

IMPORTANT NOTICE TO APPLICANT:

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FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property: See Exhibit "B"

Single Family Res.(_____ 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.

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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.

Bennett SE 1 Family Limited Liability
Limited Partnership

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

By:

Dale Bennett, as Trustee of the Dale

(Print name & Title here): Bennett Revocable *

BEFORE ME, personally appeared Dale Bennett, as Trustee of the Dale Bennett Revocable * this 6 day of August, 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 6 day of August, 2025 A.D.

*Living Trust dated 3/9/2004, as General Partner

Signature of Notary Public:

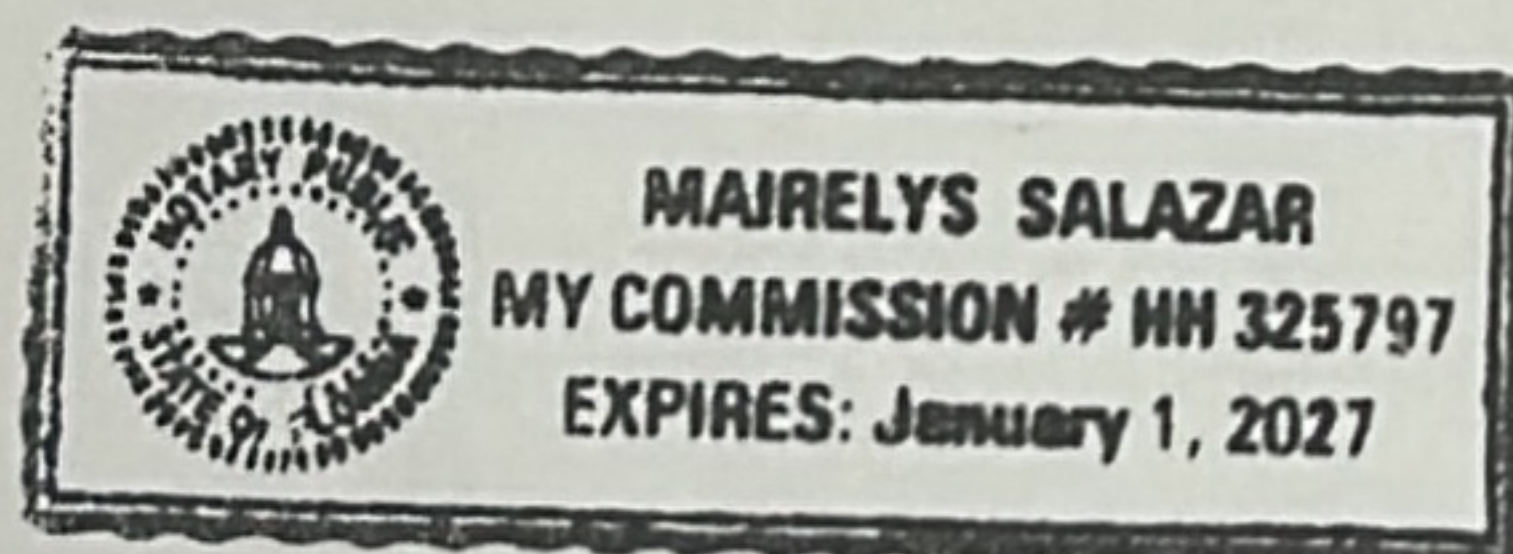
(Print, Type name here: Mairelys Salazar)

(Commission Expires) January 1, 2027

(Commission Number) HH 325797

(NOTARY SEAL)

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APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: _____ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property: See Exhibit "B"

Single Family Res.(_____ 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:

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Dale Bennett*

Dale Bennett, as Trustee of the Dale *

(Print name & Title here): _____

BEFORE ME, personally appeared Dale * this 6 day of August, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known PLDL or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of August, 2025 A.D.

*Bennett Revocable Living Trust dated March 9, 2004

Signature of Notary Public: *Mairelys Salazar*

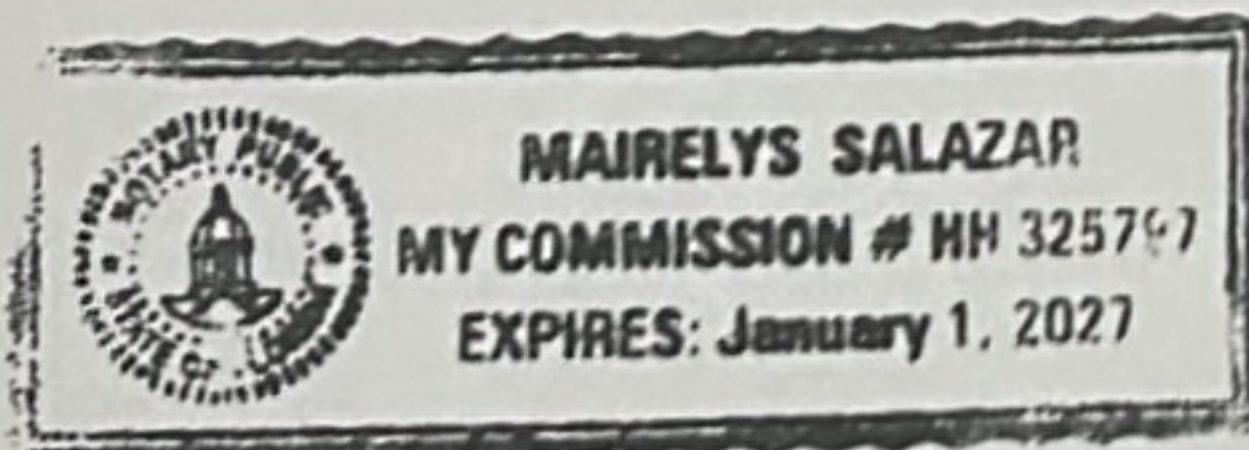
(Print, Type name here: MAIRELYS SALAZAR

JANUARY 1 2027
(Commission Expires)

HH 32579
(Commission Number)

(NOTARY SEAL)

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Municipality: _____ Sec.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: _____

Dale Bennett, as Trustee of the Credit Shelter Trust
established for the benefit of Ronna Bennett under
the Allan J. Bennett Revocable Living Trust dated April 18, 2000

2. Owner's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Owner's Email Address: _____

3. Surveyor's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Surveyor's Email Address: _____

4. Folio No(s): _____ / _____ / _____ / _____

5. Legal Description of Parent Tract: _____

6. Street boundaries: _____

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *Dale Bennett*

Dale Bennett, as Trustee of the Credit Shelter

(Print name & Title here): Trust established f/b/o *

Dale Bennett, as Trustee of the Credit

BEFORE ME, personally appeared Shelter Trust established f/b/o * this 6 day of August, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FLDL or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of August, 2025 A.D.

* Ronna Bennett under the Allan J. Bennett
Revocable Living Trust dated April 18, 2000

Signature of Notary Public: *Mairelys Salazar*

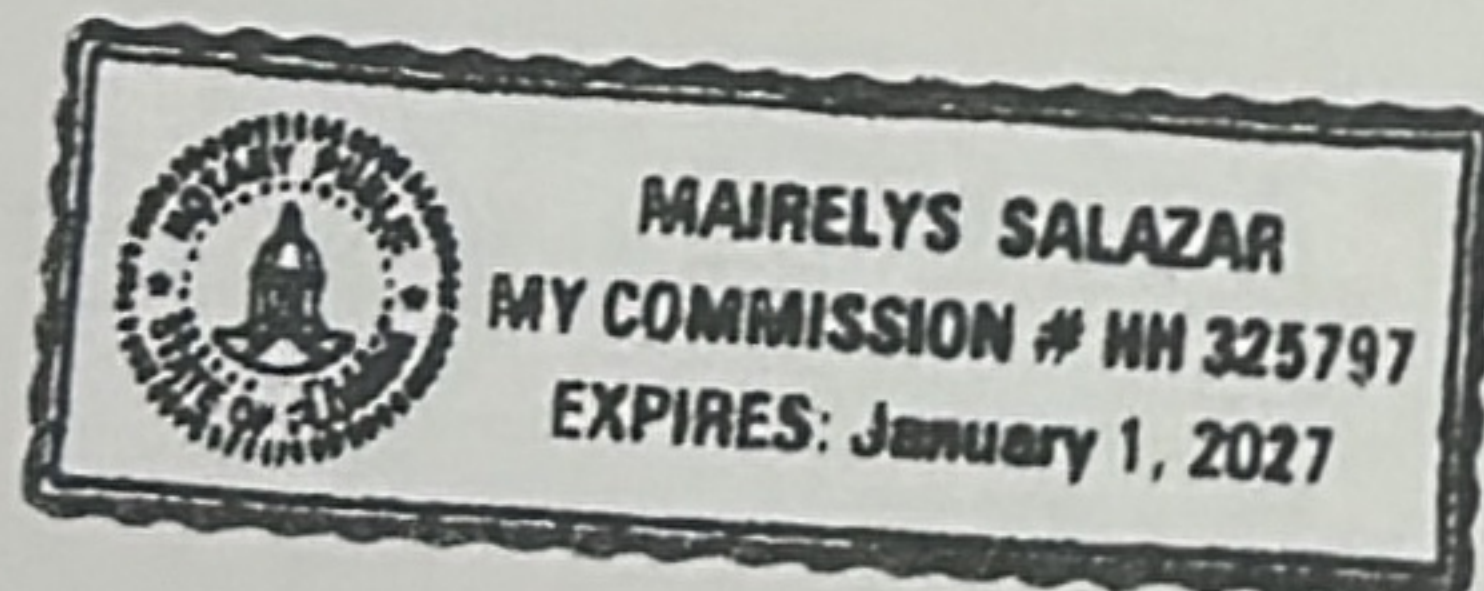
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January 1, 2027
(Commission Expires)

HH 325797
(Commission Number)

(NOTARY SEAL)

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Address: _____ City: _____ State: _____ Zip Code: _____

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The Allan Bennett Corporation

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

By:

Dale Bennett, as President

(Print name & Title here):

Dale Bennett, as President of The

BEFORE ME, personally appeared Allan Bennett Corporation this 6 day of August, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL DL or produce FL DL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of August, 2025 A.D.

Signature of Notary Public:

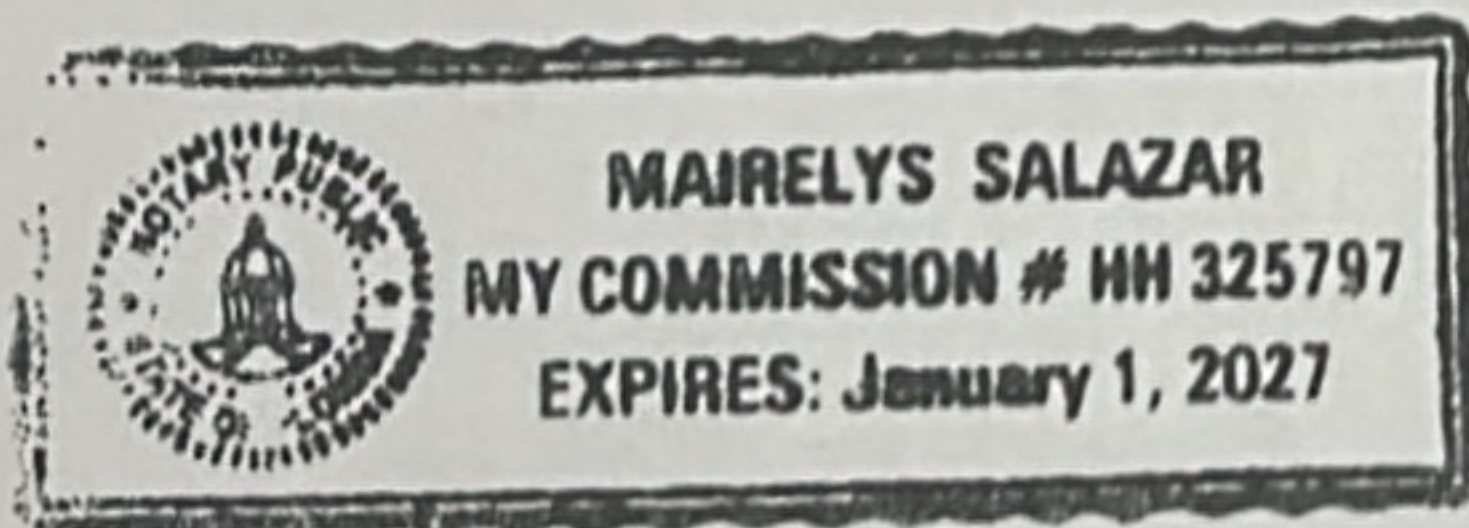
(Print, Type name here:

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EXHIBIT "A"

PARCEL 1:

A PORTION OF LOT 5, BLOCK 2, SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE RUN ALONG THE WEST LINE OF SAID SECTION 30 SOUTH 00°15'39" EAST 50.00 FEET TO A POINT; THENCE RUN NORTH 89°30'38" EAST ALONG A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30 FOR A DISTANCE OF 738.70 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87005-2302, SHEETS 3 AND 8 OF 12 SHEETS AND THAT CERTAIN STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 8702-109, SHEET 1 OF 5 SHEETS, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 344TH STREET, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°30'38" EAST FOR A DISTANCE OF 282.28 FEET TO A POINT; THENCE RUN SOUTH 0°21'06" EAST FOR A DISTANCE OF 343.23 FEET TO A POINT; THENCE RUN SOUTH 89°30'38" WEST FOR A DISTANCE OF 280.20 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE RUN NORTH 00°41'52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 343.23 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH ONE HALF (1/2) OF THAT PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND FURTHER DESCRIBED AS A PORTION OF LOT 5, BLOCK 2, OF "MIAMI LAND AND DEVELOPMENT COMPANY", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 30; THENCE S00°15'39"E 50.00 FEET TO POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 50.00 FEET

SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 30; THENCE ALONG SAID PARALLEL LINE NORTH 89°30'38" EAST 738.70 FEET TO INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US-1; THENCE CONTINUE ALONG THE SAID PARALLEL LINE NORTH 89°30'38" EAST 282.28 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 5; THENCE ALONG THE SAID EAST LINE OF LOT 5, SOUTH 0°21'06" EAST 343.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00°21'06" EAST ALONG SAID EAST LINE OF LOT 5, 913.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°34'43" WEST 249.81 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'25"; THENCE ALONG THE ARC OF SAID CURVE 39.15 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 0°41'52" WEST 887.94 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°30'38" EAST 280.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 4, IN BLOCK 2, "MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOCATED AND BEING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS DEDICATIONS FOR RIGHT OF WAY.

PARCEL 4:

THE SOUTH ONE HALF (1/2) OF THAT PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND FURTHER DESCRIBED AS A PORTION OF LOT 5, BLOCK 2, OF "MIAMI LAND AND DEVELOPMENT COMPANY", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 30; THENCE SOUTH 00°15'39" EAST 50.00 FEET TO POINT OF INTERSECTION WITH A LINE PARALLEL TO, AND 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 30; THENCE ALONG SAID PARALLEL LINE NORTH 89°30'38" EAST 738.70 FEET TO INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US-1; THENCE CONTINUE ALONG THE SAID PARALLEL LINE NORTH 89°30'38" EAST 282.28 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 5; THENCE ALONG THE SAID EAST LINE OF LOT 5, SOUTH 0°21'06" EAST

343.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 0°21'06" EAST ALONG SAID EAST LINE OF LOT 5, 913.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°30'43" WEST 249.82 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'25"; THENCE ALONG THE ARC OF SAID CURVE 39.15 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°41'52" WEST 887.94 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°30'38" EAST 280.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 777,889 SQUARE FEET (17.8579 ACRES) MORE OR LESS.

Exhibit “B”

6,008 Sq. Ft. - Convenience Store & 10 Fueling Stations

3,371 Sq. Ft. – Single Bay Automated Car Wash

2,517 Sq. Ft. – Fast Food Restaurant

2,403 Sq. Ft. – Fast Food Restaurant

62,350 Sq. Ft. – Commercial Use

152 Townhome Units

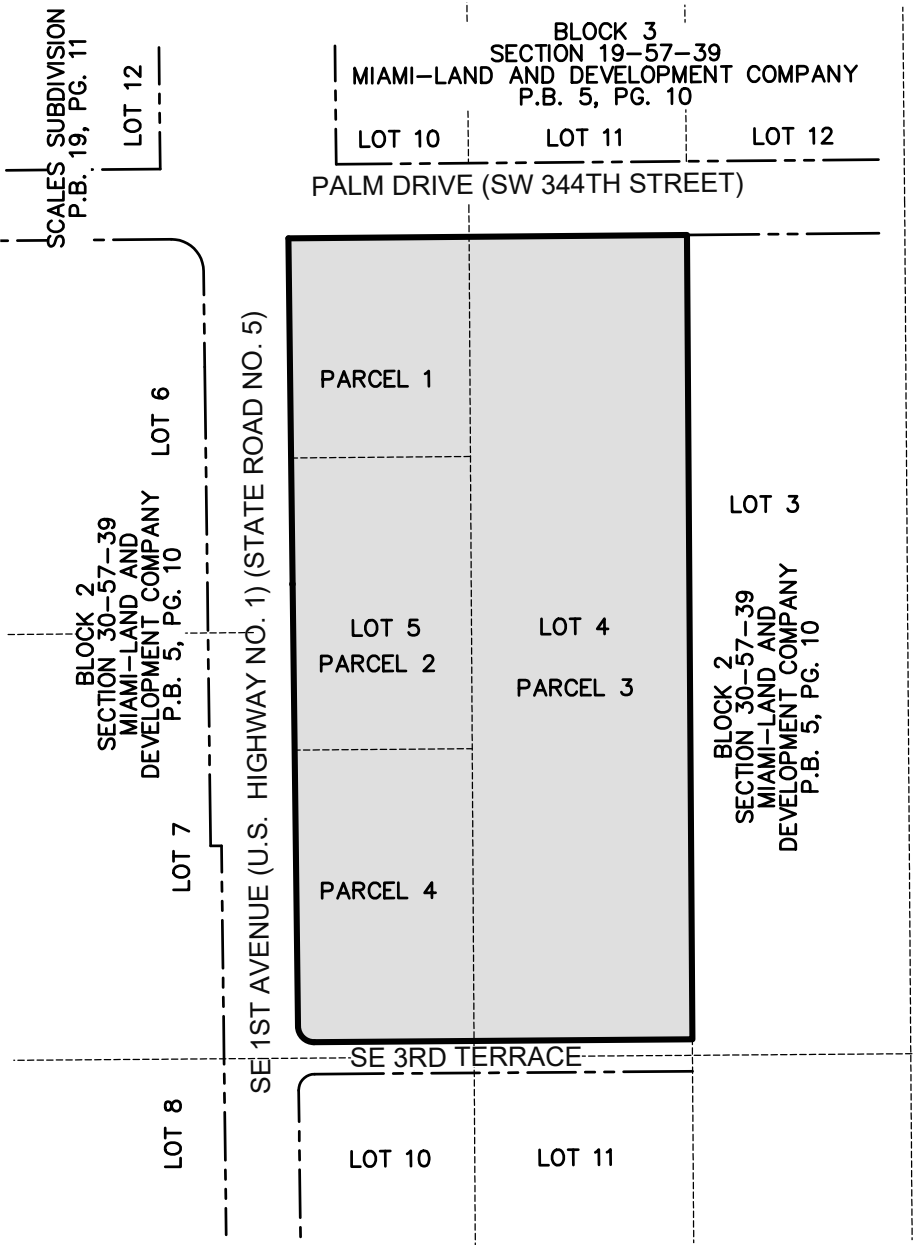
NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: U-719-R; ELEVATION: 6.04'
- FLOOD ZONES: AE; BASE FLOOD ELEVATION: 7'AND ZONE X BASE FLOOD ELEVATION, NONE; PANEL #120641 0730L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 30-57-39 BEING N89°30'38"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SITE CONTAINS 108 TOTAL MARKED PARKING SPACES (105 REGULAR & 3 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE: PARCEL 1, COMMITMENT NO.: 2442.0006, (FILE # 1566939) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT DATE: 9/19/24 AT: 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4-STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 5-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON PLAT BOOK 5, PAGE 10, APPLY TO THIS PARCEL AS FOLLOWS: THE DEDICATION OF ALL STREETS, ROADS AND HIGHWAYS AS PRIVATE, RESERVATION OF THE RIGHT TO CONSTRUCT DITCHES AND CANALS AND A RESERVATION FOR THE RIGHT TO CLOSE, VACATE AND/OR CHANGE ANY OF THE STREETS, ROADS AND HIGHWAYS.
- RIGHT OF WAY IN DEED BOOK 1683, PAGE 307, DOES NOT APPLY TO THIS PARCEL.
- RIGHT OF WAY RECORDED IN CLERK'S FILE NUMBER 1955-3623, NO DOCUMENT PROVIDED.
- BELLSOUTH EASEMENT IN O.R.B. 15966, PG. 2940, APPLIES TO THIS PARCEL AS DEPICTED HEREON.
- MEMORANDUM AND ORDINANCE NO. 83-24 IN O.R.B. 11781, PG. 1422, AND RE-RECORDED IN O.R.B. 12046, PG. 481, APPLY TO THIS PARCEL BUT CANNOT BE PLOTTED.
- 9a. RESOLUTION NO. R-1452-85 IN O.R.B. 12694, PG. 2061, DOES NOT APPLY TO THIS PARCEL.
- 10 RESOLUTION NO. R-1249-96 IN O.R.B. 17524, PG. 1945, DOES NOT APPLY TO THIS PARCEL. ITEM 11 NOT ADDRESSED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE: PARCEL 2 COMMITMENT NO.: 2442.0006-2, (FILE # 1572677) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT DATE: 9/19/24 AT: 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4-STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 5-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON PLAT BOOK 5, PAGE 10, APPLY TO THIS PARCEL AS FOLLOWS: THE DEDICATION OF ALL STREETS, ROADS AND HIGHWAYS AS PRIVATE, RESERVATION OF THE RIGHT TO CONSTRUCT DITCHES AND CANALS AND A RESERVATION FOR THE RIGHT TO CLOSE, VACATE AND/OR CHANGE ANY OF THE STREETS, ROADS AND HIGHWAYS.
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- MEMORANDUM AND ORDINANCE NO. 83-24 IN O.R.B. 11781, PG. 1422, AND RE-RECORDED IN O.R.B. 12046, PG. 481, APPLY TO THIS PARCEL BUT CANNOT BE PLOTTED.
- 7A. RESOLUTION NO. R-1452-85 IN O.R.B. 12694, PG. 2061, DOES NOT APPLY TO THIS PARCEL.
- 8 RESOLUTION NO. R-1249-96 IN O.R.B. 17524, PG. 1945, DOES NOT APPLY TO THIS PARCEL.
- 9 NOT ADDRESSED.
- PARCEL 3 COMMITMENT NO.: 2442.0006-3, (FILE # 1572686) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT DATE: 9/19/24 AT: 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4-STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 5-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON PLAT BOOK 5, PAGE 10, APPLY TO THIS PARCEL AS FOLLOWS: THE DEDICATION OF ALL STREETS, ROADS AND HIGHWAYS AS PRIVATE, RESERVATION OF THE RIGHT TO CONSTRUCT DITCHES AND CANALS AND A RESERVATION FOR THE RIGHT TO CLOSE, VACATE AND/OR CHANGE ANY OF THE STREETS, ROADS AND HIGHWAYS.
- RIGHT OF WAY IN DEED BOOK 1683, PAGE 307, DOES NOT APPLY TO THIS PARCEL.
- RIGHT OF WAY RECORDED IN CLERK'S FILE NUMBER 1955-3623, NO DOCUMENT PROVIDED.
- BELLSOUTH EASEMENT IN O.R.B. 15966, PG. 2940, APPLIES TO THIS PARCEL AS DEPICTED HEREON.
- MEMORANDUM AND ORDINANCE NO. 83-24 IN O.R.B. 11781, PG. 1422, AND RE-RECORDED IN O.R.B. 12046, PG. 481, APPLY TO THIS PARCEL BUT CANNOT BE PLOTTED.
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- 10 RESOLUTION NO. R-1249-96 IN O.R.B. 17524, PG. 1945, DOES NOT APPLY TO THIS PARCEL.
- 11 NOT ADDRESSED.
- PARCEL 4 COMMITMENT NO.: 2442.0006-4, (1572693) ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COMMITMENT DATE: 9/19/24 AT: 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4-STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 5-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON PLAT BOOK 5, PAGE 10, APPLY TO THIS PARCEL AS FOLLOWS: THE DEDICATION OF ALL STREETS, ROADS AND HIGHWAYS AS PRIVATE, RESERVATION OF THE RIGHT TO CONSTRUCT DITCHES AND CANALS AND A RESERVATION FOR THE RIGHT TO CLOSE, VACATE AND/OR CHANGE ANY OF THE STREETS, ROADS AND HIGHWAYS.
- RIGHT OF WAY RECORDED IN CLERK'S FILE NUMBER 1955-3623, NO DOCUMENT PROVIDED.
- MEMORANDUM AND ORDINANCE NO. 83-24 IN O.R.B. 11781, PG. 1422, AND RE-RECORDED IN O.R.B. 12046, PG. 481, APPLY TO THIS PARCEL BUT CANNOT BE PLOTTED.
- 7A. RESOLUTION NO. R-1452-85 IN O.R.B. 12694, PG. 2061, DOES NOT APPLY TO THIS PARCEL.
- 8 RESOLUTION NO. R-1249-96 IN O.R.B. 17524, PG. 1945, DOES NOT APPLY TO THIS PARCEL.
- 9 NOT ADDRESSED.
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY RECORDS.
- UNDERGROUND WATER AND SEWER LINES WERE PLACED BY SCALING FROM BALJET ENVIRONMENTAL, INC. WATER DISTRIBUTION SYSTEM ATLAS AND SEWER SYSTEM ATLAS, PROVIDED BY THE CLIENT.
- THIS SITE IS ZONED: RM-20 RESIDENTIAL MULTIFAMILY DISTRICT (FOLIO NO.:16-7930-001-0220; ZONING VARIANCE (FOLIO NO:16-7930-001-0230); C-2 GENERAL COMMERCIAL (FOLIO NOS.:16-7930-001-0231; 16-7930-001-0235)
- NUMBER OF PROPOSED TRACTS: 17 AND BLOCKS: 16
- DADE COUNTY FLOOD CRITERIA IS 7.0' NAVD88 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022.
- PARCEL TO BE SERVED BY FLORIDA CITY WATER AND SEWER DEPARTMENT.
- THIS SITE IS COMPRISED OF FOLIO NOS.: 16-7930-001-0230; 16-7930-001-0231; 16-7930-001-0235; 16-7930-001-0220.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR THIS TYPE OF SURVEY, AS DEFINED IN RULE 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.
- THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.

TENTATIVE PLAT
OF
KEYS GATEWAY TOWN CENTER
PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP
57 SOUTH, RANGE 39 EAST, CITY MIAMI-DADE
COUNTY, FLORIDA

OWNERS: DALE BENNETT TRUSTEE, OF DALE BENNETT REVOCABLE LIVING TRUST AND
BENNETT SE 1 FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP
C/O: MUTINEER DEVELOPMENT, LLC
18231 SE ISLAND DRIVE TEQUESTA, FL 33469

| DEVELOPMENT INFORMATION 11 SE 1ST AVENUE FLORIDA CITY, FLORIDA 33034 | | | |
|---|--|--|--------------------|
| TRACT | EXISTING LAND USE | PROPOSED LAND USE | SQUARE FEET (SF) |
| "A" | VACANT | INGRESS-EGRESS/DRAINAGE UTILITY EASEMENT | 77,315± |
| "B" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 12,700± |
| "C" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 1,925± |
| "D" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 2,671± |
| "E" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 1,891± |
| "F" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 2,624± |
| "G" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 1,858± |
| "H" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 2,577± |
| "I" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 1,606± |
| "J" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 15,331± |
| "K" | VACANT | OPEN SPACE/DRAINAGE UTILITY EASEMENT | 1,710± |
| "L" | SHED (784 SF) (TO BE DEMOLISHED) | INGRESS-EGRESS/DRAINAGE UTILITY EASEMENT | 49,875± |
| "M" | RESTAURANT/CANOPY / (16,165 SF)(TO BE DEMOLISHED) | CONVENIENCE STORE 10 FUELING STATIONS | 6,008± |
| "N" | STORY BUILDING (362 SF)(TO BE DEMOLISHED) | SINGLE BAY AUTOMATED CAR WASH | 3,371± |
| "O" | VACANT | FAST FOOD | 2,517± |
| "P" | VACANT | FAST FOOD | 2,403± |
| "Q" | VACANT | COMMERCIAL USE | 62,350± |
| "R" | VACANT | R/W EASEMENT | 1,138± |
| BLOCK | | | |
| 1 | VACANT | 8 TOWNHOME UNITS | 12,410± |
| 2 | VACANT | 8 TOWNHOME UNITS | 12,305± |
| 3 | VACANT | 8 TOWNHOME UNITS | 12,194± |
| 4 | VACANT | 8 TOWNHOME UNITS | 12,090± |
| 5 | VACANT | 8 TOWNHOME UNITS | 11,979± |
| 6 | VACANT | 8 TOWNHOME UNITS | 11,875± |
| 7 | VACANT | 8 TOWNHOME UNITS | 11,764± |
| 8 | VACANT | 8 TOWNHOME UNITS | 11,850± |
| 9 | VACANT | 6 TOWNHOME UNITS | 8,420± |
| 10 | VACANT | 16 TOWNHOME UNITS | 28,168± |
| 11 | VACANT | 8 TOWNHOME UNITS | 11,346± |
| 12 | VACANT | 8 TOWNHOME UNITS | 10,138± |
| 13 | VACANT | 8 TOWNHOME UNITS | 11,346± |
| 14 | VACANT | 16 TOWNHOME UNITS | 28,168± |
| 15 | VACANT | 16 TOWNHOME UNITS | 28,168± |
| 16 | VACANT | 8 TOWNHOME UNITS | 16,320± |
| TOTAL TOWNHOME UNITS | | | 152 TOWNHOME UNITS |
| TOTAL PROPERTY AREA | | | 487,273± |



LOCATION SKETCH
SCALE: 1"=300'
PORTION OF NW 1/4 OF SECTION 30,
TOWNSHIP 57 SOUTH, RANGE 39 EAST

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF LOT 5, BLOCK 2, SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE RUN ALONG THE WEST LINE OF SAID SECTION 30 SOUTH 00°15'39" EAST 50.00 FEET TO A POINT; THENCE RUN NORTH 89°30'38" EAST ALONG A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30 FOR A DISTANCE OF 738.70 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87005-2302, SITES 3 AND 8 OF 12 SHEETS AND THAT CERTAIN STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 8702-109, SHEET 1 OF 5 SHEETS, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 344TH STREET, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°30'38" EAST FOR A DISTANCE OF 282.28 FEET TO A POINT; THENCE RUN SOUTH 0°21'06" EAST FOR A DISTANCE OF 343.23 FEET TO A POINT; THENCE RUN SOUTH 89°30'38" WEST FOR A DISTANCE OF 280.20 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE RUN NORTH 00°41'52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 343.23 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH ONE HALF (1/2) OF THAT PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND FURTHER DESCRIBED AS A PORTION OF LOT 5, BLOCK 2, OF "MIAMI LAND AND DEVELOPMENT COMPANY", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 30; THENCE S00°15'39"E 50.00 FEET TO POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 30; THENCE ALONG SAID PARALLEL LINE NORTH 89°30'38" EAST 738.70 FEET TO INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US-1; THENCE CONTINUE ALONG THE SAID PARALLEL LINE NORTH 89°30'38" EAST 282.28 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 5; THENCE ALONG THE SAID EAST LINE OF LOT 5, SOUTH 0°21'06" EAST 343.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00°21'06" EAST ALONG SAID EAST LINE OF LOT 5, 913.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°34'43" WEST 249.81 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'25"; THENCE ALONG THE ARC OF SAID CURVE 39.15 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 0°41'52" WEST 887.94 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°30'38" EAST 280.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 4, IN BLOCK 2, "MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOCATED AND BEING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LESS DEDICATIONS FOR RIGHT OF WAY.

PARCEL 4:

THE SOUTH ONE HALF (1/2) OF THAT PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST AND FURTHER DESCRIBED AS A PORTION OF LOT 5, BLOCK 2, OF "MIAMI LAND AND DEVELOPMENT COMPANY", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 30; THENCE SOUTH 00°15'39" EAST 50.00 FEET TO POINT OF INTERSECTION WITH A LINE PARALLEL TO, AND 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 30; THENCE ALONG SAID PARALLEL LINE NORTH 89°30'38" EAST 738.70 FEET TO INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF US-1; THENCE CONTINUE ALONG THE SAID PARALLEL LINE NORTH 89°30'38" EAST 282.28 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 5; THENCE ALONG THE SAID EAST LINE OF LOT 5, SOUTH 0°21'06" EAST 343.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 0°21'06" EAST ALONG SAID EAST LINE OF LOT 5, 913.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 3RD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°30'43" WEST 249.82 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°43'25"; THENCE ALONG THE ARC OF SAID CURVE 39.15 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. NO. 1); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°41'52" WEST 887.94 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°30'38" EAST 280.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY, FLORIDA AND CONTAINING A TOTAL OF 777,889 SQUARE FEET (17.8579 ACRES) MORE OR LESS.

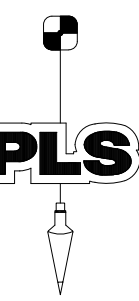
SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5

| | | |
|-----|--------------------------------------|--------|
| 5 | #74137-REV. TENTATIVE PLAT-7/8/25 | A.R. |
| 4 | #73444-TENTATIVE PLAT | A.R. |
| 3 | ADD. INFO-1/13/25 | J.S. |
| 2 | #73345-UPDATE SURVEY & TITLE-12/5/24 | M.W.M. |
| 1 | | |
| NO. | REVISIONS | BY |

COMMERCIAL SITE
11 SE 1ST AVENUE
FLORIDA CITY, FLORIDA 33034
(CITY OF FLORIDA CITY, MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT**



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E./B.B.
CHECKED BY: J.F.F.

SCALE: 1" = 40'
SURVEY DATE: 12/5/24

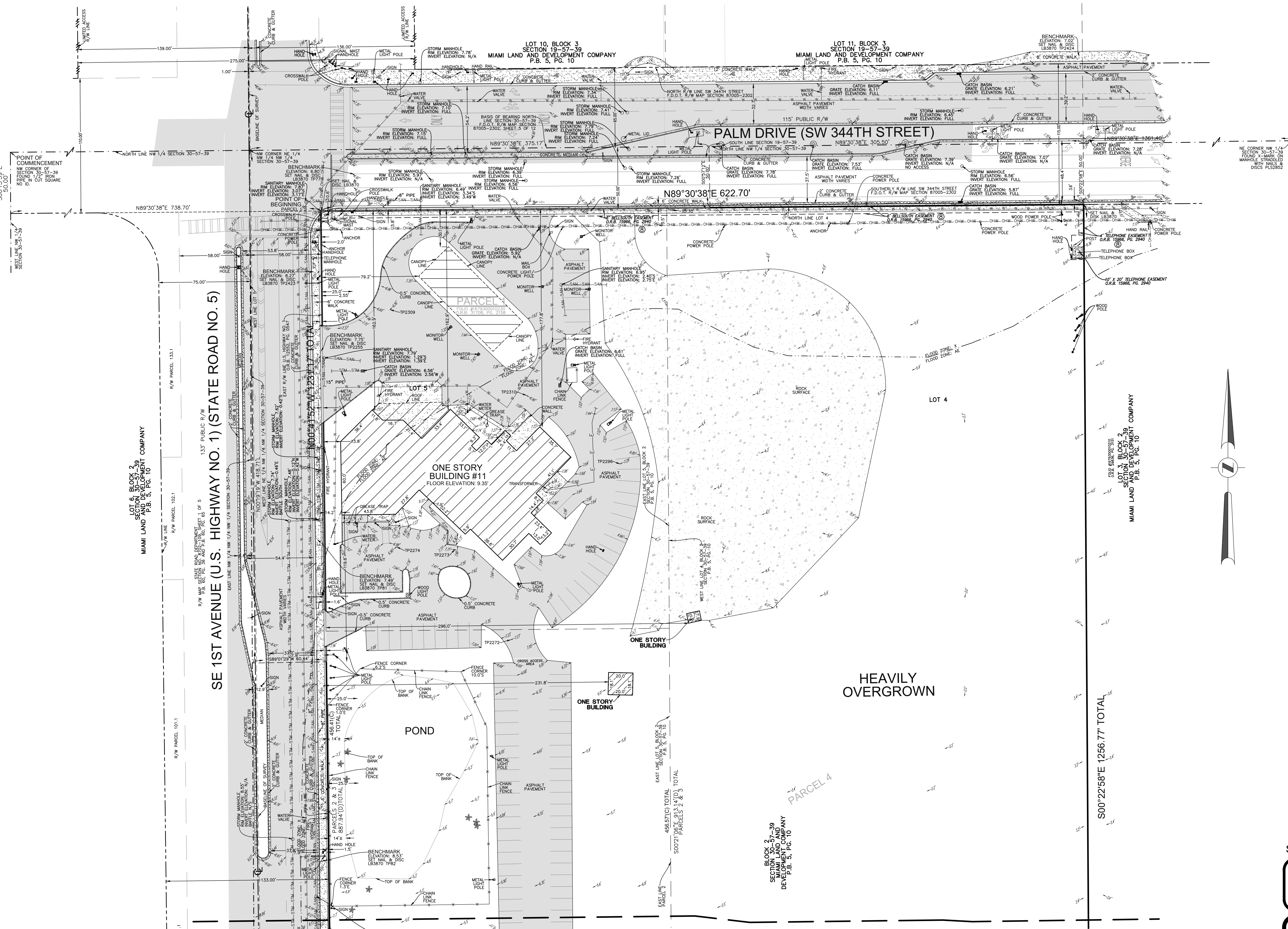
CLIENT: MUTINEER DEVELOPMENT, LLC
ORDER NO.: 74137

| CONTACT PERSON INFORMATION | |
|--|--|
| PULICE LAND SURVEYORS, INC.; JANE STORMS | |
| TELEPHONE NUMBER: 954.572.1777 | |
| FAX NUMBER: 954.572.1778 | |
| E-MAIL: JANE@PULICELANDSURVEYORS.COM | |

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ROCK SURFACE
 - ELEVATION
 - CHW OVERHEAD WIRES
 - STM UNDERGROUND STORM SEWER LINE
 - SAM UNDERGROUND SANITARY SEWER LINE
 - E UNDERGROUND ELECTRIC LINE
 - C CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - SF SQUARE FOOT
 - (D) DEED
 - (C) CALCULATED
 - F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
 - R/W RIGHT-OF-WAY
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - LB LICENSED BUSINESS

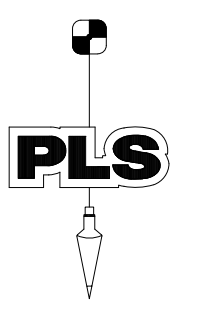
SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 5

COMMERCIAL SITE

11 SE 1ST AVENUE
FLORIDA CITY, FLORIDA 33034
(CITY OF FLORIDA CITY, MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT**

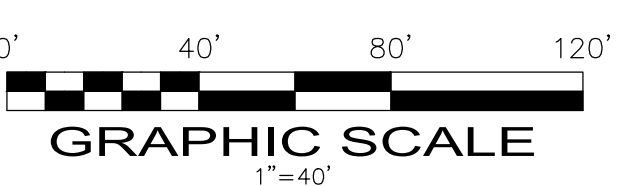


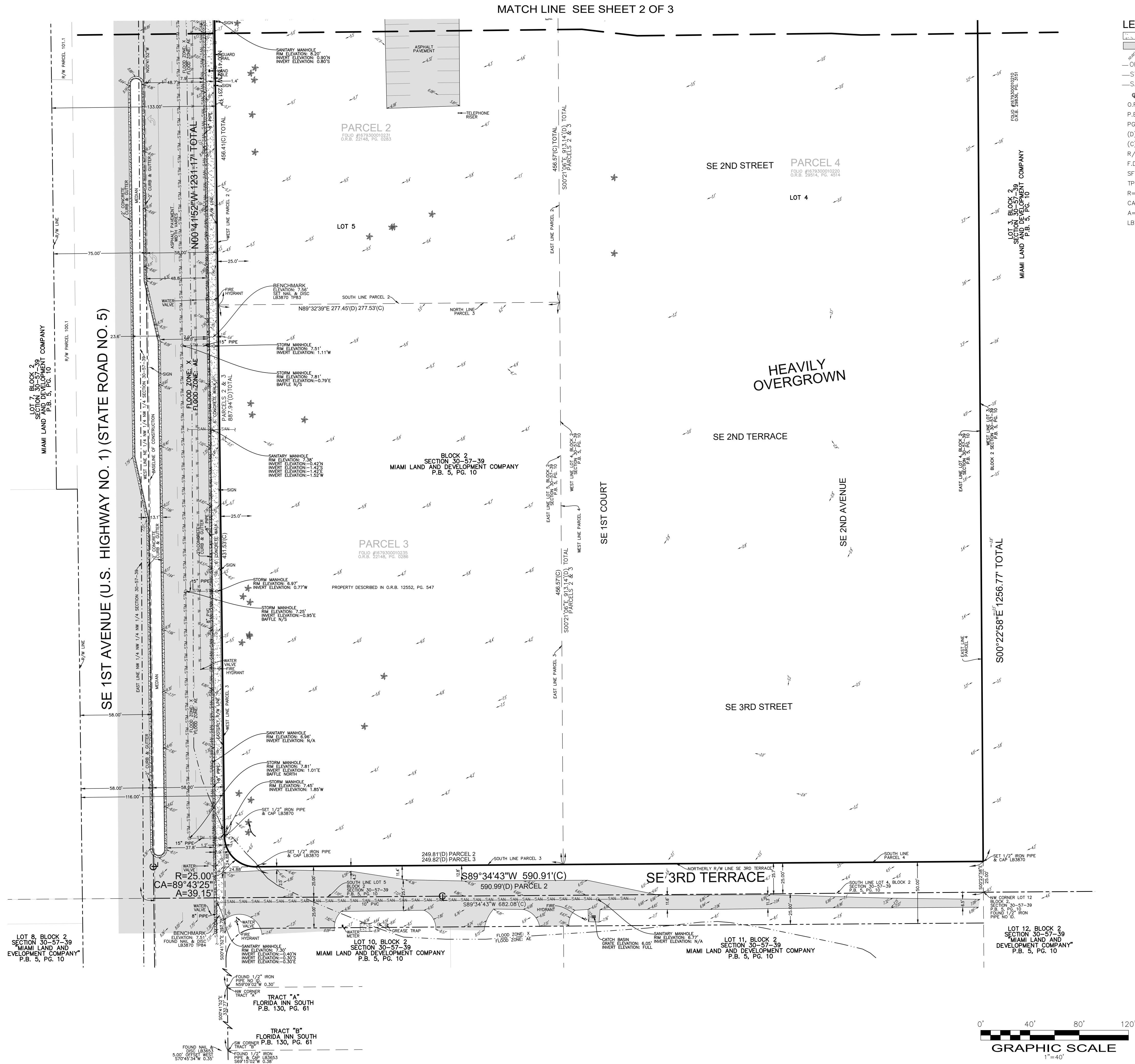
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E./B.B.
CHECKED BY: J.F.P.

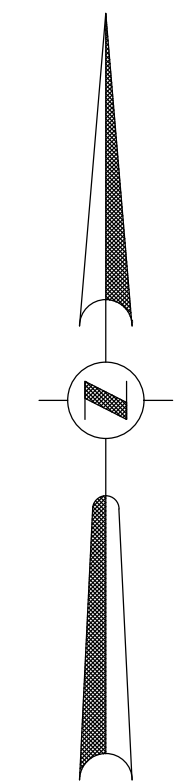
SCALE: 1" = 40'
SURVEY DATE: 12/5/24

CLIENT: MUTINEER DEVELOPMENT, LLC
ORDER NO.: 74137





- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OHW— OVERHEAD WRES
 - STM— UNDERGROUND STORM SEWER LINE
 - SAN— UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - (D) DEED
 - (C) CALCULATED
 - R/W RIGHT-OF-WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - SF SQUARE FEET
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R= RADIUS
 - CA= CENTRAL ANGLE
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 - LB LICENSED BUSINESS

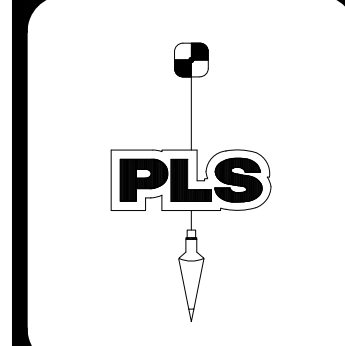


SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 5

COMMERCIAL SITE
11 SE 1ST AVENUE
FLORIDA CITY, FLORIDA 33034
(CITY OF FLORIDA CITY, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

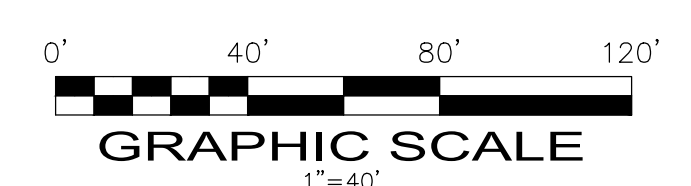


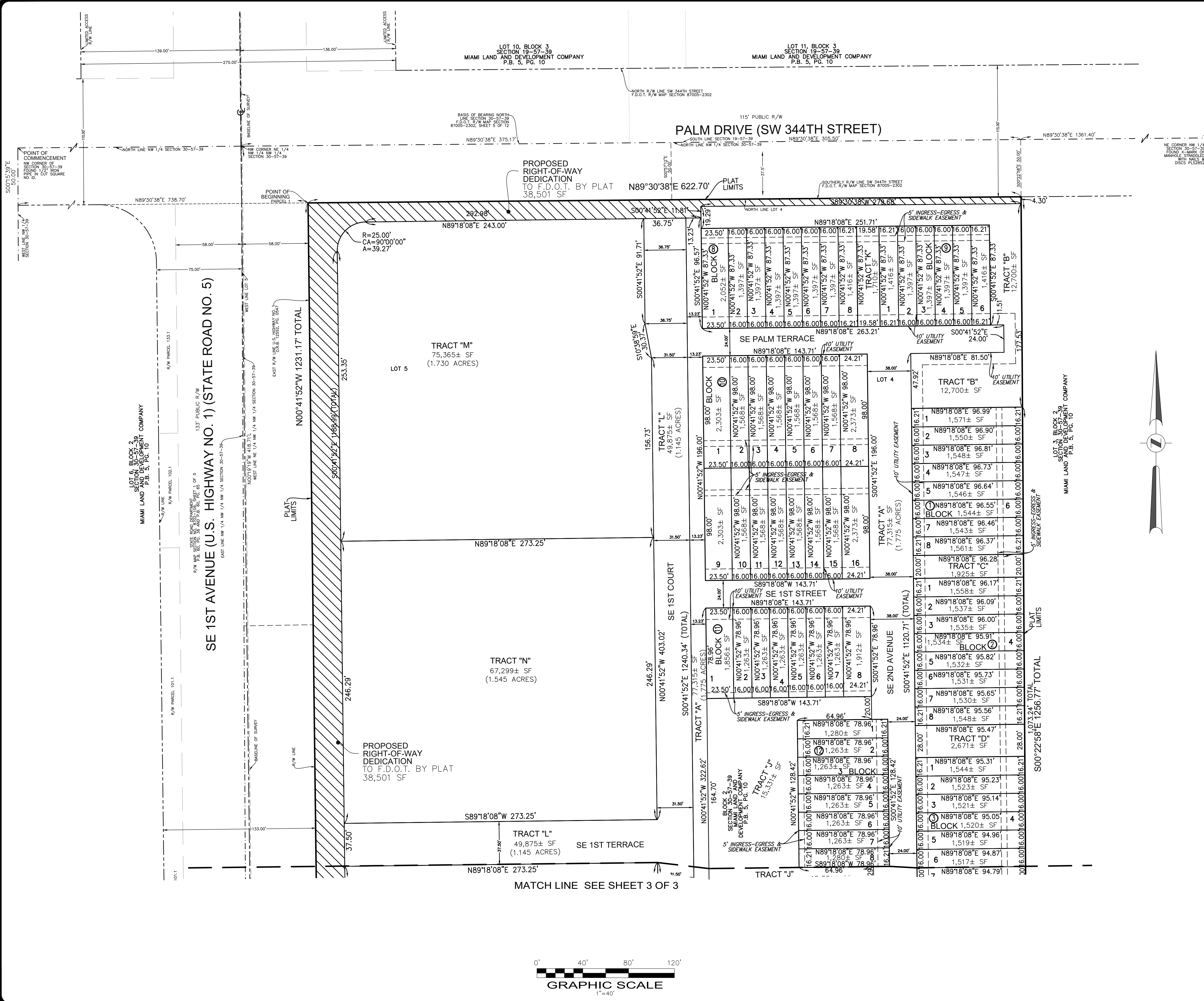
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E./B.B.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 12/5/24

CLIENT: MUTINEER DEVELOPMENT, LLC
ORDER NO.: 74137





- LEGEND**
- ⊕ CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R/W RIGHT-OF-WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - SF SQUARE FEET
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - LB LICENSED BUSINESS

SHEET 4 OF 5

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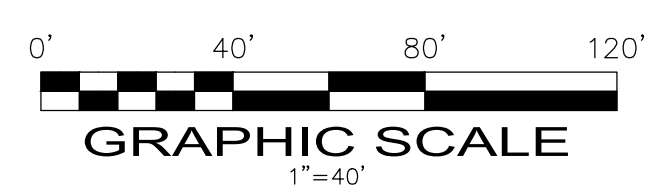
COMMERCIAL SITE

11 SE 1ST AVENUE
FLORIDA CITY, FLORIDA 33034
(CITY OF FLORIDA CITY, MIAMI-DADE COUNTY)

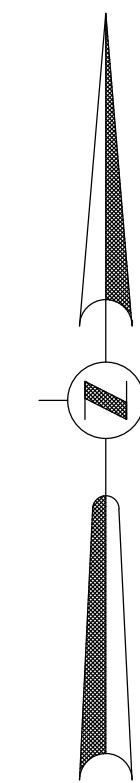
**BOUNDARY AND TOPOGRAPHIC SURVEY
AND TENTATIVE PLAT**

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| | |
|--------|---|
| ℄ | CENTERLINE |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| P.Q. | PAGE |
| (D) | DEED |
| (C) | CALCULATED |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| TP | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| R= | RADIUS |
| CA= | CENTRAL ANGLE |
| A= | ARC LENGTH |
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**BOUNDARY AND TOPOGRAPHIC SURVEY
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PULICELAND SURVEYORS
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3

DRAWN BY: B.E./B.E
CHECKED BY: J.E.P

SCALE: 1" = 40'

SURVEY DATE: 12/5/24

CLIENT: MUTINEER DEVELOPMENT, LLC
ORDER NO.: 74137

