | DRAINAGE CURB INLET |
| B.F.P. | BACKFLOW PREVENTOR |
| G.M. | GAS METER |
| P.S. | PEDESTRIAN SIGNAL |
| E.U.B. | ELECTRIC UTILITY BOX |
| L.P. | LIGHT POLE |
| G.A. | GUY ANCHOR |
| W.M. | WATER METER |
| W.V. | WATER VALVE |
| G.T.M. | GREASE-TRAP MANHOLE |
| S.S.C.-O. | SANITARY SEWER CLEAN-OUT |
| S.S.M.H. | SANITARY SEWER MANHOLE |
| S.S.V. | SANITARY SEWER VALVE |
| M.H.U. | MANHOLE UNKNOWN |
| D.M. | DRAINAGE MANHOLE |
| S.M.A. | SIGNAL MAST ARM |
| I. | INTERCOM |
| P. | POST |
| S. | SIGN |
| M. | MAILBOX |
| C.U.P. | CONCRETE UTILITY POLE |
| G. | GUARDRAIL |
| F.P.T. | FPL TRANSFORMER |
| W.U.P. | WOOD UTILITY POLE |
| T.N. | TREE NUMBER |
| U.S.N. | UTILITY STRUCTURE NUMBER |
| CBS.W. | CBS WALL |
| W.F. | WOOD FENCE |
| I.F. | IRON FENCE |
| I.R.G. | IRON ROLLING GATE |
| I.S.G. | IRON SWING GATE |
| C.L.F. | CHAIN-LINK FENCE |
| C.L.R.G. | CHAIN-LINK ROLLING GATE |
| C.L.S.G. | CHAIN-LINK SWING GATE |
| F.O. | FENCE_OTHER |
| T. | TREE |
| P.T. | PINE TREE |
| P.L.T. | PALM TREE |
| P.L. | PROPERTY LINE |
| R.W.L. | RIGHT-WAY LINE |
| E.L. | EASEMENT LINE |
| X-U.D. | X-UTIL-DRAIN |
| X-U.S. | X-UTIL-SANT |
| O.U.L. | OVERHEAD UTILITY LINE |
| E.E. | EXISTING ELEVATION |
| G. | GRAVEL |
| B. | BRICK |
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| C. | CONCRETE |
| T. | TILE |
| A.P. | ASPHALT PAVEMENT |
| H.T.S. | HANDICAP TACTILE STRIP |



MAP OF SUBDIVISION GEOMETRY

FOR CONTINUATION SEE SHEET 3 OF 4

NOTICE:
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HADONNE

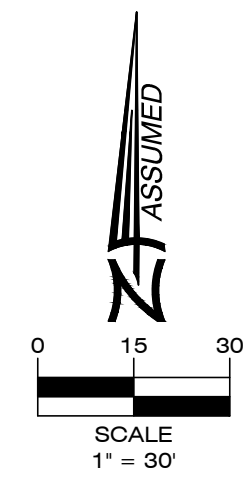
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
of
SW 185th AVENUE & SW 355th STREET, Miami, Florida 33034

| REVISIONS | FILE |
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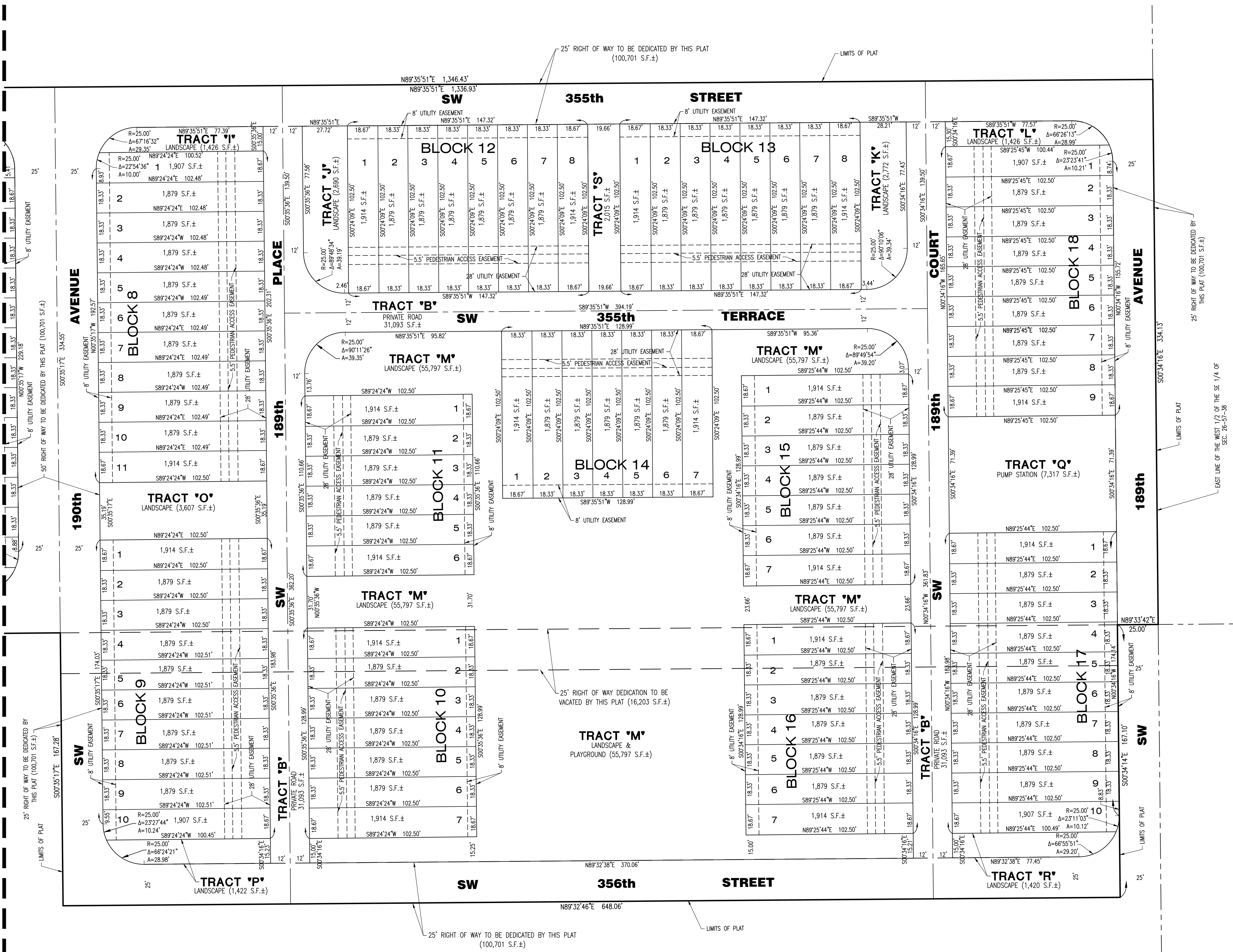
TENTATIVE PLAT OF SAN DIEGO VILLAS

THE SOUTH 1/2 OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA



| SYMBOL | DESCRIPTION |
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FOR CONTINUATION SEE SHEET 2 OF 4



MAP OF SUBDIVISION GEOMETRY

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 for
 LENNAR HOMES, LLC
 or
 SW 189th Avenue & SW 355th Street, Miami, Florida 33034

| REVISIONS | DATE | BY | DESCRIPTION |
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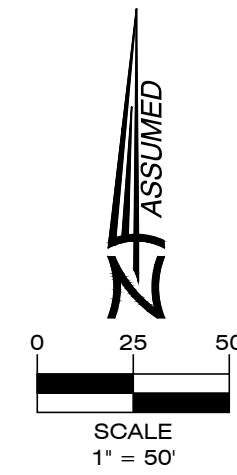
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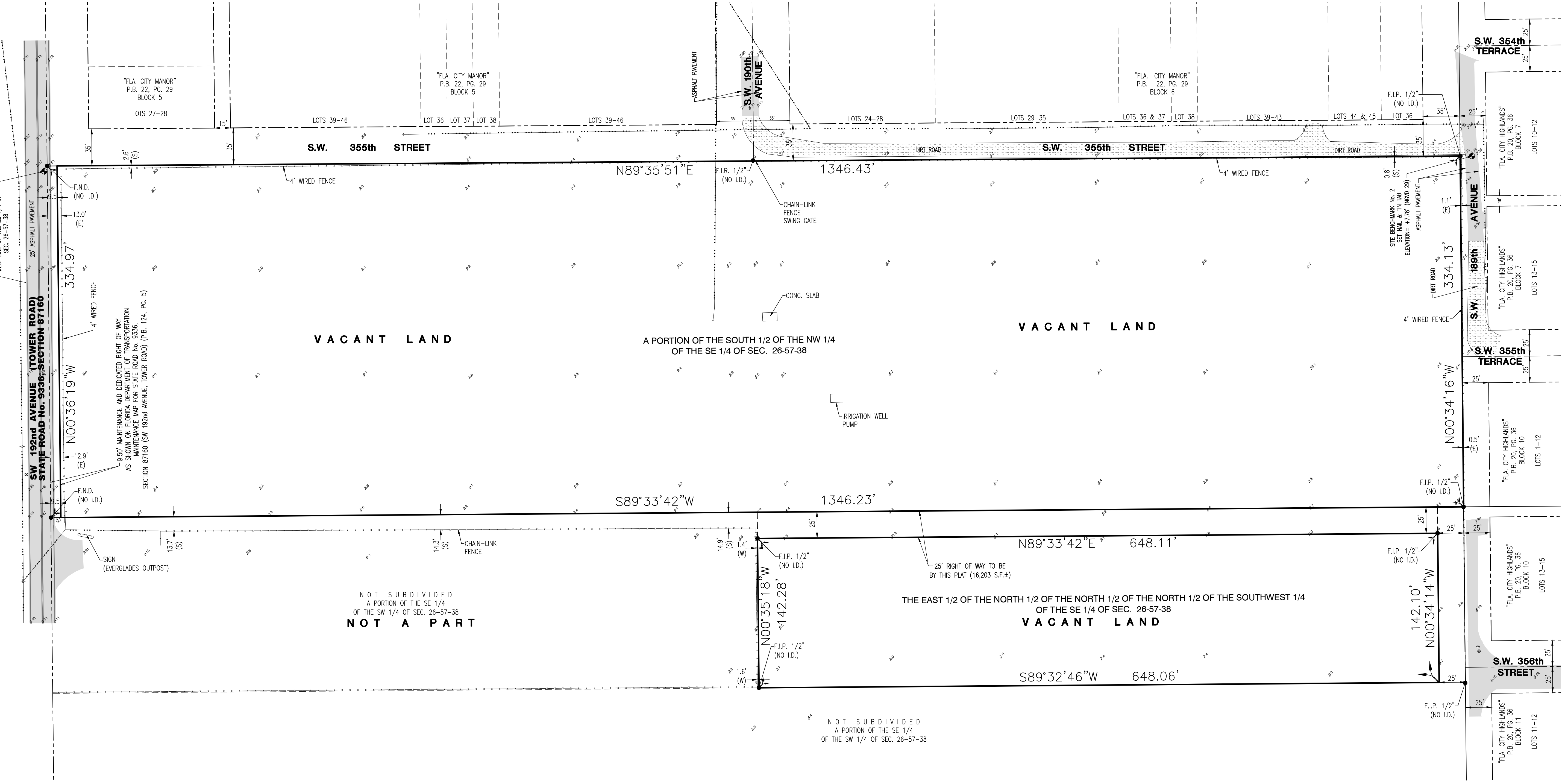
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NOT SUBDIVIDED
A PORTION OF THE SE 1/4 OF
THE SW 1/4 OF SEC. 26-57-38



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

| SYMBOL | DESCRIPTION |
|----------|----------------------------------|
| ● | FOUND IRON REBAR |
| ○ | FOUND IRON PIPE WITH CAP |
| — | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| CBS | 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 |
| ○ | GAS METER |
| ○ | PEDESTRIAN SIGNAL |
| □ | ELECTRIC UTILITY BOX |
| — | LIGHT POLE |
| — | GUY ANCHOR |
| — | WATER METER |
| ○ | WATER VALVE |
| ○ | GREASE-TRAP MANHOLE |
| ○ | SANITARY SEWER CLEAN-OUT |
| M.H.S. | SANITARY SEWER MANHOLE |
| ○ | SANITARY SEWER VALVE |
| ○ | MANHOLE UNKNOWN |
| M.H.D. | DRAINAGE MANHOLE |

| | |
|----|--------------------------|
| — | SIGNAL MAST ARM |
| — | INTERCOM |
| — | POST |
| — | SIGN |
| — | MALIBOX |
| — | CONCRETE UTILITY POLE |
| — | GUARDRAIL |
| — | F.I.P. TRANSFORMER |
| — | WOOD UTILITY POLE |
| T1 | TREE NUMBER |
| — | UTILITY STRUCTURE NUMBER |
| — | CBS WALL |
| — | BRICK |
| — | WOOD FENCE |
| — | IRON FENCE |
| — | IRON ROLLING GATE |
| — | IRON SWING GATE |
| — | CHAIN-LINK FENCE |
| — | CHAIN-LINK ROLLING GATE |
| — | CHAIN-LINK SWING GATE |
| — | FENCE_OTHER |

| | |
|---|------------------------|
| ○ | TREE |
| ○ | PINE TREE |
| ○ | PALM TREE |
| — | PROPERTY LINE |
| — | RIGHT-WAY LINE |
| — | EASEMENT LINE |
| — | X-UTL-DRAN |
| — | X-UTL-SANT |
| — | OVERHEAD UTILITY LINE |
| — | EXISTING ELEVATION |
| — | GRAVEL |
| — | BUILDING HATCH |
| — | CONCRETE |
| — | TILE |
| — | ASPHALT PAVEMENT |
| — | HANDICAP TACTILE STRIP |

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
for
LENNAR HOMES, LLC
of
SW 189th Avenue & SW 355th Street, Miami, Florida 33034

| REVISIONS | DATE | BY | DESCRIPTION |
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| Field Book: | FILE |
| DRAWN BY: | LD |
| TECH BY: | RI |
| QA/QC BY: | JS |
| Job No.: | 24140 |
| | 4/4 |

NOTICE:
This Document is not full and complete without all pages. (Total of Four (4) pages)