

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 DEVELOPMENTMunicipality: CUTLER BAY Sec.: 3 Twp.: 56 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: COUGAR HOLDING2. Owner's Name: COUGAR HOLDINGS, LLC.

Phone: _____

Address: 305 ALCAZAR AVE STE#3 City: CORAL GABLES State: FL Zip Code: 33134Owner's Email Address: tgestido@gestidoconstruction.com3. Surveyor's Name: American Services of Miami, Corp.Phone: 305-598-5101Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134Surveyor's Email Address: ed@asomiami.com / admin@asomiami.com4. Folio No(s): 36-6003-035-0080 / _____ / _____ / _____5. Legal Description of Parent Tract: SEE ATTACHED6. Street boundaries: OLD CUTLER ROAD AND SW 85th AVE7. Present Zoning: RU-1

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(4 Units), Duplex(_____ 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.

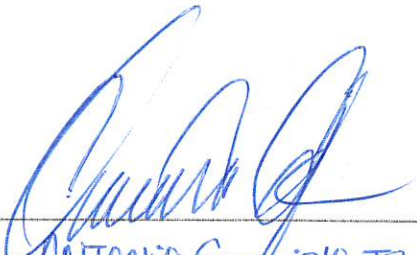
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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)

SS:

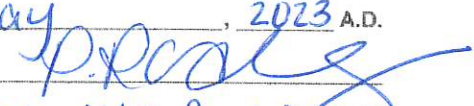
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): ANTONIO GESTIDO JR. OWNER.

BEFORE ME, personally appeared ANTONIO GESTIDO JR. this 3 day of May, 2023 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 of this County and State last aforesaid this 3rd day of May, 2023 A.D.

Signature of Notary Public: 

(Print, Type name here): PRISCILLA RODRIGUEZ

4/17/24
(Commission Expires)

6C967728
(Commission Number)

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



LEGAL DESCRIPTION:

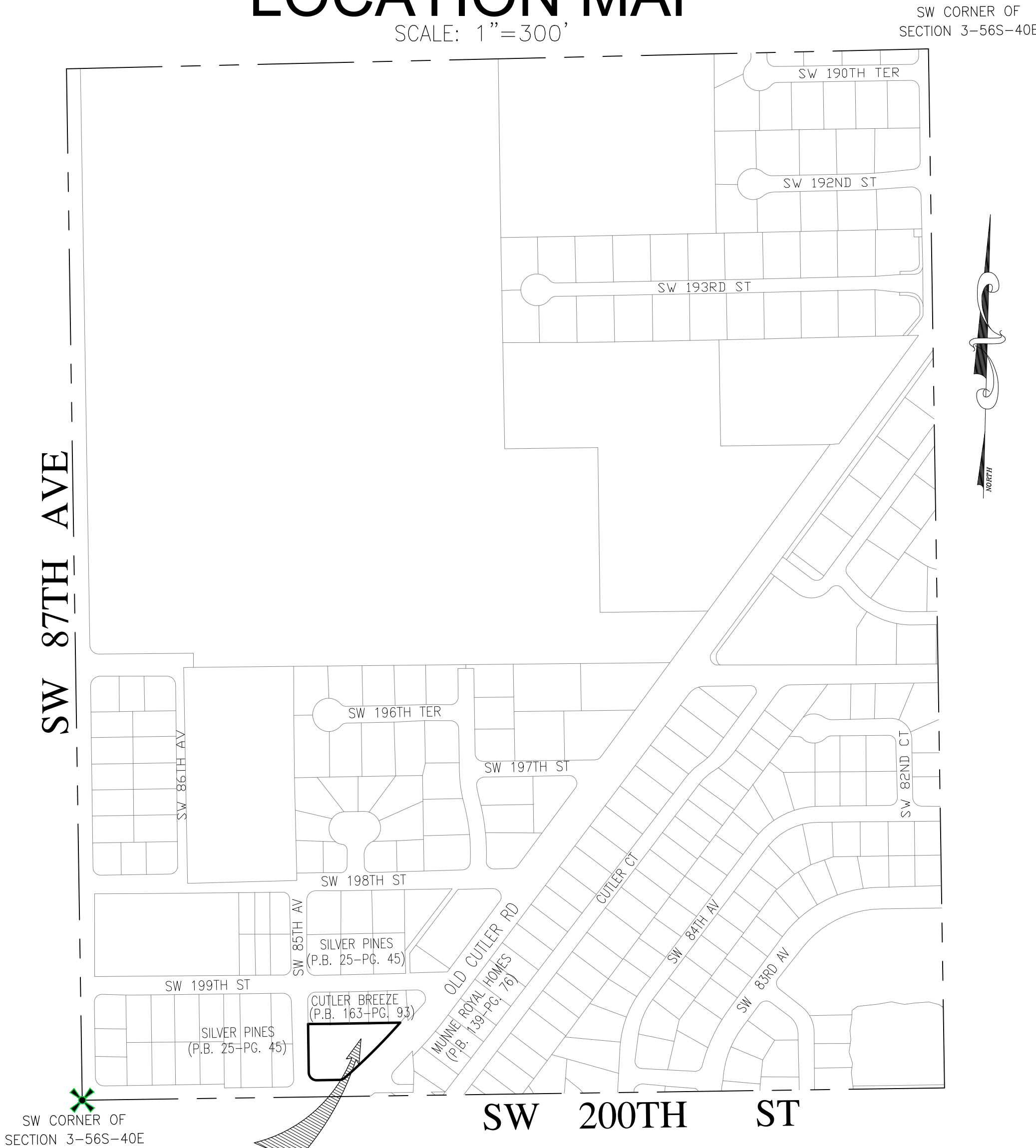
LOT 6 IN BLOCK 1 OF CUTLER BREEZE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163,
AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TENTATIVE PLAT
BOUNDARY & TOPOGRAPHICAL SURVEY
COUGAR HOLDING

A REPLAT OF LOT 6 IN BLOCK 1 OF "CUTLER BREEZE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 163, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
IN SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
LYING AND BEING IN THE TOWN OF CUTLER BAY

LOCATION MAP

SCALE: 1"=300'



**COUGAR
HOLDING
T-24958**

SW 1/4 OF SECTION 3-56-40
MIAMI-DADE COUNTY, FLORIDA.

PREPARED FOR
COUGAR HOLDINGS, 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 INFORMATION :
COUGAR HOLDINGS, LLC.
6073 NW 167th ST. UNIT C-1
MIAMI, FLORIDA 33015

SITE ADDRESS: 8495 S.W. 200th ST, CUTLER BAY, FL 33189

JOB NUMBER: 22-645

DATE OF SURVEY: FIELD DATE JULY 18, 2022, RESURVEYED FEB. 15, 2023

FOLIO NUMBER: 36-6003-035-0060

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0604L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A**, NATIONAL GEODETIC VERTICAL DATUM (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **35,544 SF (+/-)** (NET AREA)
58,946 SF (+/-) (GROSS AREA)
- THE PROPERTY IS ZONED: SR (SINGLE FAMILY RESIDENTIAL)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. T-606-R**, WITH AN ELEVATION OF **7.98 FEET**.
T.B.M 1: CATCH BASIN RIM LOCATED AT SW 200 STREET, ELEV. 8.28 FEET (NGVD)
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S00°53'38"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 85th AVE., AS SHOWN ON PLAT BOOK 163 AT PAGE 93 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 9.5 FEET (NGVD 1929), AS PER REVISED FLOOD CRITERIA MAP FROM MIAMI-DADE COUNTY, FLORIDA.
- NUMBER OF LOTS: 4 LOTS
- DEVELOPMENT INFO: 4 PROPOSED SINGLE FAMILY HOMES

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 1 OF CUTLER BREEZE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

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, 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.



DATE: SEP. 23, 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 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.

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

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

T-24958

FOR: COUGAR HOLDINGS
SCALE: 1"=50'
DATE: 7/18/22

DESIGNED BY: E.P.
APPROVED BY: E.P.

DRAWN BY: T.P.
FIELD BOOK No.

CHECKED BY: E.P.
PAGE No. 1

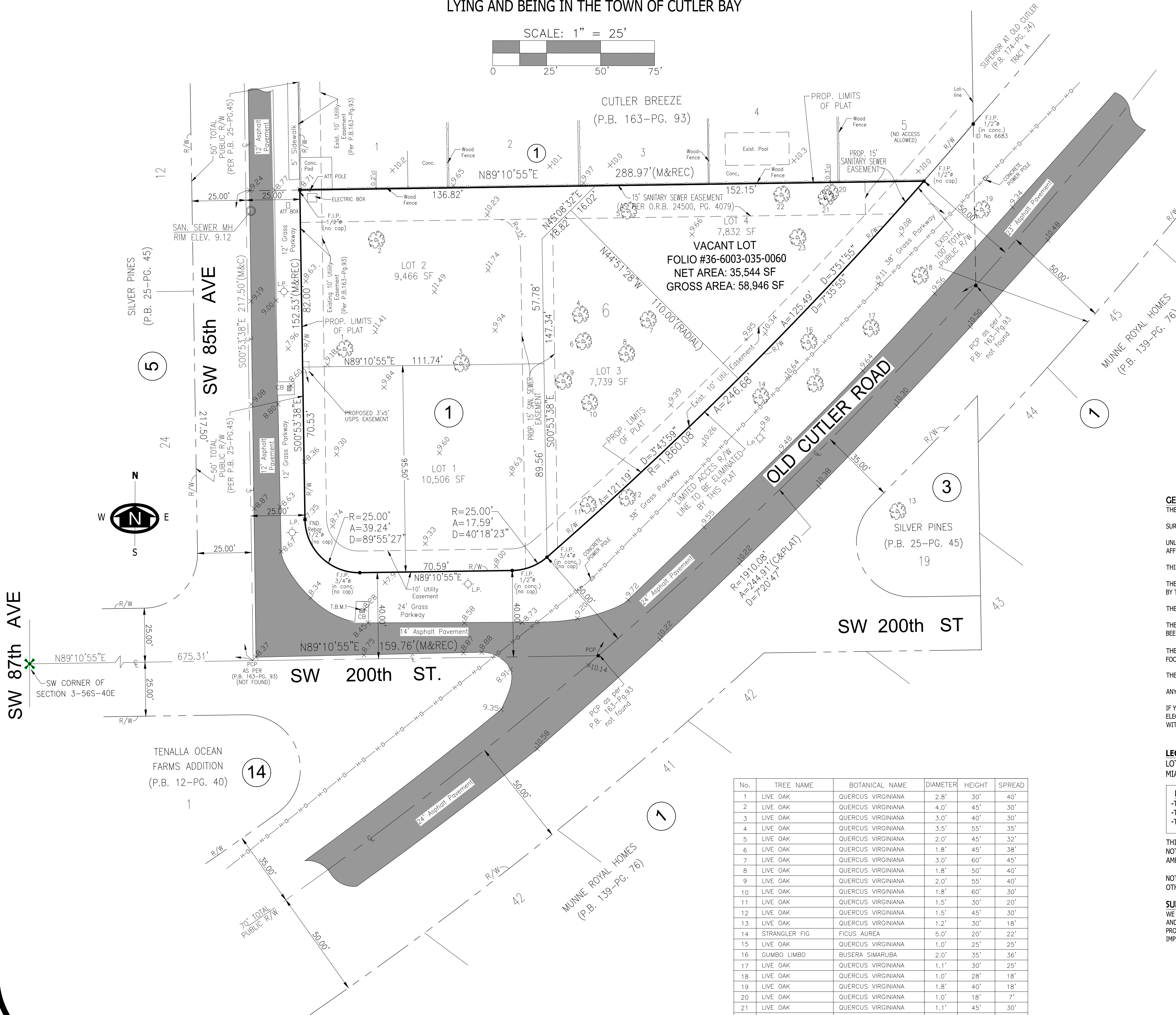
ORDER No.
22-645

SHEET No.
1

TENTATIVE PLAT
BOUNDARY & TOPOGRAPHICAL SURVEY
COUGAR HOLDING

A REPLAT OF LOT 6 IN BLOCK 1 OF "CUTLER BREEZE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 163, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
IN SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
LYING AND BEING IN THE TOWN OF CUTLER BAY

SCALE: 1" = 25'



SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLOC.)
- WOODEN FENCE
- ASPHALTED AREAS
- CONCRETE
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WATER METER
- SECTION CORNER
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT

ABBREVIATION (IF ANY APPLIED)

- A = CURVE LENGTH
- ASPH. = ASPHALT
- B.M. = BENCH MARK
- BLK/BLK = BLOCK CORNER
- CALC(C) = CALCULATED
- CB = CATCH BASIN
- CL = CLEAR
- CONC. = CONCRETE
- D = DIAMETER
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- FND = FENCES FOUND
- F.I.P. = FOUND IRON PIPE
- L.P. = LIGHT POLE
- M&R = MEASURED
- WH = WHARF
- NTS = NOT TO SCALE
- R = RADIUS
- SF = SQUARE FEET
- ± = MORE OR LESS
- PROP. = DENOTES PROPOSED
- EXIST. = DENOTES EXISTING
- BLOC. = DENOTES BUILDING
- P.B. = DENOTES PLAT BOOK
- P.L. = DENOTES PAGE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- SHW. = SIDEWALK
- W.P. = WOODEN POLE
- E = SECTION LINE
- D = CURVE INTERIOR ANGLE
- C = CALCULATED
- ATT = TELEPHONE COMPANY
- NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- T.B.M. = TEMPORARY ELEVATION BENCH MARK
- USPS = UNITED STATES POSTAL SERVICE
- USPS = UNITED STATES POSTAL SERVICE
- SECTION 3-56S-40E = SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST
- UTL. = DENOTES UTILITY

CONTACT INFORMATION :

COUGAR HOLDINGS, LLC.
6073 NW 167th ST. UNIT C-1
MIAMI, FLORIDA 33015

SITE ADDRESS: 8495 S.W. 200th ST., CUTLER BAY, FL 33189
JOB NUMBER: 22-645
DATE OF SURVEY: FIELD DATE JULY 18, 2022, RESURVEYED FEB. 15, 2023
FOLIO NUMBER: 36-6003-035-0060

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 12086C-0604L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF N/A, NATIONAL GEODETIC VERTICAL DATUM (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 35,544 SF (+/-) (NET AREA)
58,946 SF (+/-) (GROSS AREA)
- THE PROPERTY IS ZONED: SR (SINGLE FAMILY RESIDENTIAL)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. T-606-R, WITH AN ELEVATION OF 7.98 FEET.
T.B.M. 1: CATCH BASIN RIM LOCATED AT SW 200 STREET, ELEV. 8.28 FEET (NGVD)
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S00°53'38"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 85th AVE., AS SHOWN ON PLAT BOOK 163 AT PAGE 93 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 9.5 FEET (NGVD 1929), AS PER REVISED FLOOD CRITERIA MAP FROM MIAMI-DADE COUNTY, FLORIDA.
- NUMBER OF LOTS: 4 LOTS
- DEVELOPMENT INFO: 4 PROPOSED SINGLE FAMILY HOMES

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 1/8 FOOT FOR NATURAL SURFACES AND 1/32 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 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:

LOT 6 IN BLOCK 1 OF CUTLER BREEZE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, AT PAGE 93, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE IS A 10' UTIL. EASEMENT FRONTING THE SUBJECT PROPERTY

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

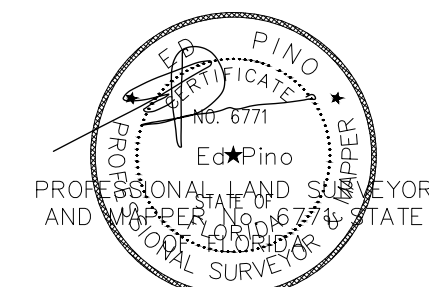
SURVEYOR'S CERTIFICATE:

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.

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.



DATE: SEP. 23, 2025

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

246 GARDEN AVENUE
CORP. GARDEN FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

T-24958

FOR: COUGAR HOLDINGS
SCALE: 1"=30'
DATE: 7/18/22
DESIGNED BY: E.P.
DRAWN BY:
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

ORDER No.
22-645
SHEET No.
2