#### IMPORTANT NOTICE TO APPLICANT:

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 place on the next available Plat Committee Agenda the full correct fee must be paid no later than the next day, Tuesday, noon time. Failure to submit this form and fees by the aforemetioned deadlines will result in this item not being place on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:					
Agenda Date: _	3/23/2018				
Tentative No.: T	24070				
Received Date:	3/9/2018				

Number of Sites: (

Dist 12

APPLICATION FOR PLA				
Municipality: UNINCORPORATED MIAMI-DADE COUNTY		ge.: <u>40</u> E. / Sec.	: Iwp.:5. Rge.: E.	
Name of Proposed Subdivision: Sigler Subdiv	7131011	24 26	305-216-6	60
Name of Proposed Subdivision:	BA!!	Phone: 50	71- 0-1- 33116	
	City: Miami	State: FL	Zip Code: 33110	
Owner's Email Address: floridabankers@yaho	oo.com		205 477 6472	
3. Surveyor's Name: Ricardo Rodriguez c/o Ford				
Address: 1950 NW 94th Avenue, 2nd Floor			Zip Code: 33172	
Surveyor's Email Address: ricardor@fordco.c	om			
4. Folio No(s).: 22-2033-001-0530 /	///////	LILIA WAW	- Har Carth OE	
5. Legal Description of Parent Tract:  ———————————————————————————————————	See Attached Ex	nibit "A"	on 33, Township 52	
6. Street boundaries: The NE corner of NW 109th Street and N	W 97th Avenue, Medley, Florida.	unty, Elarida	in Mat Book 2 at	
7. Present Zoning: M-1 (industrial District) Z	oning Hearing No.:			
8. Proposed use of Property: Single Family Res.(Units), Duplex(Sq. Family Res.(Units), Duplex(Sq. Family Res.(Sq. Ft.), Office(Sq. Family Res.(Sq. Family	ret.), Restaurant(Sq. Ft. mgs on the property.  Itions or any other declarations, in Item 5 and that the information contact trictive covenants and declarations in fadditional items as may be necessary	**Restrictions, covens ained in this application is favor of Miami-Dade Country as abstract or operating development. If so	ants that might affect this Tentative Plastrue and correct to the best of my knowledge bunty. Attached is a copy of the recorded deed inion of Title to determine accurate ownership or required. I recognize that engineering drawings	lat
for the extension of these utilities must be approved by the appropria	a false statement in writing with the in	tent to mislead a public		
shall be guilty of a misdemeanor of the second degree, punisha	able as provided in FS. 775.082 or FS	10997	Project, Inc.	
STATE OF FLORIDA) SS:	Signature of Own	Tillian Salah		
COUNTY OF MIAMI-DADE)	(Print name & Title he	ere):	E. Sigler, President	
BEFORE ME, personally appeared SOMM acknowledged to and before me that (he/she) extends of FMC as identification	xecuted the same for the purpon and who did (1991) take an	day of FBRU urposed therein. I oath.	My, 20/8 A.D. and (he/she)	
WITNESS my hand and seal in the County and	State last aforesaid this	day of + BA	10/0 A.D.	
DIAMA EQUED  Notary Public - State of Florida  Commission # FF 215230	Signature of Notar	y Public:	WA ECUED	
My Comm. Expires Apr 19, 201 Sonded through National Notary Ass (NOTARY SEAL)	19	April 19	1001	,
Note: The reverse side of this sheet may be used for	a statement of additional items			

A REPLAT OF THE WEST HALF OF TRACT 44 LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY, LESS THE SOUTH 25 FEET OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.

## **LEGAL DESCRIPTION:**

The West half of Tract 44 lying Northeasterly of the railway, less the South 25 feet of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION of Section 33, Township 52 South, Range 40 East, according to the Plat thereof recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.

- 1						
	DEVELOPMENT CRITERIA	TA	BLE			
	ZONING: M-1 Industrial District PROPOSED USES:					
	TRACT "A" TRUCK STAGING AREA S. (NO STRUCTURES REQUIRED)		NONE			
	TRACT "B" TRUCK STAGING AREA S.	F.:	NONE			

(NO STRUCTURES REQUIRED)

TABLE OF MON	NUMENTS		
TYPE OF MONUMENT	TOTAL		
P.R.M.	5		
P.C.P.	4		
LOTS AND TRACTS CORNERS	N/A		
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091			

# PROPERTY INFORMATION

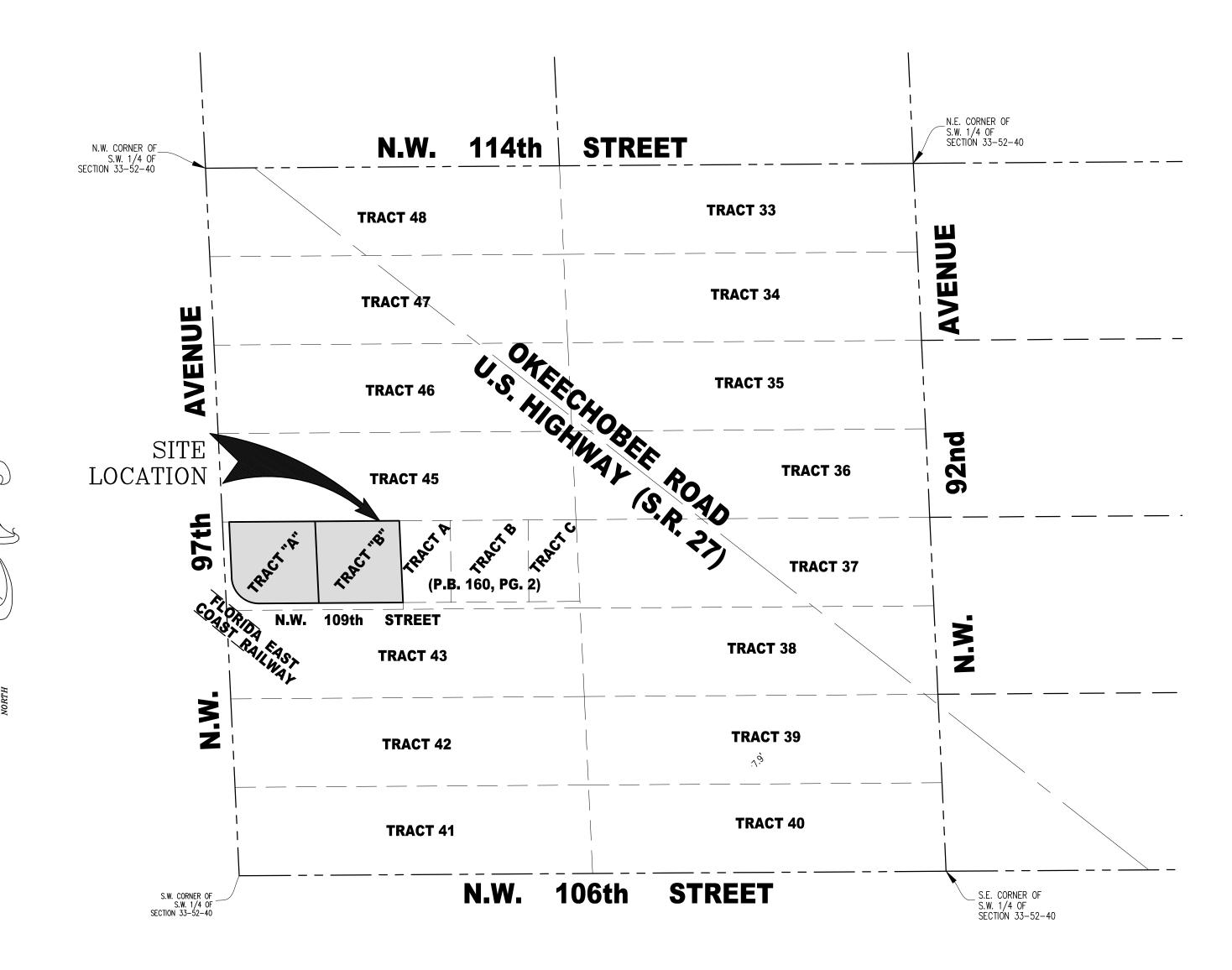
OWNER: 10997 PROJECT, INC. Address: 3302 VILLAGE GREEN DRIVE MIAMI, FLORIDA 33175

Contact Person Information: JOSE SIGLER e-mail address: floridabankers@yahoo.com

### CONTACT PERSON INFORMATION

Name: Daniel Rodriguez P.S.M. e-mail address: danielr@fordco.com Name: Ricardo Rodriguez P.S.M. e-mail address: ricardor@fordco.com Name: Omar Armenteros, P.S.M. e-mail address: omara@fordco.com Name: Cristina Pires e-mail address: cristinap@fordco.com

Telephone Number: (305) 477-6472



# **LOCATION MAP**

SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 52 SOUTH, RANGE 40 EAST TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA (SCALE 1" = 300')

#### **SURVEYOR'S NOTES:**

- 1) The herein captioned Property was surveyed based on the Legal Description Provided
- 2) There may be additional restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE POLICY will have to be performed to determine recorded instruments, if any affecting this property.
- 3) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, 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 around surfaces.
- Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- 4) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- 5) This survey is not valid without the authenticated digital signature and authentic digital seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Printed copies are not valid unless they bear the original wet-ink signature and raised seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Any additions or deletions to this survey map or report by any person other than the signing party or parties are prohibited without the prior 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 Lots and Tracts: 2 Tract
- 9) Water not required for proposed use.
- 10) Sewer not required for proposed use.
- 11) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- 12) Miami-Dade County Flood Criteria: 8.52' more or less. 13) AREA OF PROPERTY: 195,906.88 Square Feet or 4.50 Acres more or less.
- 14) Ownership subject to OPINION OF TITLE.
- 15) Type of Survey: Boundary and Topographic Survey for purpose of TENTATIVE PLAT.
- 16) North arrow direction shown hereon is based on an assumed value of S02°43'41"E along the West Line of the Southwest 1/4 of Section 33-52-40 as shown herein.
- 17) Elevations are based on the National Geodetic Vertical Datum of 1929.
- 18) Miami-Dade Bench Mark Used: # 1J-3076 Elevation: 12.29'
- 19) Bench Mark Location: N.W. 116th Way and South River Drive Northwest corner of
- 20) Property Address: N.W. 97th Avenue and N.W. 109 Street Medley, Florida
- 21) Flood Zone: X Base Flood Elev. = N/A AS PER FEMA Panel Number: 12086C0276L Community Number: 120649 (TOWN OF MEDLEY) Date: September 11, 2009.
- 22) This Map of Survey is intended to be displayed at a scale of One inch equals 40 feet or smaller.
- 23) The Sources of Data used for the preparation of this Boundary and Topographic Survey are Plat Book 2, Page 17 and Section 33, Township Map 52 South, Range 40 East, of Miami-Dade County, Florida.

24) Field Book: A-625, 66 Data Collector File Name: 03B231.TXT Order No.: 03B231-5403

# **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 SURVEY of the real property described hereon. I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J—17.051 (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, LB 6557

Original Field Work Survey Date: October 21st, 2003.

Revision 1: December 23rd, 2004 (UPDATE SURVEY W/ TITLE REVIEW)

Revision 2: June 19th, 2017 (UPDATE SURVEY WITH TENTATIVE PLAT)

Revision 3: December 13th, 2017 (REVISED WEST RIGHT-OF-WAY DEDICATION)

Revision 4: April 06th, 2018 (UPDATE T-PLAT AS PER MIAMI-DADE COUNTY COMMENTS)

Revision 5: April 27th, 2018 (UPDATE T-PLAT AS PER MIAMI-DADE COUNTY COMMENTS)

Revision 6: August 5th, 2020 (UPDATE BOUNDARY SURVEY) Revision 7: April 13th, 2022 (UPDATE BOUNDARY SURVEY)

Revision 8: January 26th, 2023 (UPDATE TREE SURVEY)

Revision 9: April 16th, 2024 (UPDATE SURVEY) Revision 10: October 28th, 2025 (UPDATE SURVEY)

Digitally signed by Daniel Rodriguez Date: 2025.10.29 15:16:11-04'00'

Daniel Rodriguez, P.S.M. for the Firm Professional Surveyor and Mapper State of Florida, Registration No. 7650. 1950 N.W. 94th AVENUE. 2nd FLOOF DORAL, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805 L.B. No. 6557 취임이이원 اسَاهـ احدادة الحداد

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AS SHOWN DRAWN BY: L.E./RENE.R./E.R./O.O

OCTOBER 28th, 2025

DWG. CHECKED BY: RR

03B231-5403

