

PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required. Following is a step by step outline of the Fast Track Plat procedure.

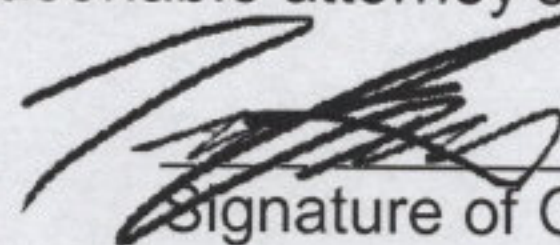
1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. ^{D2025000017}_____, and plans prepared by _____ dated _____," (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.

FAST TRACK PLAT AGREEMENT

1. The undersigned HLSSIII GOULDS 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 _____.
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 24836 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. D2025000017 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.

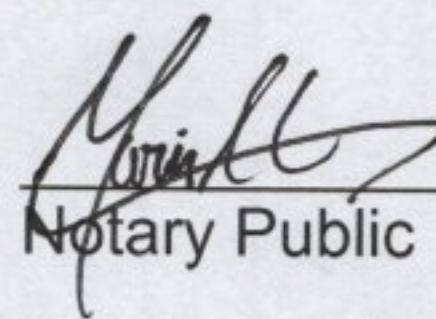


Signature of Owner

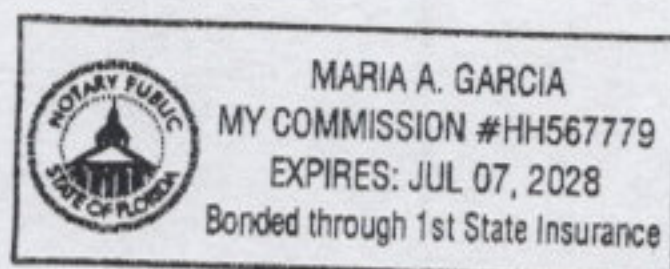
James Lockhart

Print Name

Sworn to and subscribed before me this 11 day of September, 2025.



Notary Public



SEAL

My Commission Expires: July 7, 2028

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: GOULDS VILLAGE CENTER

2. Owner's Name: HLSSIII Goulds, LLC Phone: 305-586-7787

Address: 5668 Fishhawk Crossing Blvd, Suite 331 City: Lithia State: FL Zip Code: 33547

Owner's Email Address: robert@mbadevelopmentgroup.com

3. Surveyor's Name: Bello & Bello Land Surveying Corp. Phone: 305-251-9606

Address: 12230 S.W. 131st Avenue City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6913-000-0673 / 30-6913-000-0675 / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: North: S.W. 216th Street, East: South Dixie Highway, South: S.W. 220th Street, West: South Miami-Dade Bl

7. Present Zoning: GCUC Zoning Hearing No.: D2025000017

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(342 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(25,180 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.

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.

President Lockhart Management Group inc

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

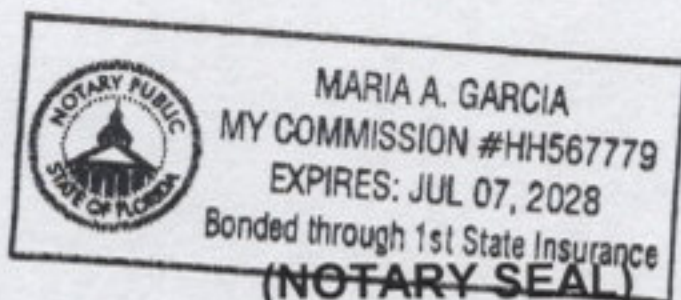
(Print name & Title here): James Lockhart

BEFORE ME, personally appeared James Lockhart this 3 day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3 day of October, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: _____)



Jul 7, 2028
(Commission Expires)

HH567779
(Commission Number)

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

LEGAL DESCRIPTION:

Parcel "A"

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying East of the Southeasterly right of way line of the South Miami-Dade Bus way, and West of the Northwesterly right of way of State Road No. 5 (U.S. Highway No. 1), said parcel being more particularly described as follows:

Commence at Northeast corner of the Northeast 1/4 of said Section 13; thence run South $89^{\circ} 05'33''$ West, along the North line of said Northeast 1/4 of Section 13, for 570.30 feet to a point on the Southeasterly right of way line of said South Miami-Dade Bus Way according to the deed recorded in Official Record Book 13936, beginning at Page 2071, and particularly according to "Parcel 521", on Page 2120 thereof, and modified by the corrective deed recorded in Official Record Book 14228, beginning at Page 812, all in the Public records of Miami-Dade County, Florida; thence South $41^{\circ} 20'03''$ West, along the Southeasterly right of way line of the said South Miami-Dade Bus Way, for 52.00 feet to a point on the South line of the North 38.50 feet of the Northeast 1/4 of Section 13, said point being the POINT OF BEGINNING of the herein described parcel; thence North $89^{\circ} 05'45''$ East, along the South line of the said North 38.50 feet, for a distance of 82.24 feet to the point of curvature of a circular curve to the right which has a radius 26.50 feet and is tangent to the previous described line; thence Southeasterly and Southerly, along said circular curve, through a central angle of $95^{\circ} 44'20''$, for an arc distance of 44.28 feet to its intersection with the Northwesterly right of way line of State Road 5; thence South $41^{\circ} 20'03''$ West, along the Northwesterly right of way line State Road 5, which is not tangent to the previous described curve, for 888.58 feet; thence North $48^{\circ} 39'57''$ West to 100.00 feet to a point on the Southeasterly right of way line of said South Miami-Dade Bus Way; thence North $41^{\circ} 20'03''$ East, along the Southeasterly right of way line of said South Miami-Dade Bus Way, for 837.15 feet to the POINT OF THE BEGINNING.

TOGETHER WITH

PARCEL "B"

A parcel of land in the North 1/2 of the Northeast 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying East of the Southeasterly right of way line of the South Miami-Dade Bus Way, and West of the Northwesterly right of way of State Road No. 5 (U.S. Highway No. 1), said parcel being more particularly described as follows:

Commence at Northeast corner of the Northeast 1/4 of said Section 13; thence run South $89^{\circ} 05'33''$ West, along the North line of said Northeast 1/4 Section 13, for 570.30 feet to a point on the Southeasterly right of way line of said South Miami-Dade Bus Way according to the deed recorded in Official Record Book 13936, beginning at Page 2071, and more particularly according to "Parcel 521", on Page 2120 thereof, and modified by the corrective deed recorded in Official Record Book 14228, beginning at Page 812, all in the Public records of Miami-Dade County, Florida; thence South $41^{\circ} 20'03''$ West, along the Southeasterly right of way line of the said South Miami-Dade Bus Way, for 1003.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South $41^{\circ} 20'03''$ West, along the Southeasterly right of way line of the said South Miami-Dade Bus Way, for 750.74 feet more or less to a point of intersection with a line 35 feet North of and parallel with the South line of the North 1/2 of the Northeast 1/4 of said Section 13; thence North $89^{\circ} 01'45''$ East, along a line parallel with the South line of the North 1/2 of the Northeast 1/2 of said Section 13, for a distance of 135.21 feet more or less to a point on the Northwesterly right of way line of State Road 5, thence North $41^{\circ} 20'03''$ East, along Northwesterly right of way line of State Road 5, for 659.73 feet; thence North $48^{\circ} 39'57''$ West for 100.00 feet to a point on the Southeasterly right of way of said South Miami-Dade Bus Way and the POINT OF THE BEGINNING.

TOGETHER WITH

PARCEL B-1

A parcel of land in the North 1/2 of the Northeast 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying East of the Southeasterly right of way line of the South Miami-Dade Bus Way, and West of the Northwesterly right of way of State Road No. 5 (U.S. Highway No. 1), said parcel being more particularly described as follows:

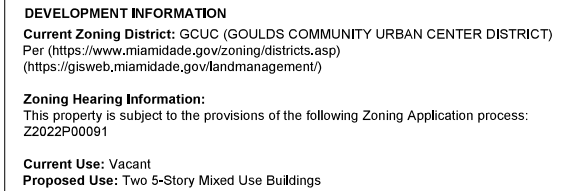
Commence at Northeast corner of the Northeast 1/4 of said Section 13; thence run South $89^{\circ} 05'33''$ West, along the North line of said Northeast 1/4 Section 13, for 570.30 feet to a point on the Southeasterly right of way line of said South Miami-Dade Bus Way according to the deed recorded in Official Record Book 13936, beginning at Page 2071, and more particularly according to "Parcel 521", on Page 2120 thereof, and modified by the corrective deed recorded in Official Record Book 14228, beginning at Page 812, all in the Public records of Miami-Dade County, Florida; thence South $41^{\circ} 20'03''$ West, along the Southeasterly right of way line of the said South Miami-Dade Bus Way, for 889.14 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South $41^{\circ} 20'03''$ West, along the Southeasterly right of way line of the said South Miami-Dade Bus Way, for 114.78 feet; thence South $48^{\circ} 39'57''$ East for a distance of 20.00 feet more or less to a point on a line 80 feet Northwesterly of and parallel with the Northwesterly right of way line of State Road 5; thence North $41^{\circ} 20'03''$ East along a line parallel with the Northwesterly right of way line of State Road 5, for 114.78 feet; thence North $48^{\circ} 39'57''$ West for 20.00 feet to a point on the Southeasterly right of way line of said South Miami-Dade Bus Way and the POINT OF BEGINNING.

LESS THE FOLLOWING:

A portion of the Northeast 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

COMMENCE at the Northeast corner of said Section 13; THENCE South $89^{\circ} 05'46''$ West along the North line of the Northeast 1/4 of said Section 13 for 570.30 feet to the intersection with the former centerline of the Florida East Coast Railway, said centerline being the Southeasterly right-of-way line of the South Miami-Dade Busway as shown on the right-of-way map titled FEC RAILROAD ACQUISITION MAP according to the plat thereof as recorded in Plat Book 124, page 76 of the Public Records of said Miami-Dade County; THENCE South $41^{\circ} 20'16''$ West, along said Southeasterly right-of-way line, for 52.00 feet to the POINT OF BEGINNING; THENCE North $89^{\circ} 05'46''$ East, along the South line of the North 38.50 feet of the Northeast 1/4 of said Section 13, also being the South right-of-way line of SW 216 Street, for 82.24 feet to the point of curvature of a circular curve concave to the Southwest; THENCE easterly and southerly along the arc of said curve to the right, having a radius of 26.50 feet, through a central angle of $95^{\circ} 44'21''$, for a distance of 44.28 feet to the intersection with the Northwesterly right-of-way line of State Road 5 (US 1) as shown on the Florida Department of Transportation Right of Way Map for State Road 5 (US HIGHWAY NO. 1) according to the plat thereof as recorded in Plat Book 124, Page 56, of the Public Records of Miami-Dade County, Florida; THENCE South $41^{\circ} 20'16''$ West, along said Northwesterly right-of-way line, for 22.51 feet to the point of cusp with a circular curve concave to the Southwest; THENCE Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 26.50 feet, through a central angle of $132^{\circ} 14'30''$, for 61.16 feet to the point of tangency with the South line of the North 40.00 feet the Northeast 1/4 of said Section 13; THENCE South $89^{\circ} 05'46''$ West for 75.22 feet to the point of intersection with above mentioned Southeasterly right-of-way line of the South Miami-Dade Busway; THENCE North $41^{\circ} 20'16''$ East, along said Southeasterly right-of-way line, for 2.03 feet to the POINT OF BEGINNING.

SCALE: 1" = 30'



Current Number of Parcels: Three (3)
Proposed Number of Parcels: One (1) -TRACT "A" (+/- 159 089.08 SQ.FT. +/- 3.65 Acres)
Total Gross Area: +/- 358, 951.87 SQ.FT. (+/- 8.24 Acres)
Total Net Area: +/- 160 081.26 SQ.FT. (+/- 3.67 Acres)

FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0584, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".

Miami-Dade County Flood Criteria appears to be +/- 11 Feet (NAVD 1988), per current MIAMI-DADE COUNTY FLOOD CRITERIA Ordinance dated October 18, 2022 (County Flood Criteria 2022 - CountyFloodCriteria) (gis-mdc.opendata.arc gis.com)

Development will be in conformance with D2025000017

1. Legal Description has been provided by the client.

2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.

3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by this surveyor.

4. North arrow direction is based on an assumed Meridian.

5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.

6. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.

7. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.

8. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.

9. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:

Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark G-38. Elevation = 12.35 feet, PK/BV in concrete pad of traffic light located at 38 feet North of center line of SW 216 Street and 44 feet West of the center line of US HWY #1(Busway).

Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark G-43. Elevation = 12.35 feet, PK nail and brass washer in concrete sidewalk, located at 34 feet North of the center line of SW 224 Street and 34 feet West of the center line of US HWY #1(Busway)

That this Map of Survey of the hereon described property is a true and correct representation of a Survey made under my direction and said Survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

That this TENTATIVE PLAT complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida,

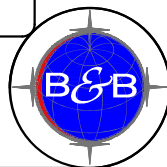
 Digitally signed by Odalys C. Bello-Inzaga, DN: cn=Odalys C. Bello-Inzaga, o=Odalys & Bello-Inzaga, email=odaly@odaly.com, c=US, postalCode=33134, streetAddress=10000 SW 10th St, serial=1, email=odaly@odaly.com, c=US, postalCode=33134, streetAddress=10000 SW 10th St, serial=1

Odalys C. Bello-Inzaga
Professional Surveyor and Mapper L58169 - State of Florida
Field Work Date: 06/21/2022 - 06/24/2022
T-Plot Updated & Completed: 07/01/2022
T-Plot Revised & Survey Updated: 03/01/2025
T-Plot Revised: 06/05/2025
T-Plot Revised: 10/02/2025 (per Miami-Dade County Plat Committee Comments)

This sheet is not valid without sheets 2 and 3. Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

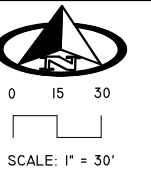
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BELLO & BELLO LAND SURVEYING
112230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



"GOULDS VILLAGE CENTER" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A subdivision of a portion of land lying and being in the N 1/2, of the NE 1/4 of Section 13, Township 56 South, Range 39 East, Miami-Dade County, Florida.



LEGEND & ABBREVIATIONS

- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- TRAFFIC BOX
- ELECTRIC BOX
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF COMPOUND CURVE
- POINT OF REVERSE CURVE
- BENCH MARK
- BEARING REFERENCE
- TEMPORARY BENCH MARK
- PROPERTY LINE
- CENTER LINE
- MONUMENT LINE
- CALC
- FIELD MEASURED
- PER PLAT
- PROFESSIONAL SURVEYOR AND MAPPER
- A/C
- ENCROACHMENT
- FF ELEV= FINISHED FLOOR ELEVATION
- (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- ORB
- CBS
- R/W
- ELEV
- SEC
- T
- R
- (R)

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"GOULDS VILLAGE CENTER" - TENTATIVE PLAT
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

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Miami-Dade County, Florida.



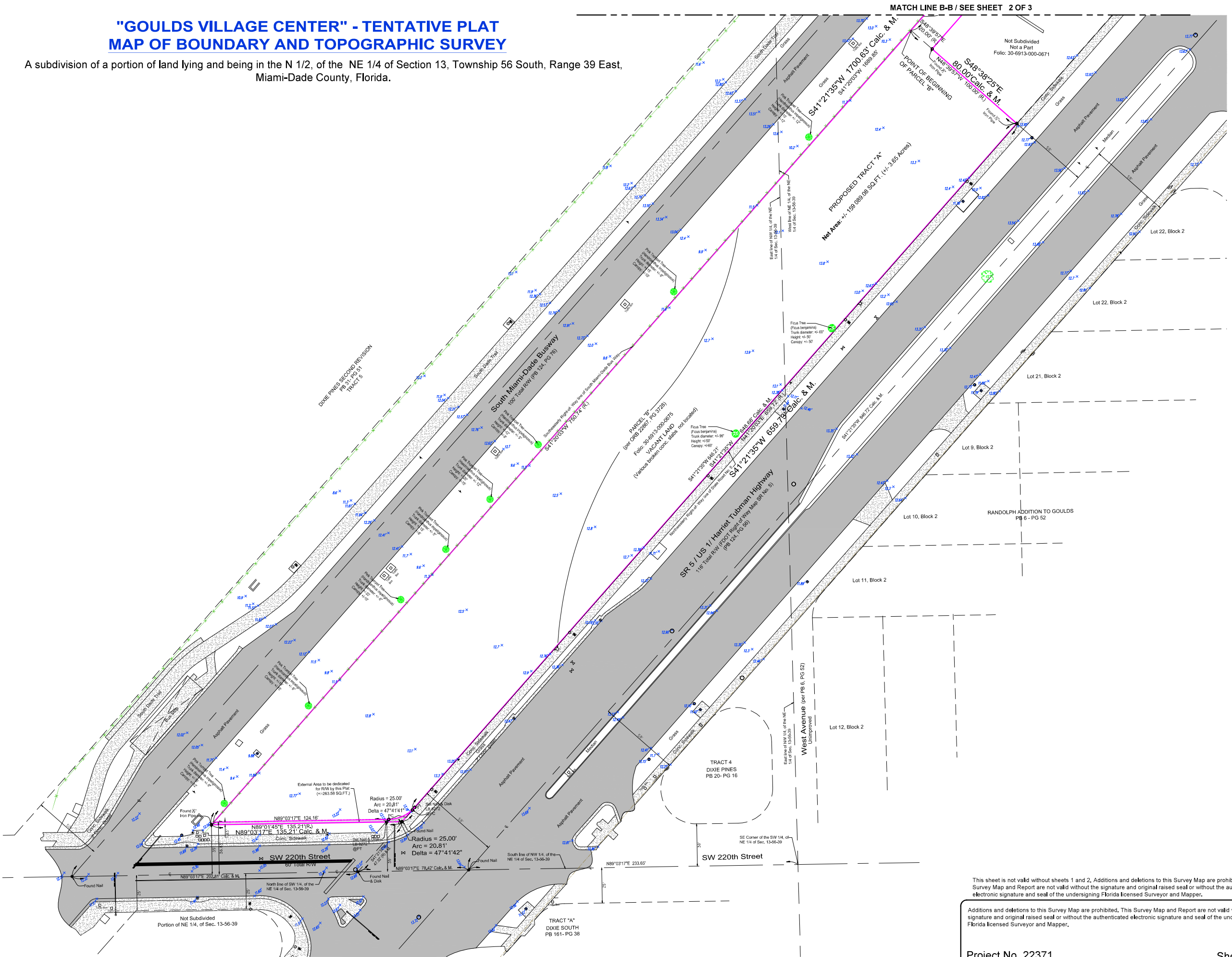
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SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
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	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= TRAFFIC BOX
	= ELECTRIC BOX
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PROPERTY CORNER
	= PERMANENT CONTROL POINT (PCP)
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVE
PRC	= POINT OF REVERSE CURVE
BM	= BENCH MARK
BR	= BEARING REFERENCE
TBM	= TEMPORARY BENCH MARK
E	= PROPERTY LINE
CL	= CENTER LINE
ML	= MONUMENT LINE
CALC	= CALCULATED
MEAS	= FIELD MEASURED
P	= PER PLAT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
A/C	= AIR CONDITIONER PAD
ENCR	= ENCROACHMENT
FF ELEV	= FINISHED FLOOR ELEVATION
(XX-XX)	= DENOTES PLAT BOOK XX - PAGE XX
ORB	= OFFICIAL RECORD BOOK
CBS	= CONCRETE BLOCK STRUCTURE
R/W	= RIGHT OF WAY
ELEV	= ELEVATION
SEC	= SECTION
T	= TOWNSHIP
R	= RANGE
(R)	= RECORD



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