BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD

A REPLAT OF ALL BLOCKS 21 AND 35, OF "AMENDED AND EXTENDED MAP OF HOMESTEAD, DADE COUNTY, FLORIDA",
RECORDED IN PLAT BOOK 4, AT PAGE 33, LYING AND BEING IN SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey for Tentative Plat was on March 19, 2025.
2. The date of completion of the field work of the Update Boundary and Topographic Survey for Tentative Plat was on July 22, 2025.
3. The date of completion of the field work of the Update Boundary and Topographic Survey for Tentative Plat was on April 22, 2026.
4. The date of completion of the additional field work of the Update Boundary and Topographic Survey was on August 13, 2026.

SECTION 2) LEGAL DESCRIPTION:

Parcel 1:

All of Block 21, and 35 of Amended and Extended Map of Homestead, according to the Plat thereof recorded in Plat Book 4 at Page 33 of the Public Records of Dade County, Florida, less a portion described as follows:

Begin at the most Southerly corner of Lot 10, Block 35, of aforesaid subdivision; thence run northwesterly along the Southwesterly line of Block 35, and Block 21, a distance of 290.4 feet to a point; said point being 28.4 feet northwesterly of the southerly corner of Lot 10, Block 21 of aforesaid subdivision thence run Northeasterly parallel with and 28.4 feet northwesterly of the southeasterly line of Lots 9 and 10, Block 21 a distance of 150 feet to a point; thence run southeasterly parallel with the southwesterly line of Block 21 and Block 35 a distance of 290.4 feet to a point; said point being on the Easterly corner of Lot 9, Block 35 of said subdivision; thence run southwesterly along the southeasterly line of Lots 9 and 10, Block 35 a distance of 150 feet to the Point of Beginning.

Also known as:

That parcel of land lying and being within Section 18, Township 57S, Range 39E, described as follows:

Begin at the most northerly corner of Lot 5 Block 21 as recorded in Plat Book 4, Page 33 in the public records of Miami-Dade County Florida; thence S49°11'31"E 474.02 feet along the southwesterly right of way line of N.E. 4th Drive; thence S41°16'34"W 226.71 feet along the westerly right of way line PRAIRIE AVENUE - N.E. 4th ROAD; thence N49°05'31"W 290.40 feet; thence S41°16'34"W 150.00 feet to a point on the northeasterly right of way line of N.E. 3rd DRIVE; thence N49°05'29"W 183.61 feet along said northeasterly right of way line of N.E. 3rd DRIVE; thence N41°16'34"E 375.88 feet to the POINT OF BEGINNING.

Parcel 2:

A portion of Block 21 and Block 35, HOMESTEAD AMENDED AND EXTENDED, according to the Plat thereof; as recorded in Plat Book 4 at Page 33 of the Public Records of Miami-Dade County, Florida, more specifically described as follows:

Begin at the most southerly corner of Lot 10, Block 35 of aforesaid subdivision; thence run northwesterly along the southwesterly line of Block 35 and Block 21 a distance of 290.4' to a point, said point being 28.4' northwesterly of the southerly corner of Lot 10, Block 21, of aforesaid subdivision; thence run northeasterly parallel with and 28.4' northwesterly of the southeasterly line of Lots 9 and 10, Block 21 a distance of 150' to a point; thence run southeasterly parallel with the southwesterly line of Block 21 and Block 35 a distance of 290.4' to a point, said point being the easterly corner of Lot 9, Block 35 of said subdivision; thence run southwesterly along the southeasterly line of Lots 9 and 10, Block 35, a distance of 150' to the Point of Beginning, lying and being in Miami-Dade County, Florida.

Property Address and Tax Folio Number:
305 NE 2nd Road, Homestead, Florida 33030
Folio No. 10-7918-008-1230
350 NE 4th Road, Homestead, Florida 33030
Folio No. 10-7918-008-1281

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 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.

This Map of Survey is intended to be displayed at a scale of 1"=30' or smaller.

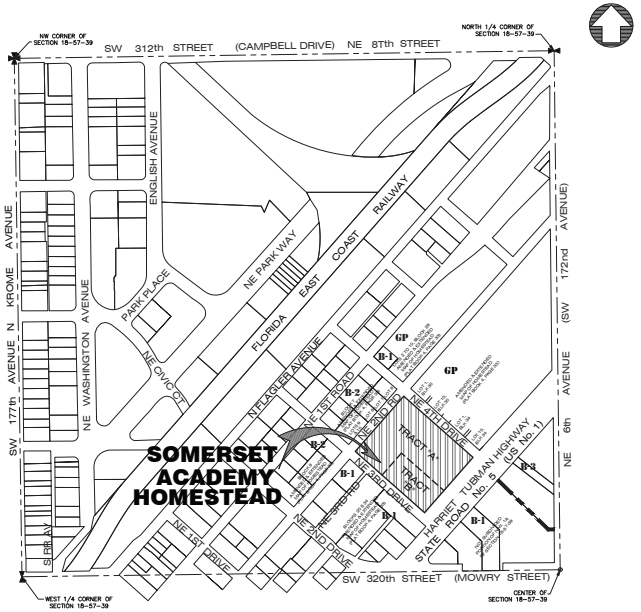
SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northeasterly Boundary Line of the Subject Site with an assumed bearing of S48°31'27"E, said line to be considered a well established and monumented line.

Plat of "AMENDED AND EXTENDED MAP OF HOMESTEAD", recorded in Plat Book 4, at Page 33, Miami-Dade County Records.

SPECIAL WARRANTY DEED, recorded in Official Records Book 29365, at Page 3100, recorded October 27, 2014, Miami-Dade County Records.



LOCATION MAP

THE NW 1/4 OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
SCALE 1" = 300'

NOTICE:
This Document is not full and complete without all pages.
(Total of Four (4) pages)

WARRANTY DEED, recorded in Official Records Book 30150, at Page 4483, recorded date July 13, 2016, Miami-Dade County Records.

Miami-Dade County Township Survey Map Section 18, Township 57 South, Range 39 East.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120645 (City of Homestead), Map Panel No. 12086C0726, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number V-270 Elevation 9.35 feet.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number R-751 Elevation 9.22 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

SOHO SCHOOL DEVELOPMENT LLC
6457 Sunset Drive, MIAMI, Florida 33143
Contact:
HOLLAND & KNIGHT LLP
Miriam Soler Ramos, Esq.
Phone: 305.789.7530
E-Mail: Miriam.SolerRamos@hklaw.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
POTABLE WATER: City of Homestead Water & Sewer Department
SANITARY SEWER: City of Homestead Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION :

ZONING DATA:
Zoning: B-3 Liberal Business District
Existing Land Use:
Tract "A": Existing two Buildings (2-Story Building each)
Somerset Academy South Homestead Middle/High School
Tract "B": Vacant parcel

PROPOSED DEVELOPMENT:
Tract "A":
All structures to remain with the addition of a new proposed covered walkway.
Tract "B": 4 Stories Classroom Building
Building Area: 35,665 S.F.
Roof Recreational Area: 9,432 S.F.
Additional 500 students to current school for a total of 1,500 students.

PROPOSED PARKING SPACES:
ADA ACCESSIBLE SPACES:_____ 1 SPACE
STANDARD SPACES:_____45 SPACES
TOTAL SPACES PROVIDED:_____ 46 SPACES

Note: All existing improvements on Proposed Tract "B" to be demolished.

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 7.0 feet NAVD88, 8.5 feet NGVD29

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
8935 NW 35th Lane, Suite 201,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 12) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey of Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey of Tentative Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad
No.6006
STATE OF FLORIDA
Professional Surveyor & Mapper

Digitally signed by Abraham Hadad
Date: 2026.09.14 14:39:27 -04'00'

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
8935 NW 35th Lane, Suite 201
Doral, Florida, 33172
305.266.1188 office
305.207.6845 fax

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

CAR 5268 - Exhibit 6

HADONNE
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
8935 NW 35th Lane, Suite 201 · Doral, Fl 33172 · P - (305)266-1188 · F - (305)207-6845 · www.hadonne.com

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
for
SOHO SCHOOL DEVELOPMENT, LLC
305 N.E. 2nd Road AND 350 N.E. 4th Road, Homestead, Florida 33030

REVISIONS

1. UPDATED TITLE COMMITMENT ON 12-30-2024	6. ADDITIONAL R/S/W DEDICATION 9-14-2026	11.	
2. ADDITION OF NEW SITE PLAN ON 03-25-2025	7.	12.	
3. ADDING PICTURES OF THE SITE 7-30-2025	8.	13.	
4. UPDATED TENTATIVE PLAT ON 04-22-2026	9.	14.	
5. CITY OF HOMESTEAD SURVEYOR'S COMMENTS 8-12-2026	10.	15.	

Field Book: FILE
DRAWN BY: JA
TECH BY: RI
QA/QC BY: JS
Job No.: 25028

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD

A REPLAT OF ALL BLOCKS 21 AND 35, OF "AMENDED AND EXTENDED MAP OF HOMESTEAD, DADE COUNTY, FLORIDA",
RECORDED IN PLAT BOOK 4, AT PAGE 33, LYING AND BEING IN SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY FLORIDA

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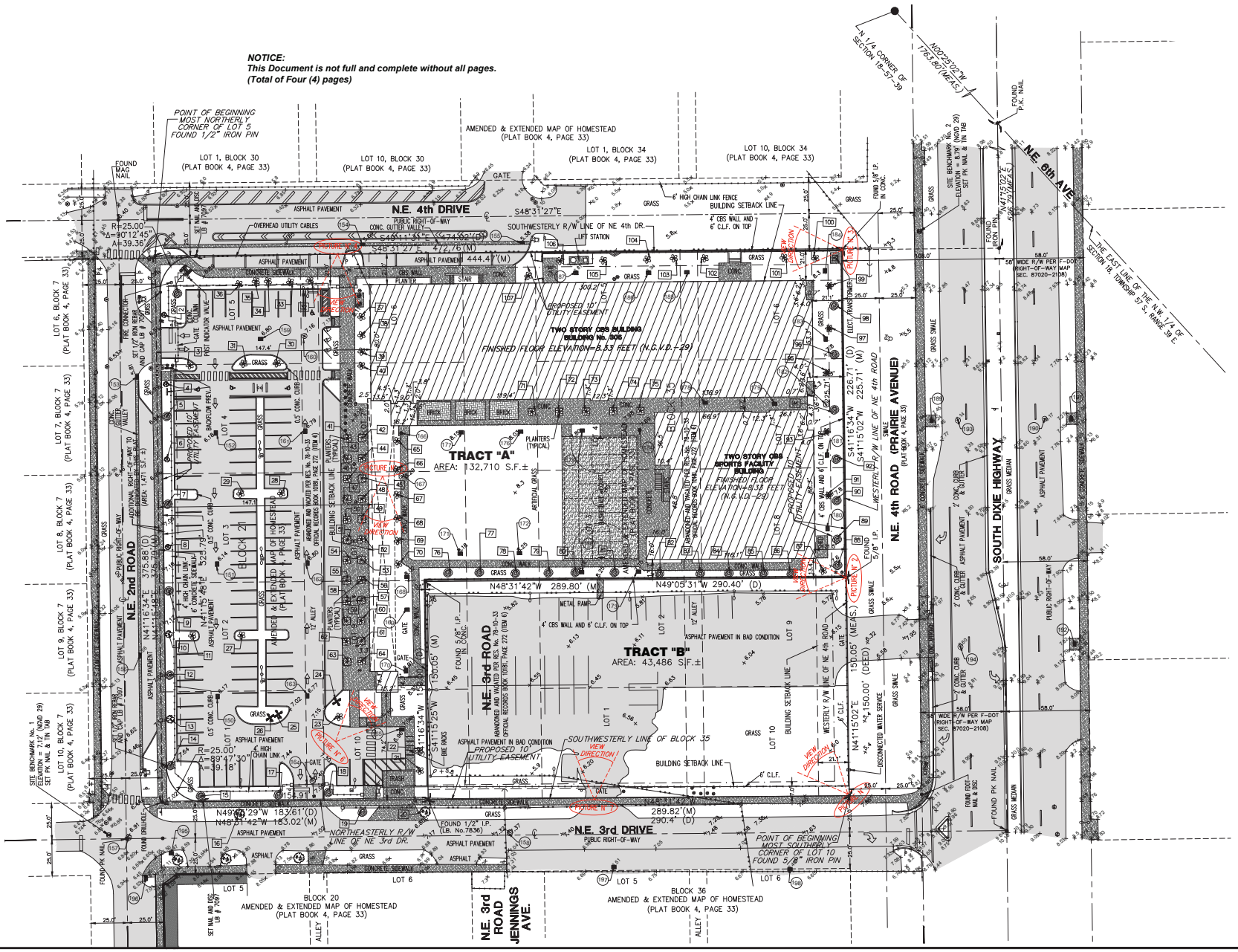

LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
⊙	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
MAG	MAGNETIZE NAIL
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
(P)	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
CB	CATCH BASIN
E	ELECTRICAL PANEL
	FIRE HYDRANT
	DRAINAGE CURB INLET
	BACKFLOW_PREVENTOR
TV	CATV
T	TRAFFIC CABINET
E	ELECTRIC UTILITY BOX
	LIGHT POLE
	GUY ANCHOR
W	WATER METER
	WATER VALVE
C	TELECOMMUNICATION MANHOLE
SS	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
S	SANITARY SEWER VALVE
M	MANHOLE_UNKNOWN
MHD	DRAINAGE MANHOLE
	SIGNAL MAST ARM
(FO)	FIBER OPTIC MARKER
	POST
	SIGN
	MAILBOX
	CONCRETE UTILITY POLE
	GUARDRAIL
	FPL TRANSFORMER
	WOOD UTILITY POLE
T1	TREE NUMBER
	UTILITY STRUCTURE NUMBER
CBS WALL	CBS WALL
///	WOOD FENCE
	IRON FENCE
	IRON ROLLING GATE
	IRON SWING GATE
	CHAIN-LINK FENCE
	CHAIN-LINK ROLLING GATE
	CHAIN-LINK SWING GATE
	FENCE_OTHER
	TREE
	PINE TREE
	PALM TREE
	PROPERTY LINE
	RIGHT-WAY-LINE
	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
	OVERHEAD UTILITY LINE
	EXISTING ELEVATION
	GRAVEL
	BRICK
	BUILDING HATCH
	CONCRETE
	TILE
	ASPHALT PAVEMENT
	HANDICAP TACTILE STRIP

CAR 5268 - Exhibit 6

HADONNE
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BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
for
SOHO SCHOOL DEVELOPMENT, LLC
& its assigns
305 N.E. 2nd Road AND 350 N.E. 4th Road, Homestead, Florida 33030

REVISIONS
1. UPDATED TITLE COMMITMENT ON 12-30-2024
2. ADDING PICTURES OF THE SITE 2-10-2025
3. ADDING PICTURES OF THE SITE 7-30-2025
4. UPDATED TENTATIVE PLAT ON 04-22-2026
5. CITY OF HOMESTEAD SURVEYOR'S COMMENTS 8-12-2026
6. ADDITIONAL AS-IS DEDICATION 9-14-2026
7.
8.
9.
10.

Field Book: FILE
DRAWN BY: JA
TECH BY: RI
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Job No.: 25028

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD

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PICTURE N° 1



PICTURE N° 2



PICTURE N° 3



PICTURE N° 4



PICTURE N° 5



PICTURE N° 6



PICTURE N° 7

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BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
for
SOHO SCHOOL DEVELOPMENT, LLC
of
305 N.E. 2nd Road AND 350 N.E. 4th Road, Homestead, Florida 33030

REVISIONS

1. UPDATED TITLE COMMITMENT ON 12-30-2024
2. ADDRESSING CITY OF HOMESTEAD COMMENTS ON 07-02-2025
3. ADDING PICTURES OF THE SITE 7-30-2025
4. UPDATED TENTATIVE PLAT ON 04-22-2026
5. CITY OF HOMESTEAD SURVEYOR'S COMMENTS 8-12-2026
6. ADDITIONAL R.O.W. DEDICATION 9-14-2026
7.
8.
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CAR 5268 - Exhibit 6

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD

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CAR 5268 - Exhibit 6

TREES TABLE

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	OAK	14	20	20
2	GUMBOLIMBO	12	20	20
3	TREE	5	10	7
4	GUMBOLIMBO	16	20	20
5	OAK	12	20	20
6	GUMBOLIMBO	14	20	20
7	OAK	10	20	20
8	GUMBOLIMBO	14	20	15
9	OAK	12	20	20
10	GUMBOLIMBO	10	15	15
11	TREE	4	15	7
12	OAK	10	20	20
13	GUMBOLIMBO	12	15	20
14	OAK	12	20	20
15	OAK	12	20	20
16	OAK	8	15	20
17	OAK	12	20	20
18	OAK	12	20	20
19	OAK	6	15	15
20	OAK	12	20	20
21	TREE	5	10	15
22	TREE	5	10	15
23	TREE	6	20	10
24	PALM (2 TRUNKS)	5	10	10
25	PALM	8	10	10
26	PALM	4	10	10
27	TREE	4	15	10
28	TREE	4	15	7
29	TREE	4	15	7
30	TREE	5	20	10
31	TREE	4	15	7
32	TREE	4	15	10
33	TREE	4	15	7
34	GUMBOLIMBO	6	10	15
35	TREE	8	20	15
36	TREE	4	15	7
37	TREE	5	10	10
38	TREE	4	10	10
39	TREE	4	10	7
40	TREE	4	10	7
41	TREE	6	10	10
42	PALM	20	25	20
43	PALM	20	25	20
44	TREE	6	10	10
45	PALM	14	20	20
46	TREE	4	10	10
47	PALM	12	20	20
48	TREE	6	10	10
49	PALM	16	25	20
50	TREE	3	10	7
51	PALM	12	20	20

TREES TABLE

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
52	TREE	3	10	7
53	PALM	14	25	20
54	TREE	6	10	10
55	PALM	14	20	20
56	TREE	5	10	10
57	PALM	20	30	25
58	TREE	2	10	10
59	PALM	12	20	20
60	TREE	6	10	10
61	PALM	20	30	25
62	TREE	4	10	10
63	PALM	14	20	20
64	TREE	6	10	15
65	TREE	6	10	10
66	TREE	6	10	10
67	TREE	6	10	10
68	TREE	6	10	10
69	TREE	6	10	10
70	TREE	6	10	10
71	TREE	4	10	7
72	TREE	4	10	7
73	TREE	4	10	7
74	TREE	4	10	7
75	TREE	4	10	7
76	OAK	6	10	10
77	OAK	6	10	10
78	OAK	6	10	10
79	OAK	6	10	10
80	OAK	6	10	10
81	OAK	6	10	10
82	OAK	6	10	10
83	OAK	6	10	10
84	OAK	6	10	10
85	OAK	6	10	10
86	OAK	6	10	10
87	TREE	4	15	7
88	OAK	12	20	20
89	PALM	12	20	15
90	OAK	12	20	20
91	PALM	12	20	15
92	OAK	12	20	20
93	PALM	24	30	20
94	OAK	12	20	20
95	PALM	12	20	15
96	OAK	12	20	20
97	PALM	12	20	15
98	OAK	12	20	20
99	PALM	12	20	15
100	TREE	6	10	10
101	TREE	6	10	10
102	TREE	6	10	10
103	TREE	6	10	10
104	TREE	6	10	10
105	TREE	6	10	10
106	TREE	6	10	10
107	TREE	6	10	10

INVERTS TABLE

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION	COMMENTS
150	CB	6.17	BOTTOM	6.75	-0.58		
			NORTH	1.80	4.37		TOP OF BAFFLE
			SOUTH	1.80	4.37		TOP OF BAFFLE
151	CB	6.14	BOTTOM	6.85	-0.71		
			SOUTH	2.00	4.14		TOP OF BAFFLE
			NORTH	1.90	4.24		TOP OF BAFFLE
152	CB	6.18	BOTTOM	6.85	-0.67		
			NORTH	1.90	4.28		TOP OF BAFFLE
			SOUTH	1.85	4.33		TOP OF BAFFLE
153	CB	5.81	BOTTOM	6.90	-1.09		
			SOUTH	1.80	4.01		TOP OF BAFFLE
154	CB	5.69	BOTTOM	7.00	-1.31		
			WEST	2.10	3.59		TOP OF BAFFLE
			EAST	2.00	3.69		TOP OF BAFFLE
155	CB	5.38	BOTTOM	6.75	-1.37		
			WEST	2.20	3.18		TOP OF BAFFLE
156	CB	5.56	BOTTOM	7.10	-1.54		
			NORTH	2.20	3.36		TOP OF BAFFLE
157	MHS	6.91	NORTH	4.60	2.31	CLAY 6"	
			WEST	4.65	2.26	PVC 8"	
			SOUTH	4.60	2.31	PVC 8"	
			EAST	4.55	2.36	PVC 6"	
158	MHS	7.37	EAST	3.70	3.67	CLAY 8"	
			NORTH	3.60	3.77	CLAY 8"	
			WEST	3.75	3.62	CLAY 8"	
			SOUTH	3.45	3.92	CLAY 6"	
159	CB	6.80	BOTTOM	7.60	-0.80		
			WEST	2.60	4.20		TOP OF BAFFLE
			EAST	4.40	2.40	PVC 15"	
160	MHD	7.16	BOTTOM	7.90	-0.74		
			SOUTH	3.00	4.16		TOP OF BAFFLE
			WEST	4.30	2.86	PVC 15"	
161	CB	6.79	BOTTOM	6.90	-0.11		
			NORTH	2.90	3.89		TOP OF BAFFLE
			SOUTH	2.70	4.09		TOP OF BAFFLE
162	CB	6.80	BOTTOM	7.40	-0.60		
			NORTH	3.10	3.70		TOP OF BAFFLE
			SOUTH	3.30	3.50		TOP OF BAFFLE
163	CB	6.77	BOTTOM	7.20	-0.43		
			NORTH	2.40	4.37		TOP OF BAFFLE
164	MHS	7.40	BOTTOM	4.00	3.40		FULL OF WATER
165	CB	6.96	BOTTOM	6.55	0.41		
			NORTHWEST	3.80	3.16	PVC 15"	
			NORTH	5.15	1.81	PVC 12"	
166	CB	8.21	BOTTOM	7.90	0.31		
			WEST	5.80	2.41	PVC 18"	
			SOUTH	5.85	2.36	PVC 12"	
			EAST	5.85	2.36	PVC 15"	
167	MHD	8.29	BOTTOM	8.90	-0.61		
168	CB	8.02					SEALED
169	CB	7.97	BOTTOM	7.00	0.97		
			SOUTH	5.10	2.87	PVC 12"	
170	CB	8.01	BOTTOM	6.60	1.41		
			NORTH	6.00	2.01	PVC 12"	
171	CB	8.18					SEALED
172	CB	8.25					SEALED
173	CB	7.75	BOTTOM	6.40	1.35		
			EAST	2.40	5.35	PVC 6"	
174	CB	7.69	BOTTOM	6.50	1.19		
			SOUTH	5.00	2.69	PVC 12"	
			WEST	5.10	2.59	PVC 8"	

INVERTS TABLE

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION	COMMENTS
175	CB	7.80	BOTTOM	7.10	0.70		
			WEST	5.00	2.80	PVC 15"	
			EAST	5.05	2.75	PVC 15"	
176	CB	8.03					SEALED
177	CB	8.15					SEALED
178	CB	7.74	BOTTOM	6.10	1.64		
			WEST	5.55	2.19	PVC 15"	
			EAST	5.40	2.34	PVC 15"	
179	CB	7.91	BOTTOM	6.60	1.31		
			EAST	6.00	1.91	PVC 15"	
			WEST	5.90	2.01	PVC 15"	
			WEST	0.80	7.11	PVC 4"	
180	CB	7.90	BOTTOM	6.40	1.50		
			NORTH	4.30	3.60	PVC 12"	
			SOUTH	2.80	5.10	PVC 6"	
181	CB	8.00	BOTTOM	6.50	1.50		
			SOUTH	4.40	3.60	PVC 12"	
			NORTH	4.50	3.50	PVC 12"	
182	MHD	8.12	BOTTOM	7.70	0.42		
			SOUTH	6.00	2.12	PVC 12"	
			NORTH	5.95	2.17	PVC 12"	
			WEST	6.00	2.12	PVC 15"	
183	CB	7.64	BOTTOM	6.90	0.74		
			SOUTH	4.60	3.04	PVC 12"	
			NORTH	4.40	3.24	PVC 12"	
			WEST	0.80	6.84	PVC 2"	
184	CB	7.46	BOTTOM	6.10	1.36		
			WEST	4.00	3.46	PVC 12"	
			SOUTH	4.05	3.41	PVC 12"	
185	CB	7.33	BOTTOM	6.20	1.13		
			EAST	4.10	3.23	PVC 12"	
			WEST	5.60	1.73	PVC 0.6"	
186	CB	6.94	BOTTOM	2.50	4.44		
			NORTH	2.50	4.44	PVC 6"	
			EAST	2.50	4.44	PVC 6"	
187	CB	6.80	BOTTOM	1.90	4.90		
			EAST	1.90	4.90	PVC 6"	
188	CB	8.16					CLOSED
189	CB	7.24	BOTTOM	5.35	1.89		
			EAST	5.35	1.89	CONC 15"	
190	MHS	8.17	BOTTOM	9.10	-0.93		
			NORTH	2.70	5.47	BAFFLE	
			EAST	7.10	1.07	CONC 15"	
191	CB	7.20	BOTTOM	5.60	1.60		
			WEST	5.55	1.65	CONC 15"	
			SOUTH	5.60	1.60	CONC 15"	
192	CB	7.74	BOTTOM	5.60	2.14		
			NORTH	5.50	2.24	CONC 15"	
193	MHD	8.14	BOTTOM	8.90	-0.76		
			NORTH	2.60	5.54	BAFFLE	
			SOUTH	2.70	5.44	BAFFLE	
			WEST	6.90	1.24	CONC 18"	
194	MHD	8.60	BOTTOM	9.00	-0.40		
			SOUTH	5.80	2.80	PVC 18"	
			NORTH	2.60	6.00	BAFFLE	
195	CB	6.47	BOTTOM	4.45	2.02		
			SOUTHEAST	2.00	4.47	PVC 18"	
196	CB	6.30	BOTTOM	5.40	0.90		
			SOUTHWEST	3.75	2.55	PVC 18"	
197	CB	6.51	BOTTOM	14.00	-7.49		
198	CB	6.43	BOTTOM	7.30	-0.87		

NOTICE:
This Document is not full and complete without all pages.
(Total of Four (4) pages)

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BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
for
SOHO SCHOOL DEVELOPMENT, LLC
305 N.E. 2nd Road AND 350 N.E. 4th Road, Homestead, Florida 33030

REVISIONS
1. UPDATED TITLE COMMENT ON 12-30-2024
2. ADDING CITY COMMENTS ON 01-28-2025
3. ADDING PICTURES OF THE SITE 7-30-2025
4. UPDATED TENTATIVE PLAT ON 04-22-2026
5. CITY OF HOMESTEAD SURVEYOR'S COMMENTS 8-12-2026
6. ADDITIONAL R.O.W. DEDICATION 9-14-2026
7.
8.
9.
10.

Field Book:
FILE
DRAWN BY:
JA
TECH BY:
RI
QA/QC BY:
JS
Job No.:
25028