

## 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 : ( 109 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 23 Twp.: 57 S. Rge.: 38 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CENTURY PARK SQUARE NORTH

2. Owner's Name: TPG AG EHC III (LEN) MULTI STATE 2, LLC, a Delaware Phone: (727) 455-3680

~~limited liability company~~

Address: c/o LENNAR HOMES, LLC /5505 City: MIAMI State: FL Zip Code: 33126

Waterford District Drive, 5th Floor,  
Owner's Email Address: Marc.Szasz@Lennar.com

3. Surveyor's Name: Ed Pino Phone: 305-589-5101

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): 16-7823-000-0213 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: PORTION OF THE SW1/4 OF THE SE1/4 OF SEC 23-57-38

6. Street boundaries: SW 192 AVE & SW 344 ST

7. Present Zoning: PUD (FL. CITY) Zoning Hearing No.: RES. No. 23-09 (FL. CITY)

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 106 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.

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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 ARIZONA)

SS:

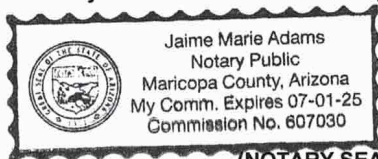
COUNTY OF MARICOPA)

Signature of Owner: Wendy Stoeckel

(Print name & Title here): Wendy Stoeckel Authorized Representative of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (LEN) Multi State 2, LLC

BEFORE ME, personally appeared Wendy Stoeckel this 29 day of April, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of April, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Jaime Marie Adams

(Print, Type name here: Jaime Marie Adams

07/01/2025  
(Commission Expires)

607030  
(Commission Number)

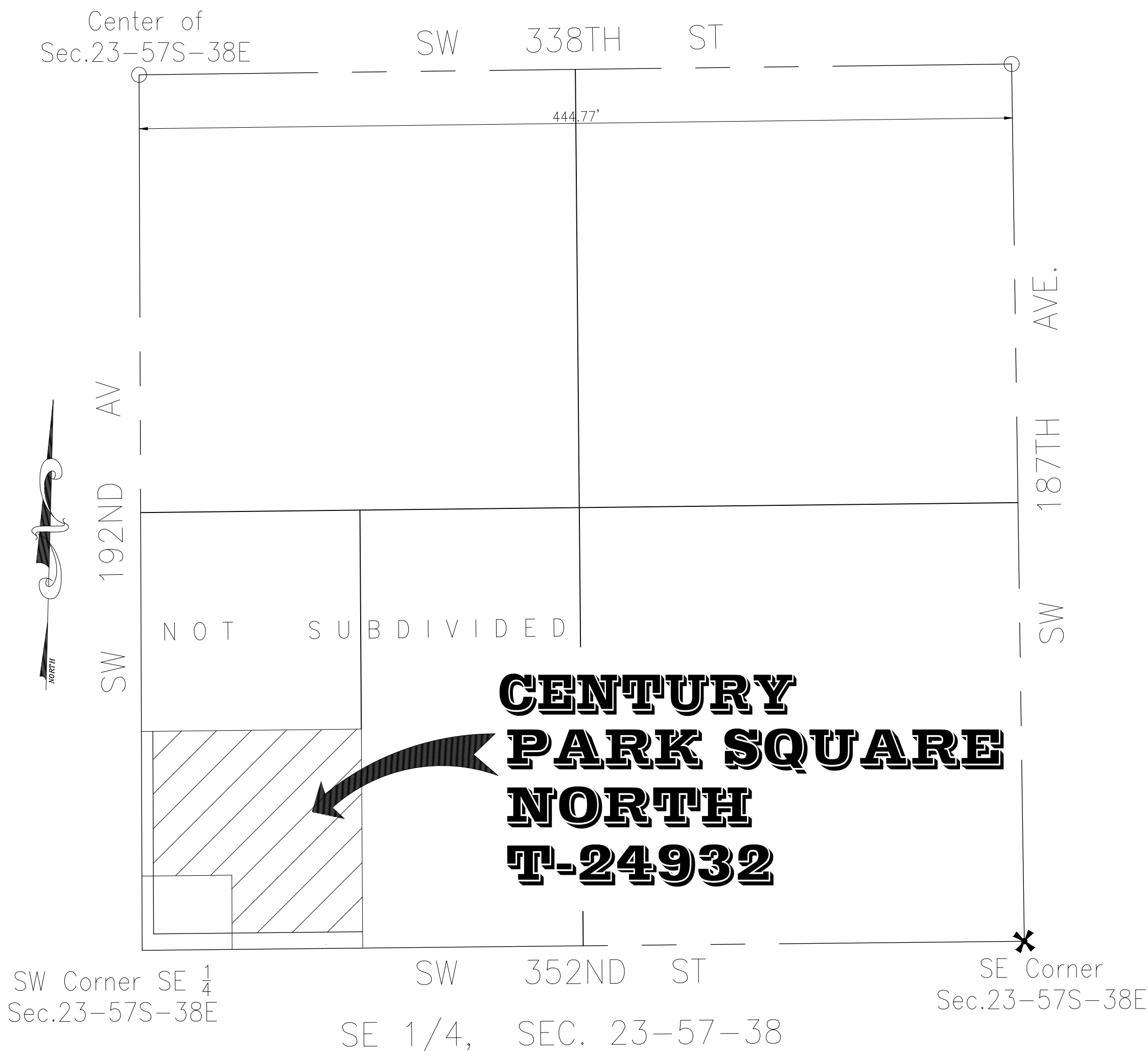
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT  
BOUNDARY & TOPOGRAPHICAL SURVEY  
**CENTURY PARK SQUARE NORTH**

A PROPOSED SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23,  
TOWNSHIP 57 SOUTH, RANGE 38 EAST, CITY OF FLORIDA CITY  
MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



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.

SHOWN IMPROVEMENTS AS PER OUR LAST FIELD VISIT ON JANUARY 10, 2023.

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

THE REVISED PLAT OF INGLEWOOD, AS RECORDED IN PLAT BOOK 33, PAGE 53, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
FDOT MAINTENANCE R/W, AS RECORDED IN PLAT BOOK 152, PAGE 23, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

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.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING OVER AND ACROSS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY, LESS

THE WEST 275.01 FEET OF THE SOUTH 227.06 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST IN MIAMI-DADE COUNTY

PREPARED FOR  
**CENTURY PARK SQUARE NORTH, 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

CERTIFIED TO:

CENTURY PARK SQUARE NORTH, LLC

JOB SPECIFIC SURVEYOR NOTES:

- 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 "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120645-0730L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD).
- PROPERTY IS ZONED PLANNED UNIT DEVELOPMENT (PUD) AS PER CITY ORDINANCE NO. 22-01
- LAND GROSS AREA OF SUBJECT PROPERTY: **8.92 ACRES (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-432**, WITH AN ELEVATION OF **7.45 FEET** (NGVD)  
TBM 1 = FOUND PIPE LOCATED AT SW 192nd AVE. & SW 344TH ST. (ELEV. 8.20 FEET)
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°12'11"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 187th AVE., AS SHOWN ON PLAT BOOK 92 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA, AND BEING THE WEST LINE OF SECTION 23, TWS 57, RANGE 38.
- DADE COUNTY FLOOD CRITERIA = 7.9 FEET (NGVD 1929)
- NUMBER OF LOTS: 106 TOWNHOUSES AND 3 TRACTS
- DEVELOPMENT INFO: 106 TOWNHOUSES IN 9 BLOCKS  
TRACT "A" (PRIVATE ROAD, PARKING AREA AND UTIL. EASEMENT)  
TRACT "B" (PLAY GROUND)  
TRACT "C" (DOG PARK)
- FLORIDA CITY T-PLAT APPROVAL AS PER RESOLUTION NO. 23-09
- LOT SETBACKS AS PER SITE PLAN AND CITY OF FLORIDA CITY ZONING CODE:  
PROPOSED: NORTH SIDE 0' SOUTH SIDE 15' EAST SIDE 0' WEST SIDE 15'  
REQUIRED: 0' REQUIRED 15' REQUIRED 0' REQUIRED 15' REQUIRED

SITE ADDRESS: 191XX S.W. 344th ST., CITY OF FLORIDA CITY, FL.

JOB NUMBER: 21-1179

DATE OF SURVEY: DEC. 23, 2021, RESURVEY MARCH 19, 2025

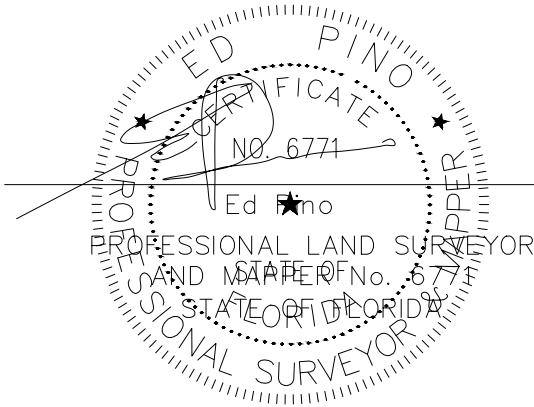
FOLIO NUMBER: 16-7823-000-0213

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, PSM 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.

CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM



DATE : MAY 27, 2025

REVISED

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA, 33134  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

FOR: CENTURY PARK SQUARE NORTH

SCALE: 1"=50' DESIGNED BY: E.P.

DRAWN BY: T.P.

CHECKED BY: E.P.

PAGE No. 1

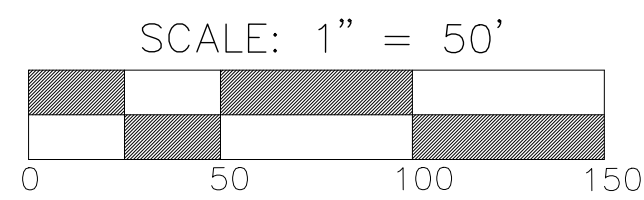
ORDER No.  
21-1179

SHEET No.  
1



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MIAMI-DADE COUNTY, FLORIDA.



SURVEYOR'S LEGEND (IF ANY APPLIED)

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		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		WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE

ABBREVIATION (IF ANY APPLIED)

A = CURVE LENGTH	STY = STORY
R = RADIUS	T.B.M. = TEMPORARY BENCH MARK
A.C. = AIR CONDITIONING UNIT	MEAS(N) = MEASURED
ASPH. = ASPHALT	M = MEASURED
B.M. = BENCH MARK	M = MONUMENT LINE
BLK/COR. = BLOCK CORNER	NTS = NOT TO SCALE
CB = CATCH BASIN	P/W = PARKWAY
CL.C. = CALCULATED	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	P.O.C. = POINT OF COMMENCEMENT
E = CENTER LINE	P.C. = POINT OF CURVATURE
CHBR. = CHORD BEARING	P.I. = POINT OF INTERSECTION
CL.F. = CHAIN LINK FENCE	P = PROPERTY LINE
CL = CLEAR	P.P. = POWER POLE
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
D.M.E. = DRAINAGE MAINT. EASEMENT	P.T. = POINT OF TANGENCY
D = DIAMETER	RAD. = RADIAL
EASMT. = EASEMENT	REC. = RECORDED
ELEV. = ELEVATION	RES. = RESIDENCE
ENC. = ENCROACHMENT	R/W = RIGHT OF WAY
F.D.H. = FOUND DRILL HOLE	SEC. = SECTION
F.H. = FIRE HYDRANT	SWK. = SIDEWALK
F.I.P. = FOUND IRON PIPE	U.E. = UTIL. EASEMENT
S.D.H. = SET DRILL HOLE	W.P. = WOODEN POLE
S.N/D. = SET NAIL AND DISC	S = SECTION LINE
S.P. = SET IRON PIPE	23-57S-38E = SECTION 23, TOWNSHIP 57 SOUTH, RANGE 38 EAST
S.B. = SET REBAR	
X = DENOTES SECTION CORNER	

CERTIFIED TO:

CENTURY PARK SQUARE NORTH, LLC

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DATE: MAY 27, 2025

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

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CORAL GABLES, FLORIDA 33134  
TEL: (305) 441-1179  
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FOR: CENTURY PARK SQUARE NORTH  
SCALE: 1"=50'  
DATE: 1/19/22  
DRAWN BY: T.P.  
DESIGNED BY: E.P.  
CHECKED BY: E.P.  
FIELD BOOK No. 1  
PAGE No. 1

ORDER No.  
21-1179  
SHEET No.  
2