

## FAST TRACK PLAT AGREEMENT

1. The undersigned ANTONIA CORTEGUERA is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 38 RESIDENTIAL UNITS, ONE GROSERY STORE BUILDING AND ONE RESTAURANT BUILDING.
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 Z2023000508 and plan(s) prepared by, and dated DTI ARCHITECTS . (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.

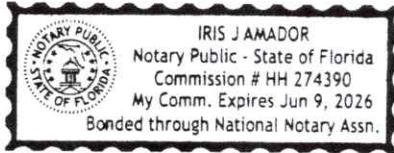
10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

Signature of Owner

Antonia Cortez

Print Name

Sworn to and subscribed before me this 5<sup>th</sup> day of February, 2025.



Notary Public

My Commission Expires: Jun 9, 2026

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.

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

Number of Sites : ( 41)

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: MMG EQUITYPARTNERS

2. Owner's Name: Corteguera 14424 LLC Phone: (305) 851-1947

Address: 617 SW 47 CT City: MIAMI State: FL Zip Code: 33134

Owner's Email Address: mpuente@mmgequitypartners.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-4910-003-0460 / 30-4910-003-0480 / 30-4910-003-0481 / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 144 AVE & SW 26 ST

7. Present Zoning: RU-1 MA Zoning Hearing No.: Z2023000508

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 19,432 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( 5,104 Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units 38 )

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: \_\_\_\_\_

(Print name & Title here):

*[Handwritten Signature]*

*Antonia Corteguera, manager*

BEFORE ME, personally appeared Antonia Corteguera this 5th 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 FL Driver's License or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of February, 2025 A.D.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

*Iris Amador*

Jun 9, 2026

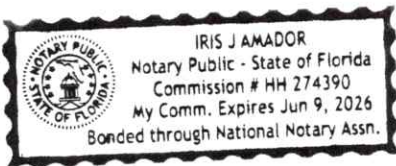
(Commission Expires)

HH 274390

(Commission Number)

(NOTARY SEAL)

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



**LEGAL DESCRIPTION**

FOLIO # 30-4910-003-0460

FOLIO # 30-4910-003-0480

FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



# TENTATIVE PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY **MMG EQUITY PARTNERS**

A REPLAT OF PORTION OF TRACTS 31 AND 32 OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46,  
PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SE 1/4 OF THE S/W OF SECTION 10,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



**MMG EQUITY PARTNERS**  
**THE S.W. 1/4 OF SEC. 10-54S-39E**  
**MIAMI-DADE COUNTY, FLORIDA**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

**GENERAL SURVEYOR NOTES:**

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

- THE PLAT OF J.G. HEAD FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 44, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF HELENA HOMES, AS RECORDED IN PLAT BOOK 159, PAGE 7, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF TERRY ENTERPRISES, AS RECORDED IN PLAT BOOK 166, PAGE 54, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF MANION AT SION FIRST ADDITION, AS RECORDED IN PLAT BOOK 167, PAGE 97, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

**CERTIFIED TO:**  
MMG EQUITY PARTNERS

**LEGAL DESCRIPTION**  
FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

PREPARED FOR  
**MMG EQUITY PARTNERS**  
PREPARED BY  
**AMERICAN SERVICES OF MIAMI, CORP.**  
CONSULTING ENGINEERS - PLANNERS-SURVEYORS  
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

**CONTACT PERSON INFORMATION**  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
**ed pino** Digitally signed by ed pino  
Date: 2025.02.12 17:11:08 -05'00'



DATE: FEB. 12, 2025

REVISED

**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers . Planners . Surveyors

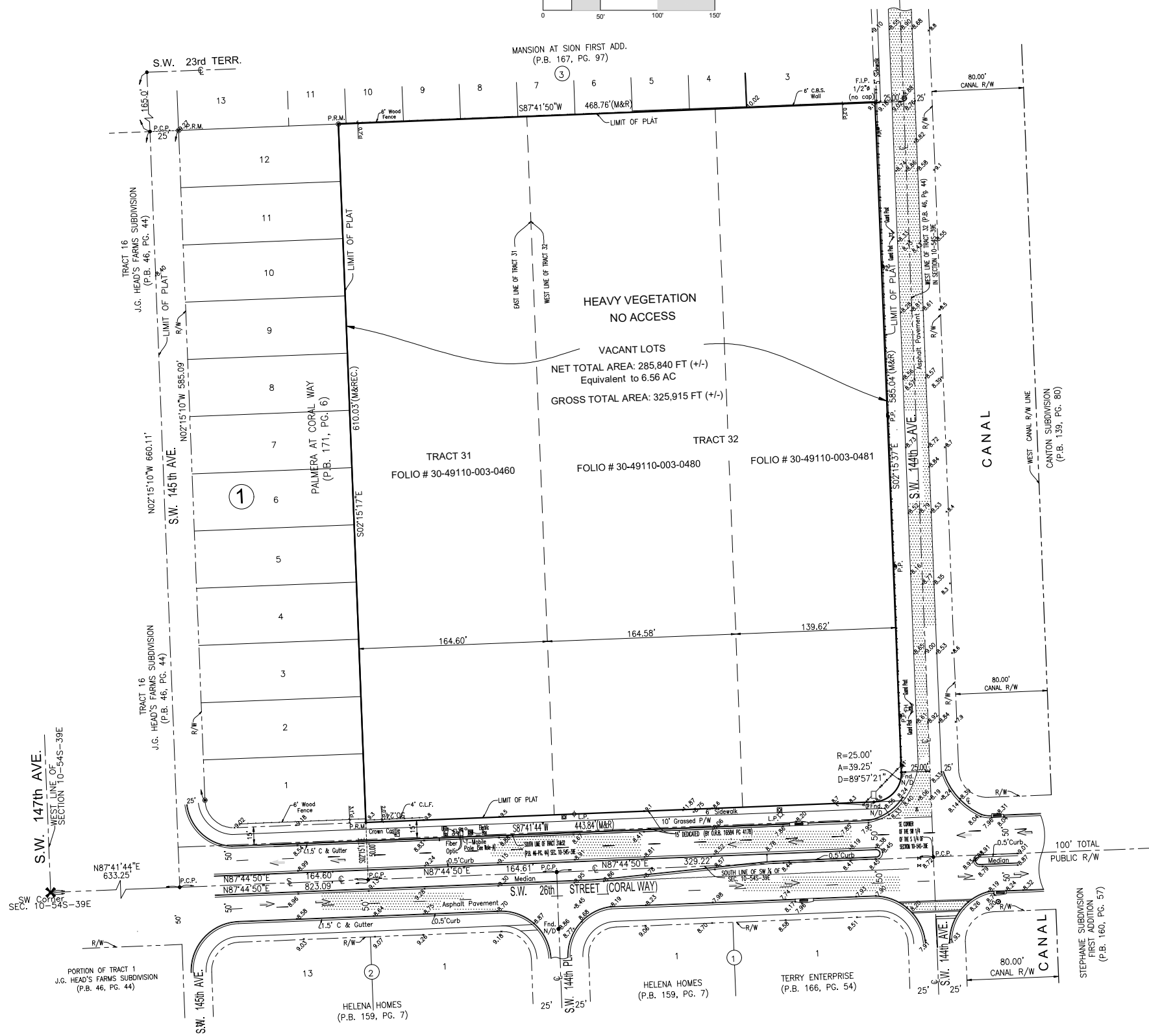
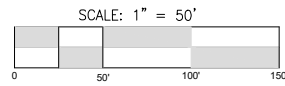
266 GIRALDA AVENUE - 33134  
CORAL GABLES, FLORIDA  
Ph: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

FOR: MMG EQUITY PARTNERS	CHECKED BY: E.P.	PAGE No. 1
SCALE: 1"=40'	DRAWN BY: DG	FIELD BOOK No.
DATE: 12/19/24	DESIGNED BY: E.P.	
	APPROVED BY: E.P.	

ORDER No.  
**24-1125**  
SHEET No.  
**1**

# TENTATIVE PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY MMG EQUITY PARTNERS

A REPLAT OF PORTION OF TRACTS 31 AND 32 OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SE 1/4 OF THE S/W OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



NOTE: A

NORTHING	EASTING	LONGITUDE	LATITUDE
512761.3590'	843965.2390'	822544.0000'	25°44'35.50\"/>

CERTIFIED TO:  
MMG EQUITY PARTNERS

LEGAL DESCRIPTION  
FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

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ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
- THERE ARE NO VISIBLE ENCROACHMENT ON THE SUBJECT PROPERTY  
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)  
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

- JOB SPECIFIC SURVEYOR NOTES:
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0431L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.56 FEET** (NGVD)
  - LAND AREA OF SUBJECT PROPERTY: (FOLIO : 30-4910-003-0460) 100,624 SF (+/-) AS PER OFFICIAL RECORDS/ 100,409 SF (+/-) (C)  
(FOLIO : 30-4910-003-0480) 97,783 SF (+/-) AS PER OFFICIAL RECORDS/ 100,400 SF (+/-) (C)  
(FOLIO : 30-4910-003-0481) 92,783 SF (+/-) AS PER OFFICIAL RECORDS/ 85,031 SF (+/-) (C)  
TOTAL AREA: 6.56 AC
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. 4932**, WITH AN ELEVATION OF **9.12 FEET**.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°15'37"E. OF S.W. 144th AVE., LYING AND BEING INS SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI DADE COUNTY, FLORIDA.
  - THE SUBJECT PROPERTY IS ZONED "RU-1MA".
  - SITE FLOOD CRITERIA: 8.56 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.

SITE ADDRESS: 149XX S.W. 25th, MIAMI, FL 33175  
JOB NUMBER: 24-1125  
DATE OF SURVEY: DECEMBER 03, 2024  
FOLIO NUMBER: 30-4910-003-0460 / 30-4910-003-0480/30-4910-003-0481

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.  
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.  
I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ABBREVIATION (IF ANY APPLIED)

A = CONCRETE ALIQUOT	B = BENCH MARK	C = CENTER LINE	D = DRAINAGE	E = EASEMENT	F = FENCE	G = GROUND	H = HOLE	I = IRON	J = JOINT	K = KICK	L = LIGHT	M = MANTLE	N = NAIL	O = OIL	P = POINT	Q = QUANTITY	R = R/W	S = SET	T = TYPICAL	U = UTILITY	V = VALVE	W = WALL	X = X	Y = Y	Z = Z
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SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (B.D.G.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	WM WATER METER
ROOFED AREAS	TV-CABLE BOX
WATER (EDGE OF WATER)	WM WATER METER
AIR CONDITIONER	CONC. LIGHT POLE
POOL PUMP	WATER HEATER
AT&T BOX	STREET LIGHT

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**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers - Surveyors  
266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
ASO@AMSMI.COM

FOR: MMG EQUITY PARTNERS	CHECKED BY: E.P.	PAGE No. 1
SCALE: 1"=50'	DRAWN BY: DG	FIELD BOOK No.
DATE: 12/9/24	DESIGNED BY:	APPROVED BY:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.S.M. ON THE DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: FEB. 12, 2025

ORDER No. 24-1125  
SHEET No. 2



# TENTATIVE PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY MMG EQUITY PARTNERS

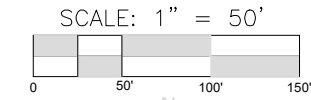
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ABBREVIATION (IF ANY APPLIED)

A	= CURVE LENGTH	ST	= STAKE
B	= RADIUS	TR	= TEMPORARY BENCH MARK
C	= CURVE INTERIOR ANGLE	W	= MEASURED
D	= CHORD OF CURVE	W.M.	= WOOD MARK
E	= ANGLE OF CHORD	W.P.	= WOOD POLE
F	= DISTANCE FROM CURVE INTERIOR ANGLE TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
G	= DISTANCE FROM POINT OF TANGENCY TO POINT OF INTERSECTION	W.P.M.	= WOOD POLE MARK
H	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
I	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
J	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
K	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
L	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
M	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
N	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
O	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
P	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
Q	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
R	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
S	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
T	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
U	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
V	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
W	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
X	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
Y	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK
Z	= DISTANCE FROM POINT OF INTERSECTION TO POINT OF TANGENCY	W.P.M.	= WOOD POLE MARK

SURVEYOR'S LEGEND (IF ANY APPLIED)

[Symbol]	BOUNDARY LINE	[Symbol]	CATCH BASIN
[Symbol]	STRUCTURE (BLDG.)	[Symbol]	MANHOLE
[Symbol]	CONCRETE BLOCK WALL	[Symbol]	O.E. OVERHEAD ELECT.
[Symbol]	METAL FENCE	[Symbol]	POWER POLE
[Symbol]	WOODEN FENCE	[Symbol]	LIGHT POLE
[Symbol]	CHAIN LINK FENCE	[Symbol]	HANDICAP SPACE
[Symbol]	WOOD DECK/DOCK	[Symbol]	FIRE HYDRANT
[Symbol]	ASPHALTED AREAS	[Symbol]	EASEMENT LINE
[Symbol]	CONCRETE	[Symbol]	WATER VALVE
[Symbol]	BRICKS OR PAVERS	[Symbol]	TV-CABLE BOX
[Symbol]	ROOFED AREAS	[Symbol]	WATER METER
[Symbol]	WATER (EDGE OF WATER)	[Symbol]	CONC. LIGHT POLE
[Symbol]	AIR CONDITIONER	[Symbol]	WATER HEATER
[Symbol]	POOL PUMP	[Symbol]	STREET LIGHT
[Symbol]	AT&T BOX		



NOTE: A

NORTHING	512791.3500'	LATITUDE	N28°44'35.50"
EASTING	843062.2300'	LONGITUDE	W 82°59'42.10"

CERTIFIED TO:  
MMG EQUITY PARTNERS

LEGAL DESCRIPTION  
FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY  
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE "AH" (SEE NOTE 1)  
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-04311, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.56 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: (FOLIO : 30-4910-003-0460) 100,624 SF (+/-) AS PER OFFICIAL RECORDS/ 100,409 SF (+/-) (C) (FOLIO : 30-4910-003-0480) 97,783 SF (+/-) AS PER OFFICIAL RECORDS/ 100,400 SF (+/-) (C) (FOLIO : 30-4910-003-0481) 92,783 SF (+/-) AS PER OFFICIAL RECORDS/ 85,031 SF (+/-) (C) TOTAL AREA: 6.56 AC
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. 4932, WITH AN ELEVATION OF 9.12 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°15'37"E. OF S.W. 144th AVE., LYING AND BEING INS SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS ZONED "RU-1MA".
- DEVELOPMENT INFORMATION: PROPOSED MIXED USE  
38 TOWNHOUSE UNITS  
24,536 SF OF COMMERCIAL BUILDING  
AS PER ASPR Z20230000508
- NUMBER OF LOTS: 38 TOWNHOUSES IN THREE BLOCKS  
TRACT "A" - COMMERCIAL SITE  
TRACT "B" - PRIVATE ROAD, UTIL. EASEMENT AND LANDSCAPE TRACT,  
TRACT "C" LANDSCAPE TRACT
- SITE FLOOD CRITERIA: 8.56 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.

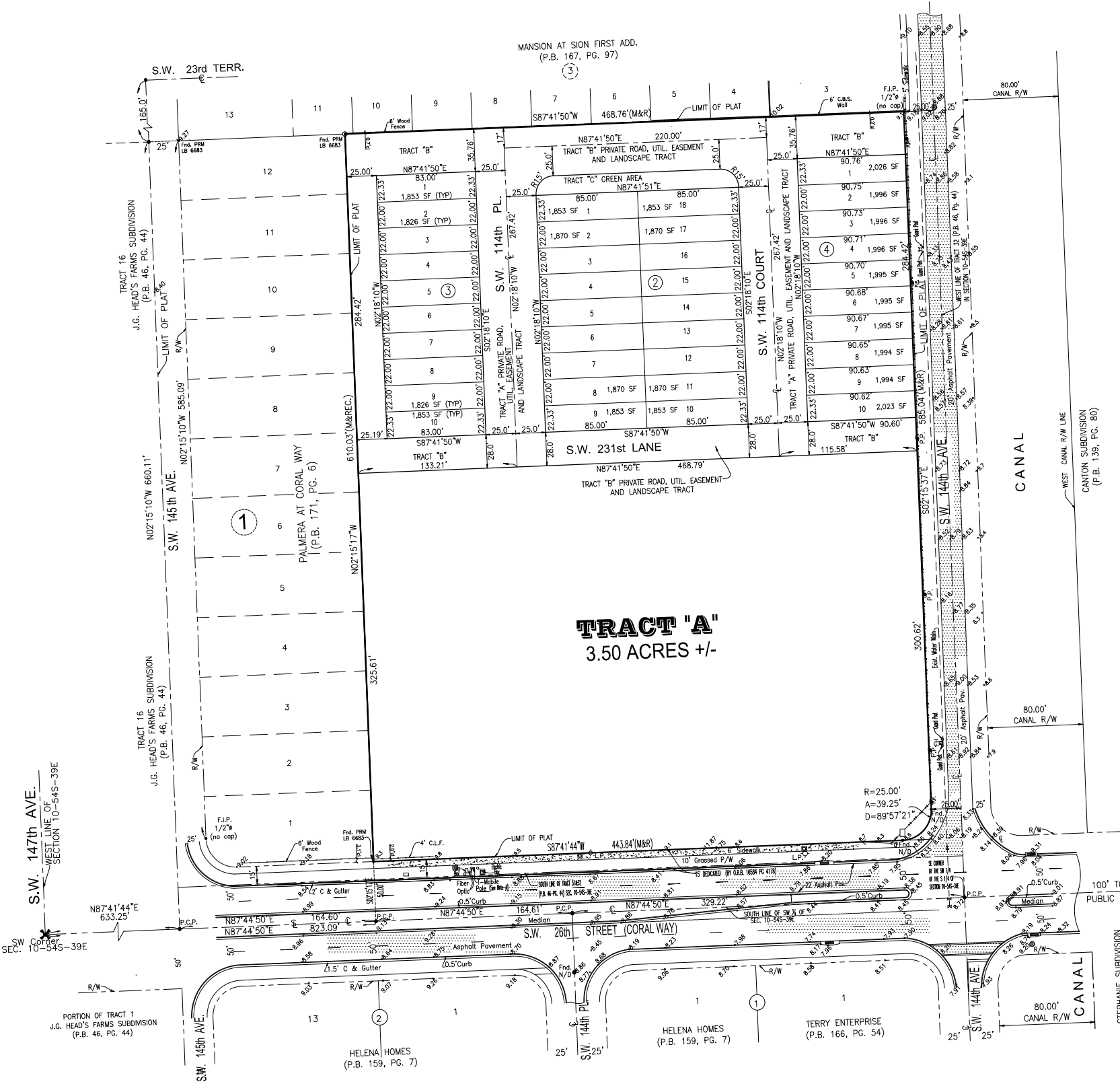
SITE ADDRESS: 149XX S.W. 25th, MIAMI, FL 33175  
JOB NUMBER: 24-1125  
DATE OF SURVEY: DECEMBER 03, 2024  
FOLIO NUMBER: 30-4910-003-0460 / 30-4910-003-0480/30-4910-003-0481

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WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



DATE: FEB, 12, 2025



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FOR: MMG EQUITY PARTNERS  
DRAWN BY: DG  
CHECKED BY: E.P.  
SCALE: 1"=50'  
DESIGNED BY:  
DATE: 12/9/24  
APPROVED BY:  
FIELD BOOK No. 1  
PAGE No. 1

ORDER No.  
24-1125  
SHEET No.  
3