

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: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (9)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 31 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: EUREKA TOWNHOUSES

2. Owner's Name: CANISAL PROJECTS, INC Phone: (786) 6563400

Address: 2095 W 76 St #136 City: HIALEAH State: FL Zip Code: 33016

Owner's Email Address: hhconsgroup@gmail.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 266 GIRALDA AVENUE City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: ED@asomiami.com / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-5031-000-0230 / _____ / _____ / _____

5. Legal Description of Parent Tract: N. 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SW 1/4 OF SE 1/4 IN SEC 31 TOWNSHIP 55 SOUTH RANGE EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FL

6. Street boundaries: SW 184TH STREET & SW 110TH AVENUE

7. Present Zoning: RU-TH Zoning Hearing No.: CZAB14-6-20

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: *Norexa Henriquez*

(Print name & Title here): Norexa Henriquez.

BEFORE ME, personally appeared NOREXA HENRIQUEZ this 5 day of DECEMBER, 23 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FL/DL #562 639 TO 6650 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5 day of DECEMBER, 2023 A.D.

Signature of Notary Public: *[Signature]*

(Print, Type name here: DIEGO X. BETANCOURT)

04/21/2024
(Commission Expires)

99 980319
(Commission Number)



(NOTARY SEAL)

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

TENATIVE PLAT

BOUNDARY AND TOPOGRAPHICAL SURVEY

EUREKA TOWNHOUSES

A PROPOSED SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



THE SE 1/4 OF SECTION 31-55-40
MIAMI-DADE COUNTY, FLORIDA.

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

PREPARED FOR
CANISAL PROJECTS, INC.

PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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, PSM ON THE DATE ADJACENT 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: FEB. 3, 2025

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 1/20 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.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

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

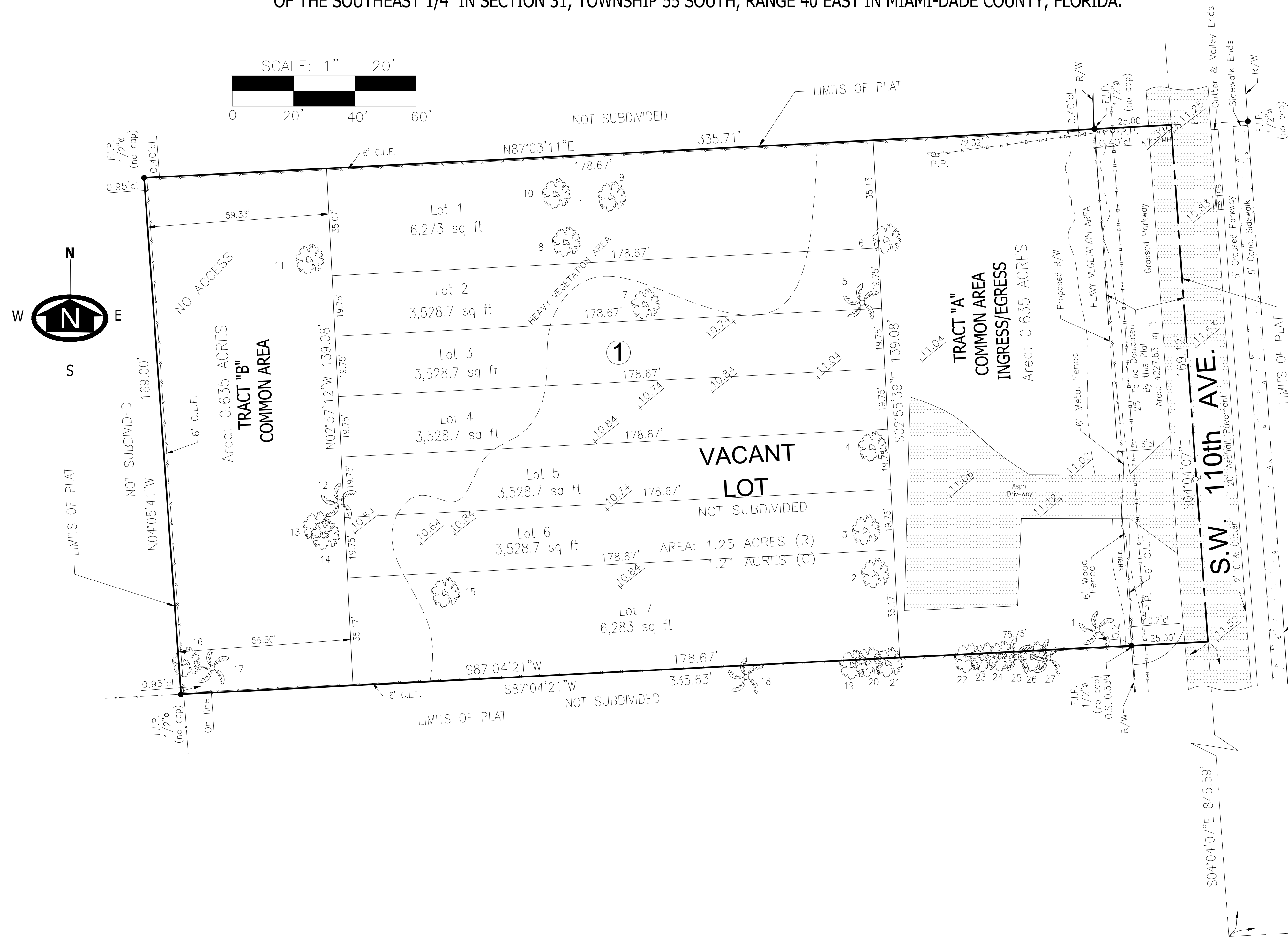
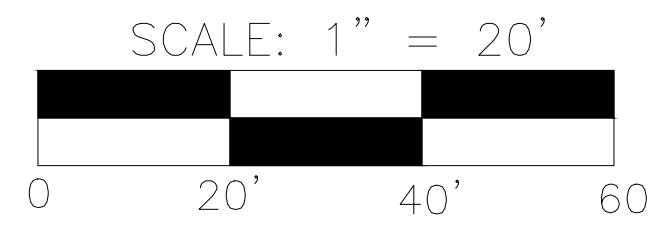
FOR: CANISAL PROJECTS, INC.
SCALE: 1"=60'
DATE: 2025
DRAWN BY: D.A.
FIELD BOOK No.
DESIGNED BY: E.P.
APPROVED BY: E.P.
CHECKED BY: E.P.
PAGE No. 1

ORDER No.
21-342

SHEET 1 OF 2

TENTATIVE PLAT BOUNDARY AND TOPOGRAPHICAL SURVEY EUREKA TOWNHOUSES

A PROPOSED SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA.



- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE LENGTH
 - R = RADIUS
 - D = CURVE INTERIOR ANGLE
 - A.C. = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - BL/COM = BLOCK CORNER
 - CALC(C) = CALCULATED
 - CB = CATCH BASIN
 - CE = CENTER LINE
 - CH/BS = CHORD BEARING
 - C.L.F. = CHAIN LINK FENCE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MANNT. EASEMENT
 - 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.R.P. = FOUND R/W PIPE
 - S.D.H. = SET DRILL HOLE
 - S.N.D. = SET NAIL AND DISC
 - S.R.P. = SET R/W PIPE
 - S.R.B. = SET REBAR
 - T.M. = TEMPORARY BENCH MARK
 - L.P. = LIGHT POLE
 - MEAS(M) = MEASURED
 - M = MANHOLE
 - M = MEASURED
 - N = NEAREST LINE
 - NTS = NOT TO SCALE
 - P.B. = PARALLEL LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMBINATION
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.L. = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC. (R) = RECORDED
 - RES. = RESIDENCE
 - R.W. = RIGHT OF WAY
 - SEC. = SECTION
 - SM. = SIDEWALK
 - U.E. = UTIL. EASEMENT
 - WM. = WOODEN POLE
 - W.M. = WATER METER
 - W. = WATER
 - 14-575-386 = SECTION 14 TOWNSHIP 57 SOUTH RANGE 38 EAST

- 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)
 - CATCH BASIN
 - MANHOLE
 - O.E. OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - FIRE HYDRANT
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WATER METER
 - CONC. LIGHT POLE

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	COCONUT	COCOS NUCIFERA	1.0'	20'	20'
2	ROYAL PONCIANA	DELONIX REGIA	1.0'	15'	20'
3	ROYAL PONCIANA	DELONIX REGIA	1.5'	25'	25'
4	STRANGLER FIG	FICUS AUREA	1.5'	20'	20'
5	COCONUT	COCOS NUCIFERA	1.0'	30'	15'
6	ROYAL PONCIANA	DELONIX REGIA	2.0'	30'	60'
7	ROYAL PONCIANA	DELONIX REGIA	1.5'	15'	20'
8	ROYAL PONCIANA	DELONIX REGIA	1.0'	15'	15'
9	ROYAL PONCIANA	DELONIX REGIA	1.0'	20'	20'
10	ROYAL PONCIANA	DELONIX REGIA	1.5'	40'	40'
11	ROYAL PONCIANA	DELONIX REGIA	1.0'	30'	30'
12	COCONUT	COCOS NUCIFERA	1.0'	15	10'
13-14	ROYAL PONCIANA	DELONIX REGIA	1.0'	20'	20'
15	STRANGLER FIG	FICUS AUREA	4.0'	30'	40'
16	STRANGLER FIG	FICUS AUREA	2.0'	35'	35'
17	MANGO TREE	MANGIFERA INDICA	1.0'	15'	20'
18	COCONUT	COCOS NUCIFERA	1.0'	25'	20'
19-21	UNKNOWN	UNKNOWN	1.0'	10'	5'
22	UNKNOWN	UNKNOWN	3.0'	20'	20'
23-24	UNKNOWN	UNKNOWN	1.0'	10'	5'
25	COCONUT	COCOS NUCIFERA	0.7'	10'	10'
26	UNKNOWN	UNKNOWN	1.0'	10'	5'
27	COCONUT	COCOS NUCIFERA	1.0'	10'	10'

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120635-0601L WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
 - LAND AREA OF SUBJECT PROPERTY: **54,450 SF (+/-) / 1.25 ACRES (R) / 52,510 SF (+/-) / 1.21 ACRES (C)**
 - SUBJECT PROPERTY IS ZONED RU-TH, MODIFICATION AS PER D2021000021
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BC-68**, WITH AN ELEVATION OF **9.94 FEET** (NGVD), PK NAIL AND ALUMINUM WASHER IN CONC PAD OF TRAFFIC SIGNAL POLE.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S04°04'07"E, BEARING FOR THE CENTERLINE OF S.W. 110th AVE., AS SHOWN ON PLAT BOOK 164 AT PAGE 83 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.
 - DADE COUNTY FLOOD CRITERIA = 8.5 FEET, AS PER P.B. 120 AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
 - NUMBER OF LOTS: SEVEN LOTS AND TWO TRACTS
 - DEVELOPMENT INFORMATION: SEVEN RESIDENTIAL TOWNHOUSES AND TWO TRACTS A AND B FOR COMMON ELEMENT AND EGRESS/INGRESS AS PER D2021000021

SITE ADDRESS: 18100 S.W. 110th AVE., MIAMI, FL. 33157
 JOB NUMBER: 21-342
 DATE OF SURVEY: APRIL 27, 2021/ DECEMBER 1, 2024 (UPDATE)
 FOLIO NUMBER: 30-5031-000-0230

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
 -THERE IS ANY EASEMENT ON THE SIDES 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.

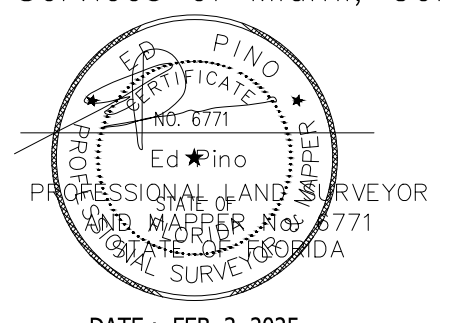
S.W. 184th ST. SE CORNER SECTION 31-55-40
 S04°04'07"E 845.59'
 S87°10'13"W 2011.57'

CERTIFIED TO:
 CANISAL PROJECTS, INC.

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 FOR THE FLORIDA STATUTES.

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DATE: FEB. 3, 2025

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AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors
 266 GIRALDA AVENUE
 CORAL GABLES, FL. 33134
 PHONE: (305) 998-8627
 ASO@AMIANL.COM

DRAWN BY: D.A.
 CHECKED BY: E.P.
 SCALE: 1"=30'
 DATE: 2025
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 SHEET No. 2