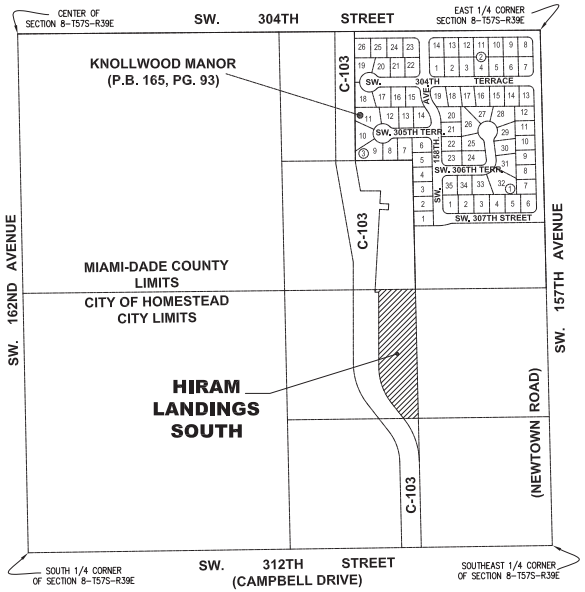
TENTATIVE PLAT
"HIRAM LANDINGS SOUTH"

A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-1 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 EASTERLY OF C-103-01 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 10-7908-000-0643



LOCATION MAP

SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'

PROPERTY INFORMATION
OWNER:
ELITE CONSTRUCTION & DEVELOPMENT, INC. FOLIO No.: 10-7908-000-0643
APPLICANT:
ELITE CONSTRUCTION & DEVELOPMENT, INC. Contact: HIRAM COLLAZO
Address: 3518 NW 36th STREET MIAMI, FL 33142
Phone: (305)218.3045 Emai: Alcruetv@gmail.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	8
P.C.P.	7
LOTS CORNERS	21

CONTACT PERSON INFORMATION
Name: Joaquin Fee e-mail address: jfee@lmsurveying.com Telephone Number: (305) 556-4002 Fax Number: (305) 556-4006

DEVELOPMENT CRITERIA TABLE FOR THIS PLAT
FOLIO NO.: 10-7908-000-0643
EXISTING ZONING: GENERAL USE (G) DISTRICT
PROPOSED ZONING: ONE-FAMILY (R-1) DISTRICT
PROPOSED USE: 8 SINGLE FAMILY RESIDENTIAL HOMES
TRACT "A": LANDSCAPE COMMON OPEN SPACE AND UTILITY EASEMENT
TRACT "B": INGRESS/EGRESS ACCESS ROAD UTILITY EASEMENT

SURVEYOR'S NOTES:

1.) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.

2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.

3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

4.) ACCURACY:
THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 7,500 FEET THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP BASED ON THE BENCHMARK LISTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN FEET FROM THE CONTROL POINT BEING TESTED.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.

WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

5.) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

7.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

8.) NUMBER OF TRACTS AND/OR LOTS: TWO (2) TRACTS AND 8 LOTS.

9.) PUBLIC WATER TO BE UTILIZED.

10.) PUBLIC SEWER TO BE UTILIZED.

11. PROPOSED USE: SEE DEVELOPMENT CRITERIA TABLE

12.) MIAMI-DADE COUNTY FLOOD CRITERIA ELEVATION 7.62 FEET (N.G.V.D.29) AS PER:
County Flood Criteria 2022
https://gis-mdc.opendata.arcgis.com/datasets/500625d5715f4279895b85ef570f7de2_0/explore

13.) AREA OF PROPERTY
GROSS: 117,285 SQUARE FEET AND/OR 2.692 ACRES MORE OR LESS.
NET: 74,618 SQUARE FEET AND/OR 1.713 MORE OR LESS (AFTER RIGHT-OF-WAY DEDICATION).

14.) OWNERSHIP SUBJECT TO OPINION OF TITLE.

15.) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.

16.) NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N89°34'53"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

17.) UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).

18.) THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: "AH", BASED FLOOD ELEVATION: 7', PANEL NO.12086C0727L, COMMUNITY: 120645 (CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FL); MAP REVISED: SEPTEMBER 11, 2009.

19.) ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29).

20.) MIAMI-DADE COUNTY BENCH MARK USED: U-711 ELEVATION= 5.75 (N.G.V.D.29)

BENCH MARK LOCATION:
S.W. 304th STREET ------- 50 FEET NORTH OF CENTER LINE
S.W. 158th COURT ------- 20 FEET WEST OF CENTER LINE.

BENCH MARK IS A PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.

21.) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 – FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 307TH STREET, ELEVATION: 5.48' (N.G.V.D.29)

T.B.M.#2 – FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 306TH TERRACE, ELEVATION: 5.54' (N.G.V.D.29)

22.) PROPERTY ADDRESS: VACANT SW 158TH AVENUE AND SW 309TH STREET HOMESTEAD, FLORIDA 33033
FOLIO # 10-7908-000-0643

23.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CANAL C-103-01 CANAL RIGHT-OF-WAY MAP, SHEET 7 OF 19, DRAWING NUMBER C-103-4, REVISED 08-27-68 AND KNOLLWOOD MANOR IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

24.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CONFORMS TO THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LANDMARK SURVEYING & ASSOCIATES, INC. L.B. #7633

ORIGINAL FIELD WORK SURVEY DATE: SEPTEMBER 06th, 2024
DATE OF REVISION: AUGUST 31st, 2026

Digitally signed by Arturo Mendigutia
Date: 2026.08.31 18:05:16 -04'00'

THIS DOCUMENT CONSIST OF 3 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

ARTURO MENDIGUTIA P.S.M.
PROFESSIONAL SURVEYOR & MAPPER.
STATE OF FLORIDA REG. No. 5844

CAR 5267 - Exhibit G

PROJECT NAME: **HIRAM LANDINGS SOUTH**
TYPE OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**
SHEET NAME: **LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP**
CLIENT: **ELITE CONSTRUCTION AND DELOPMENT, INC.**
CLIENT ADDRESS: 3518 NW 36TH STREET MIAMI, FL 33142
PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

LANDMARK SURVEYING & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O.BOX 127601
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FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARKSURVEYING@HOTMAIL.COM
LB No. 7633

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	05-01-2026	REVISED AS PER CITY OF HOMESTEAD COMMENTS	M.G.	J.FEE
2	07-16-2026	REVISED AS PER BELLO & BELLO LAND SURVEYING LB#7262 COMMENTS	M.G.	J.FEE
3	08-31-2026	REVISED AS PER CITY OF HOMESTEAD COMMENTS	M.G.	J.FEE

Drawn by: M.G.
Check by: J. FEE
REVISED: AUGUST 31st, 2026
Scale: AS SHOWN
Project No.: 2408.0341
SHEET 1 OF 3 SHEETS

Z:\PLATS BY LMK\2408.0341 HIRAM'S LANDINGS SOUTH\T-PLAT FILES\2408.0341 HIRAM LANDINGS SOUTH TENTATIVE PLAT (Rv.08-31-2026).dwg

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/A		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FORCE MAIN VALVE
FND.		FOUND
U.E.		UTILITY EASEMENT
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
ID.		IDENTIFICATION

	MANHOLE
MEAS.	MEASURED
	MONUMENT
	NAIL
N. & D.	NAIL AND DISC
O/L	ON LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
(B.B.)	BASIS OF BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT
	RAIL ROAD CROSSING SIGN
REC.	RECORDED INFORMATION
R/W	RIGHT OF WAY
SEC.	SECTION
	SECTION CORNER
	SEWER MANHOLE
	SIGN
	SPRINKLER VALVE
	SQUARE CUT AND NAIL
	STORM MANHOLE
	STREET LIGHT BOX
	STREET SIGN
	TELEPHONE BOX
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	VALVE
	WATER METER
	WATER VALVE
	WELL
W.F.	WOOD FENCE
	WOOD POWER POLE
	ASPHALT
	BRICK
	CONCRETE
	TILE

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOT SUBDIVIDED
SOUTHEAST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(NOT A PART)

MIAMI-DADE COUNTY, FL LIMITS

CITY OF HOMESTEAD LIMITS

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(NOT A PART)

NOT SUBDIVIDED
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
LYING NORTHEASTERLY
OF C-103-1 CANAL
(NOT A PART)

NOT SUBDIVIDED
SOUTHEAST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(NOT A PART)

EAST LINE OF THE
NORTHWEST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

12' WATER EASEMENT
O.R.B.26070, PG.4149

FND.1/2" IRON PIPE (NO ID.)

S01°18'13"E 660.13'

S01°18'13"W 660.13'

S89°16'44"W 76.02'

NOT SUBDIVIDED

SOUTH LINE OF THE
NORTHWEST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

N38°03'35"W 102.78'

NOT SUBDIVIDED
NORTHWEST 1/4; SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(PROPOSED ONE TRACT & EIGHT (8) LOTS)
(117,285 S.F. / 2.692 AC. +/-)

SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8-T57S-R39E.

MIAMI-DADE COUNTY LIMITS

CITY OF HOMESTEAD CITY LIMITS

N89°23'38"E 171.12'

N89°56'25"E 16.02'

N03°11'25"E 13.76'

SET PRM LB#7633

SET PRM LB#7633

FND.1/2" IRON PIPE (NO I.D.)

R=300.00'
Δ=38°00'00"
A=198.97'

TOP OF BANK

EDGE OF WATER
ELEV.: 3.4'
(09-06-24)

N00°00'21"E 379.72'

FND.1/2" IRON PIPE (NO I.D.)

TOP OF BANK (TYPICAL)

EDGE OF WATER
ELEV.: 3.4'
(09-06-24)

25.00'PERMANENT 35' WIDE MAINTENANCE EASEMENT FOR CANAL C-103-1 AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY AND TIDD MAP DRAWING NUMBER C-103-01, SHEET 8 OF 20 1944R(1982)

130'

PARCEL NO.56
AS PER O.R.B. 5234, PG. 698
(FINAL JUDGMENT)
SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
CANAL VARIED RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-03-04)

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(NOT A PART)

NOT SUBDIVIDED
SOUTHWEST 1/4
SOUTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E
(NOT A PART)

N89°29'15"E 292.21'

S.W. 157TH AVENUE
(NEWTOWN ROAD)

C/L

N01°20'53"W

EAST LINE OF THE
SOUTHEAST 1/4
SECTION 8-T57S-R39E

EAST 1/4 CORNER OF
SECTION 8-T57S-R39E

N89°34'53"E (B.B.) 950.01'

NORTH LINE OF THE
SOUTHEAST 1/4
SECTION 8-T57S-R39E

EASTERLY
CANAL C 103
RIGHT-OF-WAY

S88°04'39"W 660.53'

SW 284TH STREET
(KINGS HIGHWAY)

4
LOT 10
GRACELAND
ESTATES NORTH
(P.B.167, PG. 87)

Exhibit 6

Z:\PLATS BY LMK\2408.0341 HIRAM'S LANDINGS SOUTH\T-PLAT FILES\2408.0341 HIRAM LANDINGS SOUTH TENTATIVE PLAT (Rv.08-31-2026).dwg

PROJECT NAME: **HIRAM LANDINGS SOUTH**

TYPE OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

SHEET TITLE: **SKETCH OF TOPOGRAPHIC SURVEY**

CLIENT: **ELITE CONSTRUCTION AND DELOPMENT, INC.**

CLIENT ADDRESS: 3518 NW 36TH STREET MIAMI, FL 33142

PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

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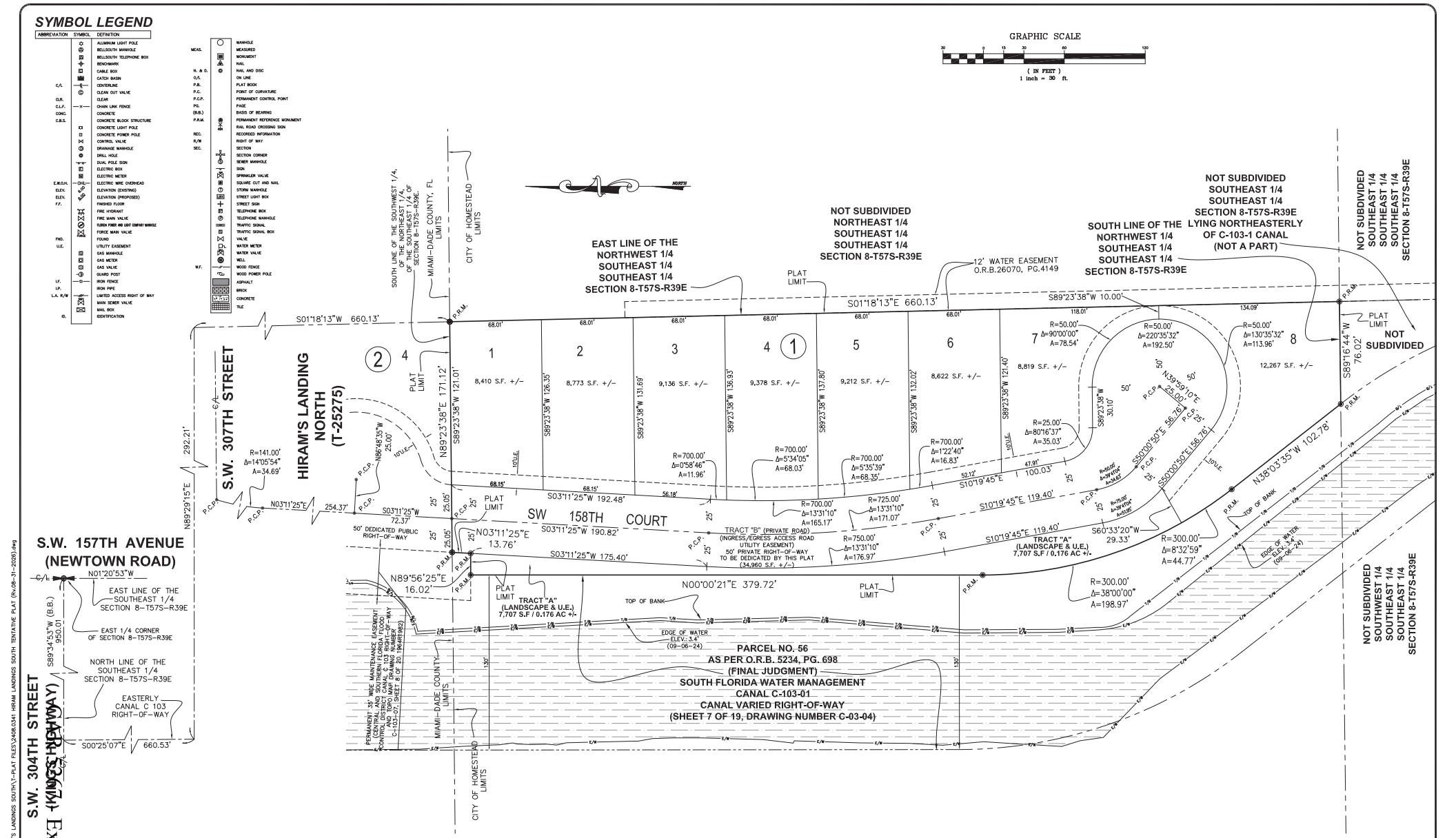
LB No. 7633

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Drawn by: M.G.
Check by: J. FEE
REVISED: AUGUST 31st, 2026
Scale: AS SHOWN
Project No.: 2408.0341
SHEET 2 OF 3 SHEETS



PROJECT NAME:	**HIRAM LANDINGS SOUTH**	
TYPE OF PROJECT:	**BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**	
SHEET NAME:	**SKETCH OF PROPOSED SUBDIVISION**	
CLIENT:	**ELITE CONSTRUCTION AND DELOPMENT, INC.**	
CLIENT ADDRESS:	3518 NW 36TH STREET MIAMI, FL 33142	PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

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Project No.: 2408.0341
SHEET 3 OF 3 SHEETS

Z:\PLATS BY LMK\2408.0341 HIRAM'S LANDINGS SOUTH\1-PLAT FILES\2408.0341 HIRAM LANDINGS SOUTH TENTATIVE PLAT (Rv.08-31-2026).dwg