

FAST TRACK PLAT AGREEMENT

1. The undersigned Everglades Fruistand, 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 78 townhouses.
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. Z2024000208 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.

x Robert W. Freer, Jr.
Signature of Owner

Robert W. Freer, Jr.
Print Name

Sworn to and subscribed before me this 22 day of March, 2025.

[Signature]
Notary Public

My Commission Expires: 10-3-27

SEAL

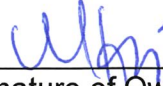


JESUS DIAZ
Commission # MH 450755
Expires October 3, 2027

FAST TRACK PLAT AGREEMENT

1. The undersigned Martha Frassica Rivera is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 78 townhouses.
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. Z2024000208 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.


Signature of Owner

Martha Frassica Rivera
Print Name

Sworn to and subscribed before me this 20 day of March, 2025.




Notary Public
Jacqueline Martinez Regueira
My Commission Expires: _____

SEAL

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

Jeffrey Rivera

Print Name

Sworn to and subscribed before me this 20 day of March, 2025.



SEAL



Notary Public

Jacqueline Martinez Regueira
My Commission Expires: _____

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 : (86)

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 South

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

Address: 5505 Waterford District Drive City: Miami State: FL Zip Code: 33126

Owner's Email Address: Marc.Szasz@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: 33172

Surveyor's Email Address: plattling@gadonne.com

4. Folio No(s): 30-7826-000-0170 / 30-7826-000-0171 / _____ / _____

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

6. Street boundaries: SW 386 Terrace & SW 192 Ave

7. Present Zoning: AU Proposed RU-4L with RU-TH Use Zoning Hearing No.: Z2024000208

8. Proposed use of Property:

Single Family Res.(78 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. 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.

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

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: X

COUNTY OF MIAMI-DADE)

(Print name & Title here): Robert W. Freer, Jr.

BEFORE ME, personally appeared Robert W. Freer, Jr. this 22 day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FLOR or produce FLOR as Identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of March, 2025 A.D.

Signature of Notary Public: [Signature]

(Print, Type name here: Jesus Diaz)

(NOTARY SEAL)

10.3.27
(Commission Expires)

HH 450755
(Commission Number)

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



JESUS DIAZ
Commission # MH 450755
Expires October 3, 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 : (86)

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 South

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

Address: 5505 Waterford District Drive City: Miami State: FL Zip Code: 33126

Owner's Email Address: Marc.Szasz@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: 33172

Surveyor's Email Address: plattng@gadonne.com

4. Folio No(s): 30-7826-000-0170 / 30-7826-000-0171 / _____ / _____

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

6. Street boundaries: SW 356 Terrace & SW 192 Ave

7. Present Zoning: AU Proposed RU-4L with RU-TH Use Zoning Hearing No.: Z2024000208

8. Proposed use of Property:

Single Family Res.(78 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. 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.

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

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

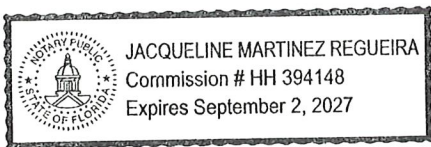
Signature of Owner: Ulbr

COUNTY OF MIAMI-DADE)

(Print name & Title here): Martha Frassica Rivera

BEFORE ME, personally appeared Martha Frassica Rivera this 20 day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 20 day of March, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: J

(Print, Type name here: Jacqueline Martinez Regueira)

HH 394148

(Commission Expires)

9/2/2027

(Commission Number)

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

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)

SS:

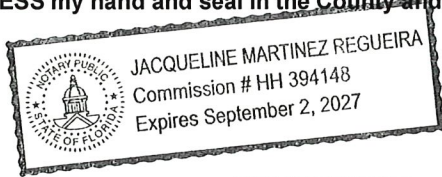
Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jeffrey Rivera

BEFORE ME, personally appeared Jeffrey Rivera this 20 day of March, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 20 day of March, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Signature]

(Print, Type name here): Jacqueline Martinez Regueira

HH 394148
(Commission Expires)

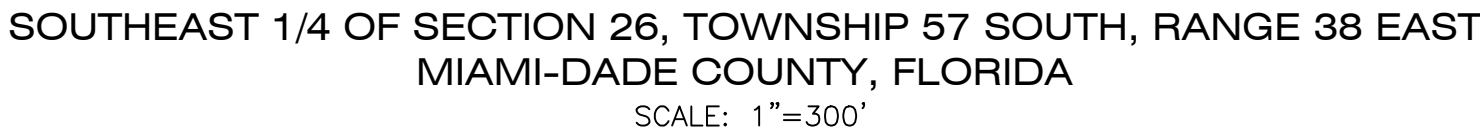
9/2/2027
(Commission Number)

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

A SUBDIVISION OF PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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

This property is to be located in Flood Zone "X" and "AH" with a Base Flood Elevation of 8.5 as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated Areas), Map Panel No. 12086C0720 & 12086C0740, Suffix L, Map Revised Date: September 11, 2009.



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.

Martha Frassica Rivera
Jeffry Rivera
Everglades Fruitstannnd LLC
C/O Lennar Homes LLC
Contact: Pedro Portela
Phone: 305.559.1951
email: Pedro.portela@lennar.com

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.

TENTATIVE PLAT OF "SAN DIEGO VILLAS SOUTH"

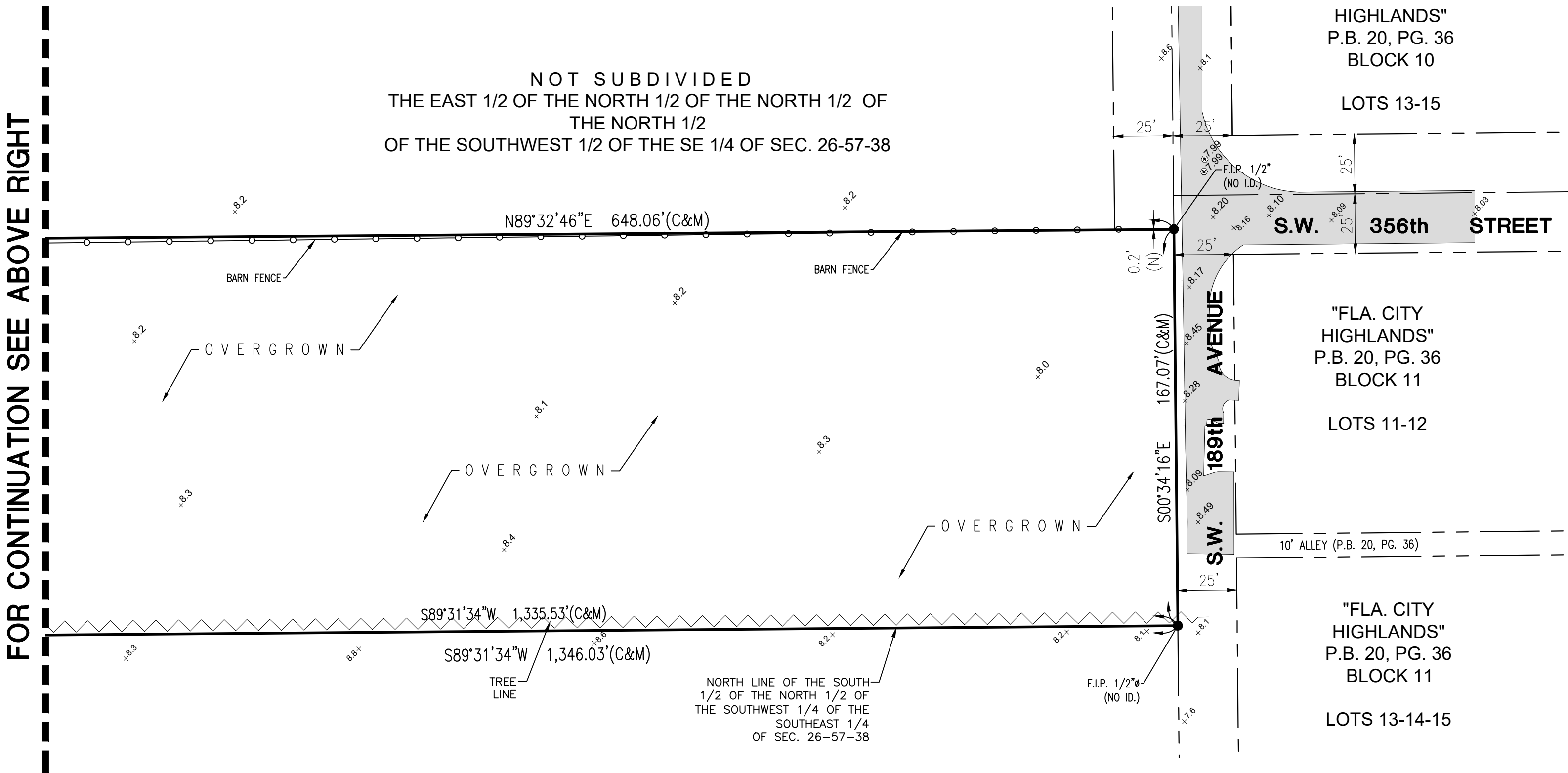
A SUBDIVISION OF PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SYMBOL	DESCRIPTION
AH	CURVE ARC LENGTH
R	CURVE RADIUS
Δ	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.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	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
M.H.S.	SANITARY SEWER MANHOLE
S.S.V.	SANITARY SEWER VALVE
M.H.U.	MANHOLE UNKNOWN
D.M.	DRAINAGE MANHOLE
M.H.D.	MANHOLE UNKNOWN
S.M.A.	SIGNAL MAST ARM
I.R.	INTERCOM
P	POST
S	SIGN
M.B.	MAIL BOX
C.U.P.	CONCRETE UTILITY POLE
G	GUARDRAIL
F.P.T.	FPL TRANSFORMER
W.U.P.	WOOD UTILITY POLE
T1	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.T.	PALM TREE
P.L.	PROPERTY LINE
R.W.L.	RIGHT-WAY LINE
E.L.	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
O.U.L.	OVERHEAD UTILITY LINE
E.E.	EXISTING ELEVATION
G	GRAVEL
B	BRICK
B.H.	BUILDING HATCH
C	CONCRETE
T	TILE
A.P.	ASPHALT PAVEMENT
H.T.S.	HANDICAP TACTILE STRIP

NOT SUBDIVIDED
A PORTION OF THE SE 1/4
OF THE SW 1/4 OF SEC. 26-57-38

10.50' MAINTENANCE & DEDICATED RIGHT OF WAY
AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION
MAINTENANCE MAP FOR STATE ROAD NO. 9336,
SECTION 87160 (SW 192nd AVENUE, TOWER ROAD)
(ROAD MAP BOOK 124, PAGE 5)

FOR CONTINUATION SEE ABOVE RIGHT



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

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

TENTATIVE PLAT SURVEY

for
Lennar Homes, LLC
of
35601 SW 192nd AVENUE, HOMESTEAD, FLORIDA 33034

REVISIONS	FILE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
Field Book:	
FILE	
DRAWN BY:	M.M./LD
TECH BY:	R.I.
QA/QC BY:	J.S.
Job No.:	24139
	2/4

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1995 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

TENTATIVE PLAT OF "SAN DIEGO VILLAS SOUTH"

A SUBDIVISION OF PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

NOT SUBDIVIDED
A PORTION OF THE SOUTH 1/2
OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SEC. 26-57-38

S.W. 355th LANE

TRACT 'D'
LANDSCAPE (1,425 S.F.±)

TRACT 'C'
LANDSCAPE (DOG PARK) (37,789 S.F.±)

TRACT 'A'
PRIVATE ROAD (46,247 S.F.±)

TRACT 'E'
LANDSCAPE (6,417 S.F.±)

TRACT 'A'
PRIVATE ROAD (46,247 S.F.±)

TRACT 'H'
PRIVATE ROAD (20,287 S.F.±)

NOT SUBDIVIDED
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SEC. 26-57-38

SKETCH OF SUBDIVISION GEOMETRY

LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
SWK	SIDEWALK
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.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	ELECTRICAL WALL PANEL

FH	FIRE HYDRANT
DI	DRAINAGE CURB INLET
KB	BACKFLOW PREVENTOR
G	GAS METER
PS	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
LP	LIGHT POLE
GA	GUY ANCHOR
WM	WATER METER
WV	WATER VALVE
GT	GREASE-TRAP MANHOLE
SSC	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE

SV	SANITARY SEWER VALVE
MU	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
MA	SIGNAL MAST ARM
IC	INTERCOM
P	POST
S	SIGN
M	MAILBOX
CUP	CONCRETE UTILITY POLE
GR	GUARDRAIL
FT	FPL TRANSFORMER
WUP	WOOD UTILITY POLE
TN	TREE NUMBER
USN	UTILITY STRUCTURE NUMBER

CBS	CBS WALL
WF	WOOD FENCE
IF	IRON FENCE
IRG	IRON ROLLING GATE
ISG	IRON SWING GATE
CLF	CHAIN-LINK FENCE
CLRG	CHAIN-LINK ROLLING GATE
CLSG	CHAIN-LINK SWING GATE
FO	FENCE-OTHER
T	TREE
PT	PINE TREE
PF	PALM TREE
PL	PROPERTY LINE

RL	RIGHT-WAY LINE
EL	EASEMENT LINE
STW	X-UTL--DRAIN
SAN	X-UTL--SANT
OU	OVERHEAD UTILITY LINE
EE	EXISTING ELEVATION
G	GRAVEL
B	BRICK
BH	BUILDING HATCH
C	CONCRETE
T	TILE
AP	ASPHALT PAVEMENT
HTS	HANDICAP TACTILE STRIP

NOTICE:

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

TENTATIVE PLAT SURVEY

for

Lennar Homes, LLC

or

35601 SW 192nd AVENUE, HOMESTEAD, FLORIDA 33034

REVISIONS

1	
2	
3	
4	
5	

Field Book:

FILE

DRAWN BY:

M.M./LD

TECH BY:

R.I.

CHECKED BY:

J.S.

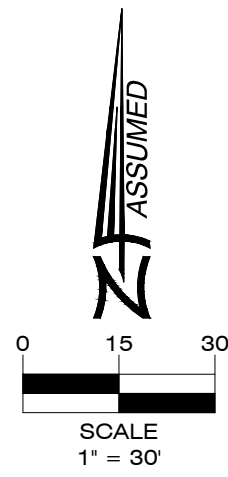
Job No.:

24139

3/4

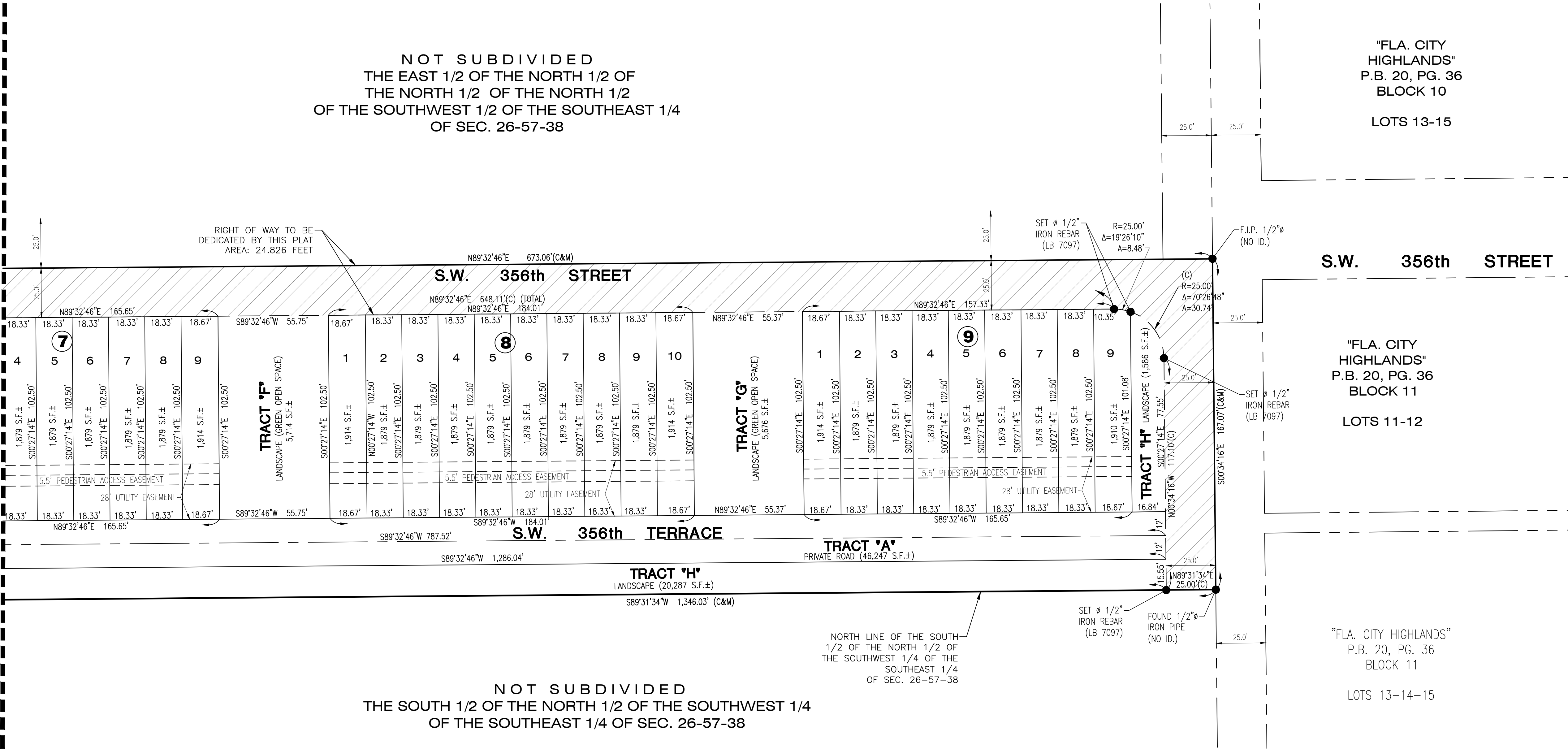
TENTATIVE PLAT OF "SAN DIEGO VILLAS SOUTH"

A SUBDIVISION OF PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



FOR CONTINUATION SEE SHEET 2 OF 4

NOT SUBDIVIDED
THE EAST 1/2 OF THE NORTH 1/2 OF
THE NORTH 1/2 OF THE NORTH 1/2
OF THE SOUTHWEST 1/2 OF THE SOUTHEAST 1/4
OF SEC. 26-57-38



SKETCH OF SUBDIVISION GEOMETRY

LEGEND

SYMBOL	DESCRIPTION
A=	CURVE ARC LENGTH
R=	CURVE RADIUS
Δ=	CURVE DELTA ANGLE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.I.P.	FOUND IRON PIPE
F.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	ELECTRICAL WALL PANEL

PH	FIRE HYDRANT
CD	DRAINAGE CURB INLET
CD	BACKFLOW PREVENTOR
G	GAS METER
◇	PEDESTRIAN SIGNAL
□	ELECTRIC UTILITY BOX
□	LIGHT POLE
←	GUY ANCHOR
W	WATER METER
W	WATER VALVE
GW	GREASE-TRAP MANHOLE
CS	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE

SSV	SANITARY SEWER VALVE
U	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
→	SIGNAL MAST ARM
◇	INTERCOM
◇	POST
◇	SIGN
◇	MAILBOX
◇	CONCRETE UTILITY POLE
---	GUARDRAIL
AT	FPL TRANSFORMER
U	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER

---	CBS 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
---	PINE TREE
---	PALM TREE
---	PROPERTY LINE

---	RIGHT-WAY-LINE
---	EASEMENT LINE
---	X-UTL-DRAIN
---	X-UTL-SANT
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP

NOTICE:

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

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

HADONNE
1995 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 686-1188 - F: (305) 687-8846 - W: www.hadonne.com

TENTATIVE PLAT SURVEY
for
Lennar Homes, LLC
of
35601 SW 192nd AVENUE, HOMESTEAD, FLORIDA 33034

REVISIONS	FILE
1	
2	
3	
4	
5	

Field Book:

FILE

DRAWN BY:

M.M./LD

TECH BY:

R.I.

QA/QC BY:

J.S.

Job No.:

24139

4/4