

## 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 : (        58    )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY    Sec.: 18 Twp.: 56 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: BLUENEST K LEGACY TOWNHOUSES

2. Owner's Name: KTC PROPERTIES LLC

Phone: 7865425408

Address: 5301 BLUE LAGOON DR SUITE 180    City: MIAMI    State: FL    Zip Code: 33126

Owner's Email Address: MPONCE@BLUENEST.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): 30-6018-000-0560    /    \_\_\_\_\_    /    \_\_\_\_\_    /    \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 113TH PSGE & BAILES RD

7. Present Zoning: RU-3M

Zoning Hearing No.: Z2024000108 -Z-24-25

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>57</sup> Sq. Ft. & No. of Units \_\_\_\_\_<sup>57</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.

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:

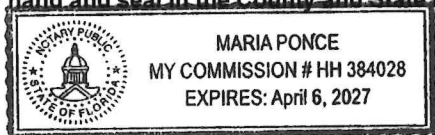
Signature of Owner: [Signature]

(Print name & Title here):

Salim Chraibi

BEFORE ME, personally appeared Salim Chraibi this 13 day of Aug., 25 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 13 day of Aug., 25 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here):

Maria Ponce

HH 384028  
(Commission Expires)

April 6 2027  
(Commission Number)

(NOTARY SEAL)

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

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY  
TENTATIVE PLAT  
**BLUENEST K LEGACY TOWNHOUSES**

A PROPOSED SUBDIVISION OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18,  
TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.

## LOCATION MAP

SCALE: 1"=300'

CENTER OF  
SECTION 18-56S-40

S.W. 224th STREET

S.W. 117TH AVE.

SW 112TH AVE.

S.W. 232nd STREET

THE SW 1/4 OF SECTION 18-56S-40D  
MIAMI-DADE COUNTY, FLORIDA.

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

### LEGAL DESCRIPTION

THAT PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18, TOWNSHIP 26 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.

PREPARED FOR  
BLUENEST, 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

SITE ADDRESS: 11431 SW 232nd STREET, MIAMI, FL 33030  
 JOB NUMBER: 24-325  
 DATE OF SURVEY: MARCH 27, 2024, REVISED MARCH 28, 2025  
 FOLIO NUMBER: 30-6018-000-0560

## 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.

THESE 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](http://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.

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

THE PLAT FOR SILVER PALMS HOMES, AS RECORDED IN PLAT BOOK 163, PAGE 11, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA,

THE PLAT FOR BAILES COMMONS SECOND ADDITION, AS RECORDED IN PLAT BOOK 172, PAGE 62,  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE PLAT FOR SILVER PALMS EAST SECTION TWO, AS RECORDED IN PLAT BOOK 164, PAGE 87, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### LEGAL DESCRIPTION

THAT PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF  
BAILES ROAD, SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN  
MIAMI DADE COUNTY, FLORIDA.

## JOB SPECIFIC SURVEYOR NOTES

- ① 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 "**X/AE**" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086-C0592L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 7.00 FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **4.43 ACRES (+/-)**
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. U-795**, WITH AN ELEVATION OF **11.96 FEET**.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°26'19"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 11th PATH., AS SHOWN ON PLAT BOOK 172 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
- ⑤ DADE COUNTY FLOOD CRITERIA = 8.00 FT (NAVD) OR 9.52 FT (NGVD)
- ⑥ NUMBER OF LOTS: 57 TOWNHOUSES AND 1 TRACT
- ⑦ DEVELOPMENT INFO: 57 TOWNHOUSES IN 8 BLOCKS  
TRACT "A" (PRIVATE ROAD, PARKING AREA, LANDSCAPE BUFFER AREAS AND UTIL. EASEMENT)  
AS PER RESOLUTION No Z-24-25

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 in the electronic version.

Digitally signed by  
pino  
Date: 2025.08.14  
17:15:04 -04'00'

DATE: AUGUST 15, 202

REVISÉ

**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers . Planners . Surveyors  
266 GRADAL AVENUE  
CORAL GABLES, FLORIDA 33134

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

**T-25240**

|               |                   |                |                  |
|---------------|-------------------|----------------|------------------|
| FOR: BLUENEST | DESIGNED BY: E.P. | DRAWN BY: T.P. | CHECKED BY: E.P. |
| SCALE: 1"=50' | APPROVED BY: E.P. | FIELD BOOK No. | PAGE No. 1       |
| DATE: 9/16/24 |                   |                |                  |

ORDER No.  
24-325

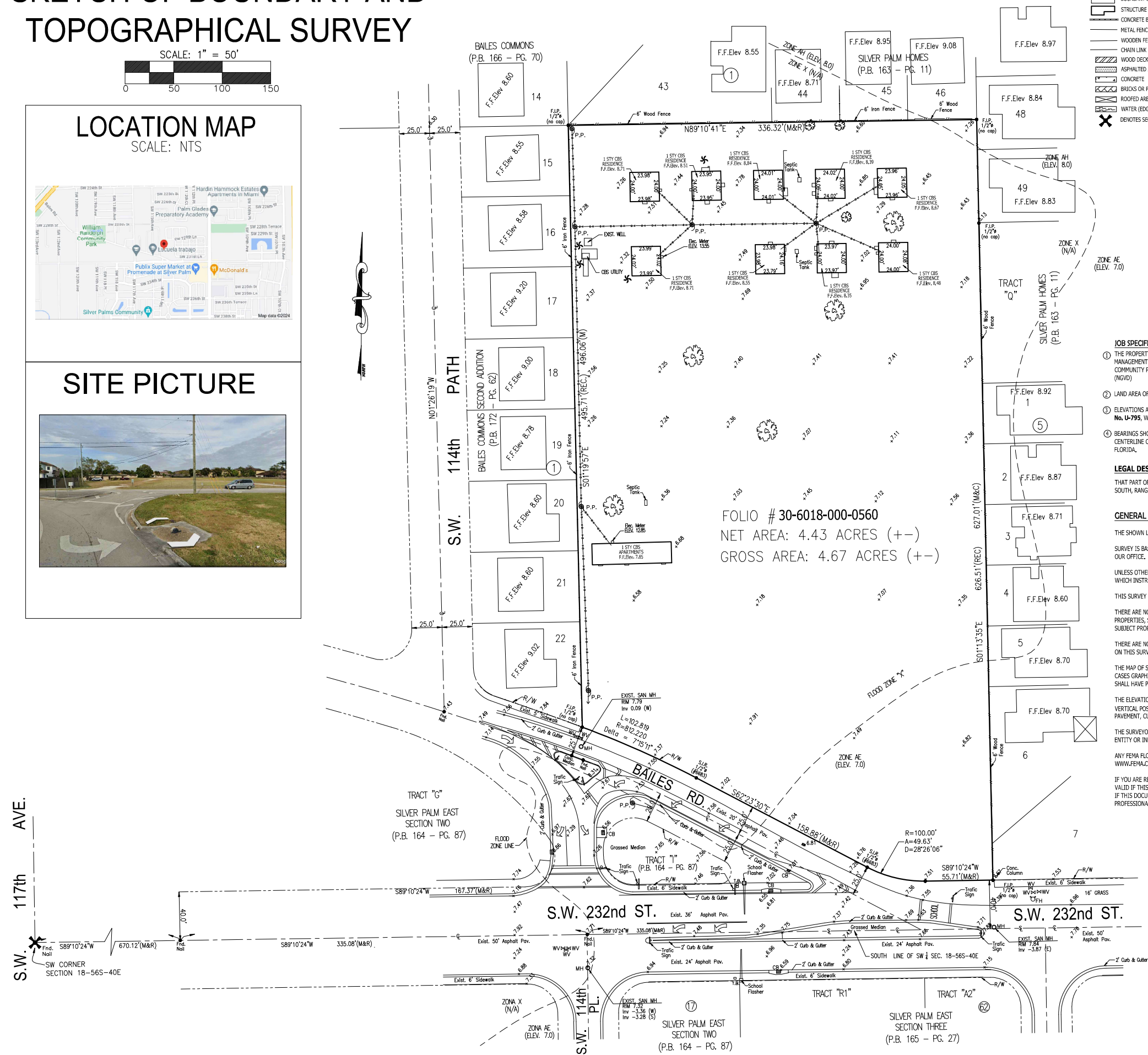
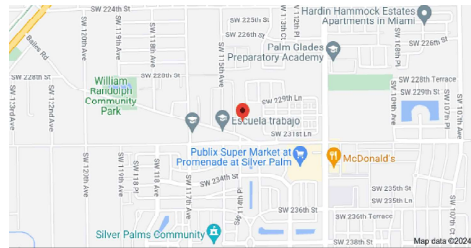
SHEET No.  
1



SCALE: 1" = 50'

0 50 100 150

## SCALE: NTS



### SURVEYOR'S LEGEND (IF ANY APPLIED)

|  |                        |  |                      |
|--|------------------------|--|----------------------|
|  | BOUNDARY LINE          |  | CATCH BASIN          |
|  | STRUCTURE (BLDG.)      |  | MANHOLE              |
|  | CONCRETE BLOCK WALL    |  | O.E. 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     |
|  | DENOTES SECTION CORNER |  |                      |

# ABBREVIATION (IF ANY APPLIED)

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| A = CURVE LENGTH                  | STY = STORY                           |
| R = RADIUS                        | T.B.M. = TEMPORARY BENCH MARK         |
| D = CURVE INTERIOR ANGLE          | T.P. = LIGHT POLE                     |
| A/C = AIR CONDITIONING UNIT       | MEAS.(M) = MEASURED                   |
| ASPH. = ASPHALT                   | MH = MANHOLE                          |
| B.M. = BENCH MARK                 | M = MEASURED                          |
| B/L/Corr. = BLOCK CORNER          | M = MONUMENT LINE                     |
| CALC.(C) = CALCULATED             | N.T.S. = NOT TO SCALE                 |
| C&T = CATCH BASIN                 | P/W = PARAWAY                         |
| C.B.S. = CONCRETE BLOCK STRUCTURE | P.O.B. = POINT OF BEGINNING           |
| L = CENTER LINE                   | P.O.C. = POINT OF COMMENCEMENT        |
| C&B = CHAIN BEARING               | P.O.P. = POINT OF CURVATURE           |
| C/F = CHAIN LINK FENCE            | P.I. = POINT OF INTERSECTION          |
| CL = CLEAR                        | P.P. = PROPERTY LINE                  |
| C.C. = CONCRETE                   | P.P. = POWER POLE                     |
| D.M.E. = DRAINAGE MAINT. ELEMENT  | P.R.M. = PERMANENT REFERENCE MONUMENT |
| D = DIAMETER                      | P.T. = POINT OF TANGENCY              |
| EASMT. = EASEMENT                 | RAD. = RADIAL                         |
| ELEV. = ELEVATION                 | REC. (R) = RECORD                     |
| ENC. = ENCRAGEMENT                | RES. = RESIDENCE                      |
| F/D/H = FOUND DRILL HOLE          | R/W = RIGHT OF WAY                    |
| F.H. = FIRE HYDRANT               | S.E. = SECTION                        |
| F.I.P. = FOUND IRON AND DISC      | S.W.K. = SIDEWALK                     |
| S.D/H = SET DRILL HOLE            | U. = UTIL. EASEMENT                   |
| S.W/D = SET NAIL AND DISC         | W.U. = WOODEN POLE                    |
| S.P. = SET IRON PIPE              | S.E. = SECTION LINE                   |
| S.R.B. = SET REBAR                |                                       |

SITE ADDRESS: 11431 SW 232nd STREET, MIAMI, FL 33030

JOB NUMBER: 24-325

DATE OF SURVEY: MARCH 27, 2024, MARCH 28, 2025

FOLIO NUMBER: 30-6018-000-0560

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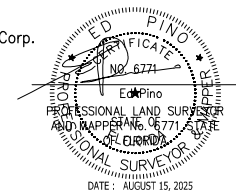
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American Services of Miami, Corp.



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Consulting Engineers . Planners . Surveyors  
266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA 33134

**T-25240**

|               |                   |                |                  |
|---------------|-------------------|----------------|------------------|
| SCALE: 1"=40' | DESIGNED BY: E.P. | DRAWN BY: T.P. | CHECKED BY: E.P. |
| DATE: 4/11/24 | APPROVED BY: E.P. | FIELD BOOK No. | PAGE No. 1       |

ORDER No.  
4-325

SHEET No.  
2

# BLUENEST K LEGACY TOWNHOUSES

A PROPOSED SUBDIVISION OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF BAILES ROAD, SECTION 18,  
TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.


























SCALE: 1" = 50'

0 50 100 150

ABREVIATION (IF ANY APPLIED)

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| R = CURVE LENGTH                  | ST = STORY                            |
| R = RADIUS                        | T.B.M. = TEMPORARY BENCH MARK         |
| R/C = CURVE INTERIOR ANGLE        | T.L. = LIGHT LOSS                     |
| V/C = AIR CONDITIONING UNIT       | MEAS.(M) = MEASURED                   |
| ASPH. = ASPHALT                   | MH = MANHOLE                          |
| M/C = MANHOLE                     | M = MEASURED                          |
| BB/CORNER = BLOCK CORNER          | M = MONUMENT LINE                     |
| BAL.(C) = CALCULATED              | N.TS = NOT TO SCALE                   |
| CB = CATCH BASIN                  | P/W = PARKWAY                         |
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| L = CENTER LINE                   | P.O.C. = POINT OF COMMENCEMENT        |
| CH.B.R. = CHORD BEARING           | P.C. = POINT OF CURVATURE             |
| CH. = CHAIN LINK FENCE            | P.I. = POINT OF INTERSECTION          |
| C = CLEAR                         | P = PROPERTY LINE                     |
| CONC. = CONCRETE                  | P.P. = POWER POLE                     |
| CORR. = CORRECTION                | P.R.M. = PERMANENT REFERENCE MONUMENT |
| CO. = DIAMETER                    |                                       |
| EASMT. = EASEMENT                 | P.T. = POINT OF TANGENCY              |
| ELEV. = ELEVATION                 | RAD. = RADIAL                         |
| ENC. = ENCROACHMENT               | REC.(R) = RECORDED                    |
| F.D.H. = FOUND DRILL HOLE         | RES. = RESIDENCE                      |
| F.H. = FIRE HYDRANT               | R/W = RIGHT OF WAY                    |
| F/O/D = FOUND MANH. AND DISC      | SEC. = SECTION                        |
| F.I.P. = FOUND IRON PIPE          | SWK. = SIDEWALK                       |
| S.D.P. = SET DRILL HOLE           | U.E. = UTIL. EASEMENT                 |
| S.N/O = SET NAIL AND DISC         | W.O.D. = WOODEN POLE                  |
| S.I.P. = SET IRON PIPE            | 1/2 SECTION LINE                      |
| S.R.B. = SET REBAR                |                                       |

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/LOOK         |  | FIRE HYDRANT     |
|  | ASPHALTED AREAS        |  | EASEMENT LINE    |
|  | CONCRETE               |  | T.V. VALVE       |
|  | BRICKS OR PAVERS       |  | T.I.-CABLE BOX   |
|  | ROOFED AREAS           |  | WATER METER      |
|  | WATER (EDGE OF WATER)  |  | CONC. LIGHT POLE |
|  | DENOTES SECTION CORNER |   |                  |

S.W. 117th AVE.

# TENTATIVE PLAT

TRACT "G"  
SILVER PALM EAST  
SECTION TWO  
(P.B. 164 - PG. 87)

S.W. 232nd ST.

AE  
7.0)

(17)  
SILVER PALM EAST  
SECTION TWO  
(P.B. 164 - PG. 87)

SILVER PALM HOMES  
(P.B. 163 - PG. 11)

SILVER PALM EAST  
SECTION THREE  
(P.B. 165 - PG. 27)

**LEGAL DESCRIPTION:**

THAT PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 LYING NORTH OF  
BAILES ROAD, SECTION 18, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN  
MIAMI DADE COUNTY, FLORIDA.

SITE ADDRESS: 11431 SW 232nd STREET, MIAMI , FL 33030

JOB NUMBER: 24-325

DATE OF SURVEY: MARCH 27, 2024, REVISED MARCH 28, 2025

FOLIO NUMBER: 30-6018-000-0560

JOB SPECIFIC SURVEYOR NOTES:

① 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 "X/AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 12086-C0592L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)

② LAND AREA OF SUBJECT PROPERTY: **4.43 ACRES (+/-)**

③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. U-795**, WITH AN ELEVATION OF **11.96 FEET**.

④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°26'19"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 114th PATH., AS SHOWN ON PLAT BOOK 172 AT PAGE 62 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

⑤ DADE COUNTY FLOOD CRITERIA = 8.00 FT (NAVD) OR 9.52 FEET (NGVD)

⑥ NUMBER OF LOTS: 57 (1,760 SF) LOTS AND 1 TRACT

⑦ DEVELOPMENT INFO: 57 TOWNHOUSES IN 8 BLOCKS  
TRACT "A" (PRIVATE ROAD, PARKING AREA, LANDSCAPE BUFFER  
AREAS AND UTIL. EASEMENT)  
AS PER RESOLUTION No. Z-24-25

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 Pina, 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.

ED PINO  
 CERTIFICATE  
 NO. 6771  
 Ed\*Pino  
 PROFESSIONAL LAND SURVEYOR  
 AND MAPPER, NO. 6771, STATE  
 OF FLORIDA  
 NATIONAL SURVEYOR  
 DATE : AUGUST 15, 2025

**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-25240**

|                      |                          |
|----------------------|--------------------------|
| FOR: <b>BLUENEST</b> | DESIGNED BY: <b>E.P.</b> |
| SCALE: <b>1"=40'</b> | APPROVED BY: <b>E.P.</b> |
| DATE: <b>9/16/24</b> |                          |

ORDER No.  
24-325

SHEET No.  
3