

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 : (9)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: KOITA SUBDIVISION

2. Owner's Name: 11281 Third AVE LLC Phone: 786-567-0438

Address: 5301 Blue Lagoon DR. ste 180 City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: MPONCE@BLUENEST.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): 30-2230-001-0210 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NE 113 ST & NE 3 AVE

7. Present Zoning: RU-2 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(9 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.

BOUNDARY & TOPOGRAPHICAL SURVEY

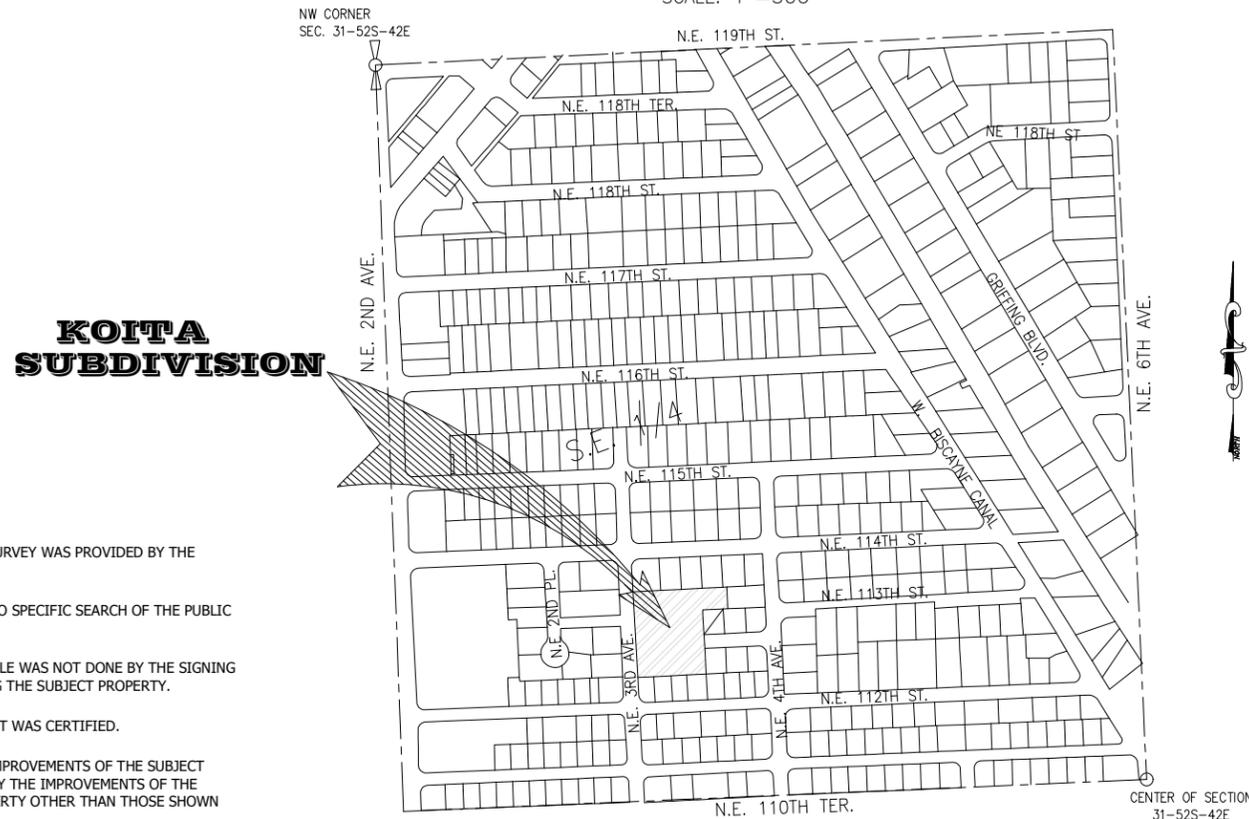
KOITA SUBDIVISION

T-21931

A PORTION OF LOT 3, BLOCK 13, OF " JULIA D. TUTTLE SUBDIVISION " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND OF A PORTION OF TRACT 5, "AMENDED PLAT OF SUMMERLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 31, TOWNSHIP 52 SOUTH , RANGE 42 EAST, MIAMI- DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



**KOITA
SUBDIVISION**

**THE N/W 1/4 OF SECTION 31 , TOWNSHIP 52 SOUTH,
RANGE 42 EAST MIAMI-DADE COUNTY, FLORIDA.**

LEGAL DESCRIPTION:
30-2230-001-0210

THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

AND THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF LOT 17, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

THE EAST 243.50 FEET OF THE WEST 1084.5 FEET OF LOT 3, BLOCK 13, JULIA D. TUTTLE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE WEST 334.50 FEET OF THE NORTH 75.0 FEET AND THE WEST 243.5 FEET LESS THE NORTH 75 FEET OF TRACT 5, AMENDED PLAT OF SUMMERLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 75 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 85,843 SQUARE FEET OR 1.97 ACRES, MORES OR LESS, BY CALCULATIONS.

PREPARED FOR
BLUENEST DEVELOPMENT, LLC.
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, PLSM 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: 2025.06.16 11:23:36 -04'00'



DATE: JUNE 16, 2025

GENERAL SURVEYOR NOTES:

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.

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 FEMA FLOOD MAP SERVICE CENTER AT <https://msc.fema.gov/portal/home>

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.

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

- SUTTER SUBDIVISION PLAT BOOK 85 PAGE 72.
- SUMMERLAND PLAT BOOK 19 PAGE 12
- AMENDED PLAT OF SUMMERLAND PLAT BOOK 32 PAGE 75

CERTIFIED TO:
BLUENEST DEVELOPMENT

JOB SPECIFIC SURVEYOR NOTES:

- ① 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 "AE/X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086C-0727L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)
- ② TOTAL LAND AREA OF SUBJECT PROPERTY: 84,982 SF (+/-) AS PER PUBLIC RECORDS / 85,782 (+/-) CALCULATED EQUIVALENT TO 1.96 ACRES (CALCULATED)
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. N-566, WITH AN ELEVATION OF 10.78 FEET.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.01°15'33"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 159th AVE., AS SHOWN ON PLAT BOOK 121 AT PAGE 47 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- ⑤ DADE COUNTY FLOOD CRITERIA RANGES FROM 8.55 TO 11.55 FT NGVD
- ⑥ THE SUBJECT PROPERTY IS ZONED "RU-2".
- ⑦ THE LOT AMOUNT AND SIZES SHOWN ON THIS TENTATIVE PLAT ARE PURSUANT TO THE APPLICATION OF TWO (2) SEVERABLE USE RIGHTS IN ACCORDANCE WITH SECTION 33B OF THE MIAMI-DADE COUNTY CODE.

PROP. DEVELOPMENT INFO:

NUMBER OF LOTS: 9 AND ONE TRACT
PROPOSED USE : 9 DUPLEX LOTS (18 DUPLEX UNITS)
TRACT "A": PROPOSED PRIVATE LIFT STATION

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.

REVISED

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

FOR: **BLUENEST DEVELOPMENT**
SCALE: SHOWN DESIGNED BY: E.P.
DATE: 2/25/24 APPROVED BY: E.P.
DRAWN BY: D.G. CHECKED BY: E.P.
FIELD BOOK No. PAGE No. 1

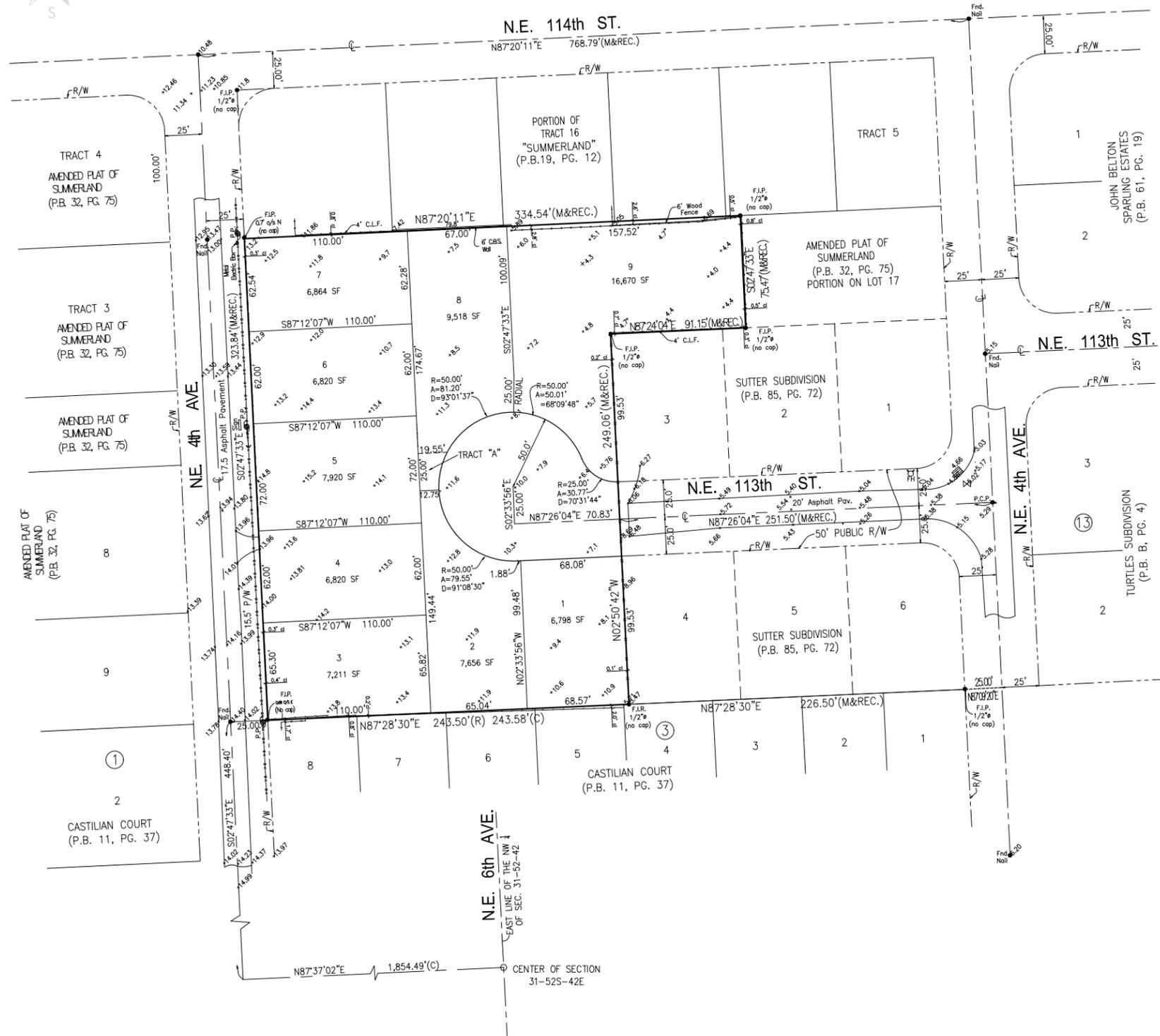
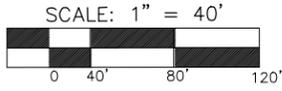
ORDER No.
25-204
SHEET No.
1

BOUNDARY & TOPOGRAPHICAL SURVEY

KOITA SUBDIVISION

T-21931

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ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/B = PARALLEL
ASPH = ASPHALT	P.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.C. = POINT OF COMMENCEMENT
B.V.C. = BLOCK CORNER	P.L. = POINT OF CURVATURE
CALC(C) = CALCULATED	P.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P.L. = PROPERTY LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.P. = POWER POLE
CL = CLEAR	P.R.M. = PERMANENT REFERENCE MONUMENT
CONC = CONCRETE	P.T. = POINT OF TANGENCY
D.M.E. = DRAINAGE MAINT. EASEMENT	RAD. = RADIAL
D = DIAMETER	REC. (R) = RECORDED
EASMT. = EASEMENT	RES. = RESIDENCE
ELEV. = ELEVATION	R/W = RIGHT OF WAY
ENC. = ENCROACHMENT	SEC. = SECTION
F.O.V. = FOUND FOUND HOLE	S.O.M. = SET SMALL HOLE
F.H. = FIRE HYDRANT	S.N/D = SET NAIL AND DISC
F.N/D = FOUND NAIL AND DISC	S.I.P. = SET IRON PIPE
F.I.P. = FOUND IRON PIPE	S.R.L. = SET REBAR
F.S. = FOUND SPIRE	STY = STUMP
L.P. = LIGHT POLE	SWC. = SIDEWALK
HEADL. = MEASURED	T.O.B. = TOP OF BANK
M.H. = MANHOLE	U.E. = UTIL. EASEMENT
M. = MONUMENT	W.P. = WOODEN POLE
M.L. = MONUMENT LINE	W. = SECTION LINE
N.T.S. = NOT TO SCALE	

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	TV-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	WATER HEATER
POOL PUMP	
METAL ELECTRIC BOX	

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SITE ADDRESS: 11281 N.E. THIRD AVENUE, MIAMI FL 33161
 JOB NUMBER: 25-204
 DATE OF SURVEY: FEBRUARY 11, 2025
 FOLIO NUMBER: 30-2230-001-0210

CERTIFIED TO:
 BLUNEST DEVELOPMENT

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THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, IN 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.

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.

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.



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

FOR: BLUNEST
 SCALE: 1"=40'
 DATE: 5/25/25
 DESIGNED BY: E.P.
 APPROVED BY: E.P.
 DRAWN BY: D.G.
 CHECKED BY: E.P.

ORDER No.
 25-204
 SHEET No.
 3

DATE: JUNE 16, 2025