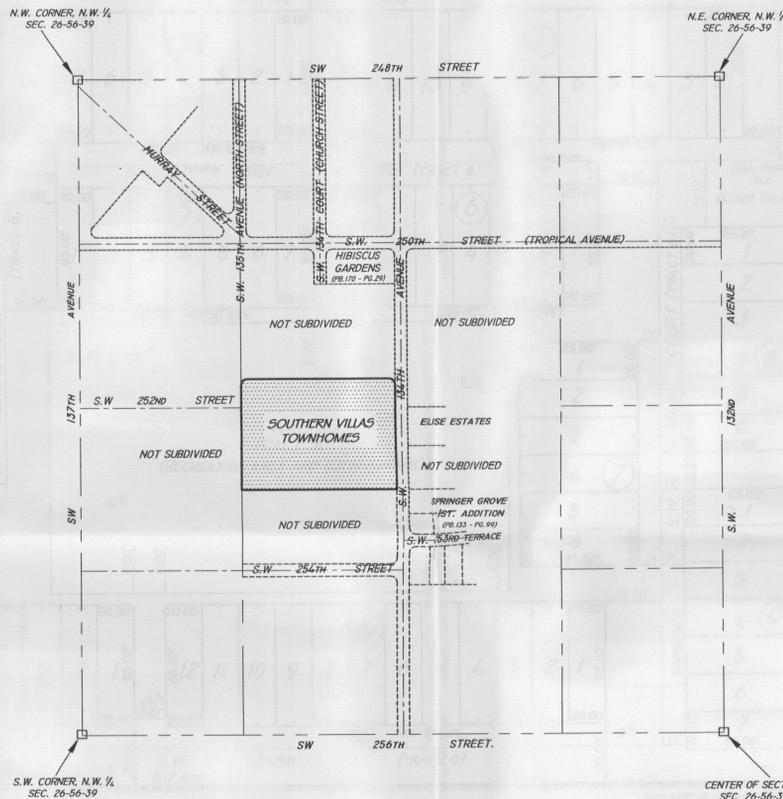


TENTATIVE PLATT - 23582-4-COR.
 NAME: SOUTHERN VILLAS TOWNHOMES
 SEC. 26, TWP. 56, RGE. 39, DIST. 18
 ZONING: PUC / UNINCORPORATED MIAMI DADE

LOCATION SKETCH

SCALE: 1"=300'



LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 25.00 FEET THEREOF, AND THE SOUTH 114.40 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 25.00 FEET THEREOF.

TRACT "A" IS TO BE USED AS A PARK AND RECREATION AREA.

TRACT "B" IS TO BE USED FOR ROADS AND UTILITY PLACEMENT.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0591
 SUFFIX : L
 PANEL REVISED DATE: 9-II-2009
 FLOOD ZONE: X
 BASE FLOOD EL.: N/A AS PER DADE COUNTY, FLORIDA.
 BENCH MARK USED: BM.# G-19 ELEVATION = 10.64 FT N.G.V.D.

CERTIFIED TO:

- SOUTHERN VILLAS TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, F/K/A SOUTHERN VILLAS TOWNHOMES, INC., A FLORIDA CORPORATION.
- ZEE LLC, A FLORIDA LIMITED LIABILITY COMPANY.
- JEFFREY E. LEVEY, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

ABBREVIATIONS :

P.C.P. = PERMANENT CONTROL POINT
 S.N.D. = SET NAIL & DISC STAMPED P.L.S. 2160
 F.N.D. = FOUND NAIL & DISC
 FD.1/2"IP. = IRON PIPE (FOUND)
 SET.1/2"IP. = IRON PIPE (SET)
 ENC. = ENCROACHMENT
 C.L. = CLEAR
 C.B.S. = CONCRETE BLOCK & STUCCO
 R/W. = RIGHT OF WAY
 A. = ARC
 R. = RADIUS
 Δ. = DELTA
 T. = TANGENT
 C/L. = CENTER LINE

LEGEND:

° = DEGREES.
 --- C. CENTERLINE.
 --- U.E., UTILITY EASEMENT.
 --- OVERHEAD UTILITY LINES.
 --- C.B.S., CONCRETE BLOCK STRUCTURE.
 --- CHAIN LINK FENCE.
 --- IRON FENCE.
 --- WOOD FENCE.
 x0.00 = EXISTING ELEVATIONS.

SURVEYOR'S NOTES:

- 1.-EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY, AFFECTING THIS PROPERTY.
- 2.-LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT, IF ANY.
- 3.-OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
- 4.-TYPE OF SURVEY: "BOUNDARY SURVEY AND TENTATIVE PLAT"
- 5.-THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6.-ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- 7.-THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
- 8.-THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 9.-PROPERTY ZONING: PCUC
- 10.-NUMBER OF ACRES: 6.60 ACRES, MORE OR LESS
- 11.-NUMBER OF LOTS: 100 LOTS AND TWO TRACTS
- 12.-WATER SERVICE: CENTRAL
- 13.-SEWER SERVICE: CENTRAL
- 14.-FLOOD CRITERIA ELEVATION: 6.6
- 15.-ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 16.-BEARINGS ARE BASED ON A STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 1974 ADJUSTMENT WHERE THE CENTERLINE OF SW.134TH AVE, BEARING N01°00'34"W
- 17.- FOLIO No. 30-6926-000-0231

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: THE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON, AND THAT THIS "BOUNDARY SURVEY AND TENTATIVE PLAT" HAS BEEN PREPARED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM TECHNICAL STANDARDS", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE:

REVISED AS PER NOTICE OF ACTION DATED 04-08-2016 TO SHOW ZONING INFORMATION

- REVISED 04-08-2016 AS PER NOTICE OF ACTION
- REVISED 03-16-2016 TO MATCH STREET NAMES AS SHOWN ON FINAL PLAT
- REVISED 12-02-2015 TO SHOW UTILITY EASEMENT.
- REVISED 05-08-2015 TO SHOW EXISTING AND ADJACENT ELEVATIONS
- REVISED CERTIFICATION 03-17-2015
- REVISED 02-02-2015 AS PER NOTICE OF ACTION DATED JANUARY 24 2015

TENTATIVE LAYOUT AND BOUNDARY SURVEY SOUTHERN VILLAS TOWNHOMES

FOR: SOUTHERN VILLAS TOWNHOMES, LLC.

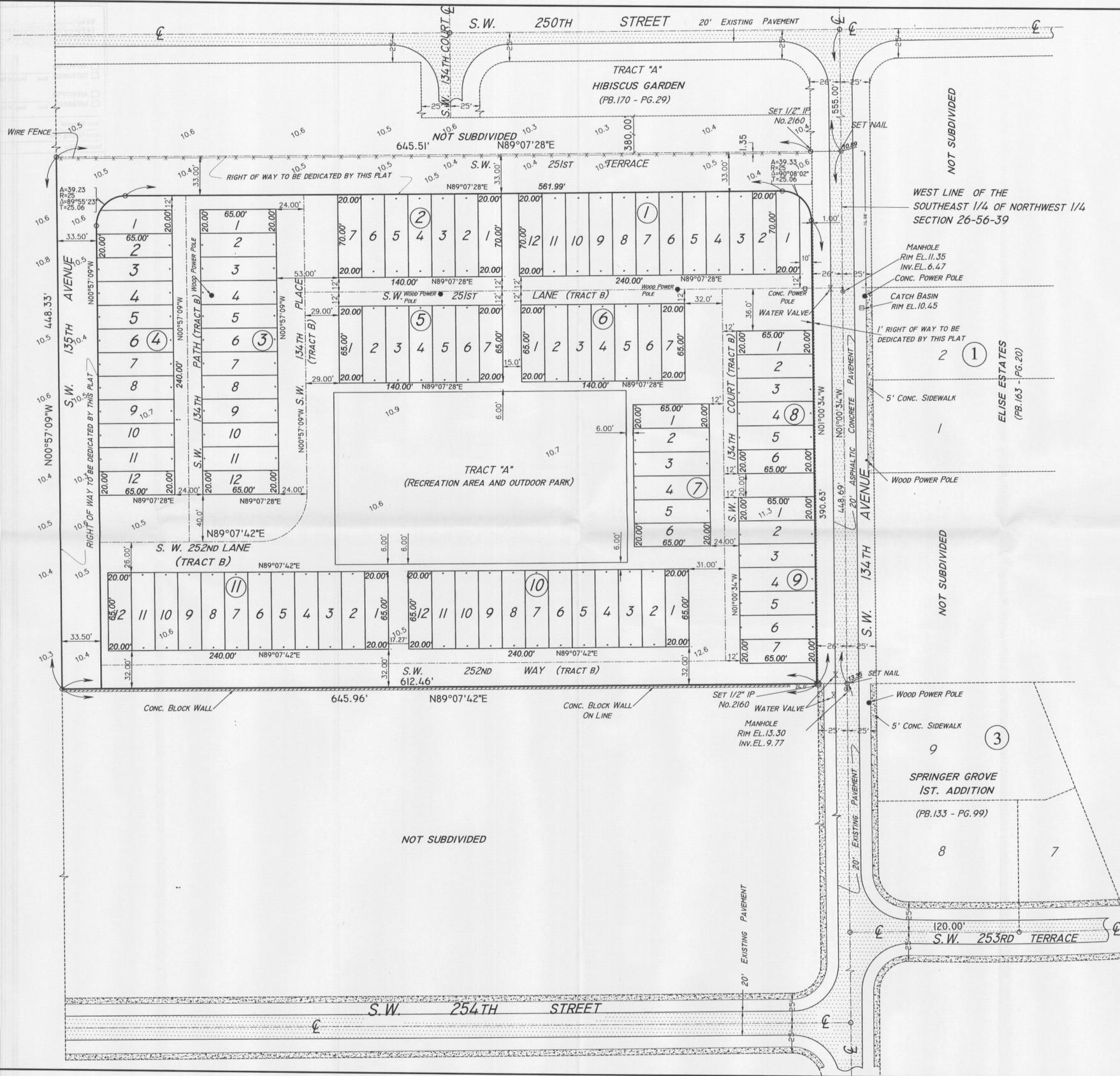
T- 23582



JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEERS · LAND PLANNERS · LAND SURVEYORS
 8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

BY: JUAN R. MARTINEZ PROFESSIONAL LAND SURVEYOR NO.: 2160 STATE OF FLORIDA CERTIFICATE NO. L.B. 1751	DRAWN BY: M.M. DATE: 02-09-2015	FILE No.
CHECKED BY: J.R.M. DATE: 02-09-2015	SCALE: 1"=300'	
ORDER No. 41035	SHEET NO. 1 OF 2 SHEETS	



REVISED 04-08-2016 AS PER NOTICE OF ACTION
 REVISED 03-16-2016 TO MATCH STREET NAMES AS SHOWN ON FINAL PLAT
 REVISED 12-02-2015 TO SHOW UTILITY EASEMENT.
 REVISED 05-08-2015 TO SHOW EXISTING AND ADJACENT ELEVATIONS
 REVISED CERTIFICATION 03-17-2015
 REVISED 02-02-2015 AS PER NOTICE OF ACTION DATED JANUARY 24, 2015

TENTATIVE LAYOUT AND BOUNDARY SURVEY
SOUTHERN VILLAS TOWNHOMES

FOR: SOUTHERN VILLAS TOWNHOMES, L.L.C.

JUAN R. MARTINEZ & ASSOCIATES, INC.
 ENGINEERS • LAND PLANNERS • LAND SURVEYORS
 6550 WEST FLAGLER STREET, SUITE 706, MIAMI, FLORIDA 33144, PHONE (305) 552-7007 FAX (305) 552-7016

BY: **JUAN R. MARTINEZ**
 PROFESSIONAL LAND SURVEYOR NO.: 2160
 STATE OF FLORIDA
 CERTIFICATE NO. L.B. 1751

DRAWN BY: J.M.M.
 CHECKED BY: J.R.M.
 DATE: 1-12-2015
 SCALE: 1" = 40'
 ORDER NO. 41035
 SHEET NO. 2 OF 2 SHEETS

T - 23582

(2)

SOUTHERN VILLAS TOWNHOMES

TENTATIVE PLAT NO. 23582-4-COR.
Sec. 26 Twp. 56 Rge. 39
Municipality: MIAMI-DADE
Zoned: PUC
RECOMMENDS APPROVAL 4-29-16 [Signature]
Date. Regulatory and Economic Resources Dept. (Platting)
RECOMMENDS APPROVAL 4-29-16 [Signature]
Date. Regulatory and Economic Resources Dept. (Zoning)

Recommends approval subject to the requirements checked below:

The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

Concurrency capacity reservation is valid until April 29, 2017 if tentative plat is kept active.

Tentative Plat valid until January 29, 2017
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.

Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.

Site to be filled to County Flood Criteria Elevation of 6.6 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.

Property owner/ Developer must provide the needed improvements within the right-of-way.

For the removal of any tree a permit is required.

Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

All private roads are to be constructed to meet Miami-Dade County Road Standards (D.T.P.W. permit required.) and to be identified in accordance with Miami-Dade County numbering system.

Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

Decorative wall plan required. Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat.

Property Owners Association agreement for maintenance of private roads, double frontage wall, and common areas is required.

See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

School Board approval required prior to final plat review.

MDWASD approval required prior to final plat review.

A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.

See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.

Final Mylar(s) plus five (5) prints.

Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

Paid Tax receipts (and escrow, if applicable).

Processing fee for Final Plat.

Recording fee for Final Plat.

Processing fee for Permanent Reference Monument Verification.

Water Control Division approval after final plat submittal. (DRER)

Approval regarding method of water supply.

Approval regarding method of sewage disposal.

Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

State Plane Coordinate Data Sheet.

AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)