

LOCATION MAP
 SOUTHEAST 1/4 OF SECTION 23,
 TOWNSHIP 56 SOUTH,
 RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA.
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) 11) North arrow direction and Bearings shown hereon are based on assumed value of N00°39'01"W, along the Centerline of S.W. 129th Avenue, as shown on Section 23, Township 56 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and 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.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

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 SKETCH AND LEGAL DESCRIPTION of the real property described hereon.
 I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), 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.

Ford, Armenteros & Fernandez, Inc.
 L.B. #6557

Date: MAY 12th, 2022
 Date: OCTOBER 7th, 2022 (REVISED NAME)

By: _____
 Ricardo Rodriguez, P.S.M., for the firm
 Professional Land Surveyor
 State of Florida, LS No. 5936

PRINCETON COMMONS CDD



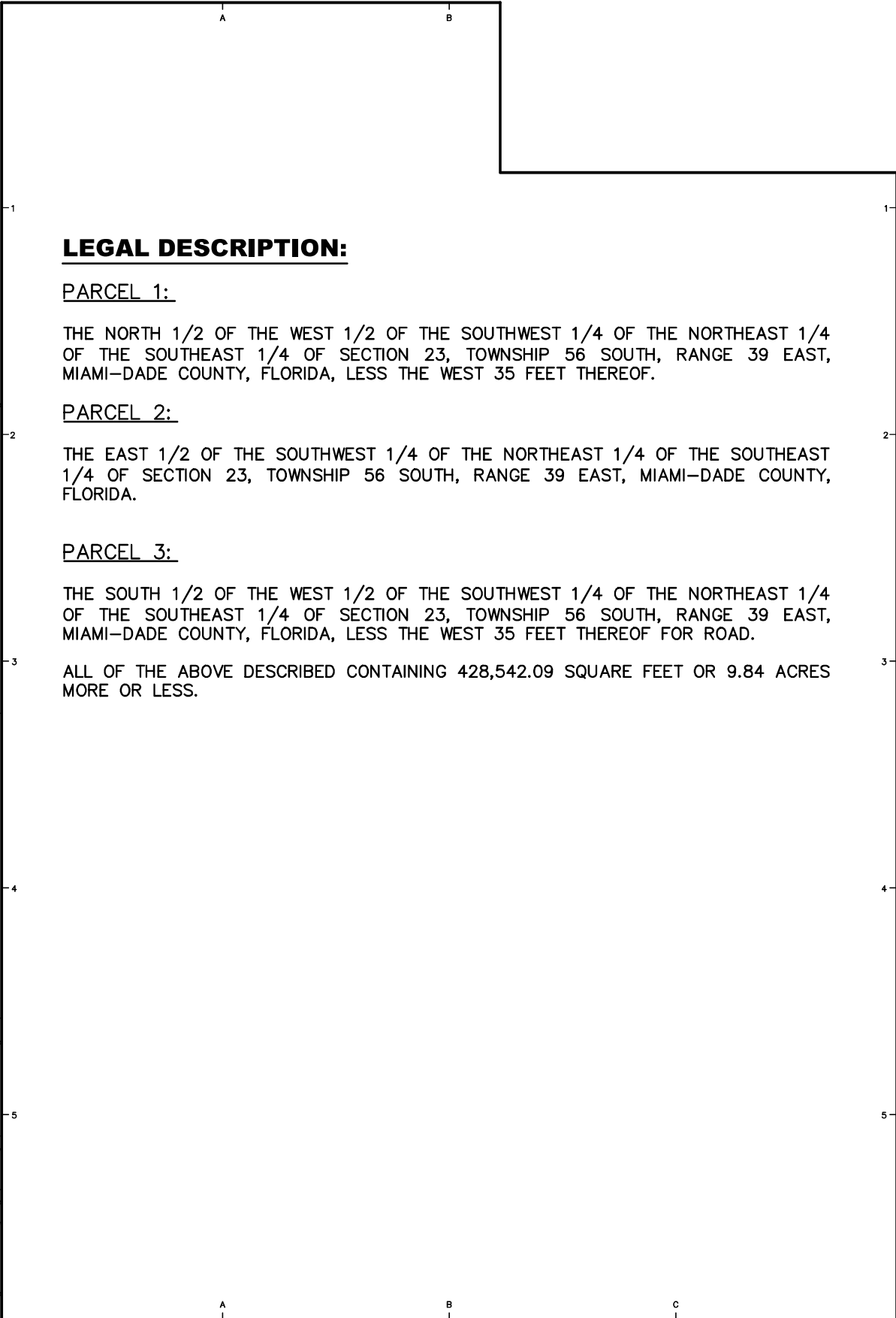
FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATON MAP AND SURVEYOR'S NOTES		
PREPARED FOR: LENNAR HOMES, LLC.		
DRAWN BY: P. PEREZ	DATE: 10-07-2022	SHEET: 1
DWG. CHECKED BY:	SCALE: AS SHOWN	3
PROJECT No: 21-068-1000		

MDC020

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LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 35 FEET THEREOF.

PARCEL 2:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 35 FEET THEREOF FOR ROAD.

ALL OF THE ABOVE DESCRIBED CONTAINING 428,542.09 SQUARE FEET OR 9.84 ACRES MORE OR LESS.

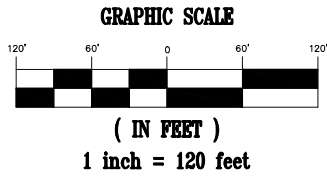
PRINCETON COMMONS CDD



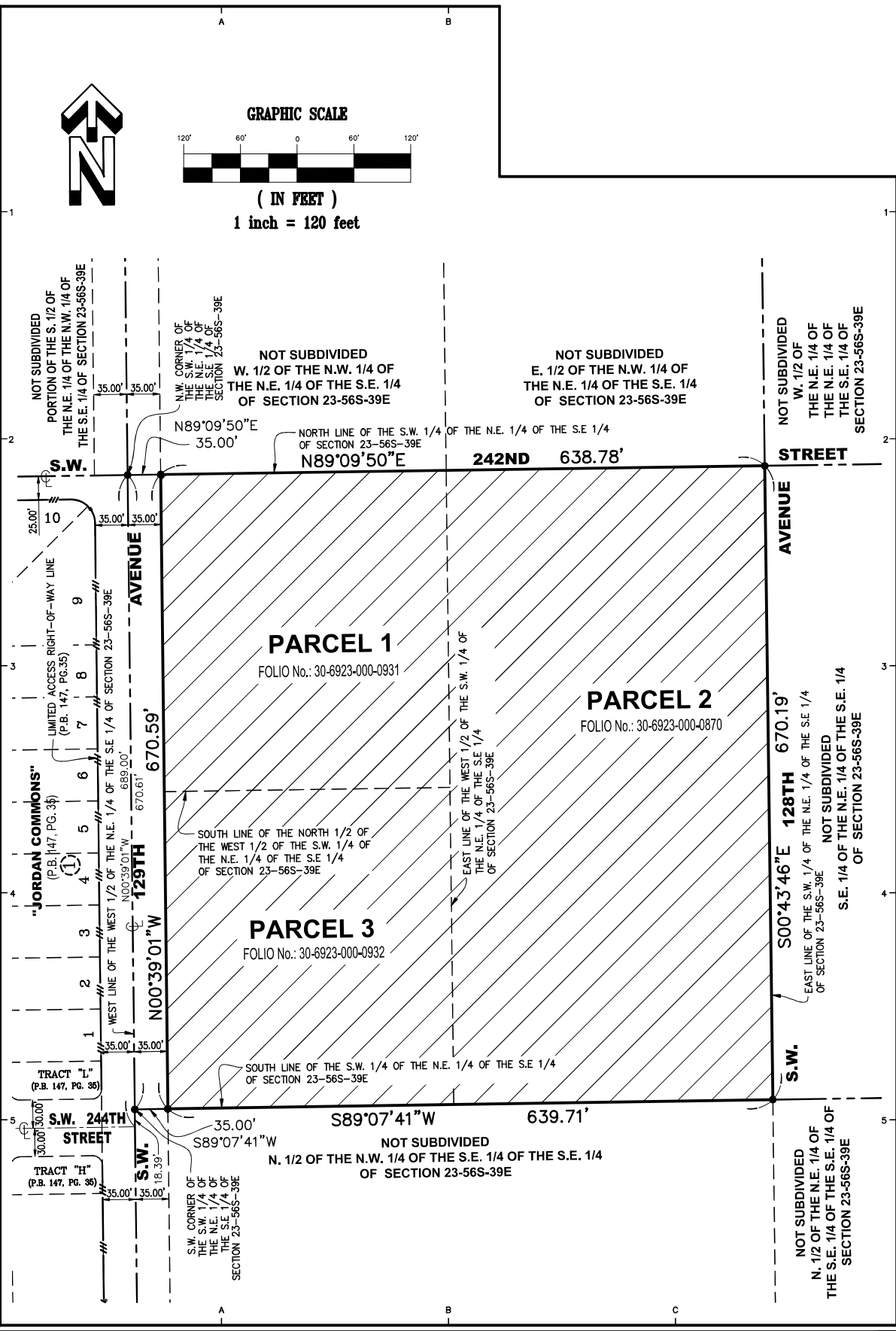
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DORAL, FLORIDA 33172
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FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		LENNAR HOMES, LLC.	
DRAWN BY:	P. PEREZ	DATE:	10-07-2022
DWG. CHECKED BY:		SCALE:	AS SHOWN
PROJECTED BY:		PROJECT No:	21-068-1000
		SHEET:	2
		OF 3 SHEETS	

MDC021



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 DORAL, FLORIDA 33172
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 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LENNAR HOMES, LLC.		
DRAWN BY: P. PEREZ	DATE: 10-07-2022	SHEET:
DWG. CHECKED BY:	SCALE: AS SHOWN	3
PROJECT No: 21-068-1000	OF 3 SHEETS	

MDC022