

FAST TRACK PLAT AGREEMENT

1. The undersigned VC Station, LLC is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 576 Residentail Apartments and 8300 Square Feet Commercial
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. 2023000078 and plan(s) prepared by, and dated _____, (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.

BY: VESTCOR, INC.,
a Florida corporation, its manager

VC Station, LLC, a Florida limited liability company

Jason O. Floyd
Signature of Owner

Jason O. Floyd, Vice President
Print Name

Sworn to and subscribed before me this 2nd day of February, 2024.

Rebecca L. White
Notary Public

SEAL

My Commission Expires:



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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 33 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Ambar Station

2. Owner's Name: VC Station, LLC Phone: _____

Address: 1649 Atlantic Blvd. City: Jacksonville State: FL Zip Code: 32207

Owner's Email Address: eadames@ambarco.com

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010

Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 30-6933-000-0680 / 30-6933-000-0700 / 30-6933-000-0735 / 30-6933-000-0441

5. Legal Description of Parent Tract: see attached 30-6933-000-0443; 0442; 0580

6. Street boundaries: S.W. 280th Street and South Federal Highway

7. Present Zoning: GU & LCCUC Zoning Hearing No.: 2023000078

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(576 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(8300 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.

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.

VC Station, LLC, a Florida limited liability company
BY: VESTCOR, INC., a Florida corporation, its manager

STATE OF FLORIDA)

SS:

Signature of Owner: Jason O. Floyd

COUNTY OF ~~MIAMI-DADE~~ Duval

(Print name & Title here): Jason O. Floyd, Vice President

BEFORE ME, personally appeared Jason O. Floyd this 2nd day of Feb. 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 2nd day of February, 2024 A.D.

Signature of Notary Public: Rebecca L. White

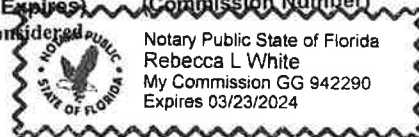
(Print, Type name here: _____)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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



PARCEL 1:

(PARCEL 1a)

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND THE NORTHWESTERLY R/W LINE OF STATE ROAD #5; THENCE RUN NORTHEASTERLY ALONG SAID R/W LINE 25 FEET; THENCE AT RIGHT ANGLES, RUN NORTHWESTERLY 22.63 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE RUN SOUTHERLY ALONG SAID LINE 33.72 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

(PARCEL 1b)

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING SOUTHEASTERLY OF F.E.C. RAILROAD RIGHT OF WAY LINE, LESS THE SOUTH 35 FEET AND LESS THAT PART LYING IN THE STATE ROAD #5 RIGHT OF WAY, MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY R/W LINE OF THE F.E.C. RAILROAD AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE RUN SOUTHERLY ALONG SAID EAST LINE 254.58 FEET MORE OR LESS TO A POINT; THENCE RUN NORTHWESTERLY A DISTANCE OF 170.84 FEET MORE OR LESS TO THE SOUTHEASTERLY R/W LINE OF THE F.E.C. RAILROAD; THENCE RUN NORTHEASTERLY ALONG SAID R/W 188.74 FEET MORE OR LESS TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

(PARCEL 2a)

BEGIN AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5 INTERSECTS WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THEN GO IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 224.55 FEET; THENCE IN A NORTH WESTERLY DIRECTION AT AN ANGLE OF 90 DEGREES 31' 30" TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE-NAMED SECTION; THENCE DUE SOUTH ALONG SAID WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE ABOVE-NAMED SECTION TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

(PARCEL 2b)

ONE HUNDRED FEET (100') OF HIGHWAY FRONTAGE ON U.S. NO. 1, BEGIN AT A POINT WHERE THE WESTERLY RIGHT-OF- WAY LINE OF FLORIDA STATE ROAD NO. 5 (FORMERLY 4-A) INTERSECTS WITH

WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, THEN GO IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 224.55 FEET TO A POINT OF BEGINNING. FROM POINT OF BEGINNING CONTINUE IN A NORTHEASTERLY DIRECTION ALONG WESTERLY BOUNDARY LINE OF STATE ROAD NO. 5 A DISTANCE OF 100 FEET; THENCE IN A NORTHWESTERLY DIRECTION AT AN ANGLE OF 90 DEGREES 31' 30" A DISTANCE OF 243.67 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY; THENCE IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE SOUTH ALONG SAID LINE TO A POINT 57.48 FEET; THENCE IN A STRAIGHT LINE SOUTHEASTERLY TO POINT OF BEGINNING 205.20 FEET, THIS LAST LINE MAKING AN ANGLE OF 90 DEGREES 31' 30" WHERE IT MAKES CONTACT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. ALL BEING AND SITUATED IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

BEGIN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY SR 5 AND THE EASTERLY LINE OF THE SW 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE SOUTHWESTERLY 200.00 FEET TO POINT OF BEGINNING, CONTINUE SOUTHWESTERLY FOR 200.00 FEET; THENCE AT RIGHT ANGLES FOR A DISTANCE OF 193.32 FEET; THENCE 200.00 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY OF FEC; THENCE SOUTHEASTERLY FOR 193.65 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

(PARCEL 4a)

COMMENCING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5, WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; RUN SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5, FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE DEFLECTING 90°31'33" TO THE RIGHT; RUN NORTHWESTERLY A DISTANCE OF 193.98 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 313.58 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 290.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

(PARCEL 4b)

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°49'22" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1165.67 FEET TO A POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE RUN SOUTH 41°17'24" WEST FOR A DISTANCE OF 1571.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, SAID POINT BEING 1053.72 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 89°10'43" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, FOR 91.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA TRANSPORTATION CORRIDOR; THENCE RUN NORTH 32°58'08" EAST ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA TRANSPORTATION CORRIDOR A DISTANCE OF 154.71 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 08°19'16" FOR AN ARC LENGTH OF 137.97 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 41°17'24" EAST FOR A DISTANCE OF 909.84 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 08°19'16" FOR AN ARC LENGTH OF 137.97 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°36'40" EAST FOR A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1058.00 FEET AND A CENTRAL ANGLE OF 08°19'16" FOR AN ARC LENGTH OF 152.49 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00°49'22" EAST ALONG THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, FOR A DISTANCE OF 74.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

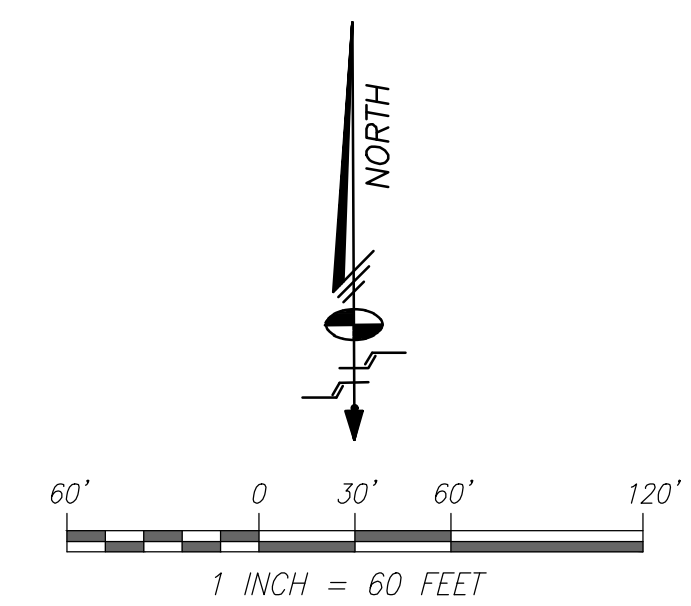
(PARCEL 4c)

COMMENCING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5, WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; RUN SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 5, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWEST ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE DEFLECTING 90 DEGREES TO THE RIGHT RUN NORTHWEST FOR A DISTANCE OF 193.65 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN NORTHEASTWARDLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY FOR A DISTANCE OF 101.80; THENCE RUN SOUTHEASTERLY FOR A DISTANCE OF 193.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

- GENERAL LEGEND:**
- ALUMINUM TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (DIAD)
 - ANCHOR/BOLW WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTRALISE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSMISSION PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OPENED WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PERMANENT CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SIMPLE CONNECTION
 - SION POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWIRE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (S.D. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- R denotes RADIUS
 - ∠ denotes ANGLE
 - L denotes ARC DISTANCE
 - CH denotes CHORD DISTANCE
 - P.C.P. denotes PERMANENT CONTROL POINT
 - P.R.M. denotes PERMANENT REFERENCE MONUMENT
 - P.L. denotes PLAT BOOK
 - P.L.C. denotes PLAT CORRECTION
 - P.O.B. denotes POINT OF BEGINNING
 - P.O.C. denotes POINT OF COMMENCEMENT
 - P.O.S. denotes POINT OF BEGINNING
 - P.R.B. denotes OFFICIAL RECORDS BOOK
 - P.R.C. denotes PLAT RECORDS BOOK
 - C.B.S. denotes CONCRETE BLOCK STRUCTURE
 - C.C. denotes CONCRETE
 - C.F. denotes CHAMULIN FENCE
 - W.F. denotes WOOD FENCE
 - W.P. denotes WOOD PIPE
 - J.C. denotes DEEPENED CURB
 - F.S. denotes FOUND IRON SPUR
 - F.S.P. denotes FOUND IRON PIPE & 18-17 CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - C.N.D. denotes SET 18-17 NAIL & BRASS DISC
 - C.L. denotes CLEAR
 - C.E. denotes ENCROACHMENT
 - D.O.T. denotes DEPARTMENT OF TRANSPORTATION
 - D.I. denotes DEED INFORMATION
 - L.J. denotes INFORMATION BY LEGAL DESCRIPTION
 - M. denotes MEASURED INFORMATION
 - R.I. denotes RECORD OR RELATED INFORMATION
- PAINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMM. COMMUNICATION
 - DRAIN DRAINAGE
 - ELEC. ELECTRIC
 - FM FORCE MAIN
 - IRR. IRRIGATION
 - NAT. NATURAL GAS
 - SEW. SANITARY SEWER
 - WATER WATER

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

ALL ONSITE IMPROVEMENTS SHOWN HEREON ARE TO BE REMOVED.



NOTE: LCCUC - DENOTES LEISURE CITY COMMUNITY URBAN CENTER

S.E. 1/4,
S.W. 1/4,
Section 33,
Township 56 South,
Range 39 East

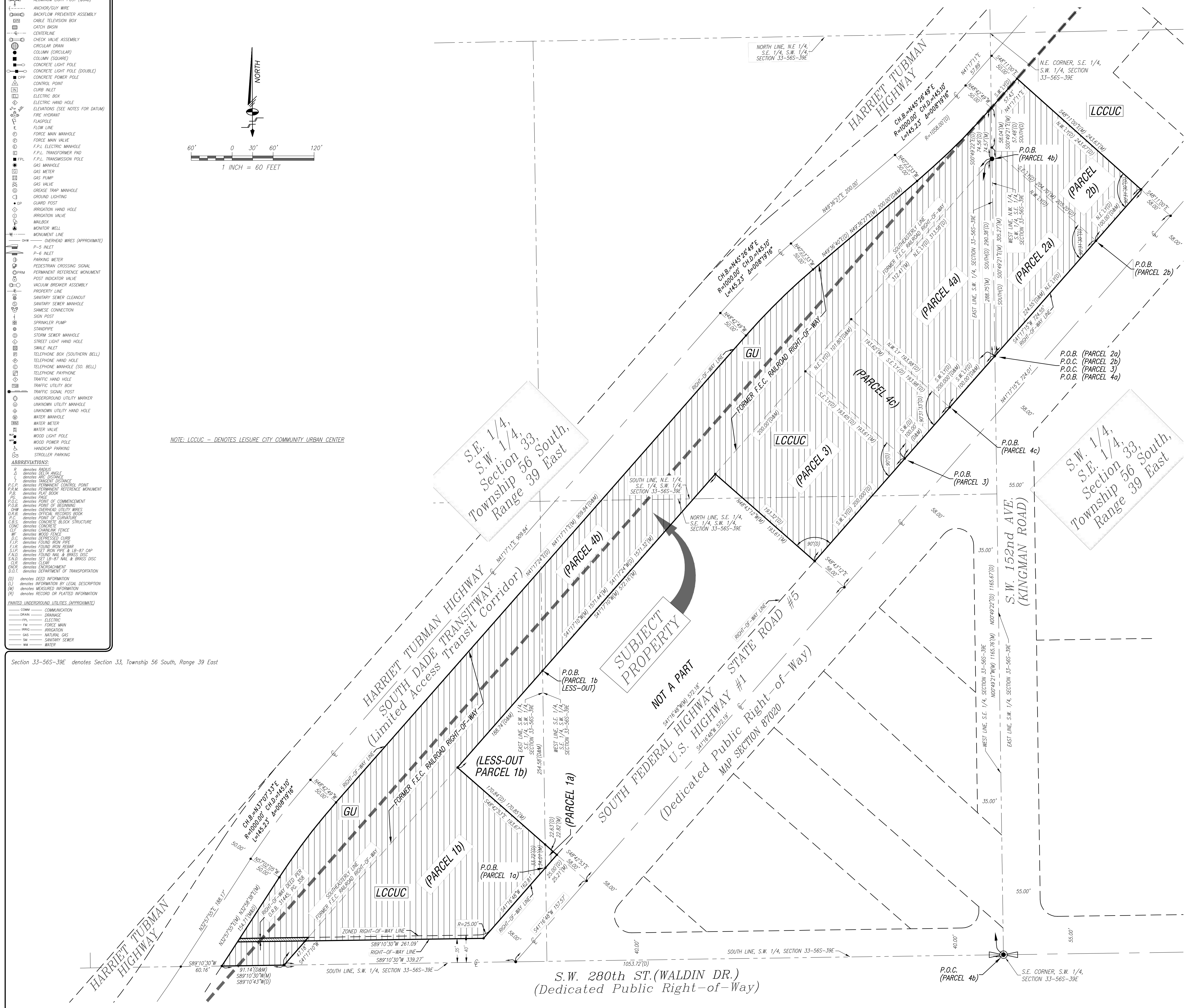
S.W. 1/4,
S.E. 1/4,
Section 33,
Township 56 South,
Range 39 East

SUBJECT PROPERTY

NOT A PART

SOUTH FEDERAL HIGHWAY
U.S. HIGHWAY #1
Dedicated Public Right-of-Way
Map SECTION 87020

Section 33-56S-39E denotes Section 33, Township 56 South, Range 39 East



SCHWEBKE SHISKIN + ASSOCIATES, INC. SSA
 CERTIFICATE OF AUTHORIZATION No. 18-87
 LAND SURVEYORS
 LAND PLANNERS ENGINEERS
 3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

TENTATIVE PLAT - ALTA/NSPS LAND TITLE SURVEY

Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida

REVISIONS

No.	Date	By	Remarks
1	08/27/2021	AS	ISSUED FOR PERMIT
2	09/01/2021	AS	REVISIONS TO PERMIT
3	09/01/2021	AS	REVISIONS TO PERMIT
4	09/01/2021	AS	REVISIONS TO PERMIT

Sheet	2
of	4
FILE	AJ-6260 TP

Survey By: L.E.C. Date: 04-26-2021 Checked By: M.S.J. Date: 05-08-2021
 Order No. 210258 F.B. No. 50 588 A Scale: AS SHOWN

GENERAL LEGEND

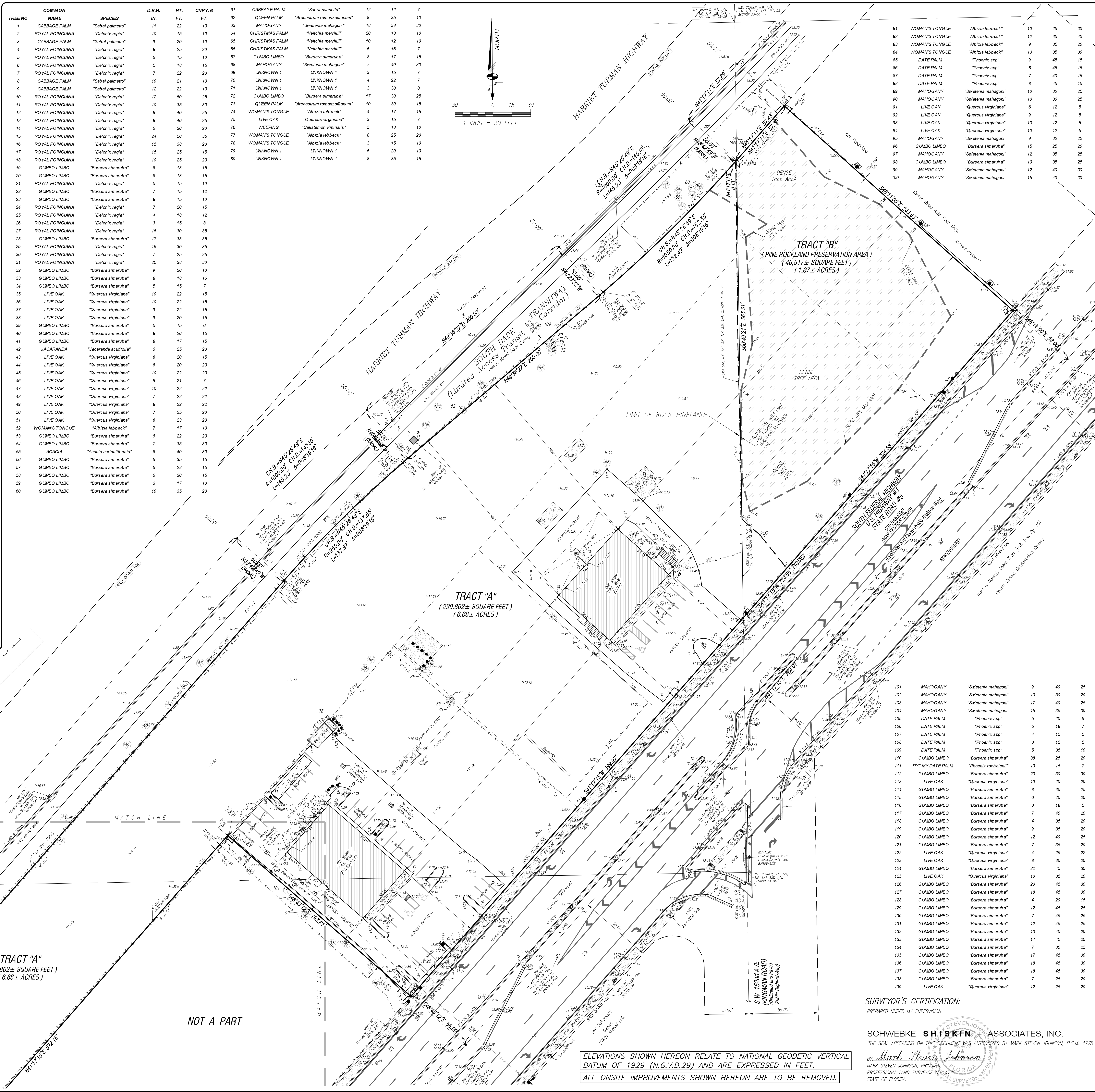
- ALUMINUM TARGET
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTRAL VALVE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION WELL
- MONITOR VALVE
- MONUMENT LINE
- OPENED WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY CONNECTION
- SION POST
- SPRINKLER PUMP
- STANDPIPE
- STONE SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SMILE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (S.D. BELL)
- TELEPHONE PARAPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MARKER
- UNKNOWN UTILITY HAND HOLE
- 52 WOMAN'S TONGLE
- 53 GUMBO LIMBO
- 54 GUMBO LIMBO
- 55 ACACIA
- 56 GUMBO LIMBO
- 57 GUMBO LIMBO
- 58 GUMBO LIMBO
- 59 GUMBO LIMBO
- 60 GUMBO LIMBO

ABBREVIATIONS:

- B denotes BENCH
- L denotes LEVEL
- P denotes POINT
- P.C. denotes POINT OF COMMENCEMENT
- P.M. denotes POINT OF MEASUREMENT
- P.O.C. denotes POINT OF COMMENCEMENT
- P.O.M. denotes POINT OF MEASUREMENT
- P.O.T. denotes POINT OF TANGENCY
- R denotes RECORD
- S denotes SET
- T denotes TANGENT
- V denotes VERGENCE
- W denotes WIRE
- X denotes EXISTING
- Y denotes YIELD
- Z denotes ZONE

NOTED UNDERGROUND UTILITIES (APPROXIMATE)

- COM - COMMUNICATION
- DR - DRAINAGE
- EL - ELECTRIC
- FM - FORCE MAIN
- IR - IRRIGATION
- MS - NATURAL GAS
- SS - SANITARY SEWER
- WA - WATER



TRACT "A"
(290,802± SQUARE FEET)
(6.68± ACRES)

TRACT "B"
(PINE ROCKLAND PRESERVATION AREA)
(46,517± SQUARE FEET)
(1.07± ACRES)

TRACT "A"
(290,802± SQUARE FEET)
(6.68± ACRES)

NOT A PART

SURVEYOR'S CERTIFICATION:
PREPARED UNDER MY SUPERVISION

SCHWEBKE SHISKIN + ASSOCIATES, INC.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

By: *Mark Steven Johnson*
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.
ALL ONSITE IMPROVEMENTS SHOWN HEREON ARE TO BE REMOVED.

TREE NO.	COMMON NAME	SPECIES	D.B.H. IN.	HT. FT.	CNPY. Ø FT.
1	CABBAGE PALM	"Sabal palmetto"	11	22	10
2	ROYAL POINCIANA	"Delonix regia"	10	15	10
3	CABBAGE PALM	"Sabal palmetto"	9	20	10
4	ROYAL POINCIANA	"Delonix regia"	8	25	10
5	ROYAL POINCIANA	"Delonix regia"	6	15	10
6	ROYAL POINCIANA	"Delonix regia"	5	18	15
7	ROYAL POINCIANA	"Delonix regia"	7	22	10
8	CABBAGE PALM	"Sabal palmetto"	10	21	10
9	CABBAGE PALM	"Sabal palmetto"	12	22	10
10	ROYAL POINCIANA	"Delonix regia"	12	50	25
11	ROYAL POINCIANA	"Delonix regia"	10	35	30
12	ROYAL POINCIANA	"Delonix regia"	8	40	25
13	ROYAL POINCIANA	"Delonix regia"	8	40	25
14	ROYAL POINCIANA	"Delonix regia"	6	30	20
15	ROYAL POINCIANA	"Delonix regia"	24	50	35
16	ROYAL POINCIANA	"Delonix regia"	15	38	20
17	ROYAL POINCIANA	"Delonix regia"	15	25	15
18	ROYAL POINCIANA	"Delonix regia"	10	25	20
19	GUMBO LIMBO	"Bursaria simaruba"	8	18	15
20	GUMBO LIMBO	"Bursaria simaruba"	5	15	10
21	ROYAL POINCIANA	"Delonix regia"	7	15	12
22	GUMBO LIMBO	"Bursaria simaruba"	7	15	12
23	GUMBO LIMBO	"Bursaria simaruba"	8	15	10
24	ROYAL POINCIANA	"Delonix regia"	7	20	15
25	ROYAL POINCIANA	"Delonix regia"	4	18	12
26	ROYAL POINCIANA	"Delonix regia"	3	15	8
27	ROYAL POINCIANA	"Delonix regia"	16	30	35
28	GUMBO LIMBO	"Bursaria simaruba"	17	38	35
29	ROYAL POINCIANA	"Delonix regia"	16	30	35
30	ROYAL POINCIANA	"Delonix regia"	7	25	25
31	ROYAL POINCIANA	"Delonix regia"	20	38	30
32	GUMBO LIMBO	"Bursaria simaruba"	9	20	10
33	GUMBO LIMBO	"Bursaria simaruba"	8	18	16
34	GUMBO LIMBO	"Bursaria simaruba"	5	15	7
35	LIVE OAK	"Quercus virginiana"	10	22	15
36	LIVE OAK	"Quercus virginiana"	10	22	15
37	LIVE OAK	"Quercus virginiana"	9	22	15
38	LIVE OAK	"Quercus virginiana"	9	20	15
39	LIVE OAK	"Quercus virginiana"	9	20	15
40	GUMBO LIMBO	"Bursaria simaruba"	5	15	6
41	GUMBO LIMBO	"Bursaria simaruba"	8	20	15
42	GUMBO LIMBO	"Bursaria simaruba"	8	17	15
43	JACARANDA	"Jacaranda acutifolia"	6	25	20
44	LIVE OAK	"Quercus virginiana"	6	25	20
45	LIVE OAK	"Quercus virginiana"	10	22	15
46	LIVE OAK	"Quercus virginiana"	6	21	7
47	LIVE OAK	"Quercus virginiana"	10	22	7
48	LIVE OAK	"Quercus virginiana"	7	22	22
49	LIVE OAK	"Quercus virginiana"	8	22	22
50	LIVE OAK	"Quercus virginiana"	7	25	20
51	LIVE OAK	"Quercus virginiana"	8	23	20
52	WOMAN'S TONGLE	"Albizia lebbek"	7	17	10
53	GUMBO LIMBO	"Bursaria simaruba"	6	22	20
54	GUMBO LIMBO	"Bursaria simaruba"	7	35	30
55	ACACIA	"Acacia auriculiformis"	8	40	30
56	GUMBO LIMBO	"Bursaria simaruba"	6	35	15
57	GUMBO LIMBO	"Bursaria simaruba"	6	28	15
58	GUMBO LIMBO	"Bursaria simaruba"	6	30	15
59	GUMBO LIMBO	"Bursaria simaruba"	3	17	10
60	GUMBO LIMBO	"Bursaria simaruba"	10	35	20
61	WOMAN'S TONGLE	"Albizia lebbek"	10	25	30
62	WOMAN'S TONGLE	"Albizia lebbek"	12	35	40
63	WOMAN'S TONGLE	"Albizia lebbek"	9	35	20
64	WOMAN'S TONGLE	"Albizia lebbek"	13	35	30
65	DATE PALM	"Phoenix spp"	9	45	15
66	DATE PALM	"Phoenix spp"	8	45	15
67	DATE PALM	"Phoenix spp"	7	40	15
68	DATE PALM	"Phoenix spp"	8	45	15
69	MAHOGANY	"Swietenia mahagoni"	10	30	25
70	MAHOGANY	"Swietenia mahagoni"	10	30	25
71	LIVE OAK	"Quercus virginiana"	6	12	5
72	LIVE OAK	"Quercus virginiana"	9	12	5
73	LIVE OAK	"Quercus virginiana"	10	12	5
74	LIVE OAK	"Quercus virginiana"	10	12	5
75	MAHOGANY	"Swietenia mahagoni"	9	30	20
76	MAHOGANY	"Swietenia mahagoni"	12	35	25
77	MAHOGANY	"Swietenia mahagoni"	10	35	25
78	MAHOGANY	"Swietenia mahagoni"	12	40	30
79	MAHOGANY	"Swietenia mahagoni"	12	40	30
80	MAHOGANY	"Swietenia mahagoni"	15	40	30

SCHWEBKE SHISKIN + ASSOCIATES, INC. SSA
CERTIFICATE OF AUTHORIZATION
No. 18-87
LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

Checked By: M.S.J. Date: 05-08-2023
Survey No. 24-26-2023
Order No. 216296 F.B. No. 50 588 4 Scale: AS SHOWN

TENTATIVE PLAT - ALTA/NSPS LAND TITLE SURVEY

Section 33, Township 56 South, Range 19 East, Miami-Dade County, Florida

NO.	DATE	DESCRIPTION
1	05/08/2023	PREPARED
2	05/08/2023	REVISIONS
3	05/08/2023	REVISIONS
4	05/08/2023	REVISIONS
5	05/08/2023	REVISIONS
6	05/08/2023	REVISIONS
7	05/08/2023	REVISIONS
8	05/08/2023	REVISIONS
9	05/08/2023	REVISIONS
10	05/08/2023	REVISIONS
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96	05/08/2023	REVISIONS
97	05/08/2023	REVISIONS
98	05/08/2023	REVISIONS
99	05/08/2023	REVISIONS
100	05/08/2023	REVISIONS