

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.**

<u>FOR OFFICIAL USE ONLY:</u>
Agenda Date: _____
Waiver No. D- _____
Received Date: _____

APPLICATION FOR WAIVER OF PLAT

Municipality: HOMESTEAD Sec.: 18 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: City of Homestead Phone: (305) 224-0448
 Address: 100 NE Civic Ct. City: Homestead State: FL Zip Code: 33030
 Owner's Email Address: jbeck@homesteadfl.gov

2. Surveyor's Name: Langan Engineering and Environmental Services, LLC Phone: (819) 439-6114
 Address: 400 N. Ashley Drive, Suite 2175 City: Tampa State: FL Zip Code: 33602
 Surveyor's Email Address: gmcDaniel@langan.com

3. Legal Description of Cutout Tract: See Exhibit "A"

4. Folio No(s): 10-7918-000-0010 / 10-7918-000-0013 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "B"

6. Street Boundaries: Between SR 998/NE 8th St & SR5/US1/N Homestead Blvd & between NE 1st Rd & SR5/US1/N Homestead B

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

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
 Business(3,200 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(8,500 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. Futhermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *[Handwritten Signature]*
Nzeribe Ihekwaba, PhD, PE, City Manager, of City of Homestead

(Print name & Title here): _____

BEFORE ME, personally appeared Nzeribe Ihekwaba, PhD, PE this 3 day of February 2024 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 3 day of February, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: *[Handwritten Signature]*

(Print, Type name here: Marie Figueroa)

June 17, 2026 HH 232928
(Commission Expires) (Commission Number)

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

Exhibit "A"

PARCEL "A"

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 89°11'14" WEST, A DISTANCE OF 2,676.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18;
THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 147.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELL DRIVE AS DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 7.65 FEET TO A POINT;
THENCE DEPARTING SAID WEST LINE, NORTH 89°11'14" EAST, A DISTANCE OF 139.93 FEET TO A POINT;
THENCE SOUTH 00°41'55" EAST, A DISTANCE OF 177.34 FEET TO A POINT;
THENCE SOUTH 89°07'54" WEST, A DISTANCE OF 105.83 FEET TO A POINT;
THENCE SOUTH 00°24'32" EAST, A DISTANCE OF 527.79 FEET TO A POINT;
THENCE NORTH 89°35'28" EAST, A DISTANCE OF 400.00 FEET TO A POINT;
THENCE NORTH 00°24'32" WEST, A DISTANCE OF 89.94 FEET TO A POINT;
THENCE NORTH 89°10'15" EAST, A DISTANCE OF 50.63 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°10'15" EAST, A DISTANCE OF 315.04 FEET TO A POINT ON A NON-TANGENT CURVE BEING ALSO A RIGHT-OF-WAY LINE DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6;
THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 01°42'53", FOR AN ARC LENGTH OF 86.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 35°23'21" EAST, A DISTANCE OF 86.31 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 01°56'16", FOR AN ARC LENGTH OF 97.54 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 33°33'46" EAST, A DISTANCE OF 97.53 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 93°07'16", FOR AN ARC LENGTH OF 40.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 13°58'00" WEST, A DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 60°31'38" WEST, A DISTANCE OF 234.29 FEET TO A POINT;
THENCE SOUTH 89°57'51" WEST, A DISTANCE OF 204.38 FEET TO A POINT;
THENCE SOUTH 00°20'07" WEST, A DISTANCE OF 306.57 FEET TO THE POINT
OF BEGINNING.
ENCOMPASSING AN AREA OF 106,574 SQUARE FEET OR 2.447 ACRES, MORE
OR LESS.

Exhibit "B"

Parent Legal Description

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 18, S 89°11'14" W, A DISTANCE OF 2676.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF THE NORTHEAST CORNER OF SAID SECTION 18 S 00°24'32" E, A DISTANCE OF 147.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CAMPBELL DRIVE AS PER FDOT RIGHT OF WAY MAP F.P. 405575-6 AND THE POINT OF BEGINNING;

THENCE S 00°24'32" E, A DISTANCE OF 7.65 FEET TO A POINT;

THENCE N 89°11'14" E, A DISTANCE OF 139.93 FEET TO A POINT;

THENCE S 00°41'55" E, A DISTANCE OF 177.34 FEET TO A POINT;

THENCE S 89°07'54" W, A DISTANCE OF 105.83 FEET TO A POINT;

THENCE S 00°24'33" E, A DISTANCE OF 527.79 FEET TO A POINT;

THENCE N 89°35'31" E, A DISTANCE OF 399.99 FEET TO A POINT;

THENCE N 00°24'32" W, A DISTANCE OF 89.94 FEET TO A POINT;

THENCE N 89°10'15"E, A DISTANCE OF 365.66 TO A POINT ON THE RIGHT OF WAY LINE AS PER FDOT RIGHT OF WAY MAP F.P. 405575-6 AND FOR THE NEXT TWENTY-NINE COURSES ON SAID RIGHT-OF-WAY LINE AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2884.00 FEET, A CHORD BEARING OF N 35°23'20"E, AND A CHORD DISTANCE OF 86.31 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'53" FOR A DISTANCE OF 86.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2884.00 FEET, A CHORD BEARING OF N 31°56'25" E, AND A CHORD DISTANCE OF 260.79 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'58" FOR A DISTANCE OF 260.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2884.00 FEET, A CHORD BEARING OF N 27°36'44" E, AND A CHORD DISTANCE OF 326.10 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°28'55" FOR A DISTANCE OF 326.27 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 192.00 FEET, A CHORD BEARING OF N 08°51'48" E, AND A CHORD DISTANCE OF 102.67 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'57" FOR A DISTANCE OF 103.94 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, A CHORD BEARING OF N 49°23'24" W, AND A CHORD DISTANCE OF 43.44 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°29'26" FOR A DISTANCE OF 47.75 FEET TO A POINT;

THENCE S 87°51'53" W, A DISTANCE OF 515.42 FEET TO A POINT;

THENCE S 88°49'19" W, A DISTANCE OF 109.32 FEET TO A POINT;

THENCE N 78°46'15" W, A DISTANCE OF 51.20 FEET TO A POINT;

THENCE S 88°49'19" W, A DISTANCE OF 111.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 42.00 FEET, A CHORD BEARING OF S 81°32'50" W, AND A CHORD DISTANCE OF 10.64 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'59" FOR A DISTANCE OF 10.67 FEET TO A POINT;

THENCE S 22°12'24" E, A DISTANCE OF 5.25 FEET TO A POINT;

THENCE S 67°47'36" W, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE N 22°12'24" W, A DISTANCE OF 5.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET, A CHORD BEARING OF S 47°35'25" W, AND A CHORD DISTANCE OF 26.63 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°57'57" FOR A DISTANCE OF 27.10 FEET TO A POINT;

THENCE S 29°54'05" W, A DISTANCE OF 4.25 FEET TO A POINT;

THENCE N 89°10'41" W, A DISTANCE OF 70.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N 44°38'31" W, AND A CHORD DISTANCE OF 37.87 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'20" FOR A DISTANCE OF 41.97 FEET TO A POINT;

THENCE N 89°10'14" W, A DISTANCE OF 91.51 FEET TO A POINT; 11

THENCE S 00°49'19" W, A DISTANCE OF 2.00 FEET TO A POINT; 10

THENCE N 89°10'41" W, A DISTANCE OF 6.00 FEET TO A POINT; 9

THENCE N 00°49'19" E, A DISTANCE OF 2.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET, A CHORD BEARING OF S 67°06'09" W, AND A CHORD DISTANCE OF 33.79 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°25'58" FOR A DISTANCE OF 34.77 FEET TO A POINT;

THENCE S 48°18'35" E, A DISTANCE OF 2.98 FEET TO A POINT; 7

THENCE S 41°41'25" W, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE N 48°18'35" W, A DISTANCE OF 3.14 FEET TO A POINT;

THENCE S 49°19'37" W, A DISTANCE OF 31.78 FEET TO A POINT;

THENCE S 41°46'47" W A DISTANCE OF 35.53 FEET TO A POINT;

THENCE S 49°21'26" W, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING

WAIVER OF PLAT
(MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY)
BEING A PORTION OF THE NORTHEAST ONE QUARTER (¼) OF SECTION 18,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES

- INITIAL SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON JULY 1, 2025. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON AUGUST 8, 2025.
- ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE BOUNDARY CORNERS TO THE FOUND MONUMENTATION, RELATIVE TO THE BEARING BASIS (I.E., N 0.2° = NORTH 0.2°).
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
- TYPE OF SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY PER CHAPTER 5J-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISERS' WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD,
- BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120860727L AND 120860726L, MAP EFFECTIVE DATE SEPTEMBER 11, 2009. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
- THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS, UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
- THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY. SIZE OF THE TRUNK (IF SPECIFIED) IS THE DIAMETER OF THE TRUNK, IN INCHES, AT BREAST HEIGHT. SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.) AND CANNOT BE RELIED UPON AND THEREFORE IS NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
- NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE, RULE 5J-17, FROM BEING MET.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS SURVEY. NO ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED BY THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LINES.
- DEVELOPMENT INFORMATION: PROPOSED USE WILL CONSIST OF 11,760-SQUARE-FOOT MIXED-USE BUILDING, CONSISTING OF AN 8,500-SQUARE-FOOT FULL-SERVICE FLANGAN'S RESTAURANT AND A 3,260-SQUARE-FOOT RETAIL STORE. THE DEVELOPMENT WILL INCLUDE APPROXIMATELY 120 SURFACE PARKING SPACES WITH 8,900 SQUARE FEET OF OPEN SPACE.
- THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY IS "GP", ACCORDING TO THE MIAMI-DADE COUNTY PROPERTY APPRAISER.
- FLOOD CRITERIA: MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022 GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE, 7.0 FEET (NAVD83) 1988, A MINIMUM ELEVATION OF 6.0 FEET (NAVD83) APPLIES TO ALL AREAS EXCEPT WHERE OTHERWISE INDICATED.
- THE EXISTING BUILDING SHOWN HEREON IS TO BE DEMOLISHED BY OTHERS.

ABBREVIATIONS

FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY	(C) — CALCULATED BEARING/DISTANCE	R — RADIUS	ENG. — ENGINEERING
FIRM — FLOOD INSURANCE RATE MAP	(D) — DEED BEARING/DISTANCE	L — ARC LENGTH	LB — LICENSED BUSINESS
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION	(M) — MEASURED BEARING/DISTANCE	D — DELTA ANGLE	AVE. — AVENUE
NGS — NATIONAL GEODETIC SURVEY	P.O.B. — POINT OF BEGINNING	CB — CHORD BEARING	DR. — DRIVE
NGVD29 — NATIONAL GEODETIC VERTICAL DATUM OF 1929	P.O.C. — POINT OF COMMENCEMENT	CL — CHORD LENGTH	S.R. — STATE ROUTE
NAD83 — NORTH AMERICAN DATUM OF 1983	O.R.B. — OFFICIAL RECORD BOOK	CL — CENTER LINE	HWY. — HIGHWAY
MDC — MIAMI-DADE COUNTY	P.B. — PLAT BOOK	EP — PAVEMENT EDGE	R/W — RIGHT-OF-WAY
P.I.R. — PROPERTY INFORMATION REPORT	PG. — PAGE	EC — CONCRETE EDGE	RGE. — RANGE
F.P. — FINANCIAL PROJECT	N. — NORTH (STATE PLANE GRID)	TC — TOP OF CURB	SEC. — SECTION
F.A.C. — FLORIDA ADMINISTRATIVE CODE	E — EAST (STATE PLANE GRID)	BC — BOTTOM OF CURB	TWP. — TOWNSHIP
(R) — DISTANCE/BEARING PER FDOT RW MAP	G — GLOBAL POSITIONING SYSTEM	PCF — PIN AND CAP SET	S.F. — SQUARE FEET
(MDC) — DISTANCE/BEARING PER MDC SECTION MAPS	C.B.S. — CONCRETE BLOCK STRUCTURE	PKF — PK NAIL FOUND	

LEGAL DESCRIPTION OF THE PARENT TRACT

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (¼) OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
 THENCE ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 18, SOUTH 89°11'14" WEST, A DISTANCE OF 2,676.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 18;
 THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 147.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELL DRIVE AS DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 7.65 FEET TO A POINT;
 THENCE DEPARTING SAID WEST LINE, NORTH 89°11'14" EAST, A DISTANCE OF 139.93 FEET TO A POINT;
 THENCE SOUTH 00°41'55" EAST, A DISTANCE OF 177.34 FEET TO A POINT;
 THENCE SOUTH 89°07'54" WEST, A DISTANCE OF 105.83 FEET TO A POINT;
 THENCE SOUTH 00°24'32" EAST, A DISTANCE OF 527.79 FEET TO A POINT;
 THENCE NORTH 89°35'28" EAST, A DISTANCE OF 400.00 FEET TO A POINT;
 THENCE NORTH 00°24'32" WEST, A DISTANCE OF 89.94 FEET TO A POINT;
 THENCE NORTH 89°10'15" EAST, A DISTANCE OF 365.69 FEET TO A POINT ON A NON-TANGENT CURVE BEING ALSO A RIGHT-OF-WAY LINE DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING TWENTY-NINE (29) COURSES:

- ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 01°42'53", FOR AN ARC LENGTH OF 86.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 35°23'21" EAST, A DISTANCE OF 86.31 FEET TO A POINT OF CURVATURE;
- THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 05°10'58", FOR AN ARC LENGTH OF 250.98 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 31°56'25" EAST, A DISTANCE OF 250.98 FEET TO A POINT OF CURVATURE;
- THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 06°28'59", FOR AN ARC LENGTH OF 326.27 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 27°36'44" EAST, A DISTANCE OF 326.10 FEET TO A POINT OF CURVATURE;
- THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 31°00'57", FOR AN ARC LENGTH OF 103.94 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 08°51'48" EAST, A DISTANCE OF 102.87 FEET TO A POINT OF CURVATURE;
- THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 89°04'20", FOR AN ARC LENGTH OF 41.97 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 49°23'24" WEST, A DISTANCE OF 43.44 FEET TO A POINT OF TANGENCY;
- THENCE SOUTH 87°51'53" WEST, A DISTANCE OF 515.42 FEET TO A POINT;
- THENCE SOUTH 88°49'19" WEST, A DISTANCE OF 108.32 FEET TO A POINT;
- THENCE NORTH 78°46'15" WEST, A DISTANCE OF 51.20 FEET TO A POINT;
- THENCE SOUTH 88°49'19" WEST, A DISTANCE OF 111.99 FEET TO A POINT OF CURVATURE;
- THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 14°32'59", FOR AN ARC LENGTH OF 10.67 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 81°32'50" WEST, A DISTANCE OF 10.84 FEET TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 22°12'24" EAST, A DISTANCE OF 5.25 FEET TO A POINT;
- THENCE SOUTH 67°47'36" WEST, A DISTANCE OF 6.00 FEET TO A POINT;
- THENCE NORTH 22°12'24" WEST, A DISTANCE OF 6.50 FEET TO A POINT ON A NON-TANGENT CURVE;
- THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 39°57'59", FOR AN ARC LENGTH OF 27.10 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 47°35'25" WEST, A DISTANCE OF 26.83 FEET TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 29°54'09" WEST, A DISTANCE OF 4.25 FEET TO A POINT;
- THENCE NORTH 89°10'41" WEST, A DISTANCE OF 70.14 FEET TO A POINT ON A NON-TANGENT CURVE;
- THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 89°04'20", FOR AN ARC LENGTH OF 41.97 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 44°38'31" WEST, A DISTANCE OF 37.87 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 89°10'41" WEST, A DISTANCE OF 91.51 FEET TO A POINT;
- THENCE SOUTH 00°49'19" WEST, A DISTANCE OF 2.00 FEET TO A POINT;
- THENCE NORTH 89°10'41" WEST, A DISTANCE OF 6.00 FEET TO A POINT;
- THENCE NORTH 00°49'19" EAST, A DISTANCE OF 2.00 FEET TO A POINT;
- THENCE NORTH 89°10'41" WEST, A DISTANCE OF 5.86 FEET TO A POINT ON A NON-TANGENT CURVE;
- THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 47°25'59", FOR AN ARC LENGTH OF 34.77 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 67°06'09" WEST, A DISTANCE OF 33.79 FEET TO A POINT OF NON-TANGENCY;
- THENCE SOUTH 48°18'35" EAST, A DISTANCE OF 2.98 FEET TO A POINT;
- THENCE SOUTH 41°41'25" WEST, A DISTANCE OF 6.00 FEET TO A POINT;
- THENCE NORTH 48°18'35" WEST, A DISTANCE OF 3.14 FEET TO A POINT;
- THENCE SOUTH 41°16'35" WEST, A DISTANCE OF 27.65 FEET TO A POINT;
- THENCE SOUTH 41°46'47" WEST, A DISTANCE OF 35.53 FEET TO A POINT;
- THENCE SOUTH 49°21'26" WEST, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING,

ENCLOSING AN AREA OF 702.185 SQUARE FEET OR 16.120 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF THE CUTOUT TRACT

PARCEL "A"

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
 THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 89°11'14" WEST, A DISTANCE OF 2,676.33 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18;
 THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 147.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELL DRIVE AS DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 00°24'32" EAST, A DISTANCE OF 7.65 FEET TO A POINT;
 THENCE DEPARTING SAID WEST LINE, NORTH 89°11'14" EAST, A DISTANCE OF 139.93 FEET TO A POINT;
 THENCE SOUTH 00°41'55" EAST, A DISTANCE OF 177.34 FEET TO A POINT;
 THENCE SOUTH 89°07'54" WEST, A DISTANCE OF 105.83 FEET TO A POINT;
 THENCE SOUTH 00°24'32" EAST, A DISTANCE OF 527.79 FEET TO A POINT;
 THENCE NORTH 89°35'28" EAST, A DISTANCE OF 400.00 FEET TO A POINT;
 THENCE NORTH 00°24'32" WEST, A DISTANCE OF 89.94 FEET TO A POINT;
 THENCE NORTH 89°10'15" EAST, A DISTANCE OF 315.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°10'15" EAST, A DISTANCE OF 315.04 FEET TO A POINT ON A NON-TANGENT CURVE BEING ALSO A RIGHT-OF-WAY LINE DESCRIBED IN FDOT RIGHT-OF-WAY MAP F.P. NO. 405575-6;

THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 01°42'53", FOR AN ARC LENGTH OF 86.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 35°23'21" EAST, A DISTANCE OF 86.31 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,884.00 FEET, THROUGH A CENTRAL ANGLE OF 01°42'53", FOR AN ARC LENGTH OF 86.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 33°33'46" EAST, A DISTANCE OF 97.53 FEET TO A POINT OF COMPOUND CURVATURE;

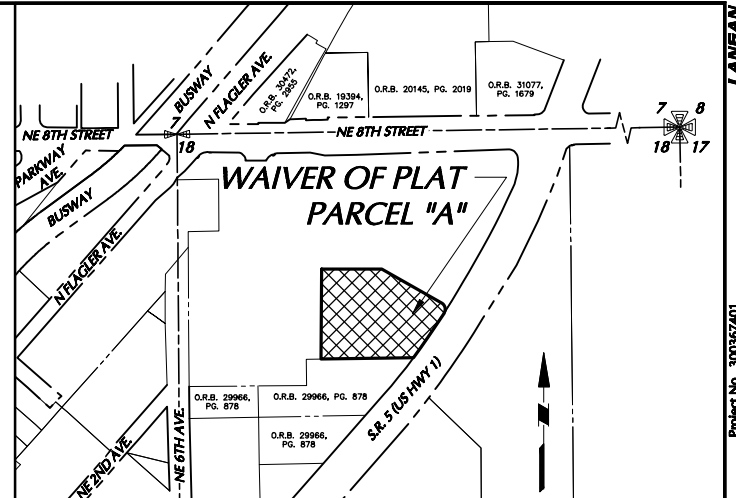
THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 93°07'16", FOR AN ARC LENGTH OF 40.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 13°58'00" WEST, A DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 60°31'38" WEST, A DISTANCE OF 234.29 FEET TO A POINT;
 THENCE SOUTH 89°57'51" WEST, A DISTANCE OF 204.38 FEET TO A POINT;
 THENCE SOUTH 00°20'07" WEST, A DISTANCE OF 306.57 FEET TO THE POINT OF BEGINNING.

ENCLOSING AN AREA OF 106.574 SQUARE FEET OR 2.447 ACRES, MORE OR LESS.

SPECIAL EXCEPTIONS

- PLAT FOR HACIENDA PARK (PLAT BOOK 23, PAGE 30) WAS VACATED BY ORDER IN OFFICIAL RECORD BOOK 14036, PAGE 1525;
- ALL MATTERS CONTAINED ON THE PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 10;
- RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, AS SET FORTH IN DEEDS RECORDED IN CLERK'S FILE NUMBERS 1930-21656 AND 1930-26015
- DEDICATIONS AS SET FORTH IN DEED BOOK 2692, PAGE 531;
- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, RECORDED IN DEED BOOK 744, PAGE 70, AS AFFECTED BY O.R. BOOK 10071, PAGE 1224 AND O.R. BOOK 14065, PAGE 848;
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF HACIENDA PARK, AS RECORDED IN PLAT BOOK 23, PAGE 30;
- RESOLUTION NO. 2124 RECORDED IN DEED BOOK 4306, PAGE 121;
- RESOLUTION NO. 2201 RECORDED IN DEED BOOK 2692, PAGE 531;
- RESOLUTION NO. 88-1243 RECORDED IN O.R. BOOK 14036, PAGE 1525;
- ORDINANCE NO. 83-24 ADOPTING AND ACCEPTING THE AGRICULTURAL LAND USE PLAN RECORDED IN O.R. BOOK 11781, PAGE 1422, RE-RECORDED IN O.R. BOOK 12046, PAGE 481;
- RESOLUTION NO. R-1452-85 CLARIFYING THE COUNTY COMMISSION'S INTENT WITH REGARD TO THE FINAL PROPOSALS OF THE AGRICULTURAL LAND USE PLAN RECORDED IN O.R. BOOK 12684, PAGE 2061;
- APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED IN O.R. BOOK 16305, PAGE 546;
- ALL MATTERS CONTAINED ON THE PLAT OF RIGHT OF WAY RECORDED IN CLERK'S FILE NUMBERS: 1956-6787, 2015-607159, 2020-67380, 2020-674038, 2025-67385, 2025-67462;
- PENDING MUNICIPAL ASSESSMENT LENS FOR PUBLIC IMPROVEMENTS, NOTICE OF WHICH IS CONTAINED IN: O.R. BOOK 12644, PAGE 677; O.R. BOOK 13106, PAGE 3011; O.R. BOOK 13106, PAGE 3015; O.R. BOOK 15707, PAGE 2362;
- COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY RECORDED IN O.R. BOOK 13577, PAGE 3227;
- APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED IN O.R. BOOK 25844, PAGE 3989;
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
- SPECIAL WARRANTY DEED FROM CITY OF HOMESTEAD TO MIAMI-DADE COUNTY, RECORDED IN APRIL 21, 2004, IN O.R. BOOK 22229, PAGE 1227;
- QUIT CLAIM DEED BY THE CITY OF HOMESTEAD, A FLORIDA MUNICIPAL CORPORATION TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN O.R. BOOK 30897, PAGE 1597;
- QUIT CLAIM DEED FROM MIAMI-DADE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION, CONTAINING RIGHT-OF-WAY EASEMENT, RECORDED IN O.R. BOOK 30897, PAGE 1597;
- QUIT CLAIM DEED FROM CITY OF HOMESTEAD TO STATE OF FLORIDA DEPARTMENT TRANSPORTATION, RECORDED MARCH 15, 2018 IN O.R. BOOK 30897, PAGE 1601, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- DEED FROM MIAMI-DADE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED JULY 18, 2019 IN O.R. BOOK 31530, PAGE 1609, RE-RECORDED IN O.R. BOOK 31560, PAGE 1903, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



PROJECT LOCATION MAP

SCALE: 1" = 300'

LYING IN THE NE ¼ OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

REFERENCE SURVEY CONTROL

- CP-1 SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8172", NORTHING: 415712.85 EASTING: 831823.21 ELEV: 7.13
- CP-2 SET PIN AND CAP STAMPED "LANGAN ENGINEERING, LB8172", NORTHING: 415865.75 EASTING: 831601.75 ELEV: 6.99

- THE BEARINGS, FEATURES, NETWORK, AND GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, AS ESTABLISHED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE MINUTE OBSERVATIONS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND WERE ESTABLISHED BY GPS OBSERVATIONS BASED ON MIAMI-DADE SURVEY CONTROL MONUMENT "R6742" HAVING A PUBLISHED ELEVATION OF 6.50.
- CONVERSION TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NAVD88 = NGVD29 + 1.51' = NAVD88
- RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2 +/- BASED ON TOTAL STATION TRIANGULAR METHODS AND/OR REAL TIME KINEMATIC GPS METHODS.
- ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.

SURVEY REPORT

- PLAT FOR HACIENDA PARK (PLAT BOOK 23, PAGE 30) WAS VACATED BY ORDER IN OFFICIAL RECORD BOOK 14036, PAGE 1525.
- THERE IS NO FORMAL DEDICATION FOR A PORTION OF NE 6TH AVENUE THAT TRAVERSES ACROSS THIS SUBJECT PROPERTY.
- THE RIGHT-OF-WAY LINES FOR CAMPBELL DRIVE AND STATE ROAD 5105 HIGHWAY 1 WERE OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (FINANCIAL PROJECT NO. 405575-6).

TITLE INFORMATION

A PROPERTY INFORMATION REPORT WAS PROVIDED BY ATTORNEYS' TITLE FUND SERVICES, INC., FILE NUMBER 1662895. NO TITLE POLICY NOR COMMITMENT WAS PROVIDED.

OWNER: CITY OF HOMESTEAD

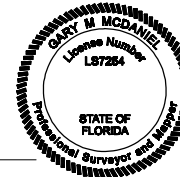
FOLIOS:

- 10-7918-000-0010
- 10-7918-002-0020
- 10-7918-002-0030
- 10-7918-002-0040
- 10-7918-002-0050
- 10-7918-002-0060
- 10-7918-002-0070
- 10-7918-000-0013

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Gary M McDaniel
 Date: 2026.05.29 20:05:24-04'00'



GARY M. MCDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER L57264
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
 LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOCAP PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

Date	Description	No.
5/29/2026	ADDED DEMOLITION NOTE	5
1/8/26	MONUMENTS & OFFSITE TOPO	4
1/2/26	COUNTY FLOOD CRITERIA	3
9/30/25	REVISED PARCEL BOUNDARY	2
9/26/25	REVISED PARCEL BOUNDARY	1
	Revisions	



LANGAN
 Langan Engineering and Environmental Services, LLC.

1221 Brickell Ave, Suite 1800
 Miami, FL 33131

T: 786.264.7200 F: 786.264.7201 www.langan.com
 FBPE Registry No. 0006801/LB8172/LB8198

Project
**CITY OF HOMESTEAD
 OLD CITY HALL PLAT**

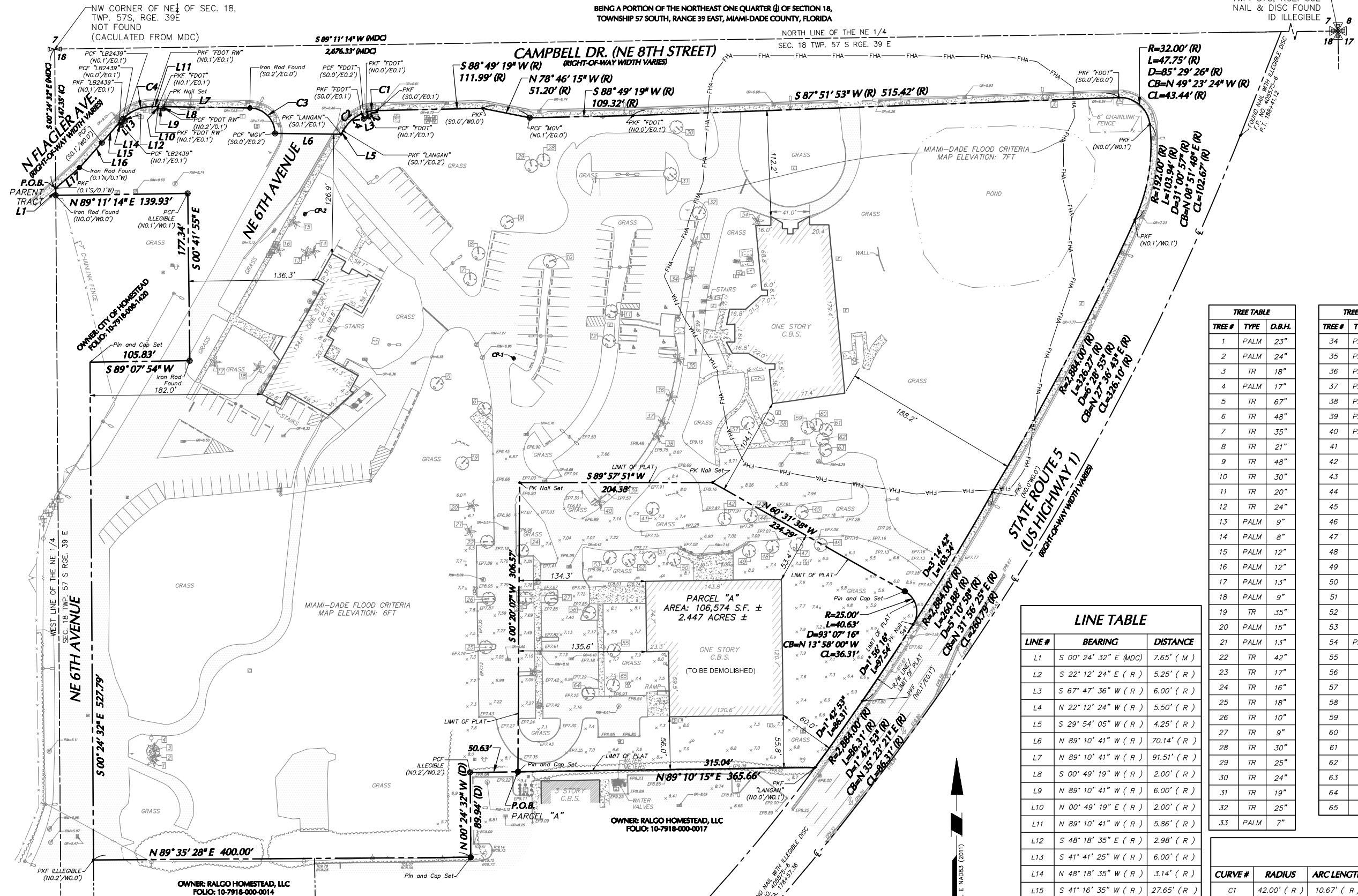
Drawing Title
WAIVER OF PLAT

MIAMI-DADE COUNTY FLORIDA

Project No. 300367401	Exhibit VB001
Date 9/26/2025	
Drawn By RW	
Checked By GM	
Sheet 1 of 2	

WAIVER OF PLAT

(MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY)
BEING A PORTION OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 18,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



P.O.C.
NE CORNER SEC. 18,
TWP. 57S, RGE. 39E
NAIL & DISC FOUND
ID ILLEGIBLE

LEGEND (NOT SHOWN TO SCALE)

- CONTROL POINT (FOUND/SET)
- IRON PIPE (FOUND/SET)
- IRON ROD FOUND
- NAIL & WASHER (FOUND/SET)
- MONUMENT (FOUND/SET)
- SECTION CORNER
- QUARTER CORNER
- SUBDIVISION LINES
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- FLOOD HAZARD AREA
- ASPHALT PAVEMENT
- CONCRETE PAD
- DETECTABLE WARNING
- CHAIN LINK FENCE
- WATER EDGE
- TREE/HEDGE LINE
- BUILDING OUTLINE
- BUILDING PORCH
- BUILDING OVERHANG
- OVERHEAD WIRES
- DECIDUOUS TREE (TR)
- PALM TREE (PALM)
- LIGHT POLES
- SIGN
- UTILITY POLE
- GUY ANCHOR
- GATE
- TRAFFIC SIGNAL ARM
- PEDESTRIAN PUSH BUTTON
- TRAFFIC CONTROL BOX
- UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- UTILITY METER (AS IDENTIFIED)
- UTILITY MARKER
- CATCH BASIN
- MANHOLE (AS IDENTIFIED)
- UTILITY VALVE (AS IDENTIFIED)
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- CLEANOUT
- ROOF DRAIN
- COLUMN
- FLAG POLE
- BUMPER BLOCK
- BOLLARD

TREE TABLE

TREE #	TYPE	D.B.H.
1	PALM	23"
2	PALM	24"
3	TR	18"
4	PALM	17"
5	TR	67"
6	TR	48"
7	TR	35"
8	TR	21"
9	TR	48"
10	TR	30"
11	TR	20"
12	TR	24"
13	PALM	9"
14	PALM	8"
15	PALM	12"
16	PALM	12"
17	PALM	13"
18	PALM	9"
19	TR	35"
20	PALM	15"
21	PALM	13"
22	TR	42"
23	TR	17"
24	TR	16"
25	TR	18"
26	TR	10"
27	TR	9"
28	TR	30"
29	TR	25"
30	TR	24"
31	TR	19"
32	TR	25"
33	PALM	7"

TREE TABLE

TREE #	TYPE	D.B.H.
34	PALM	7"
35	PALM	8"
36	PALM	9"
37	PALM	7"
38	PALM	8"
39	PALM	9"
40	PALM	9"
41	TR	23"
42	TR	15"
43	TR	17"
44	TR	10"
45	TR	33"
46	TR	19"
47	TR	21"
48	TR	17"
49	TR	34"
50	TR	43"
51	TR	35"
52	TR	20"
53	TR	19"
54	PALM	8"
55	TR	20"
56	TR	17"
57	TR	20"
58	TR	21"
59	TR	25"
60	TR	13"
61	TR	26"
62	TR	24"
63	TR	18"
64	TR	12"
65	TR	6"

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 00° 24' 32" E (MDC)	7.65' (M)
L2	S 22° 12' 24" E (R)	5.25' (R)
L3	S 67° 47' 36" W (R)	6.00' (R)
L4	N 22° 12' 24" W (R)	5.50' (R)
L5	S 29° 54' 05" W (R)	4.25' (R)
L6	N 89° 10' 41" W (R)	70.14' (R)
L7	N 89° 10' 41" W (R)	91.51' (R)
L8	S 00° 49' 19" W (R)	2.00' (R)
L9	N 89° 10' 41" W (R)	6.00' (R)
L10	N 00° 49' 19" E (R)	2.00' (R)
L11	N 89° 10' 41" W (R)	5.86' (R)
L12	S 48° 18' 35" E (R)	2.98' (R)
L13	S 41° 41' 25" W (R)	6.00' (R)
L14	N 48° 18' 35" W (R)	3.14' (R)
L15	S 41° 16' 35" W (R)	27.65' (R)
L16	S 41° 46' 47" W (R)	35.53' (R)
L17	S 49° 21' 26" W (R)	33.26' (R)
L20	S 88° 49' 19" W (R)	8.47' (C)

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.00' (R)	10.67' (R)	14° 32' 59" (R)	S 81° 32' 49" W (R)	10.64' (R)
C2	42.00' (R)	27.10' (R)	36° 57' 57" (R)	S 47° 35' 25" W (R)	26.63' (R)
C3	27.00' (R)	41.97' (R)	89° 04' 20" (R)	N 44° 38' 31" W (R)	37.87' (R)
C4	42.00' (R)	34.77' (R)	47° 25' 58" (R)	S 67° 06' 09" W (R)	33.79' (R)

ABBREVIATIONS

- | | | | |
|---|-----------------------------------|---|------------------------|
| FEMA — FEDERAL EMERGENCY MANAGEMENT AGENCY | (C) — CALCULATED BEARING/DISTANCE | R — RADIUS | ENG. — ENGINEERING |
| FIRM — FLOOD INSURANCE RATE MAP | (D) — DEED BEARING/DISTANCE | L — ARC LENGTH | LB — LICENSED BUSINESS |
| FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION | (M) — MEASURED BEARING/DISTANCE | D — DELTA ANGLE | AVE. — AVENUE |
| NGS — NATIONAL GEODETIC SURVEY | P.O.B. — POINT OF BEGINNING | DR. — DRIVE | DR. — DRIVE |
| NGVD29 — NATIONAL GEODETIC VERTICAL DATUM OF 1929 | P.O.C. — POINT OF COMMENCEMENT | CB — CHORD BEARING | S.R. — STATE ROUTE |
| NAD83 — NORTH AMERICAN DATUM OF 1983 | O.R.B. — OFFICIAL RECORD BOOK | CL — CHORD LENGTH | PCF — PIN AND CAP SET |
| MDC — MIAMI-DADE COUNTY | P.B. — PLAT BOOK | ℄ — CENTER LINE | PKF — PK NAIL FOUND |
| P.I.R. — PROPERTY INFORMATION REPORT | PG. — PAGE | R/W — RIGHT-OF-WAY | |
| F.P. — FINANCIAL PROJECT | N — NORTH (STATE PLANE GRID) | RGE. — RANGE | |
| F.A.C. — FLORIDA ADMINISTRATIVE CODE | E — EAST (STATE PLANE GRID) | SEC. — SECTION | |
| (R) — DISTANCE/BEARING PER FDOT RW MAP | GPS — GLOBAL POSITIONING SYSTEM | TWP. — TOWNSHIP | |
| (MDC) — DISTANCE/BEARING PER MDC SECTION MAPS | C.B.S. — CONCRETE BLOCK STRUCTURE | S.F. — SQUARE FEET | |
| | | D.B.H. — DIAMETER AT BREAST HEIGHT (INCHES) | |

Date	Description	No.
5/29/2026	ADDED DEMOLITION NOTE	5
1/8/26	MONUMENTS & OFFSITE TOPO	4
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9/30/25	REVISED PARCEL BOUNDARY	2
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FBPE Registry No. 0006801/LS172/LB198

Project: **CITY OF HOMESTEAD
OLD CITY HALL PLAT**
MIAMI-DADE COUNTY FLORIDA

Drawing Title: **WAIVER OF PLAT**

Project No. **300367401**
Date **9/26/2025**
Drawn By **RW**
Checked By **GM**
Exhibit **VB101**
Sheet **2** of **2**