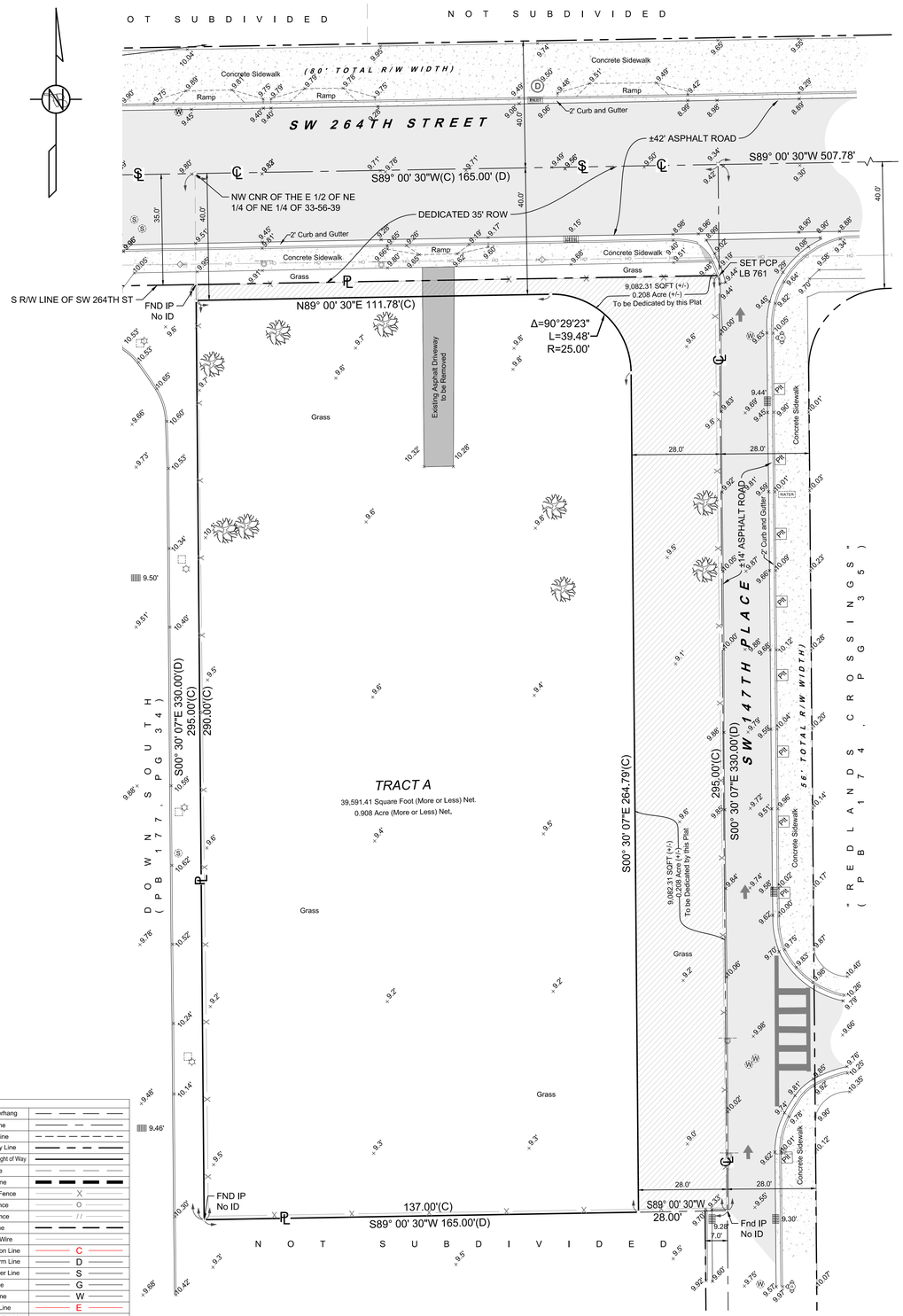
AMC AT NARANJA

A SUBDIVISION OF A PORTION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN , MIAMI-DADE COUNTY, FLORIDA.

SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water

ABBREVIATIONS:	
(1)	As-Built info. by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND.	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W, 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F.ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter

LINETYPES:		
Building Overhang		
Centerline		
Section Line		
Right of Way Line		
Limitted Access Right of Way		
Lot Line		
Match Line		
Chain-Link Fence		X
Metal Fence		O
Wood Fence		/ /
Duct Line		
Overhead Wire		
Communication Line		C
Drainage Storm Line		D
Sanitary Sewer Line		S
Gas Line		G
Water Line		W
Electrical Line		E
Underground Utility Line		
Unknown Utility Line		



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES:

Number of Acres:	0.908 +/- Acres
Number of Tract:	1 Tract
Method of Sewer:	Miami-Dade Water and Sewer
Method of Water:	Miami-Dade Water and Sewer
Property Zoned:	NCUC, (ASPR 202300011)
Dade County Flood Criteria:	9.5 NGVD29 or 8.0 NAVD88 (See Notes)
FEMA Base Flood Elevation:	Zone "X"
Tax Folio Number:	30-6933-000-0030
Number of PRM:	5 PRMs
Number of PCP:	3 PCPs

DEVELOPMENT INFORMATION:
18 Townhouse Units
1 Tract (ingress/Egress Utility Easement)

PREPARED FOR:

AMC DEVELOPMENT GROUP LLC
10825 NW 33 Street
Miami, FL 33172
Email:
Phone Number:

CONTACT PERSON INFORMATION:

Name	Angel Lopez
Telephone Number:	(305) 860-3866
Fax Number:	(305) 860-3870
e-mail address:	alopez@erbrownell.com

PROPERTY ADDRESS:

14790 SW 264th Street, Homestead, FL 33032
Tax Folio No. 30-6933-000-0030

LEGAL DESCRIPTION:

Beginning at the NW corner of the East 1/2 of the NE 1/4 of the NE 1/4, thence run East along Bauer Drive East 165.00 feet thence South 330.00 feet thence West 165.00 feet thence North 330.00 to Point of beginning, less North 35 feet thereof, in Section 33, Township 56 South, Range39 East, lying and being in Miami-Dade County, Florida.

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-6933-000-0030 and the Warranty Deed recorded in Official Records Book 33376 at Page 2566, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

Bearings are based on an assumed meridian, where the centerline of SW 264th Street bears North 89° 00' 30" East. All distances as shown are based on the US Survey foot.

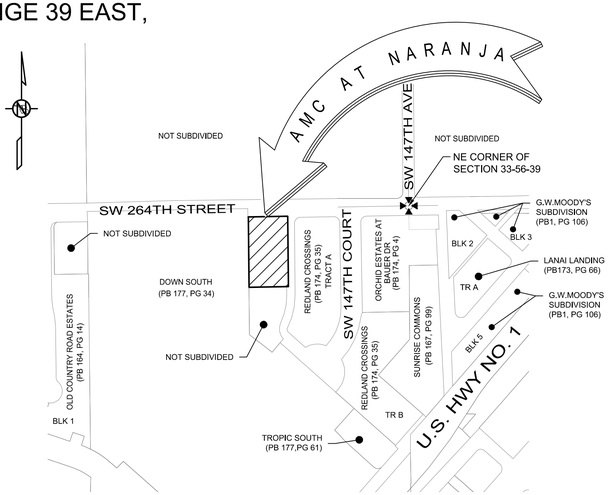
Elevations are referred to the North Geodetic Vertical Datum, 1929 (NGVD29). Elevations are based on Miami-Dade County Benchmark MB-56, the same being a PK Nail and Aluminum Washer in Concrete Pad of ATT Phone Box, located 30 feet North of the centerline of SW 264th Street and 97 feet East of the centerline of SW 147th Avenue, Elevation 10.19 feet NGVD29.

The accuracy obtained for all horizontal control measurements based on a 95% confidence level and verified by redundant measurements and the office calculations of closed geometric figures, at an equivalent distance standard of 1 foot in 7,500 feet for Urban Areas. The elevations as shown are based on a closed level loop to the benchmark noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (MIAMI-DADE COUNTY UNINCORPORATED AREAS) 12086C0593 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone X, lying outside the 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description as described in Official Records Book 33376 at Page 2566 of the Public Records of Miami-Dade County, Florida; and (iii) the adjacent plat of REDLAND CROSSINGS recorded in Plat Book 174 at Page 35.

Dade County Flood Criteria is 9.50 feet NGVD 1929 or 8.0 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA)



LOCATION MAP

Scale: 1" = 300'

A portion of the NE 1/4 of Section 33, Township 56 South, Range 39 East
Miami-Dade County, Florida

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
4957 SW 74TH COURT — MIAMI, FLORIDA, 33155
PHONE: (305) 860-3866 — FAX: (305) 860-3870
CERTIFICATION NO. LB 761 — FEBRUARY, 2025

Note:

The conversion utilized to convert the orthometric height between the National Geodetic Vertical Datum (NGVD29) and the North American Vertical Datum 1988 (NAVD88) is (-) 1.50 feet. This information is based on the Miami-Dade County Flood Criteria Map 2022 which can be found at https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&suggestField=true&layers=500625d5715f4279895b85ef570f7de2

A comparison between Deed (D), and Calculated (C) dimensions are delineated hereon. Deed dimensions (D) are based on Legal Description and Recorded Deed of Official Record Book 33376 at Page 2566. Calculated dimensions (C) are a protraction based on the Legal Description, the adjacent plat and recovered monumentation.

The Net area of the Surveyed Parcel as described herein contains 48,700 square feet more or less (1.12 Acres more or less). The Gross area contains 54,500 square feet more or less (1.25 acres more or less) to the described Deed.

Note: All the recording information contained herein refers to the Public Records of Miami-Dade County, Florida.

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "TENTATIVE PLAT" , a map of survey, is intended to be displayed at a scale of 1" = 20' or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no other existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this " Tentative Plat " meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Date: Revised July 03, 2025 (as Noted)

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

THOMAS BROWNELL LICENSE No. 2891 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Thomas Brownell
Date: 2025.07.03 14:53:41 -04'00'

The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" ***may not*** reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and **the Digital Signature and Seal must be verified on any electronic copies.**

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT — MIAMI, FLORIDA, 33155
PHONE: 305-860-3866 — FAX: 305-860-3870 — workrequest@erbrownell.com

TENTATIVE PLAT
MIAMI, FLORIDA

No.	Date	Description	Job No.	Apvd.
2	07/03/25	Revised as per MDC comments		
1	04/14/25	Revised as per MDC comments		

Certification No.	LB761
PLS/PSM No.	2981
Field Book No.	22255
Drawn by:	JE
Checked by:	TB
Scale:	1" : 20'
Date:	02/13/25
Job No.	58606

SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No.
1 OF 1

Sketch No.
T-1012

Saved by: adlier
Plot Date: 7/3/2025
O:\Proj\58606 G-100 (14790 SW 264 STREET)\CAD DWG\58606 T-XXXX 14790 SW 264 ST 7-21-23.dwg