

## FAST TRACK PLAT AGREEMENT

1. The undersigned ANTONIA CORTEGUERA is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 38 RESIDENTIAL UNITS, ONE GROCERY STORE BUILDING AND ONE RESTAURANT BUILDING.
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 \_\_\_\_\_ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no A2025000025 and plan(s) prepared by, and dated DTI ARCHITECTS . (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.

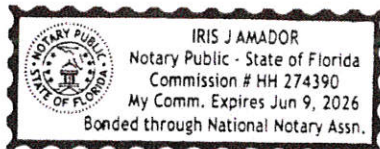
10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

Signature of Owner

Antonia Cortez

Print Name

Sworn to and subscribed before me this 5<sup>th</sup> day of February, 2025.



Notary Public

SEAL

My Commission Expires: Jun 9, 2026

## 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 : ( 43 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: MMG EQUITY PARTNERS

2. Owner's Name: Corteguera 14424 LLC

Phone: (305) 851-1947

Address: 617 SW 47 CT City: MIAMI State: FL Zip Code: 33134

Owner's Email Address: mpuente@mmgequitypartners.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): 30-4910-003-0460 / 30-4910-003-0480 / 30-4910-003-0481 / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 144 AVE & SW 26 ST

7. Present Zoning: RU-1MA

Zoning Hearing No.: Z2023000508 / A2025000025

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_<sup>38</sup> Sq. Ft. & No. of Units \_\_\_\_\_<sup>38</sup>)

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: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Antonia Corteguera, manager

BEFORE ME, personally appeared Antonia Corteguera this 5th day of November, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL Driver's License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5th day of November, 2025 A.D.

Signature of Notary Public: [Signature]

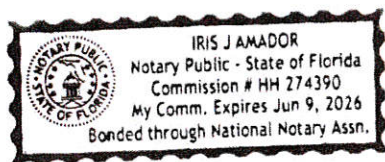
(Print, Type name here: Iris Amador)

Jun 9, 2026  
(Commission Expires)

HH 274390  
(Commission Number)

(NOTARY SEAL)

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



TENTATIVE PLAT OF  
BOUNDARY & TOPOGRAPHICAL SURVEY  
**MMG EQUITY PARTNERS**

A REPLAT OF PORTION OF TRACTS 31 AND 32 OF J.G. HEAD'S FARMS , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46,  
PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SE 1/4 OF THE S/W OF SECTION 10,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: (1"=300')



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.

GENERAL SURVEYOR NOTES:

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

- THE PLAT OF J G HEAD FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 44, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF HELENA HOMES , AS RECORDED IN PLAT BOOK 159, PAGE 7, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF TERRY ENTERPRISES , AS RECORDED IN PLAT BOOK 166, PAGE 54, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF MANSION AT SION FIRST ADDITION , AS RECORDED IN PLAT BOOK 167, PAGE 97, 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  $\frac{1}{10}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{100}$  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 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.

THE S.W. 1/4 OF SEC. 10-54S-39E  
MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR  
**CORTEGERA 14424, 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

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. **12086C-0431L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: (FOLIO : 30-4910-003-0460) 100,624 SF (+/-) AS PER OFFICIAL RECORDS/ 100,409 SF (+/-) (C)  
(FOLIO : 30-4910-003-0480) 97,783 SF (+/-) AS PER OFFICIAL RECORDS/ 100,400 SF (+/-) (C)  
(FOLIO : 30-4910-003-0481) 92,783 SF (+/-) AS PER OFFICIAL RECORDS/ 85,031 SF (+/-) (C)  
TOTAL AREA: 6.56 AC
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. 4932**, WITH AN ELEVATION OF **9.12 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°15'37"E. OF S.W. 144th AVE., LYING AND BEING INS SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS ZONED "RU-IMA".
- DEVELOPMENT INFORMATION: PROPOSED MIXED USE  
38 TOWNHOUSE UNITS  
19,432 SF OF GROCERY STORE  
2,483 SF OF COMMERCIAL BUILDING  
3,000 SF OF PNC BANK
- NUMBER OF LOTS: 38 TOWNHOUSES IN THREE BLOCKS  
TRACT "A" - ALDI'S COMMERCIAL SITE  
TRACT "B" - COMMERCIAL SITE (RETAIL)  
TRACT "C" - PNC BANK  
TRACT "D" - PRIVATE ROAD, UTIL. EASEMENT AND LANDSCAPE TRACT.  
TRACT "E" LANDSCAPE TRACT
- SITE FLOOD CRITERIA: 8.56 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.

CERTIFIED TO :

MMG EQUITY PARTNERS

LEGAL DESCRIPTION

FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, 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, 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.



DATE : DECEMBER 19, 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

T-25226

FOR: CORTEGERA 14424, LLC

SCALE: 1"=300'  
DATE: 12/9/24

DRAWN BY: DG  
FIELD BOOK No.  
CHECKED BY: E.P.  
PAGE No. 1

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

ORDER No.  
24-1125

SHEET No.  
1

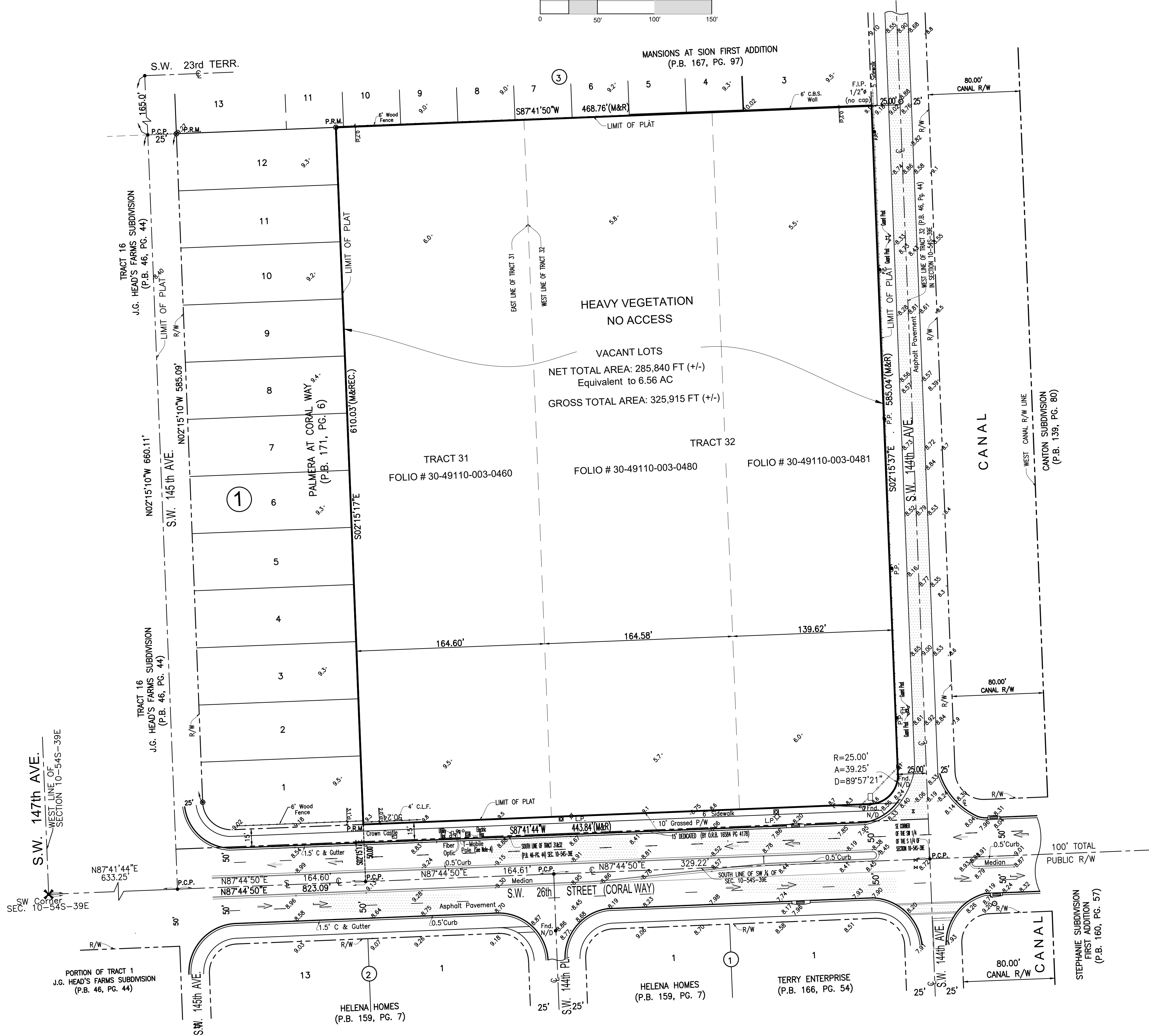
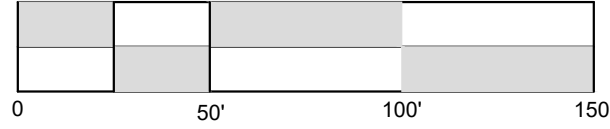


BOUNDARY & TOPOGRAPHICAL SURVEY

MMG EQUITY PARTNERS

A REPLAT OF PORTION OF TRACTS 31 AND 32 OF J.G. HEAD'S FARMS , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SE 1/4 OF THE S/W OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 50'



NOTE: A	
T- MOBILE POLE	
NORTHING	LATITUDE
512761.3590	N25°44'35.50"
EASTING	LONGITUDE
843660.2390	W 82°52'46.14"

CERTIFIED TO :  
MMG CORAL WAY LLC

SCHEDULE BII ITEMS

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.G. HEAD'S FARMS, as recorded in Plat Book 46, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, and provides for a right of first refusal or the prior approval of a future purchaser or occupant, recorded in Book 22532, Page 1875, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions, including any amendments or modifications thereto, recorded in Book 22146, Page 1193, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenant Running With The Land recorded in Book 14646, Page 100, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenant running with the land in favor of Miami-Dade County recorded in Book 34183, Page 2712.

Covenant running with the land in favor of Miami-Dade County recorded in Book 34180, Page 1566.

LEGAL DESCRIPTION

FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT ON THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

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. **12086C-0431L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: (FOLIO : 30-4910-003-0460) 100,624 SF (+/-) AS PER OFFICIAL RECORDS/ 100,409 SF (+/-) (C) (FOLIO : 30-4910-003-0480) 97,783 SF (+/-) AS PER OFFICIAL RECORDS/ 100,400 SF (+/-) (C) (FOLIO : 30-4910-003-0481) 92,783 SF (+/-) AS PER OFFICIAL RECORDS/ 85,031 SF (+/-) (C) TOTAL AREA: 6.56 AC
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. 4932**, WITH AN ELEVATION OF **9.12 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°15'37"E. OF S.W. 144th AVE., LYING AND BEING INS SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS ZONED "RU-1MA".
- SITE FLOOD CRITERIA: 8.56 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.

SITE ADDRESS: 149XX S.W. 25th, MIAMI, FL 33175  
JOB NUMBER: 24-1125  
DATE OF SURVEY: DECEMBER 03, 2024  
FOLIO NUMBER: 30-4910-003-0460 / 30-4910-003-0480/30-4910-003-0481

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. 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 SJ-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 PIRO, 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.

DATE: DECEMBER 19, 2025

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors  
256 GERALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

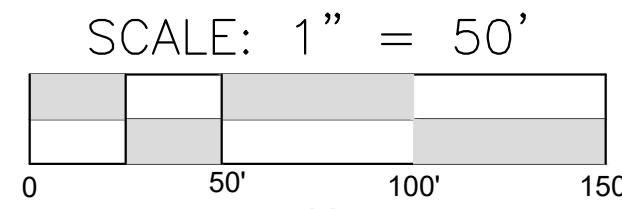
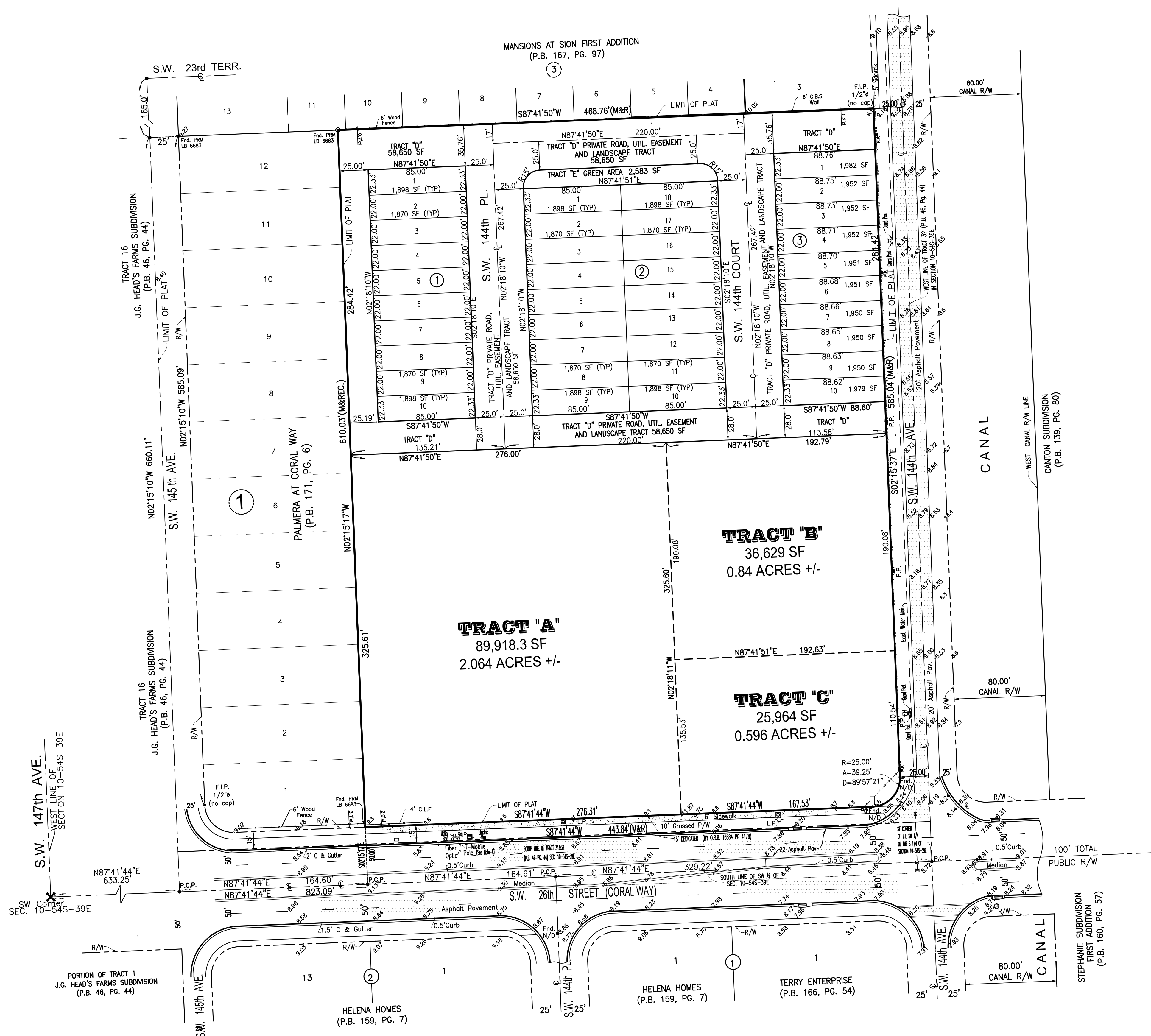
FOR: CORTIGERA 14424, LLC  
SCALE: 1"=50'  
DATE: 8/13/25  
DRAWN BY: DG  
CHECKED BY: E.P.  
FIELD BOOK No. 1  
PAGE No. 1

ORDER No.  
24-1125  
SHEET No.  
2



TENTATIVE PLAT OF  
BOUNDARY & TOPOGRAPHICAL SURVEY  
MMG EQUITY PARTNERS

A REPLAT OF PORTION OF TRACTS 31 AND 32 OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46,  
PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SE 1/4 OF THE S/W OF SECTION 10,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



NOTE: A

T - MOBILE POLE	
NORTHING	LATITUDE
512761.3560	N29°44'35.50"
EASTING	LONGITUDE
843960.2397	W 82°24'41.14"

CERTIFIED TO:  
MMG EQUITY PARTNERS

LEGAL DESCRIPTION

FOLIO # 30-4910-003-0460  
FOLIO # 30-4910-003-0480  
FOLIO # 30-4910-003-0481

TRACT 32, AND THE EAST 1/2 OF TRACT 31, OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID TRACTS BEING LOCATED IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY  
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)  
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

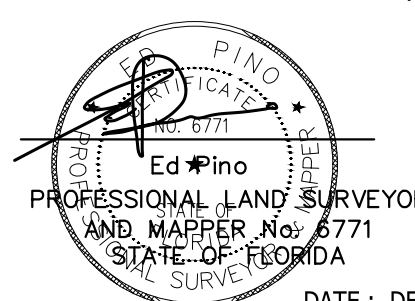
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0431L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: (FOLIO : 30-4910-003-0460) 100,624 SF (+/-) AS PER OFFICIAL RECORDS/ 100,409 SF (+/-) (C)  
(FOLIO : 30-4910-003-0480) 97,783 SF (+/-) AS PER OFFICIAL RECORDS/ 100,400 SF (+/-) (C)  
(FOLIO : 30-4910-003-0481) 92,783 SF (+/-) AS PER OFFICIAL RECORDS/ 85,031 SF (+/-) (C)  
TOTAL AREA: 6.56 AC
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. 4932**, WITH AN ELEVATION OF **9.12 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.02°15'37"E. OF S.W. 144th AVE., LYING AND BEING INS SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS ZONED "RU-IMA".
- DEVELOPMENT INFORMATION: PROPOSED MIXED USE  
38 TOWNHOUSE UNITS  
19,432 SF OF GROCERY STORE  
2,483 SF OF COMMERCIAL BUILDING  
3,000 SF OF PNC BANK
- NUMBER OF LOTS: 38 TOWNHOUSES IN THREE BLOCKS  
TRACT "A" - ALDI'S COMMERCIAL SITE  
TRACT "B" - COMMERCIAL SITE (RETAIL)  
TRACT "C" - PNC BANK  
TRACT "D" - PRIVATE ROADS, UTIL. EASEMENT AND LANDSCAPE TRACT  
TRACT "E" LANDSCAPE TRACT
- SITE FLOOD CRITERIA: 8.56 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.

SITE ADDRESS: 149XX S.W. 25th, MIAMI, FL 33175  
JOB NUMBER: 24-1125  
DATE OF SURVEY: DECEMBER 03, 2024  
FOLIO NUMBER: 30-4910-003-0460 / 30-4910-003-0480/30-4910-003-0481

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.  
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 5J-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: DECEMBER 19, 2025

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers, Planners, Surveyors  
256 GERALD AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305) 598-5101 FAX: (305) 598-8627  
ASOMIAMI.COM

T-25226

FOR: CORTEGEA 14424, LLC  
SCALE: 1"=50'  
DATE: 12/9/24  
DRAWN BY: DG  
CHECKED BY: E.P.  
FIELD BOOK No. 1  
PAGE No. 1

ORDER No.  
24-1125  
SHEET No.  
3