

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:	
Agenda Date:	<u>3/22/2019</u>
Tentative No.: T-	<u>22740</u>
Received Date:	<u>3/11/2019</u>

Number of Sites : (7)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 18 Twp.: 52 S. Rge.: 42 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: OAK PRESERVE ESTATES

2. Owner's Name: L & W INVESTMENT GROUP, LLC. Phone: 786-389-6461

Address: 7547 W. 24TH AVENUE STE#200 City: HIALEAH GARDEN State: FL Zip Code: 33016

Owner's Email Address: wuilmer@relycontractor.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 3195 PONCE DE LEON BLVD. STE#200 City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: jenny@asomiami.com

4. Folio No(s): 30-2218-000-0310 / / /

5. Legal Description of Parent Tract: THE N 1/2 OF THE N 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 18 TWNSHP 52 S RNGE 42 E SUBJECT TO DEDICATION OF E 25 FT FOR ST DEDICATED BY DEED MIAMI DADE

6. Street boundaries: N.E. 153RD STREET & N.E. 8TH AVENUE

7. Present Zoning: RU-1 Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(7 Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

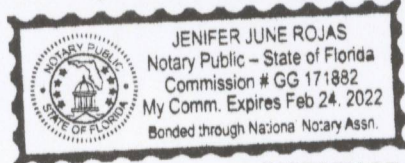
SS:

Signature of Owner: [Signature]

(Print name & Title here): WUILMER LEON, MANAGER

BEFORE ME, personally appeared WUILMER LEON this 6 day of MARCH, 2019 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6 day of MARCH, 2019 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Signature]

(Print, Type name here: JENIFER ROJAS)

FEB 24, 2022
(Commission Expires)

GG171882
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

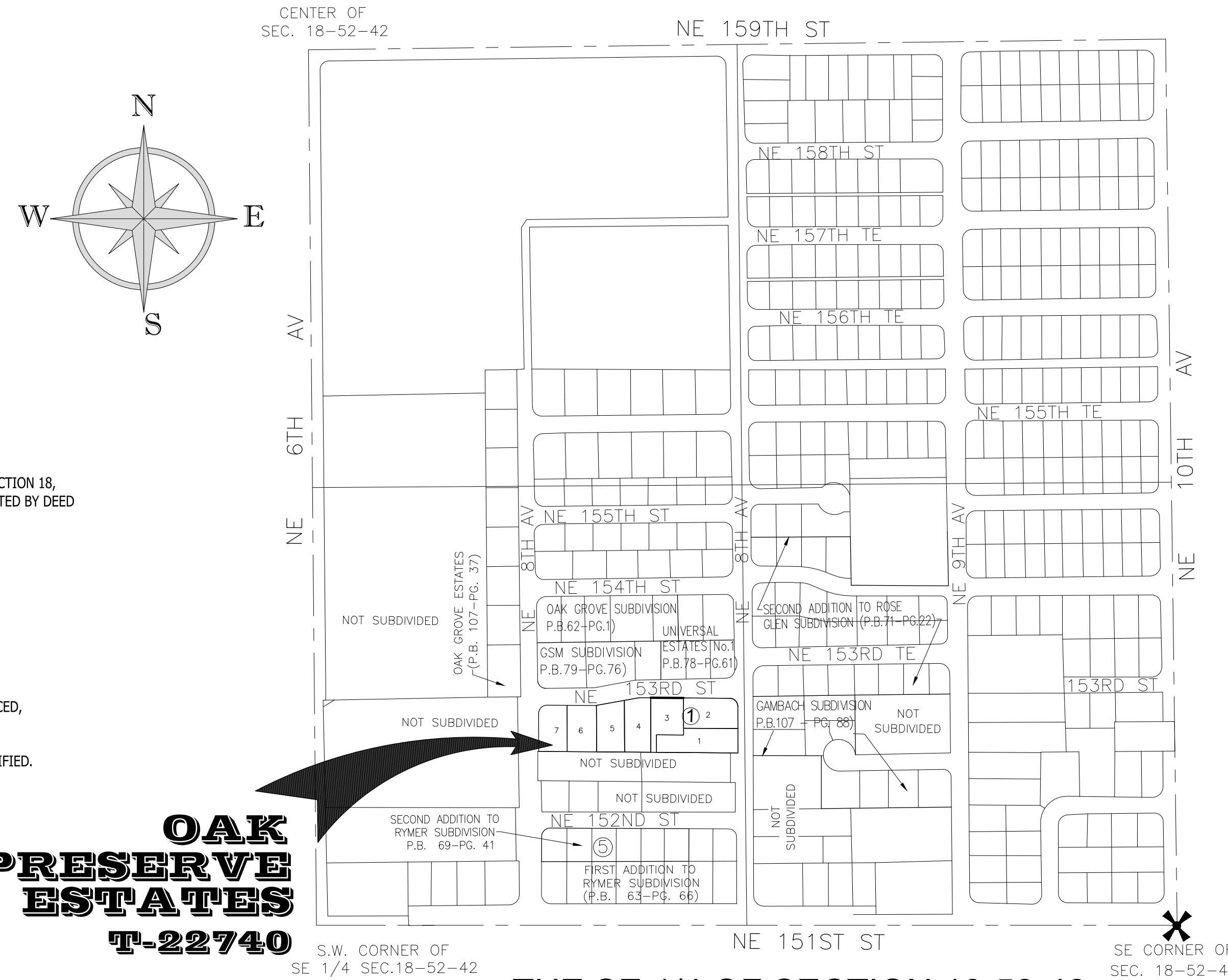
SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT

OAK PRESERVE ESTATES

A PROPOSED PLAT OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 52 SOUTH, RANGE 42 EAST
IN MIAMI-DADE COUNTY, FLORIDA

LOCATION MAP

SCALE: 1"=300'



LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SUBJECT TO THE DEDICATION OF THE EAST 25 FEET FOR STREET AS DEDICATED BY DEED RECORDED IN DEED PLAT BOOK 1900 AT PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE & X (SEE NOTE 1)
- THERE IS A 10' DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBJECT PROPERTY

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.

OAK PRESERVE ESTATES
T-22740

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 1/100 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.

CONTACT PERSON INFORMATION

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

PREPARED FOR

L&W INVESTMENT GROUP, LLC

PREPARED BY

AMERICAN SERVICES OF MIAMI, CORP.

CONSULTING ENGINEERS - PLANNERS-SURVEYORS

266 GIRALDA AVE - CORAL GABLES - FLORIDA - 33134

PHONE: (305) 598-5101 FAX: (305) 598-8627

WEB: ASOMIAMI.COM

JOB NUMBER: 19-190

DATE OF SURVEY: DECEMBER 19, 2024, UPDATED JUNE 11, 2026

FOLIO NUMBER: 30-2218-000-0310

SITE ADDRESS: 15250 NE 8th AVE., MIAMI FL

SURVEYOR'S NOTES:

The western side of the subject site lies within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AE" of the Flood Insurance Rate Map identified as Community Panel No.120635-0911, bearing an effective date of September 11, 2009. Base elevation 7.00. The eastern portion of the subject site lies within a Flood Zone "X".

Land Area of Subject Property: 2.19 Acres (+/-)

The Property is zoned RU-1 (Z201200046)

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.00°07'26"W. for the centerline of N.E. 8th Ave. also being the East Line of SE 1/4 of the SW 1/4 of Section 18, Township 52S, Range 42E, Miami-Dade County.

Dade County Flood Criteria = 8.52 FEET (NGVD 1929)

Number of Lots: 7 lots

Bench Mark used: Miami Dade County BM N-439, Elevation 641, located at NE 153th Street and NE 8th Ave.
TBM 1=Elevation 10.38 at N.E. 8th AVE. & 153rd ST.

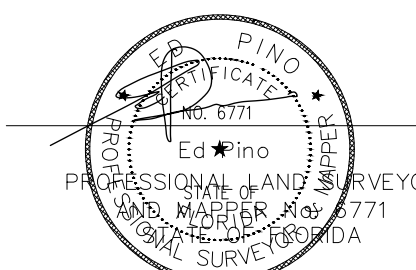
Development Information: Existing CBS House at proposed Lot 2 to be remodeled to comply with zoning setbacks as per Z2005000273, Structures in Lot 1 to remain and to be annexed to the proposed house and Five Proposed single homes in the remaining 5 lots.

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO PINO ON THE DATE INDICATED TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: June 11, 2026

REVISED

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

OAK PRESERVE ESTATES

FOR: L&W INVESTMENT
SCALE: SHOWN
DRAWN BY: E.P.
DESIGNED BY: E.P.
DATE: 6/11/26
CHECKED BY: E.P.
FIELD BOOK No.
PAGE No. 1

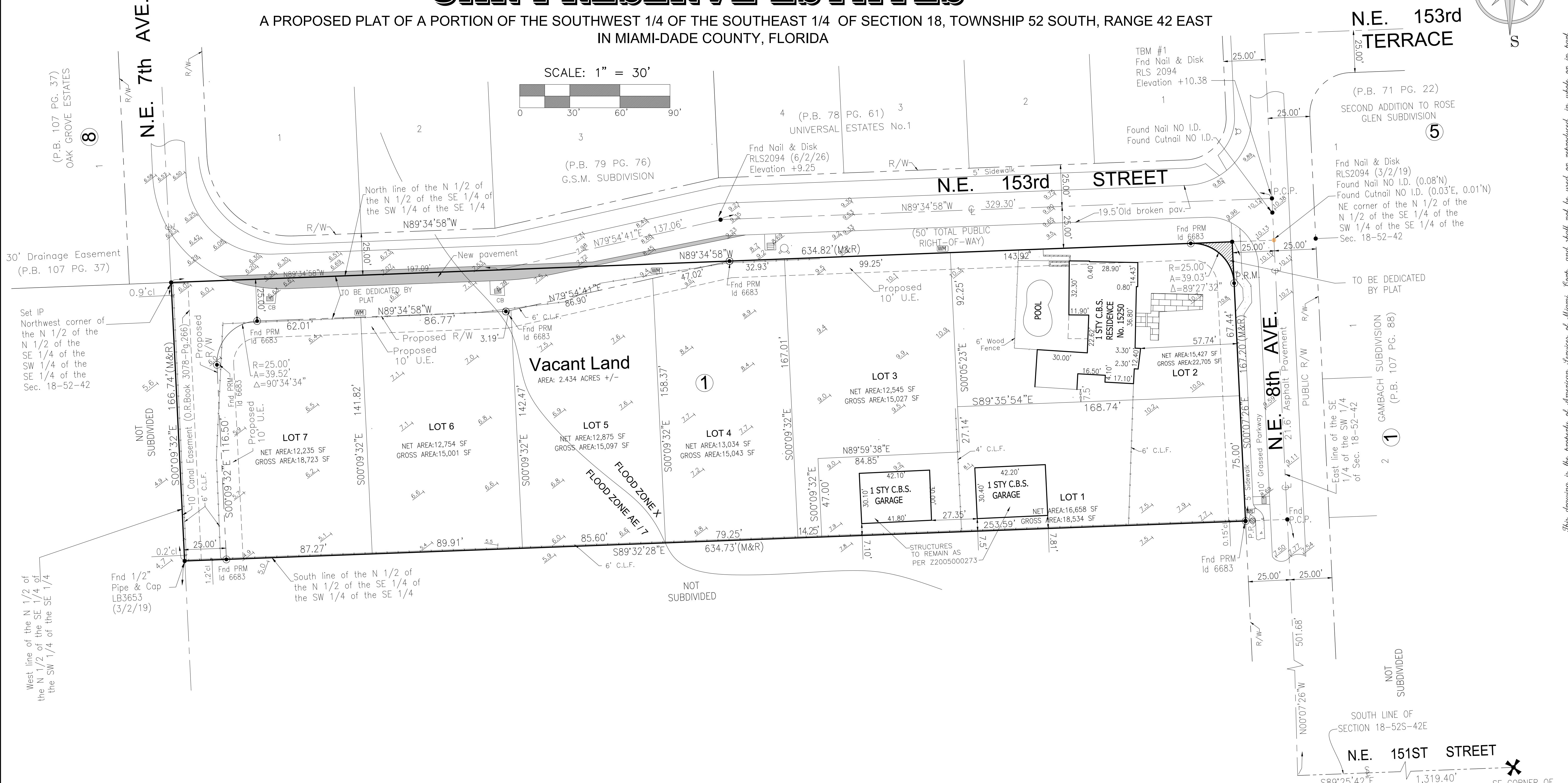
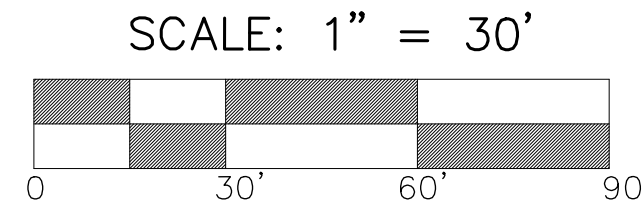
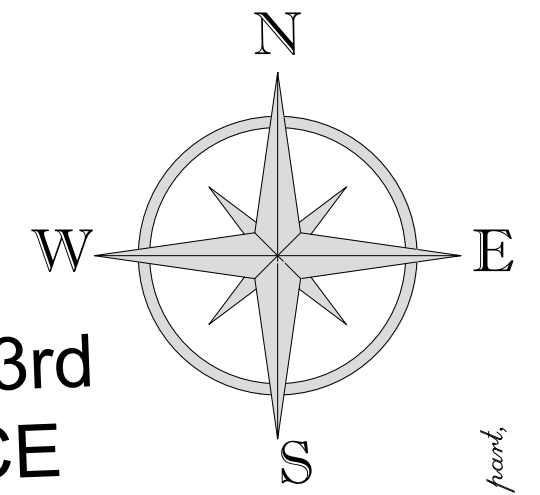
ORDER No.
19-190

SHEET 1 OF 2

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT

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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)
- AIR CONDITIONER
- SECTION CORNER
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WATER METER
- CONC. LIGHT POLE
- TREE
- PALM

ABBREVIATION (IF ANY APPLIED)

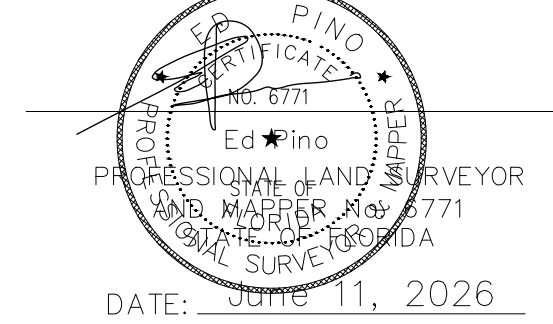
- A/C = AIR CONDITIONING UNIT
- ASPH. = ASPHALT
- B.M. = BENCH MARK
- Bk/Cor. = BLOCK CORNER
- CALC.(C) = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CL = CLEAR
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- Ø = DIAMETER
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.D./H. = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.N./D. = FOUND NAIL AND DISC
- F.I.P. = FOUND IRON PIPE
- F.S. = FOUND SPIKE
- L.P. = LIGHT POLE
- MEAS.(M) = MEASURED
- MH = MANHOLE
- M = MEASURED
- NTS = NOT TO SCALE
- R = RADIUS
- D = DELTA
- C = CALCULATED
- PB = PLAT BOOK
- 26-57S-39E = SECTION 26 TOWNSHIP 57 SOUTH RANGE 39 EAST
- 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
- R = PROPERTY LINE
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RAD. = RADIAL
- REC. (R) = RECORDED
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.D./H. = SET DRILL HOLE
- S.N./D. = SET NAIL AND DISC
- S.I.P. = SET IRON PIPE
- S.R.B. = SET REBAR
- STY. = STORY
- SWK. = SIDEWALK
- T.O.P. = TOP OF BANK
- U.E. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- S = SECTION LINE
- Δ = DELTA

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FOR: L&W
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 FIELD BOOK NO.
 DESIGNED BY: E.P.
 APPROVED BY: E.P.
 CHECKED BY: E.P.
 PAGE No. 1

ORDER No.
 19-190
 SHEET 2 OF 2