

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:	_____
Waiver No. D-	_____
Received Date:	_____

APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED Sec.: 23 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: ASU HOLDINGS LLC Phone: 305-746-4364
 Address: 7301 NW 41 STREET City: MIAMI State: FL Zip Code: 33166
 Owner's Email Address: esmerlin@asubronze.com

2. Surveyor's Name: MICHAEL CARDO Phone: (305) 938-9059
 Address: 8290 NW 64TH STREET City: MIAMI State: FL Zip Code: 33166
 Surveyor's Email Address: MICHAEL.CARDO@COLLIERSENGINEERING.COM

3. Legal Description of Cutout Tract: TRACT 8, LESS THE E 25', BLOCK 1 OF 'TOLIN INDUSTRIAL SITES', AS RECORDED IN PLAT BOOK 100, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

4. Folio No(s): 30-3026-007-0080 / _____ / _____ / _____

5. Legal Description of Parent Tract: A PORTION OF THE WEST 1/2 OF TRACT 40 OF "FLORIDA FRUIT AND LAND COMPANY 'S SUBDIVISION" OF THE SW 1/4 OF SECTION 23, TOWNSHIP 53 S, RANGE 40 E.

6. Street Boundaries: NW 41ST STREET AND NW 42ND STREET

7. Present Zoning: IU-2 Zoning Hearing No.: ASPR A2025000037

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(13,401 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. Futhermore, 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.

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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)

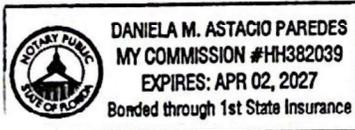
SS:

Signature of Owner: Esmerlin C.

(Print name & Title here): Esmerlin Candelo / Manager

BEFORE ME, personally appeared Esmerlin Candelo this 17 day of February, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FD #CS3A-200-82-793-1 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17 day of February, 2026 A.D.



Signature of Notary Public: [Signature]

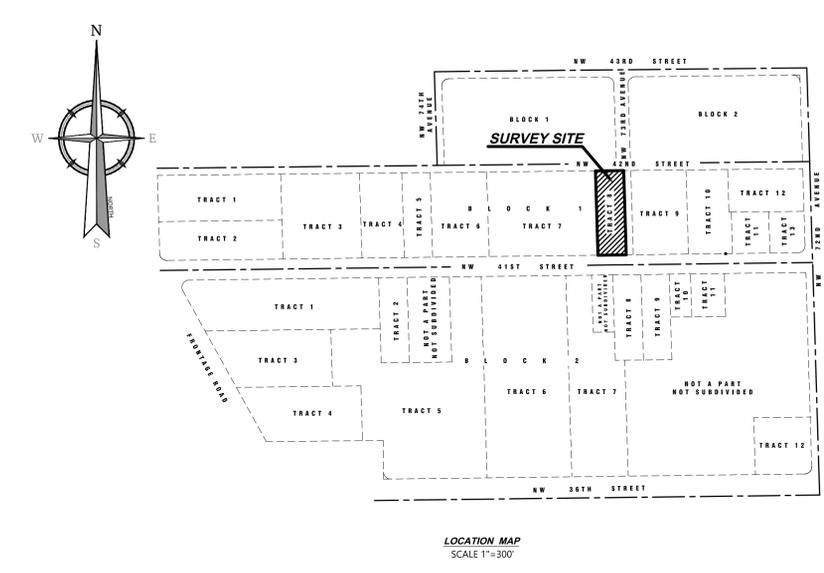
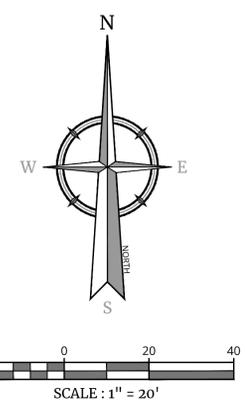
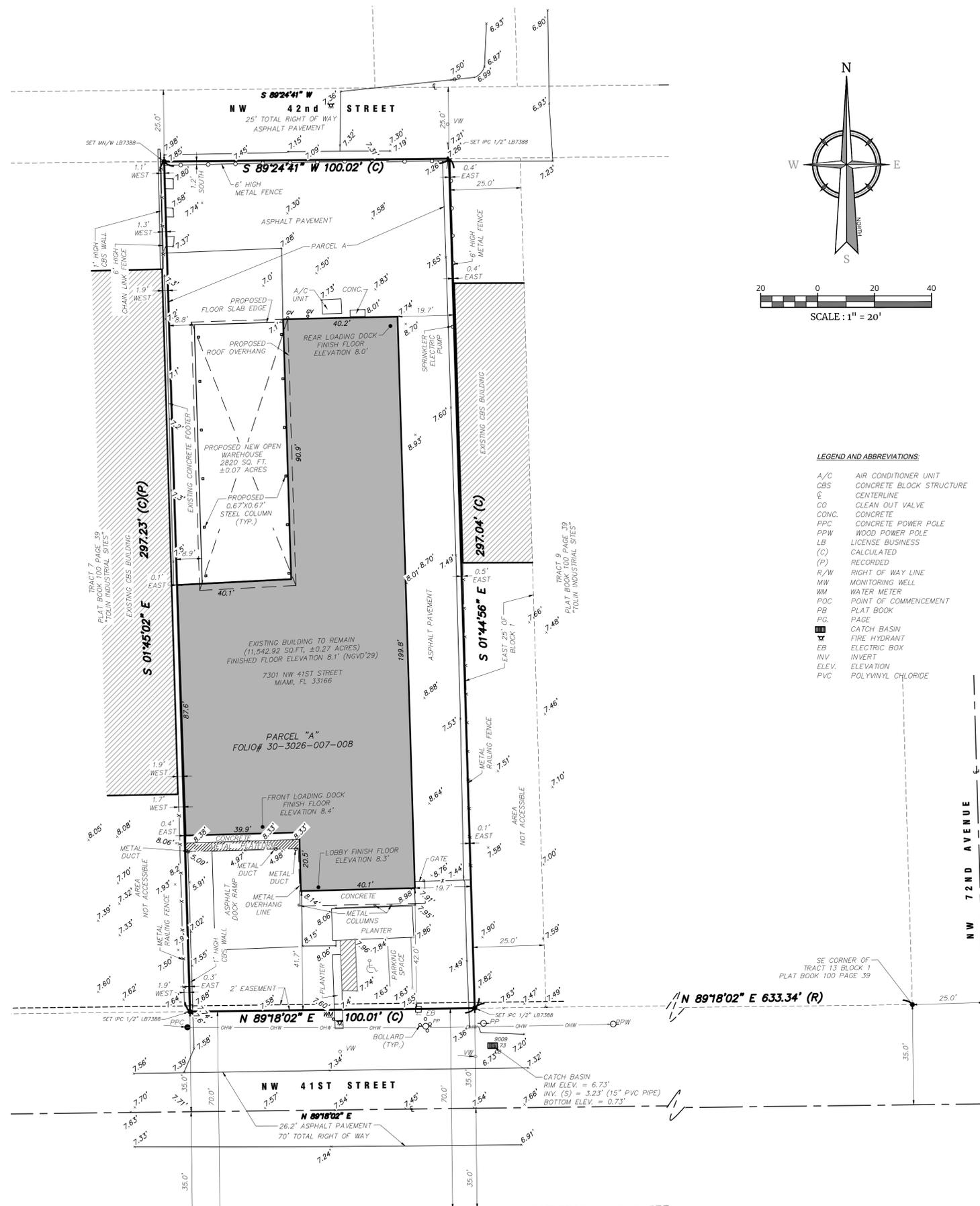
(Print, Type name here): Daniela M. Astacio Paredes

02/02/2027
(Commission Expires)

HH382039
(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:
 THE EAST 100 FEET OF THE WEST 210 FEET OF THE EAST 235 FEET OF THE WEST 1/2 OF TRACT 40 OF "FLORIDA FRUIT LAND COMPANY'S" SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET AND THE SOUTH 35 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 17, ALSO KNOWN AS TRACT 8, LESS THE EAST 25 FEET, BLOCK 1, OF "TOLIN INDUSTRIAL SITES", AS RECORDED IN PLAT BOOK 100, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. FOLIO NO. 30-3026-007-0080

SURVEYOR'S NOTES:
 ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT.
 OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
 NO UNDERGROUND FOOTERS WERE LOCATED.

BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 41ST STREET, HAVING A BEARING OF N89°08'02"E, A WELL-ESTABLISHED AND MONUMENTED LINE. THIS BEARING IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION, DATUM: NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).
 NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON. THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED. THE LOCATION OF UTILITIES ON OR ADJACENT TO THE PROPERTY WAS NOT SECURED. THE SURVEYOR HAS PERFORMED NO SUBSURFACE INVESTIGATION OR DETERMINED THE LOCATION OF UNDERGROUND FOOTERS.

RIGHT OF WAY AS SHOWN HEREON IS BASED ON THE RECORDED PLAT. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS ARE SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN AS SHOWN ON THE UNDERLYING RECORD PLAT OR AS STATED IN THE LEGAL DESCRIPTION OR AS NOTED IN THE RECORDED DOCUMENTS PROVIDED TO THE SURVEYOR.

ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29).
 ELEVATIONS ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK, THE SAME BEING A PK NAIL AND BRASS WASHER LOCATED 59' EAST OF CENTERLINE OF NW 72ND AVENUE AND 45' WEST OF GAS LINE ON NORTH CONCRETE ABUTMENT OF TELEPHONE DUCTS, ELEVATION 9.55 FEET (NGVD 29).

DIFFERENCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE CALCULATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS MAP NO. 12086C0287L, COMMUNITY NO. 120635 (MIAMI-DADE COUNTY, REVISED DATE: SEPTEMBER 11, 2009. SAID MAP DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE X.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/20" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

LAST DATE OF FIELD WORK: NOVEMBER 3RD, 2025.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS MAP OR PLAT OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE REQUIREMENTS, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.051 AND 5J-17.052 AND IS A "BOUNDARY SURVEY" AS DEFINED IN SECTION 5J-17.050(1)(B).

COLLIERS ENGINEERING AND DESIGN

MICHAEL CARDO
 PROFESSIONAL SURVEYOR & MAPPER # 7156
 STATE OF FLORIDA
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

- LEGEND AND ABBREVIATIONS:**
- A/C AIR CONDITIONER UNIT
 - CBS CONCRETE BLOCK STRUCTURE
 - CL CENTERLINE
 - CO CLEAN OUT VALVE
 - CONC. CONCRETE
 - PPC CONCRETE POWER POLE
 - PPW WOOD POWER POLE
 - LB LICENSE BUSINESS
 - (C) CALCULATED
 - (P) RECORDED
 - R/W RIGHT OF WAY LINE
 - MW MONITORING WELL
 - WM WATER METER
 - POC POINT OF COMMENCEMENT
 - PB PLAT BOOK
 - PG. PAGE
 - CB CATCH BASIN
 - FD FIRE HYDRANT
 - EB ELECTRIC BOX
 - INV INVERT
 - ELEV. ELEVATION
 - PVC POLYVINYL CHLORIDE

Engineering & Design

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REV.	DATE	DRAWN BY	DESCRIPTION
1	08/09/22	MCH	UPDATE WALKER
2	09/11/24	JP	UPDATE TOPO
3	11/02/25	JP	UPDATED TOPO TO SHOW ADDITIONAL ELEVATIONS

FINAL SURVEY

FOR

AS HOLDINGS, LLC

TRACT 8 OF
 TOLIN INDUSTRIAL SITES
 PLAT BOOK 100 PAGE 39
 PORTION OF SECTION 23
 TOWNSHIP 53 SOUTH
 RANGE 40 EAST

MIAMI-DADE
 COUNTY
 FLORIDA

Engineering & Design

MIAMI
 8290 NW
 64th Street
 Miami, FL 33166
 Phone: 305.597.9701
 COLLIERS ENGINEERING & DESIGN, INC.
 DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/18/22	JP	MC

PROJECT NUMBER: 21007748A DRAWING NAME: 21007748A-FINAL SURVEY

SHEET TITLE: **BOUNDARY AND TOPOGRAPHIC SURVEY**

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.