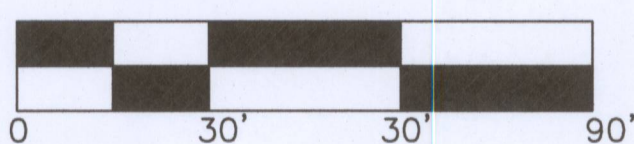


TENTATIVE PLAT T-24238-3 - COR
NAME: SOUTHEAST VILLAGE
SEC. 4 TWP. 57 S. RGE. 39 E. DIST. 8
ZONING: / UNINCORPORATED MIAMI-DADE

TENTATIVE PLAT SOUTHEAST VILLAGE

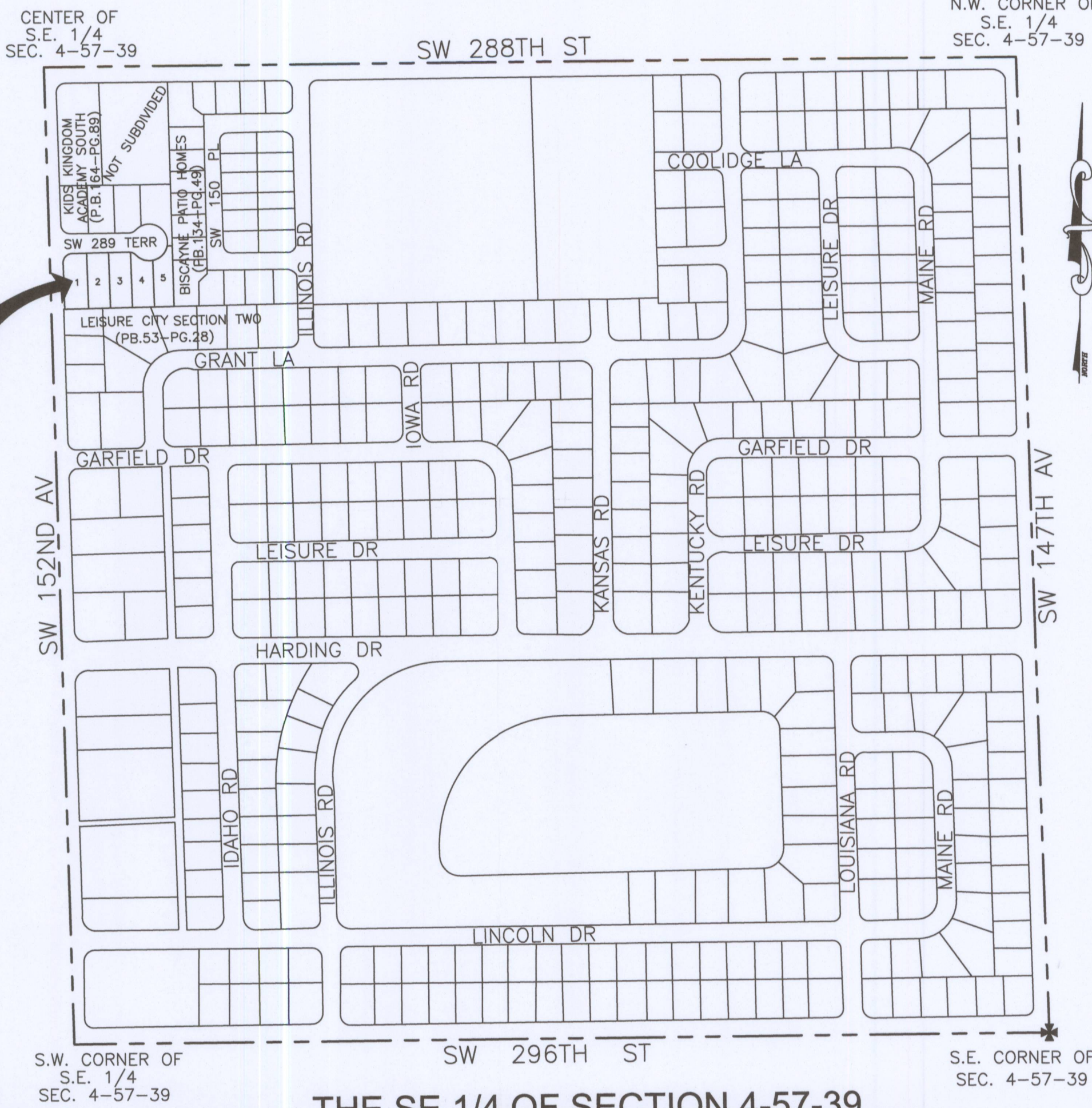
A PROPOSED PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
IN SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
OF MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 30'



LOCATION MAP

SCALE: 1"=300'



THE SE 1/4 OF SECTION 4-57-39
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.120635-0731L, bearing an effective date of September 11, 2009. Base elevation N/A

Land Area of Subject Property: 55,203 sq ft / 1.267 Acre(+/-)

The Property is zoned RU-1

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.01°46'46"W. for the centerline of S.W. 152nd AVE. also being the West Line of the SE 1/4 of Section 4, Township 57S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 6.00 Feet (NGVD 1929)

Number of Lots: 5 lots

Bench Mark used: Miami Dade County BM P-631, Elevation 8.56, located at S.W. 152nd AVE. and S.W. 288th ST.

Development Information: 5 Proposed single homes.

SURVEYOR'S CERTIFICATE

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 FO THE FLORIDA STATUTES.



American Services of Miami, Corp.

TENTATIVE FOR SOUTHEAST VILLAGE

FOR: CHRIS FORRY
SCALE: 1"=30'
DATE: 03/01/19
DESIGNED BY: E.P.
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

ORDER No.
19-228
SHEET No.
1

ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH = ASPHALT
B.M. = BENCH MARK
B/COR = BLOCK CORNER
CALC = CALCULATED
CB = CATCH BASIN
C.C. = CONCRETE BLOCK STRUCTURE
C.L. = CENTER LINE
CUB = CHURCH BUILDING
C.L.F. = CHAIN LINK FENCE
CL = CLEAR
CONC = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
E = EASEMENT
E.A.S.T. = EASEMENT
ELEV = ELEVATION
ENC = ENCROACHMENT
F.D.H. = FOUND DRAIN HOLE
F.H. = FIRE HYDRANT
F.V.D. = FOUND VALVE AND DISC
F.P. = FOUND RAIL AND DISC
S.D.H. = SET DRILL HOLE
S.N.D. = SET NAIL AND DISC
S.R.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
M.E.A.S. = MEASURED
M = MANHOLE
M = MONUMENT
M.T.S. = NOT TO SCALE
P.W. = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.R. = PERMANENT REFERENCE
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.M. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WATER METER
DENOTES SECTION CORNER

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST, RESERVING THE WEST 35 FEET FOR ROAD PURPOSE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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.

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.

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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/20 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 F.E.M.A. 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.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTE:

THE LOT SIZES BEING PROPOSED ON THIS TENTATIVE PLAT ARE SUBJECT TO THE APPROVAL AND PURCHASE OF ONE SEVERABLE USE RIGHTS (SUR) IN ACCORDANCE WITH SECTION 339 OF THE MIAMI-DADE COUNTY CODE.