

PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required.

Following is a step by step outline of the Fast Track Plat procedure.

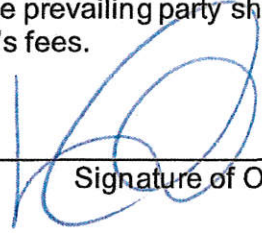
1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. A202600004, and plans prepared by PPKS ARCHITECTS+ PLANNERS dated FEBRUARY 4, 2026." (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.

FAST TRACK PLAT AGREEMENT

1. The undersigned **SALIM CHRAIBI** is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing **57 PROPOSED TOWNHOUSES WITHIN 6 BLOCKS.**
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. **A2026000005** and plan(s) prepared by, and dated **PPKS ARCHITECTS+ PLANNERS.** (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

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




Signature of Owner

SALIM CHRAIBI

Print Name

Sworn to and subscribed before me this 13 day of FEBRUARY, 2026.



MARIA PONCE 

Notary Public

My Commission Expires: APRIL 6, 2027

SEAL

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 : (57)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 24 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: BLUENEST PRINCETON NE

2. Owner's Name: BLUENEST PRINCETON PARK II LLC Phone: 786-567-0438

Address: 5301 BLUE LAGOON DR STE 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): 30-6924-000-1150 / 30-6924-000-1151 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 240th ST & SW 124th AVE

7. Present Zoning: RU-3M Zoning Hearing No.: A2026000004

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 (_____⁵⁷ Sq. Ft. & No. of Units _____⁵⁷)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

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

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

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

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

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

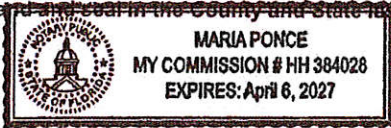
SS:

Signature of Owner: _____

(Print name & Title here): SAUM CHRAIBI - MANAGER

BEFORE ME, personally appeared SAUM CHRAIBI this 13 day of FEBRUARY, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State of Florida aforesaid this 13 day of FEBRUARY, 2026 A.D.



Signature of Notary Public: _____

(Print, Type name here: MARIA PONCE)

(NOTARY SEAL)

APRIL 6, 2027
(Commission Expires)

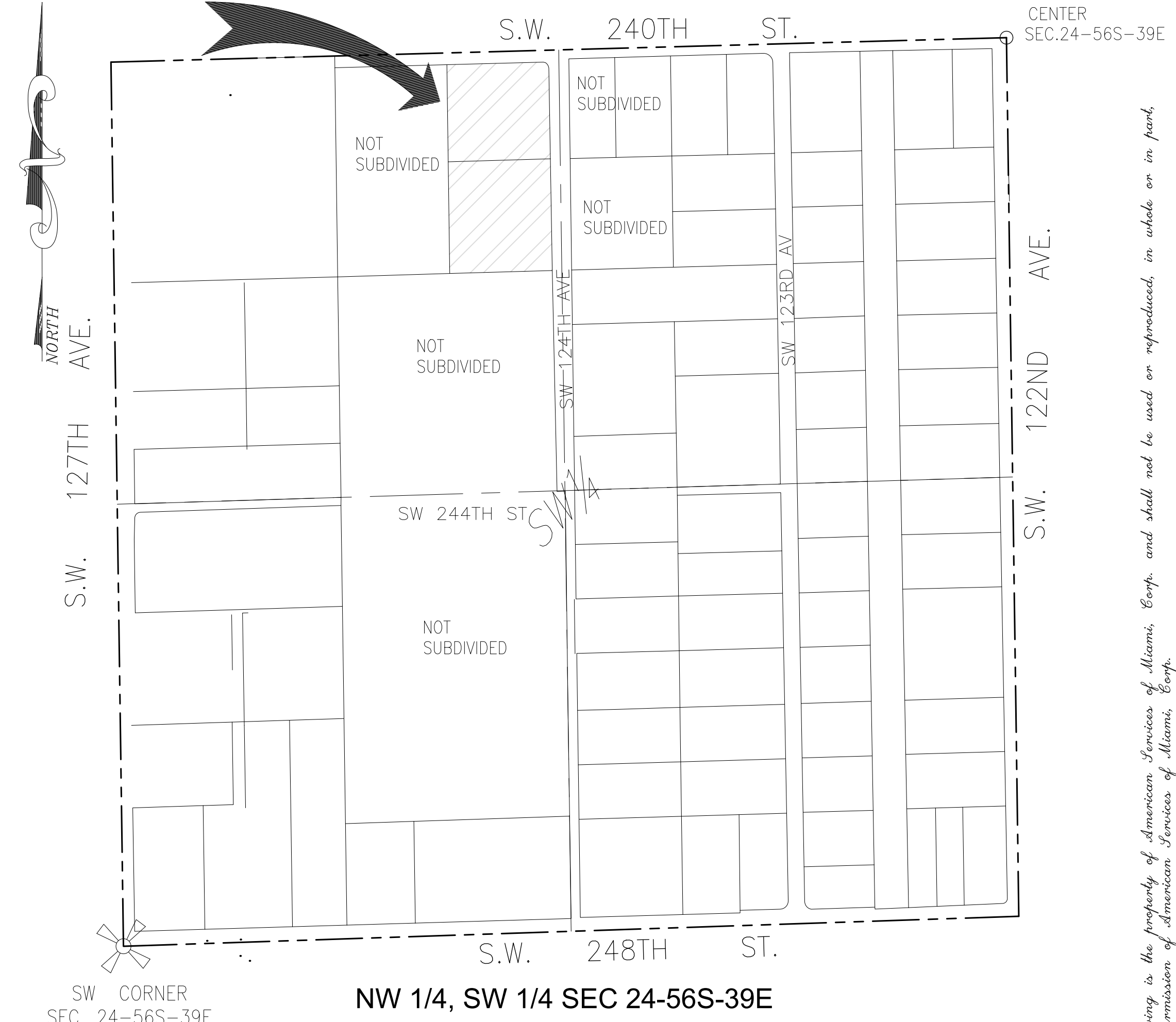
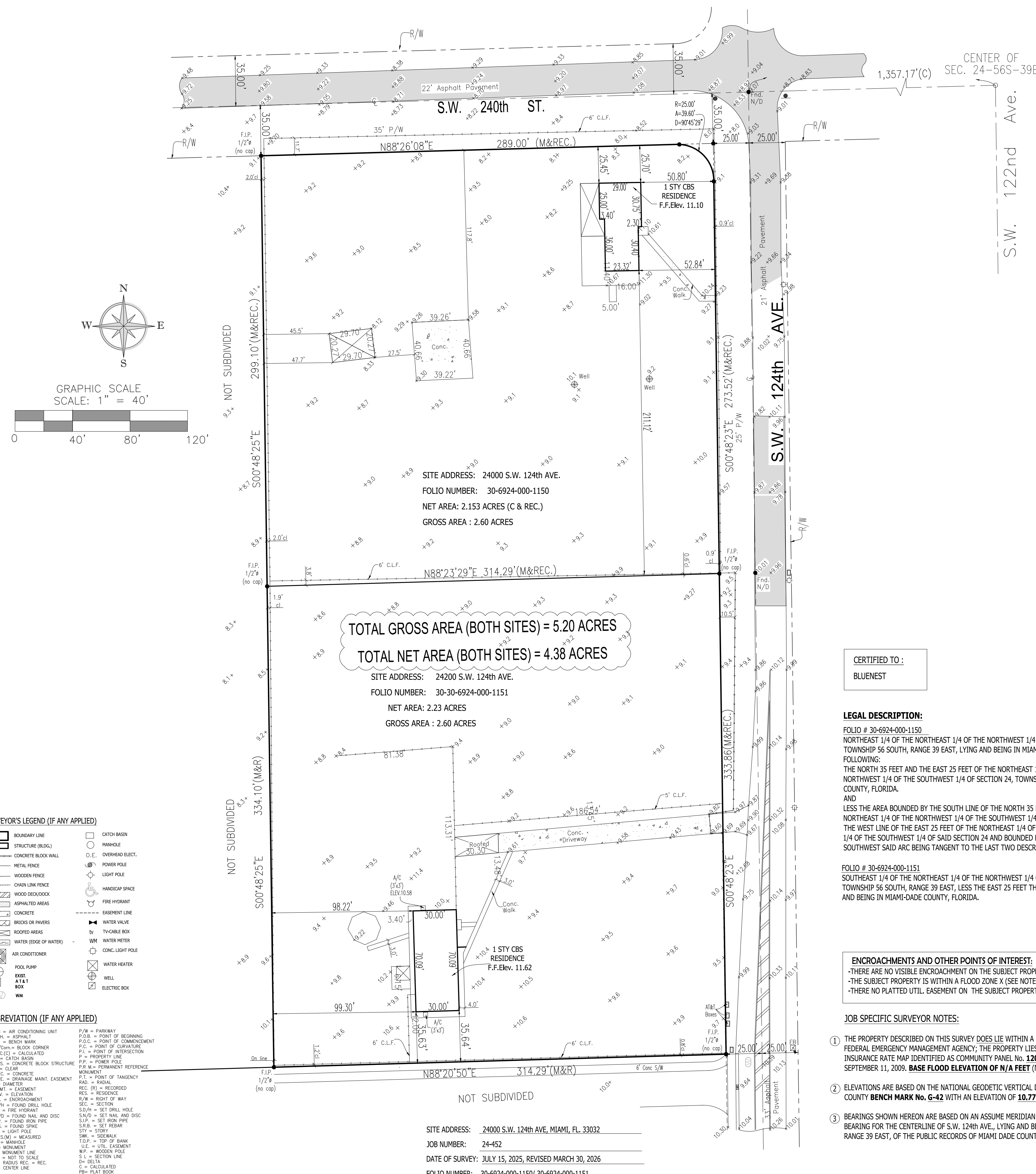
HH 384028
(Commission Number)

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

SUBJECT PROPERTY LOCATION MAP

(SCALE: 1"=300')



TOTAL GROSS AREA (BOTH SITES) = 5.20 ACRES
TOTAL NET AREA (BOTH SITES) = 4.38 ACRES
 SITE ADDRESS: 24200 S.W. 124th Ave.
 FOLIO NUMBER: 30-30-6924-000-1151
 NET AREA: 2.23 ACRES
 GROSS AREA: 2.60 ACRES

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	CHURNED ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	BRICKS OR PAVERS
ROOFED AREAS	ROOFED AREAS
WATER (EDGE OF WATER)	WATER METER
AIR CONDITIONER	CONC. LIGHT POLE
POOL PUMP	WATER HEATER
EXHIBIT	WELL
BOX	ELECTRIC BOX
WELL	

ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/W = PARKWAY
ADP.N. = ADRIFT	P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.O.C. = POINT OF COMMENCEMENT
BLN(COR) = BLOCK CORNER	P.O.E. = POINT OF ENDUREMENT
CAL(C) = CALCULATED	P.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P.L. = PROPERTY LINE
CBS. = CONCRETE BLOCK STRUCTURE	P.M. = PERMANENT REFERENCE
CL = CLEAR	P.O.T. = POINT OF TANGENCY
CONC. = CONCRETE	R/L = RECORD
D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (K) = RECORDED
D = DIAMETER	REC. (S) = RECORDED
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S/D.M. = SET DRILL HOLE
F.D.M. = FOUND DRILL HOLE	S.N.V. = SET NAIL AND DISC
F.H. = FIRE HYDRANT	S.O.P. = SET IRON PIPE
F.N.D. = FOUND NAIL AND DISC	S.S. = SET REBAR
F.S. = FOUND SIGN PIPE	STY = STORY
L.F. = LIGHT POLE	SW = SECTION
M.C.M. = MEASURED	TOP = TOP OF BANK
M. = MANHOLE	ULI = UTILITY EASEMENT
M. = MONUMENT	W.P. = WOODEN POLE
N. = NORTH	S. = SECTION LINE
NET = NOT TO SCALE	Δ = CALCULATED
R = RADIUS REC. = REC.	FB = PLAT BOOK
C = CENTER LINE	

CERTIFIED TO :
 BLUENEST

LEGAL DESCRIPTION:
 FOLIO # 30-6924-000-1150
 NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:
 THE NORTH 35 FEET AND THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
 AND
 LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO THE LAST TWO DESCRIBED LINES.
 FOLIO # 30-6924-000-1151
 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120886C-0592L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.77 FEET (NGVD)**
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. G-42** WITH AN ELEVATION OF **10.77 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF 5.00°48'23"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 124th AVE., LYING AND BEING IN SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

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.
 EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
 THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
 THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/800 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
 THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
 IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
 NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

I 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.



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AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers, Planners, Surveyors
 2660 HALLAND AVENUE
 COVINGTON, FL 33134
 PHONE: (305)598-5101 FAX: (305)598-8627
 ASDMIAMI.COM

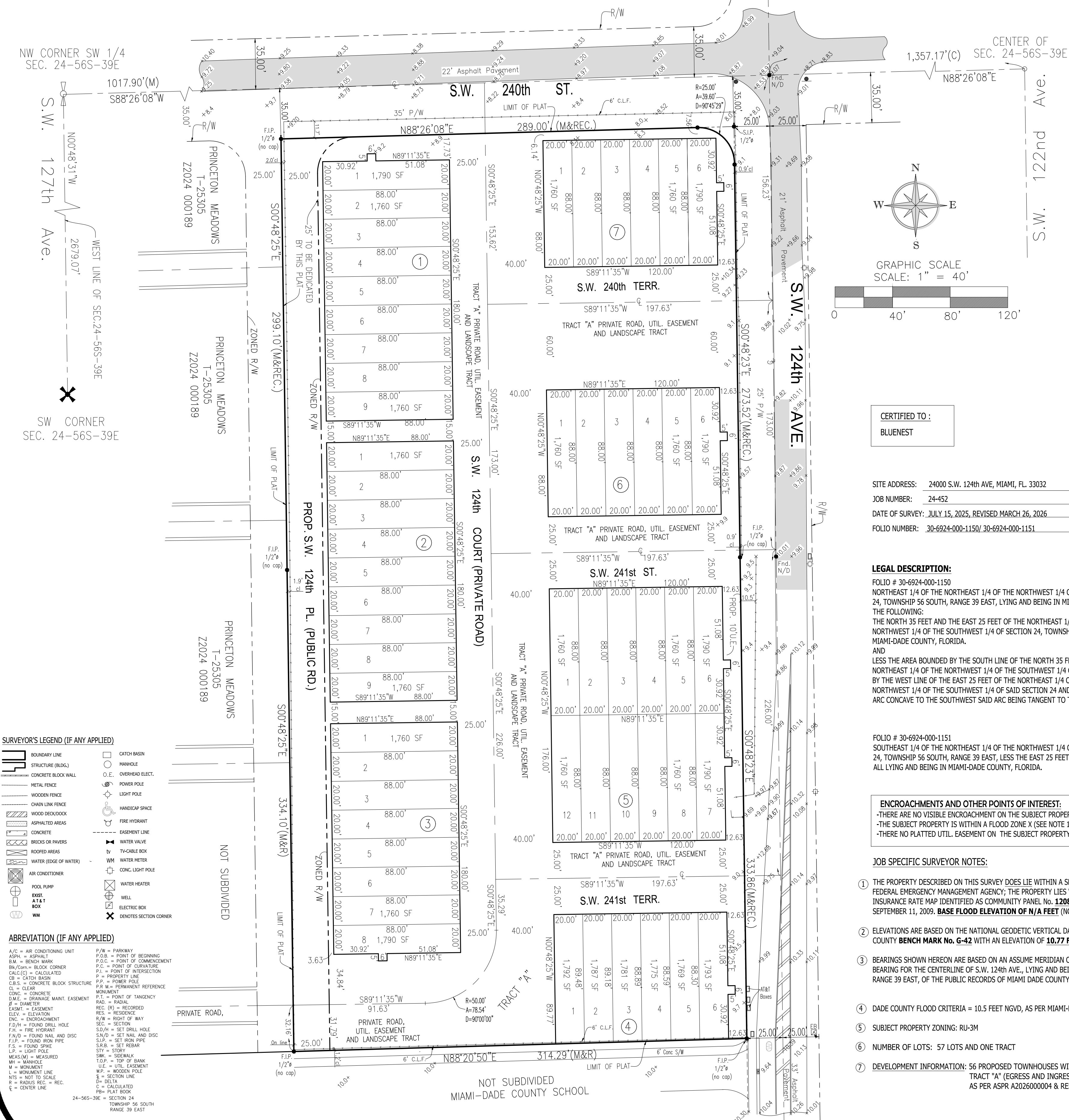
FOR: BLUENEST	DESIGNED BY: E.P.	CHECKED BY: E.P.	PAGE No. 1
SCALE: 1"=40'	DATE: 6/10/24	DRAWN BY: D.G	FIELD BOOK No.
APPROVED BY: E.P.			

ORDER No. 24-452
 SHEET No. 1

DATE: MARCH 30, 2026

TENTATIVE PLAT BOUNDARY AND TOPOGRAPHICAL SURVEY BLUENEST PRINCETON NE

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

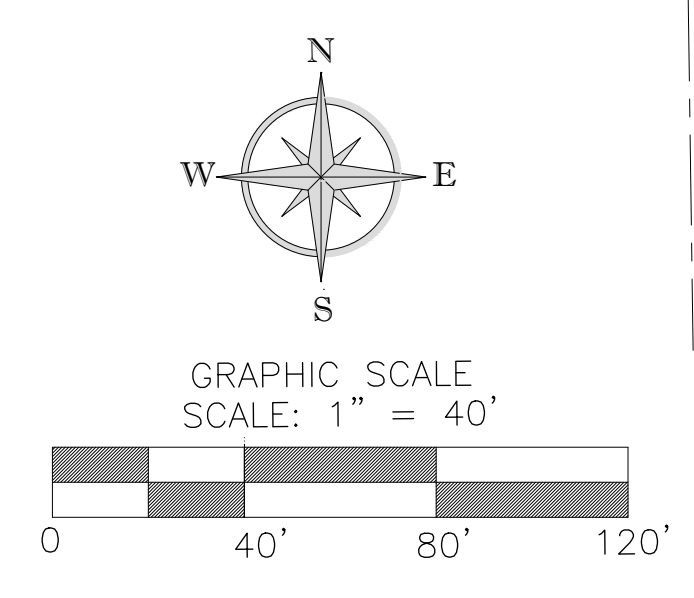


SURVEYOR'S LEGEND (IF ANY APPLIED)

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 DOOR/DOCK	FIRE HYDRANT
ASPHALT/DRYAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVES	T/V CABLE BOX
ROOFED AREAS	WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	WATER HEATER
POOL TAMP	WELL
EXIST. AT & T BOX	ELECTRIC BOX
WM	DENOTES SECTION CORNER

ABBREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/W = PARKWAY
ASPH = ASPHALT	P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.C. = POINT OF COMMENCEMENT
BLDG = BLOCK CORNER	P.C. = POINT OF CURVATURE
CHALK(C) = CHALKED	P.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P.L. = PROPERTY LINE
CL = CONCRETE BLOCK STRUCTURE	P.P. = PERMANENT REFERENCE CORNER
CL = CLEAR	P.R.M. = PERMANENT REFERENCE CORNER
CONC = CONCRETE	RAD = RADIUS
D.M.E. = DRAINAGE MAINT. EASEMENT	R.T. = POINT OF TANGENCY
Ø = DIAMETER	REC (R) = RECORDED
ELEM = EASEMENT	REC = RESIDENCE
ELEV = ELEVATION	R/W = RIGHT OF WAY
ENC = ENCROACHMENT	S&W = SET BACK
F.I.M. = FOUND IRON PIPE	S.D.M. = SET DRILL HOLE
F.N.D. = FOUND NAIL AND DISC	S.M. = SET NAIL AND DISC
F.F. = FOUND IRON PIPE	S.P. = SET IRON PIPE
F.S. = FOUND SPIRE	S.R. = SET REBAR
FLP = LIGHT POLE	S.S. = SIDEWALK
MEAS(M) = MEASURED	T.O.B. = TOP OF BANK
MP = MANHOLE	U.E. = UTIL. EASEMENT
M = MOVEMENT LINE	W.P. = WOODEN PILE
N.T.S. = NOT TO SCALE	W = SECTION LINE
R = RADIUS	X = CALCULATED
R = REC. = REC.	Y = CENTER LINE
R/W = RIGHT OF WAY	



CERTIFIED TO:
BLUENEST

SITE ADDRESS: 24000 S.W. 124th Ave, MIAMI, FL 33032
JOB NUMBER: 24-452
DATE OF SURVEY: JULY 15, 2025, REVISED MARCH 26, 2026
FOLIO NUMBER: 30-6924-000-1150/30-6924-000-1151

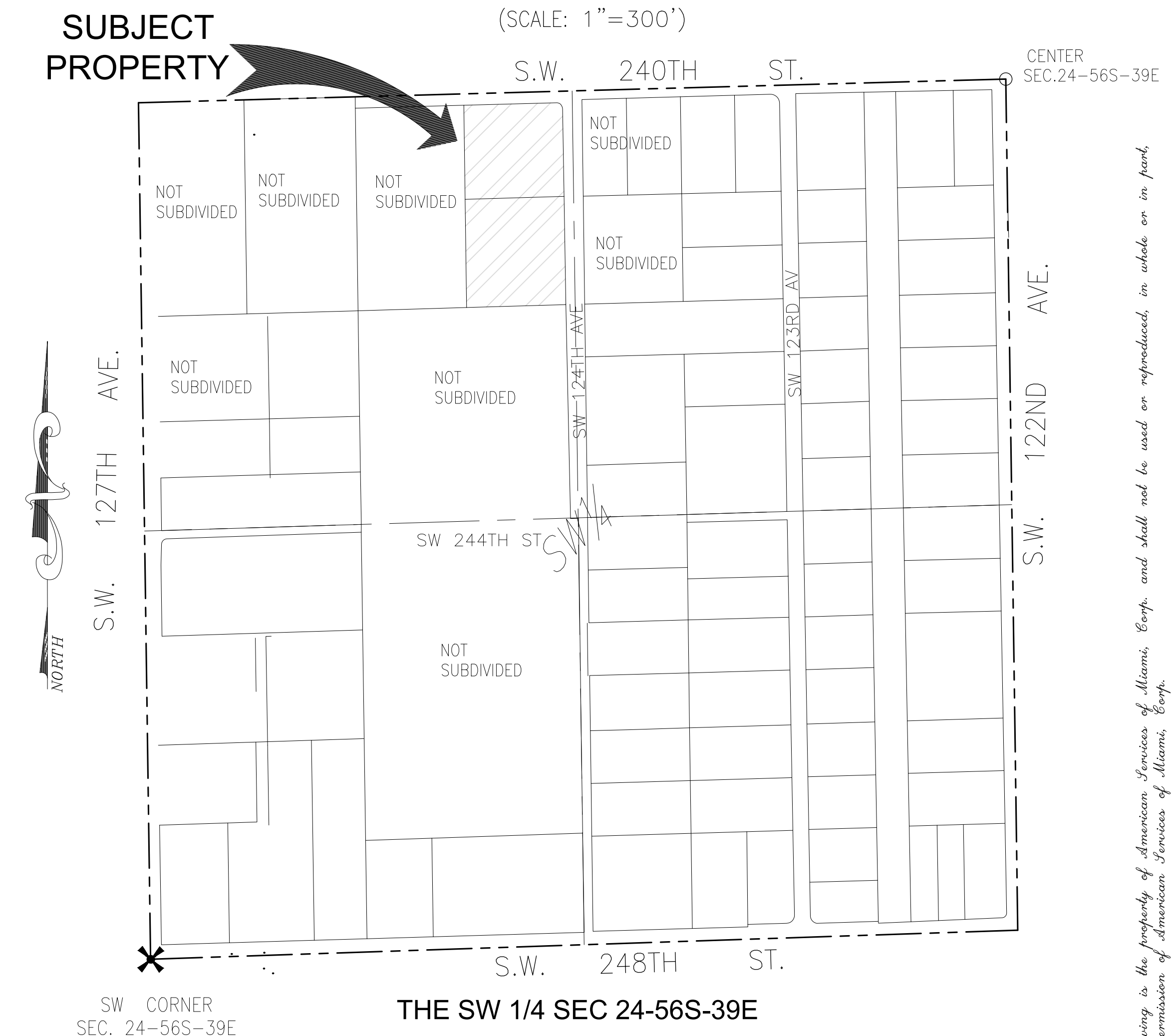
LEGAL DESCRIPTION:
FOLIO # 30-6924-000-1150
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. LESS THE FOLLOWING:
THE NORTH 35 FEET AND THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
AND
LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO THE LAST TWO DESCRIBED LINES.

FOLIO # 30-6924-000-1151
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120886C-0592L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET (NGVD)**
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. G-42** WITH AN ELEVATION OF **10.77 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°48'23"E, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 124th AVE., LYING AND BEING IN SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
 - DADE COUNTY FLOOD CRITERIA = 10.5 FEET NGVD, AS PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP.
 - SUBJECT PROPERTY ZONING: RU-3M
 - NUMBER OF LOTS: 57 LOTS AND ONE TRACT
 - DEVELOPMENT INFORMATION: 56 PROPOSED TOWNHOUSES WITHIN 7 BLOCKS
TRACT "A" (EGRESS AND INGRESS/UTIL. EASEMENT AS PER ASPR A202600004 & RESOLUTION No Z-30-25

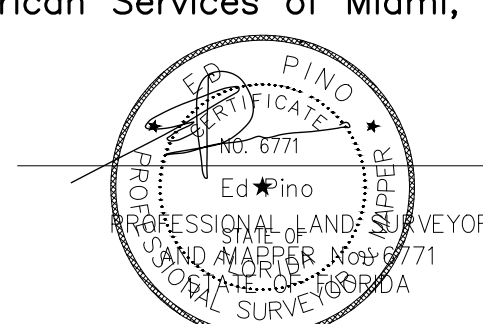
LOCATION MAP



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.
EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/100 FOOT FOR NATURAL GROUND SURFACES AND 1/200 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.



DATE: MARCH 30, 2026

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)998-5101 FAX: (305)998-8627
ASOMIAMI.COM

BLUENEST PRINCETON NE
T-25382

FOR: BLUENEST
SCALE: 1" = 40'
DATE: 10/29/24
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY: D.G.
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

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