



# TENTATIVE PLAT OF AHS AT PRINCETON GROVES

A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT T-23388-4-EXT. AHS AT PRINCETON GROVES S.W. 1/4 OF SEC. 26, RANGE 39 E DISTRICT 8 ZONING: PRINCETON CHARRETTE MIAMI-DADE

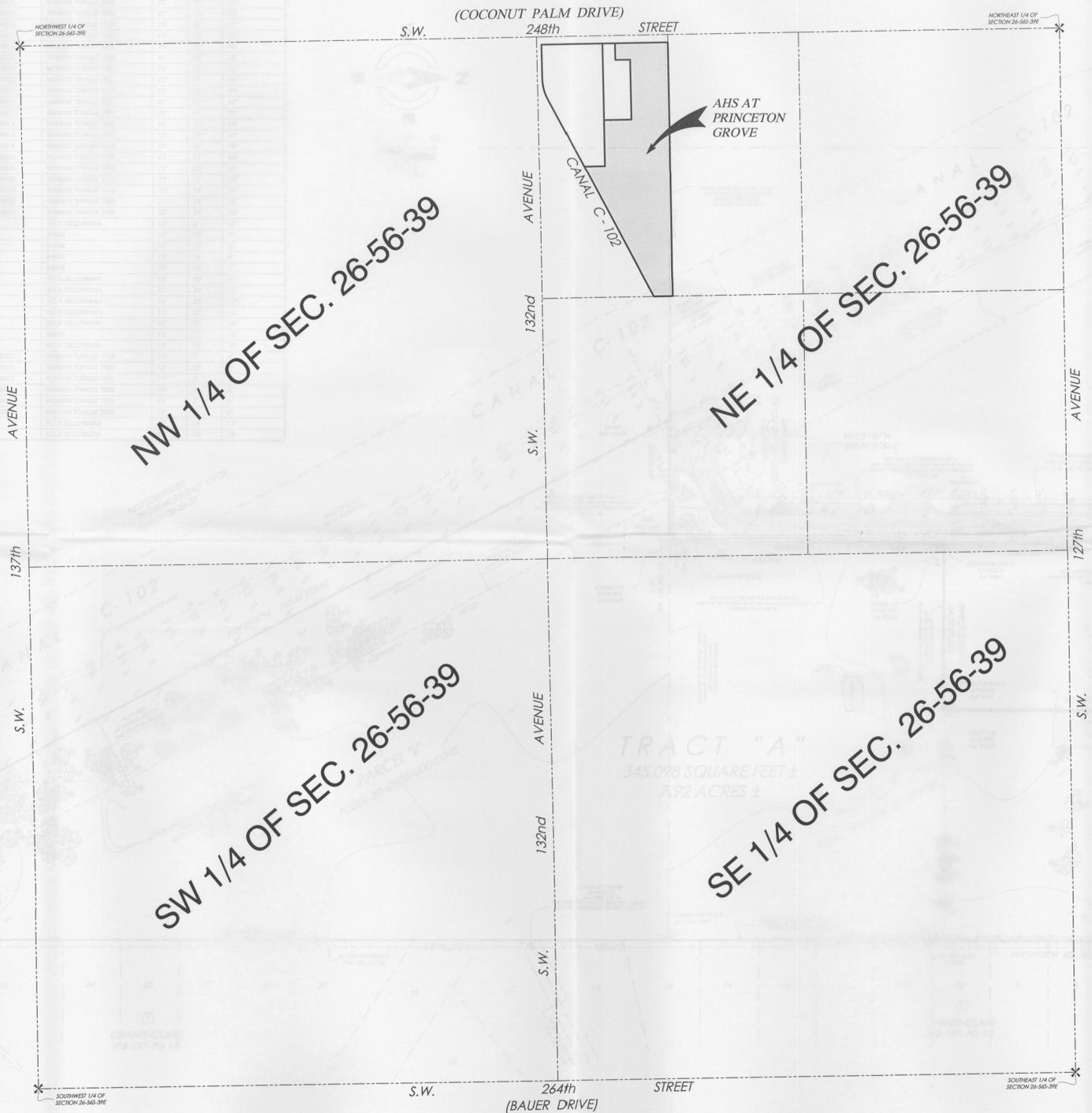


**CONTACT PERSON INFORMATION**  
 Name: Jose Senas, PSM  
 Telephone Number: (305) 463-0912  
 Fax Number: (305) 513-5680  
 E-mail Address: jsenas@longitudefl.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	10
P.C.P.	2
LOTS AND TRACTS CORNERS	N/A

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

**DEVELOPMENT CRITERIA TABLE**  
 TRACT "A"  
 216 GARDEN STYLE APARTMENT UNITS  
 1 AMENITY BUILDING WITH  
 2 PUBLIC RESTROOMS  
 4,312 sq. ft.



**LOCATION MAP**

NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA  
 (SCALE: 1" = 300')

**SURVEYOR'S NOTES:**  
**DATE OF FIELD SURVEY:**  
 The date of completion of original field Work Survey was on May 28th, 2013 and an updated field survey was performed on July 3, 2014.  
 Revision 1: June 28th, 2013 (Update Survey and Tree Survey)  
 Revision 2: July 12th, 2013 (Tentative Plat)  
 Revision 3: October 15, 2013 (Revised as per Miami-Dade County Deferral Comments)  
 Revision 4: July 2, 2014 (Additional Miami-Dade County field topographic information requested)  
 Revision 5: August 6, 2014 (Additional Miami-Dade County field topographic information requested)

**LEGAL DESCRIPTION:**  
**PARCEL I:**  
 The E 1/2 of the NW 1/4 of the NE 1/4 of Section 26, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the North 40 feet thereof, and LESS the South 306.77 feet of the North 431.89 feet of the West 142.00 feet of the E 1/2 of the NW 1/4 of the NE 1/4 of said Section 26, Township 56 South, Range 39 East, Miami-Dade County, Florida and also LESS the West 65 feet of the North 125 feet of the E 1/2 of the NW 1/4 of the NE 1/4 of said Section 26, Township 56 South, Range 39 East, Miami-Dade County, Florida.  
**PARCEL II:**  
 That portion of the SW 1/4 of NW 1/4 of the NE 1/4 of Section 26, Township 56 South, Range 39 East, lying Northeasterly of the C-102 canal Right-of-Way, lying and being in Miami-Dade County, Florida.  
 Property Area: 344,639.74 square feet or 7.91 acres more or less  
 Property Address: VACANT LOT 13000 S.W. 248th Street, Princeton, Florida 33032  
 Folio No.: 30-6926-000-0730 & 30-6926-000-0045  
 Number of Tracts: 1 Tract  
 Public water to be utilized  
 Public sewer to be utilized  
 Zoning: PRINCETON CHARRETTE  
 Proposed Use: SEE DEVELOPMENT CRITERIA TABLE  
 Miami-Dade County Flood Criteria: 7.5' more or less, of the AMENDED PLAT OF FLOOD - CRITERIA MAP, as recorded in Plat Book 120, at Page 13, (containing 5 pages)  
 Ownership Subject to OPINION OF TITLE  
 Type of Survey: Boundary Survey for the purpose of a TENTATIVE PLAT.

**ACCURACY:**  
 The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Residential/High Risk area (Linear: 1 foot in 7,500 feet) as defined in Rule S-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 1/110' 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 One inch equals Fifty feet or smaller.

**SOURCES OF DATA:**  
 North arrow direction is based on an assumed Meridian.  
 Bearings as shown hereon are based upon the Centerline of S.W. 248th Street (Coconut Palm Drive) with an assumed bearing of S89°03'25"W, said line to be considered a well established and monumented line.  
 This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Panel Number 120635 (Miami-Dade County Unincorporated Areas), Map No. 0354, Suffix L, Map Revised Date: September 11, 2009.  
 All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.  
 Benchmark: G-46  
 Elevation: 10.18 Feet  
 Description: Brass bar in concrete sidewalk of bridge over C-102 Canal and SW 248th Street, Miami-Dade County, Florida.  
**LIMITATIONS:**  
 On the original survey there is an 80 foot strip spoil adjacent to the canal as per Central and Southern Florida Flood Control District Right-of-Way and Topographic Map for Canal C-102, as shown on sheet 9 of 11. The client's attorney was unable to find any recorded documentation to verify the existence of the aforementioned 80 foot spoil area.  
 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.  
 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Florida. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.  
 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.  
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.  
 Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.  
 Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations and, furthermore, no underground utilities are depicted hereon. Contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

**CLIENT INFORMATION:**  
 PRINCETON GROVES VILLAGE, LLC.  
 Contact Person: Hunter Halten  
 email: hhalten@ahsdevelopment.com  
 Mobile: 305.570.0246  
 12895 SW 132nd Street, Unit 202  
 Miami, Florida 33186

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that this "Boundary 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 Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule S-17.051 through S-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**LONGITUDE SURVEYORS LLC.**, a Florida Limited Liability Company  
 Florida Certificate of Authorization Number 187335  
 By: *Jose Senas* 10/28/14  
 Jose Senas, PSM  
 Registered Surveyor and Mapper LS5938  
 State of Florida

**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.

**LONGITUDE SURVEYORS, LLC**  
 8290 NW 64th STREET  
 MIAMI, FLORIDA 33166  
 PHONE: (305) 463-0912 FAX: (305) 513-5680  
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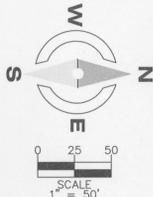
JOB NO.: 13033 DRAWN BY: DF  
 FIELD BOOK: EFB SHEET 1 OF 2

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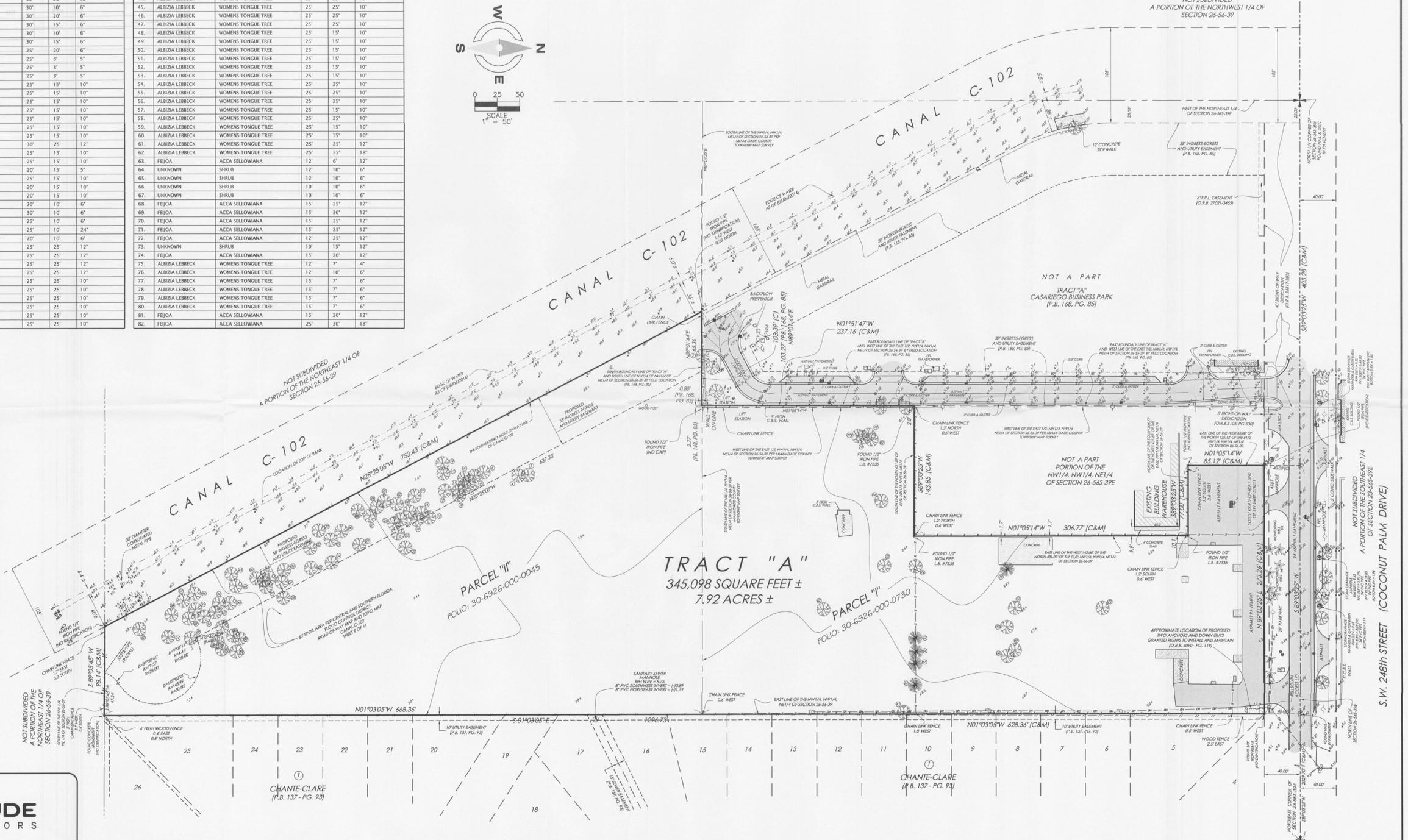
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EXISTING TREE CHART				
NO.	Botanical Name	Common Name	HEIGHT	CANOPY
1.	PHOENIX CANARIENSIS	PINEAPPLE PALM	10'	8'
2.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	12'	10'
3.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	20'
4.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	10'
5.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	20'
6.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	15'
7.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	10'
8.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	15'
9.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	20'
10.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	8'
11.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	8'
12.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	8'
13.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
14.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
15.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
16.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
17.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
18.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
19.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
20.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	25'
21.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
22.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
23.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	20'	15'
24.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
25.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	20'	15'
26.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	20'	15'
27.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	10'
28.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	30'	10'
29.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	10'
30.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	10'
31.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	20'	10'
32.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
33.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
34.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
35.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
36.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
37.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
38.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
39.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
40.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'

EXISTING TREE CHART				
NO.	Botanical Name	Common Name	HEIGHT	CANOPY
41.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
42.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
43.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
44.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
45.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
46.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
47.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
48.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
49.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
50.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
51.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
52.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
53.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
54.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
55.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
56.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
57.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
58.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
59.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
60.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	15'
61.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
62.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	25'	25'
63.	FEJOA	ACCA SELLOWIANA	12'	6'
64.	UNKNOWN	SHRUB	12'	10'
65.	UNKNOWN	SHRUB	12'	10'
66.	UNKNOWN	SHRUB	10'	10'
67.	UNKNOWN	SHRUB	10'	10'
68.	FEJOA	ACCA SELLOWIANA	15'	25'
69.	FEJOA	ACCA SELLOWIANA	15'	30'
70.	FEJOA	ACCA SELLOWIANA	15'	25'
71.	FEJOA	ACCA SELLOWIANA	15'	25'
72.	FEJOA	ACCA SELLOWIANA	12'	25'
73.	UNKNOWN	SHRUB	10'	15'
74.	FEJOA	ACCA SELLOWIANA	15'	20'
75.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	12'	7'
76.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	12'	10'
77.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	15'	7'
78.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	15'	7'
79.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	15'	7'
80.	ALBIZIA LEBBECK	WOMENS TONGUE TREE	15'	7'
81.	FEJOA	ACCA SELLOWIANA	15'	20'
82.	FEJOA	ACCA SELLOWIANA	25'	30'



LEGEND:	
CONC.	CONCRETE
CO	CALCULATED
C.B.S.	CONCRETE BLOCK STUCCO
R/W	RIGHT-OF-WAY
E	CENTERLINE
EB	ELECTRIC BOX
P.B.	PLAT BOOK
PG.	PAGE
DWRY	DRIVEWAY
D	DIAMETER OF TREE AT BREAST HEIGHT
H	HEIGHT
S	SPREAD, CANOPY OF TREE
ELEVATION	ELEVATION
W.P.	WOOD POWER POLE
CL.F.	CHAIN LINK FENCE
G.A.	GUY ANCHOR
C.B.	CATCH BASIN
W.V.	WATER VALVE
W.M.	WATER METER
S.D.M.	STORM DRAINAGE MANHOLE
G.T.	GREASE TRAP
S.S.M.	SANITARY SEWER MANHOLE
SIGN	SIGN
P.T.	PALM TREE
TREE	TREE
U.M.	UNIDENTIFIED MANHOLE
O.W.	OVERHEAD WIRE
I.F.	IRON FENCE
F.H.	FIRE HYDRANT
C.O.V.	CLOSE OUT VALVE
BOLLARD	BOLLARD
C.L.P.	CONCRETE LIGHT POLE
C.P.P.	CONCRETE POWER POLE



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JOB NO.: 13033 DRAWN BY: DR  
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