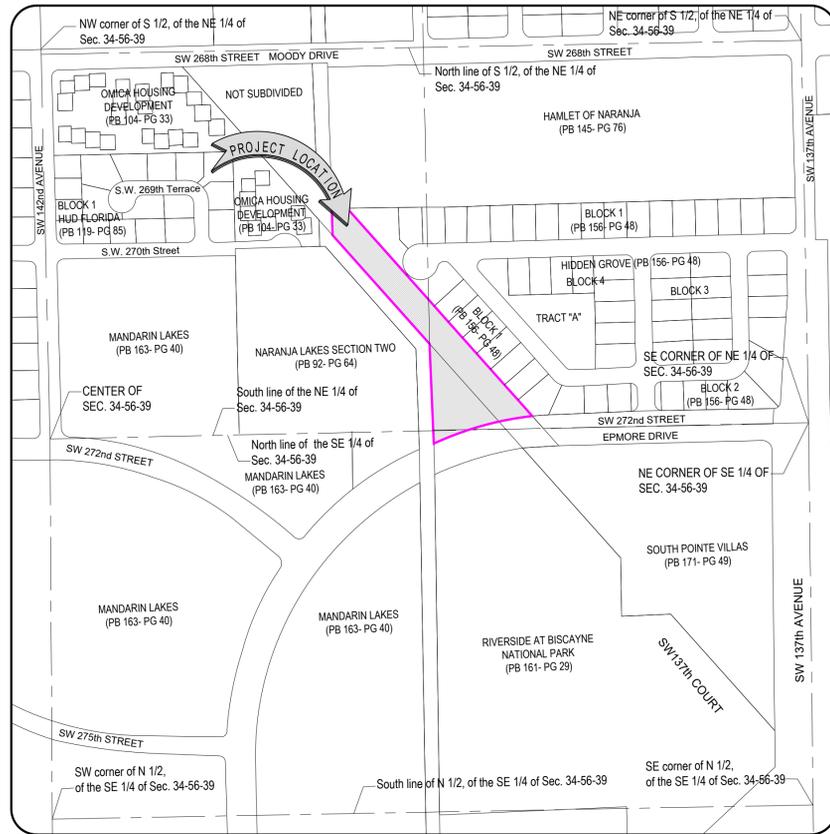


# "NARANJA VILLAGE" TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A replat of a portion of portion of Tract "B" of NARANJA ESPLANADE, according to the Plat thereof, as recorded in Plat Book 120, Page 93, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of the NE 1/4 of Section 34, Township 56 South, Range 39 East, Miami-Dade County, Florida,



**LOCATION MAP**  
Scale 1" = 300'

A parcel of land being a portion of the S 1/2 of the NE 1/4 of Section 34, Township 56 South, Range 39 East, Miami-Dade County, Florida, AND a portion of the N 1/2 of the SE 1/4 of Section 34, Township 56 South, Range 39 East, Miami-Dade County, Florida,

Property Address: XXXX SW 272nd Street, Miami, Florida 33032

Parcel Folio No.: 30-6934-005-0015 and Parcel Folio No.: 30-6934-000-0091 and Parcel Folio No.: 30-6934-014-0010

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
That portion of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 56 South, Range 39 East, Miami-Dade County, Florida; lying Southwesterly of the "HOMESTEAD ARMY AIRFIELD RAIL ROAD SPUR TRACK" (100 feet R.O.W.) more particularly described as follows:

Beginning at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 54 South, Range 39 East, North 01°12'02" West along the Easterly R.O.W. line of a 50 foot canal for 331.52 feet to the Point of Intersection of said Easterly R.O.W. line of a 50 foot canal and the Southwesterly R.O.W. line of the "HOMESTEAD ARMY AIRFIELD RAIL ROAD SPUR TRACK" (100 feet R.O.W.); thence along said Southwesterly R.O.W. line of the rail road spur track, South 41°38'44" East for 435.47 feet to the south line of said Southwest 1/4 of Southeast 1/4 of the Northeast 1/4 of Section 34, Township 56 South, Range 39 East; thence along said south line, South 88°46'37" West for 282.50 feet back to the Point of Beginning.

**PARCEL 2:**

A portion of Homestead Army Airfield Rail Road Spur Tract (100 foot Right-of-way), described as follows:

Begin at the Northwest corner of Lot 18, Block 1, HIDDEN GROVE, according to the Plat thereof, as recorded in Plat Book 156, Page 48, of the Public Records of Miami-Dade County, Florida; thence South 41°38'52" East, along the Southwesterly line of said Block 1, for a distance of 986.05 feet to a point on a circular curve to the left, having for its elements a radius of 1200.92 feet and a central angle of 5°45'16", said point bears North 04°48'45" West from the radius point; thence Southwesterly along the arc of said curve, for a distance of 120.61 feet, said curve being the Northern Right-of-Way line of S.W. 272th Street; thence North 41°38'52" West, along the Southwesterly right-of-way line of said Homestead Army Airfield Rail Road Spur Tract, for a distance of 901.71 feet; thence North 01°13'52" West, along the Easterly right-of-way line of a 50 foot canal (C-103), for a distance of 154.24 feet; thence South 41°38'52" East, along the Southwesterly line of Tract A of HAMLET OF NARANJA according to the Plat thereof, as recorded in Plat Book 145, Page 76, Public Records of Miami-Dade County, Florida, for a distance of 100.43 feet to the Point of Beginning.

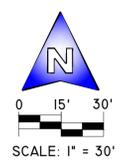
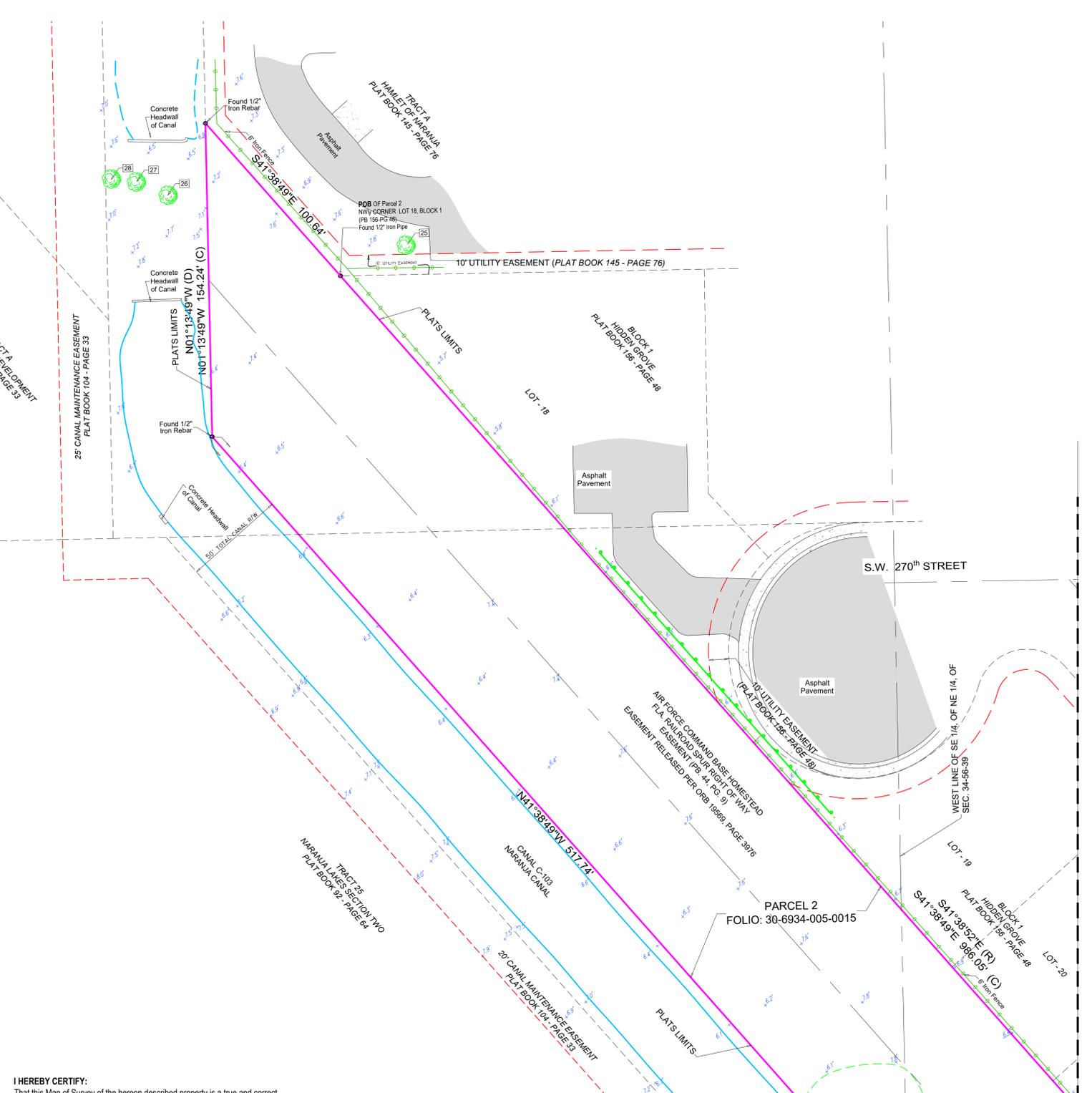
**PARCEL 3:**

Tract B, of NARANJA ESPLANADE, according to the Plat thereof, as recorded in Plat Book 120, Page 93, of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S REPORT AND GENERAL NOTES**

(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has been performed.
- North arrow direction is based on an assumed Meridian. Bearings as shown are referred to an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map: S 88° 55' 46" W along the South line of the SW 1/4, of NW 1/4, of NE 1/4, of Section 34, Township 56 South, Range 39 East.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0268, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone AH with Base Flood Elevation 9 feet (NGVD 1929).
- MIAMI-DADE COUNTY FLOOD CRITERIA: +/- 7 feet (NAVD 88) per Plat Book 120, Page 13.
- HORIZONTAL ACCURACY: Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark MB-11-RA, Elevation =8.10 feet.  
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark BB-15, Elevation =7.45 feet.



**I HEREBY CERTIFY:**  
That this Map of Survey of the hereon described property is a true and correct representation of a Survey made under my direction and said Survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
That this TENTATIVE PLAT complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

*[Signature]*  
Catalys C. Bello-Iznaga  
Professional Surveyor and Mapper LS6169 - State of Florida  
Completion Date: 11/15/2024

LEGEND, SYMBOLS & ABBREVIATIONS	
[Symbol]	CONCRETE (CONC.)
[Symbol]	WOOD DECK
[Symbol]	COVERED AREA
[Symbol]	PAVERS SLAB / DRIVEWAY
[Symbol]	TILE SLAB / DRIVEWAY
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CHAIN LINK FENCE (CLF)
[Symbol]	WOOD FENCE (WF)
[Symbol]	IRON METAL BARS FENCE (IF)
[Symbol]	PLASTIC FENCE (PF)
[Symbol]	METAL FENCE (MF)
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	WATER VALVE
[Symbol]	POWER POLE
[Symbol]	GY ANCHOR
[Symbol]	WATER METER
[Symbol]	CONC. LIGHT POLE
[Symbol]	WELL
[Symbol]	ELECTRIC BOX
[Symbol]	STREET SIGN
[Symbol]	WOOD SIGN
[Symbol]	SANITARY HANDBLE
[Symbol]	DRAINAGE HANDBLE
[Symbol]	MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	CABLE BOX (CATV)
[Symbol]	FFL TRANSFORMER
[Symbol]	CATCH BASIN OR INLET
[Symbol]	EXISTING ELEVATION
[Symbol]	PERMANENT REFERENCE MONUMENT
[Symbol]	PROPERTY CORNER
[Symbol]	PERMANENT CONTROL POINT
[Symbol]	A/C - AIR CONDITIONER PAD
[Symbol]	BASE BUILDING LINE
[Symbol]	WOOD FENCE (WF)
[Symbol]	BEARING REFERENCE
[Symbol]	CONCRETE BLOCK STRUCTURE
[Symbol]	CENTER LINE
[Symbol]	WIRE/FIRE HYDRANT WITH GUARD POST
[Symbol]	CITY OF MIAMI MUNICIPAL ATLAS 6 X 6
[Symbol]	ENCLOSURE
[Symbol]	FINISHED FLOOR ELEVATION (FF)
[Symbol]	FIELD MEASURED
[Symbol]	OFFICIAL RECORD BOOK
[Symbol]	PER PLAT OF RECORD
[Symbol]	POINT OF RECORD
[Symbol]	POINT OF CURVATURE
[Symbol]	POINT OF COMPOUND CURVE
[Symbol]	PAGE
[Symbol]	PROPERTY LINE
[Symbol]	POINT OF REVERSE CURVE
[Symbol]	PROFESSIONAL SURVEYOR AND MAPPER
[Symbol]	POINT OF TANGENCY
[Symbol]	RECORD
[Symbol]	RANGE
[Symbol]	RIGHT OF WAY
[Symbol]	SECTION
[Symbol]	TEMPORARY BENCH MARK
[Symbol]	TOWNSHIP
[Symbol]	MIAMI-DADE COUNTY RECORD

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 04/02/2024 & 11/15/2024	UPDATED DATE: N/A
Project No. 23662	Page 1 of 2

**BELLO & BELLO LAND SURVEYING**  
 12230 SW 131st Avenue • Suite 201 • Miami FL 33186  
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 e-mail: info@belloland.com • www.bellolandsurveying.com

# "NARANJA VILLAGE" TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A replat of a portion of portion of Tract "B" of NARANJA ESPLANADE, according to the Plat thereof, as recorded in Plat Book 120, Page 93, of the Public Records of Miami-Dade County, Florida, and a subdivision of a portion of the NE 1/4 of Section 34, Township 56 South, Range 39 East, Miami-Dade County, Florida,

**DEVELOPMENT INFORMATION**  
Current Zoning District: This property is located within the limits of the Naranja Community Urban Center (NCUC) Center-Subdistrict Residential Modified (RM) as per Miami Dade Land Management Zoning Map. Link: <https://gisweb.miamidade.gov/landmanagement/>. (Zoning Hearing Z2022P00230)

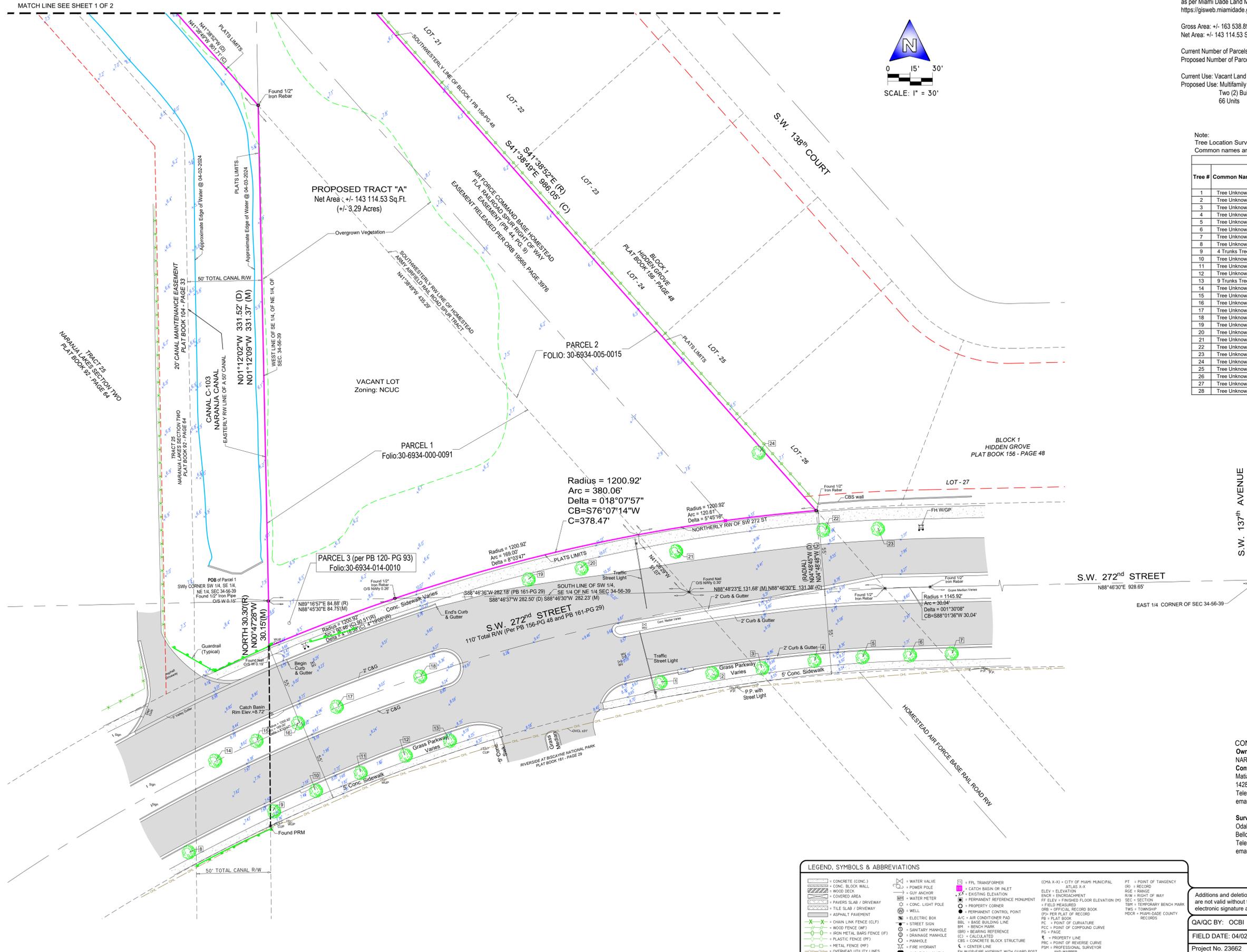
Gross Area: +/- 163 538.89 SqFt (+/- 3.75 Acres)  
Net Area: +/- 143 114.53 SqFt (+/- 3.29 Acres)

Current Number of Parcels: Three (3)  
Proposed Number of Parcel: One (1) Tract "A"

Current Use: Vacant Land  
Proposed Use: Multifamily Apartment Complex  
Two (2) Buildings  
66 Units

Note:  
Tree Location Survey has not been performed based on a Certified Arborist Report  
Common names and scientific names were determined to the best of our knowledge.

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH)(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Tree Unknown	Unknown	8	18	15
2	Tree Unknown	Unknown	10	18	20
3	Tree Unknown	Unknown	8	18	12
4	Tree Unknown	Unknown	8	18	12
5	Tree Unknown	Unknown	6	15	15
6	Tree Unknown	Unknown	6	15	20
7	Tree Unknown	Unknown	6	15	20
8	Tree Unknown	Unknown	10	20	15
9	4 Trunks Tree	Unknown	4	15	15
10	Tree Unknown	Unknown	8	20	20
11	Tree Unknown	Unknown	8	20	20
12	Tree Unknown	Unknown	8	20	20
13	9 Trunks Tree	Unknown	3	15	15
14	Tree Unknown	Unknown	10	20	15
15	Tree Unknown	Unknown	12	25	20
16	Tree Unknown	Unknown	12	25	20
17	Tree Unknown	Unknown	12	25	20
18	Tree Unknown	Unknown	12	25	20
19	Tree Unknown	Unknown	11	18	20
20	Tree Unknown	Unknown	11	18	20
21	Tree Unknown	Unknown	10	18	20
22	Tree Unknown	Unknown	10	18	20
23	Tree Unknown	Unknown	12	25	25
24	Tree Unknown	Unknown	14	30	30
25	Tree Unknown	Unknown	24	25	20
26	Tree Unknown	Unknown	18	40	35
27	Tree Unknown	Unknown	18	40	25
28	Tree Unknown	Unknown	18	40	30



**LEGEND, SYMBOLS & ABBREVIATIONS**

<ul style="list-style-type: none"> <li>CONCRETE (CONC.)</li> <li>CONC. BLOCK WALL</li> <li>WOOD DECK</li> <li>COVERED AREA</li> <li>PAVERS SLAB / DRIVEWAY</li> <li>TILE SLAB / DRIVEWAY</li> <li>ASPHALT PAVEMENT</li> <li>CHAIN LINK FENCE (CLF)</li> <li>WOOD FENCE (WF)</li> <li>IRON METAL BARS FENCE (IF)</li> <li>PLASTIC FENCE (PF)</li> <li>METAL FENCE (MF)</li> <li>OVERHEAD UTILITY LINES</li> </ul>	<ul style="list-style-type: none"> <li>WATER VALVE</li> <li>POWER POLE</li> <li>GLY ANCHOR</li> <li>WATER METER</li> <li>CONC. LIGHT POLE</li> <li>WELL</li> <li>ELECTRIC BOX</li> <li>STREET SIGN</li> <li>SANITARY MANHOLE</li> <li>DRAINAGE MANHOLE</li> <li>MANHOLE</li> <li>FIRE HYDRANT</li> <li>CABLE BOX (CATV)</li> </ul>	<ul style="list-style-type: none"> <li>FPL TRANSFORMER</li> <li>CATCH BASIN OR INLET</li> <li>EXISTING ELEVATION</li> <li>PERMANENT REFERENCE MONUMENT</li> <li>PROPERTY CORNER</li> <li>PERMANENT CONTROL POINT</li> <li>AIR CONDITIONER PAD</li> <li>BASE BUILDING LINE</li> <li>BENCH MARK</li> <li>BEARING REFERENCE</li> <li>CONCRETE BLOCK STRUCTURE</li> <li>CENTER LINE</li> <li>OVERHEAD HYDRANT WITH GUARD POST</li> </ul>	<ul style="list-style-type: none"> <li>CITY OF MIAMI MUNICIPAL</li> <li>ELEVATION</li> <li>ENCROACHMENT</li> <li>FINISHED FLOOR ELEVATION (FF)</li> <li>FIELD MEASURED</li> <li>OFFICIAL RECORD BOOK</li> <li>POINT OF RECORD</li> <li>POINT OF CURVATURE</li> <li>POINT OF COMPASS CURVE</li> <li>PAGE</li> <li>PROPERTY LINE</li> <li>POINT OF REVERSE CURVE</li> <li>PROFESSIONAL SURVEYOR AND MAPPER</li> </ul>	<ul style="list-style-type: none"> <li>POINT OF TANGENCY</li> <li>RECORD</li> <li>RANGE</li> <li>RIGHT OF WAY</li> <li>SECTION</li> <li>TEMPORARY BENCH MARK</li> <li>TOWNSHIP</li> <li>MIAMI-DADE COUNTY RECORD</li> </ul>
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**CONTACT INFORMATION**  
Owner:  
NARANJA VILLAGE LLC  
Contact:  
Matias Alliende  
1428 Brickell Avenue, Suite 202, Miami FL 33161  
Telef: 5697992748  
email: malliende@novallasets.com

Surveyor:  
Odalys C. Bello, PSM  
Bello & Bello Land Surveying Corp.  
Telef: 305.251.9606  
email: odalys@belloland.com

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FIELD DATE: 04/02/2024 & 11/15/2024	UPDATED DATE: N/A
Project No. 23662	Page 2 of 2

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