RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY OF HOMESTEAD, FLORIDA, GRANTING TENTATIVE PLAT APPROVAL, AS REQUESTED BY SOHO SCHOOL DEVELOPMENT, LLC., FOR THE DEVELOPMENT OF A NEW CLASSROOM WING AND COVERED WALKWAY ON AN APPROXIMATELY 4.0748 ACRE PARCEL OF LAND LOCATED AT 305 NE 2ND ROAD AND 350 NE 4TH ROAD, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 25 "Subdivisions," Article II "Plats and Platting Procedure," Division 3 "Preliminary Plat," Sections 25-46 through 25-56 of the City Code, SOHO School Development, LLC., (the "Applicant"), has applied to the City of Homestead, Florida (the "City"), for approval of a Preliminary (Tentative) Plat attached as Exhibit "B," for property legally described in Exhibit "A" (the "Property") (Application 2024-58); and

WHEREAS, Staff recommended approval of the proposed Preliminary (Tentative) Plat in its report dated December 1, 2026; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Council finds that the proposed Preliminary (Tentative) Plat is consistent with the City's Code and Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. Findings. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Approval of Preliminary (Tentative) Plat. Pursuant to the requirements set forth in Chapter 25 "Subdivisions," Article II, "Plats and Platting Procedure,"

Division 3 “Preliminary Plat,” Sections 25-46 through 25-56, of the City Code, the proposed Preliminary (Tentative) Plat, attached as Exhibit “B,” is hereby approved.

Section 3. Conditions. The approvals granted by this Resolution are subject to the Applicant’s compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of the development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violation. Failure to adhere to the terms and conditions of approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that they must comply with all other applicable requirements of the City prior to commencement of construction or operation, and this Resolution may be revoked by the City Council at any time upon a determination that the Applicant is not in compliance with the City Code.

Section 5. **Recording.** The City, or the Applicant if so requested by the City Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. **Effective Date.** This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS ____day of _____, 2026.

_____
Mayor Steven D. Losner

ATTEST:

_____
ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND BENEFIT OF THE CITY ONLY:

_____
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by _____seconded by _____.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner _____
Vice Mayor Jenifer N. Bailey _____
Councilwoman Erica G. Ávila _____
Councilman Clemente Canabal _____
Councilman Sean L. Fletcher _____
Councilwoman Kimberly Konsky _____
Councilman Larry Roth _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:
All of Block 21 and 35 of Amended and Extended Map of Homestead, according to the plat thereof as recorded in Plat Book 4, Page 33, Public Records of Miami-Dade County, Florida, less a portion described as follows: Begin at the most Southerly corner of Lot 10 in 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 Northweserly and 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 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, lying and being in Dade County, Florida
Also known as:
That parcel of land being within Section 18, Township 57 S, Range 39 E, 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 S 49° 11' 31" E 474.02 feet along the southwesterly right of way line of N.E. 4th Drive; thence S 41° 16' 34" W 226.71 feet along the westerly right of way line PRAIRIE AVENUE – N.E. 4th ROAD; thence N 49° 05' 31" W 290.40 feet; thence S 41° 16' 34" W 150.00 feet to a point on the northeasterly right of way line of N.E. 3rd DRIVE; thence N 49° 05' 29" W 183.61 feet along said northeasterly right of way line of N.E. 3rd DRIVE; thence N 41° 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 recorded in Plat Blook 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.

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 northeasterly along the Southeasterly line of Block 35, and Block 21, a distance of 290.4 feet to a point; said point being 20.4 feet northeasterly of the southerly corner of Lot 10, Block 21 of aforesaid subdivision thence run Northeasterly parallel with and 20.4 feet northeasterly 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 southeasterly 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 southeasterly 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 103.61 feet along said northeasterly right of way line of N.E. 3rd DRIVE; thence N41°16'34"E 375.00 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 northeasterly along the southeasterly line of Block 35 and Block 21 a distance of 290.4' to a point, said point being 20.4' northeasterly of the southerly corner of Lot 10, Block 21, of aforesaid subdivision; thence run northeasterly parallel with and 20.4' northeasterly of the southeasterly line of Lots 9 and 10, Block 21 a distance of 150' to a point; thence run southeasterly parallel with the southeasterly 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. 10-7910-000-1230
350 NE 4th Road, Homestead, Florida 33030
Folio No. 10-7910-000-1201

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 53-17.051, 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.

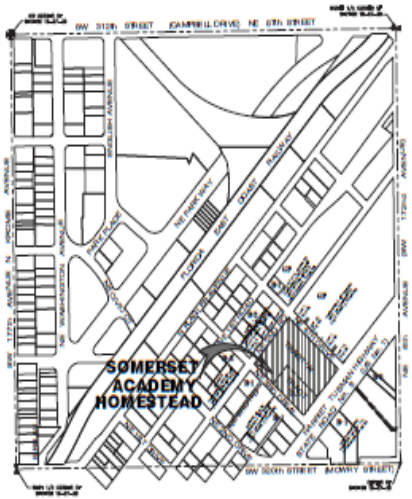
SECTION 4) SOURCES OF DATA:

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 S46°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 NW1/4 OF SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
SCALE 1" = 800'

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 4463, 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 120643 (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:

SOMERSET DEVELOPMENT LLC
6451 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
6935 NW 35th Lane, Suite 201,
Doral, Florida 33172
Phone 305.266.1188
E-mail: platting@hadonne.com

SECTION 11) 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 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

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
6935 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.

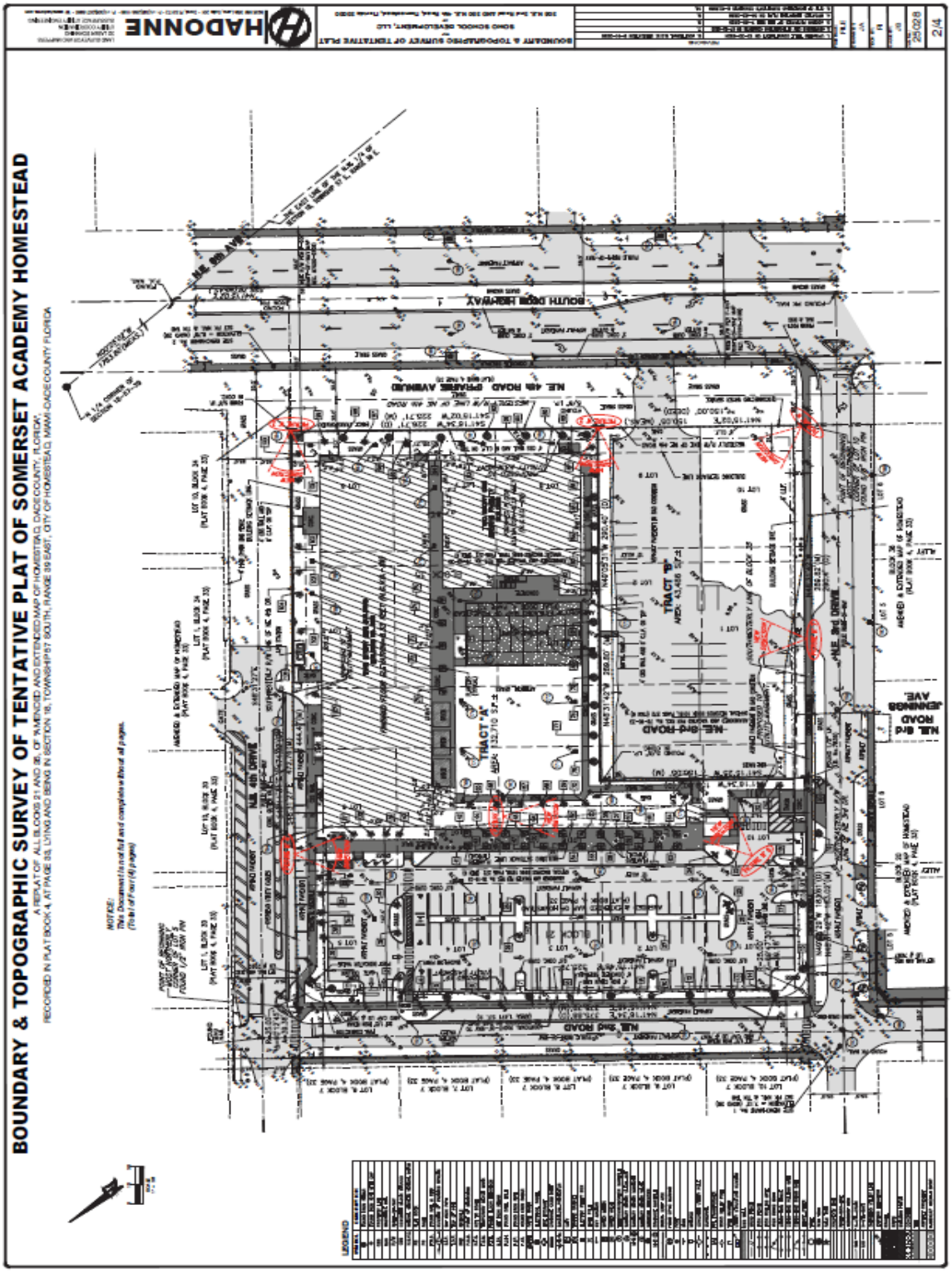
HADONNE
BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
SOMERSET ACADEMY HOMESTEAD
350 N.E. 2nd Road (AKA 350 N.E. 4th Road), Homestead, Florida 33030

DRAWN BY:	CHECKED BY:	DATE:
JA	JA	03/19/25
JA	JA	07/22/25
JA	JA	04/22/26
JA	JA	08/13/26

SCALE: 1" = 30'
DRAWN BY: JA
CHECKED BY: JA
DATE: 08/13/26
JOB NO. 25028
SHEET 1/4

EXHIBIT "B"

CAR 5268 – Exhibit 1


BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD
A REPLAT OF ALL BLOCKS 21 AND 28, 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
HADONNE
SOMO SCHOOL DEVELOPMENT, LLC
SOUTH DIXIE HIGHWAY
NE. 4th ROAD PALMETTO AVENUE
NE. 3rd ROAD
NE. 6th ROAD JENNINGS AVE.
NE. 4th DRIVE
NE. 3rd DRIVE
TRACT "A"
TRACT "B"
LEGEND

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF SOMERSET ACADEMY HOMESTEAD
A REPLAT OF ALL BLOCKS 21 AND 26, OF "AMENDED AND EXTENDED MAP OF HOMESTEAD, DADE COUNTY, FLORIDA",
RECORDED IN PLAT BOOK 4, AT PAGE 83, LYING AND BEING IN SECTION 18, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA
PICTURE N° 1
PICTURE N° 2
PICTURE N° 3
PICTURE N° 4
PICTURE N° 5
PICTURE N° 6
PICTURE N° 7
NOTES:
This Document is not full and complete without all pages.
(Total of Four (4) pages)
HADONNE
BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
SOMERSET ACADEMY
SOHO SCHOOL DEVELOPMENT, LLC
2528
3/4

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

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	6	10	10
57	PALM	20	30	25
58	TREE	3	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	20	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
148	CB	6.27	BOTTOM	0.76	-0.58		
			NORTH	1.88	4.27		TOP OF BARGE
			SOUTH	1.88	4.27		TOP OF BARGE
149	CB	6.14	BOTTOM	0.85	-0.71		
			SOUTH	2.88	4.24		TOP OF BARGE
			NORTH	1.98	4.24		TOP OF BARGE
150	CB	6.19	BOTTOM	0.85	-0.67		
			NORTH	1.98	4.28		TOP OF BARGE
			SOUTH	1.85	4.33		TOP OF BARGE
151	CB	5.81	BOTTOM	0.98	-1.09		
			SOUTH	1.88	4.81		TOP OF BARGE
152	CB	5.80	BOTTOM	7.88	1.31		
			WEST	2.31	3.58		TOP OF BARGE
			EAST	2.88	3.68		TOP OF BARGE
153	CB	5.30	BOTTOM	0.76	-1.37		
			WEST	2.28	3.28		TOP OF BARGE
154	CB	5.56	BOTTOM	7.28	-1.14		
			NORTH	2.28	3.28		TOP OF BARGE
155	MH6	6.01	NORTH	0.48	2.01	CURVE	
			WEST	4.65	2.26	PVC 8"	
			SOUTH	4.68	2.01	PVC 8"	
			EAST	0.05	2.08	PVC 8"	
156	MH6	7.37	EAST	0.78	2.87	CURVE	
			NORTH	3.48	3.77	CURVE	
			WEST	3.75	3.62	CURVE	
			SOUTH	0.48	2.82	CURVE	
157	CB	6.80	BOTTOM	7.48	-0.60		
			WEST	2.68	4.28		TOP OF BARGE
			EAST	0.48	2.48	PVC 10"	
158	MH0	7.35	BOTTOM	7.98	-0.73		
			SOUTH	3.88	4.26		TOP OF BARGE
			WEST	0.30	2.88	PVC 10"	
161	CB	6.29	BOTTOM	0.98	-0.71		
			NORTH	2.98	3.89		TOP OF BARGE
			SOUTH	2.78	4.09		TOP OF BARGE
162	CB	6.80	BOTTOM	7.48	-0.60		
			NORTH	3.38	3.78		TOP OF BARGE
			SOUTH	3.38	3.68		TOP OF BARGE
163	CB	6.77	BOTTOM	7.28	-0.43		
			NORTH	2.48	4.57		TOP OF BARGE
164	MH6	7.40	BOTTOM	4.88	3.48		FULL OF WATER
165	CB	6.96	BOTTOM	6.55	0.41		
			NORTHWEST	3.88	3.36	PVC 12"	
			NORTH	5.25	1.81	PVC 12"	
166	CB	6.21	BOTTOM	7.98	0.81		
			WEST	5.88	2.41	PVC 10"	
			SOUTH	5.85	2.36	PVC 12"	
			EAST	5.80	2.36	PVC 12"	
167	MH0	8.20	BOTTOM	8.98	-0.61		
168	CB	6.02					SEALED
169	CB	7.07	BOTTOM	7.68	0.67		
			SOUTH	5.18	2.87	PVC 12"	
170	CB	6.01	BOTTOM	6.68	1.41		
			NORTH	5.88	2.81	PVC 12"	
171	CB	6.16					SEALED
172	CB	6.25					SEALED
173	CB	7.35	BOTTOM	6.48	1.35		
			EAST	2.48	5.35	PVC 6"	
174	CB	7.00	BOTTOM	6.58	1.38		
			SOUTH	5.88	2.69	PVC 12"	
			WEST	5.38	3.58	PVC 8"	

INVERTS TABLE

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION	COMMENTS
175	CB	7.88	BOTTOM	7.38	0.78		
			WEST	5.88	2.88	PVC 15"	
			EAST	5.85	2.75	PVC 15"	
176	CB	8.03					SEALED
177	CB	8.05					SEALED
178	CB	7.76	BOTTOM	6.38	1.68		
			WEST	5.55	2.19	PVC 15"	
			EAST	5.48	2.06	PVC 15"	
179	CB	7.81	BOTTOM	6.48	1.01		
			EAST	6.08	1.76	PVC 15"	
			WEST	5.98	2.01	PVC 15"	
			WEST	6.48	2.11	PVC 6"	
180	CB	7.98	BOTTOM	6.48	1.50		
			NORTH	6.88	1.60	PVC 12"	
			SOUTH	2.88	5.18	PVC 6"	
181	CB	8.08	BOTTOM	6.98	1.58		
			SOUTH	6.48	2.08	PVC 12"	
			NORTH	6.98	1.58	PVC 12"	
182	MH0	8.52	BOTTOM	7.79	0.62		
			SOUTH	6.08	2.12	PVC 12"	
			NORTH	5.86	2.17	PVC 12"	
			WEST	6.08	2.12	PVC 15"	
183	CB	7.84	BOTTOM	6.98	0.74		
			SOUTH	6.88	0.88	PVC 12"	
			NORTH	4.48	3.24	PVC 12"	
			WEST	5.88	6.84	PVC 6"	
184	CB	7.48	BOTTOM	6.38	1.06		
			WEST	4.88	3.46	PVC 12"	
			SOUTH	4.85	3.46	PVC 12"	
185	CB	7.83	BOTTOM	6.38	1.13		
			EAST	6.38	6.08	PVC 12"	
			WEST	5.48	1.78	PVC 8.6"	
186	CB	6.84	BOTTOM	2.38	4.44		
			NORTH	2.88	4.48	PVC 6"	
			EAST	2.58	4.48	PVC 6"	
187	CB	6.80	BOTTOM	1.98	4.90		
			EAST	1.98	4.90	PVC 6"	
188	CB	8.36					CLOSED
189	CB	7.24	BOTTOM	5.35	1.89		
			EAST	5.35	1.89	CONC 15"	
190	MH6	8.57	BOTTOM	8.18	0.93		
			NORTH	2.78	5.67	BARREL	
			EAST	7.18	1.07	CONC 15"	
191	CB	7.28	BOTTOM	5.68	1.68		
			WEST	5.55	1.85	CONC 15"	
			SOUTH	5.68	1.68	CONC 15"	
192	CB	7.24	BOTTOM	5.68	2.16		
			NORTH	5.58	2.24	CONC 15"	
193	MH0	8.24	BOTTOM	8.98	-0.76		
			NORTH	2.68	5.56	BARREL	
			SOUTH	2.78	5.66	BARREL	
			WEST	6.98	1.26	CONC 18"	
194	MH0	8.48	BOTTOM	6.88	-0.40		
			SOUTH	5.88	2.80	PVC 18"	
			NORTH	2.68	6.08	BARREL	
195	CB	8.47	BOTTOM	6.49	2.02		
			SOUTHEAST	2.89	4.67	PVC 18"	
196	CB	8.38	BOTTOM	6.48	0.90		
			SOUTHWEST	3.75	2.55	PVC 18"	
197	CB	6.51	BOTTOM	10.88	-1.89		
198	CB	6.42	BOTTOM	7.38	-0.87		

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

HADONNE

BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT
SOMERSET ACADEMY HOMESTEAD
303 N.E. 2nd Road AND 350 N.E. 1st Road, Homestead, Florida 33030

REVISIONS	DATE
1. ADDED TREES TABLE	10/15/25
2. ADDED INVERTS TABLE	10/15/25
3. ADDED NOTICE	10/15/25
4. ADDED TREES TABLE	10/15/25
5. ADDED INVERTS TABLE	10/15/25

FIELD
DRAWN BY: JA
SCALE: 1" = 30'
CHECKED BY: JG
JOB NO.: 25028
4/4