

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MEDLEY Sec.: 15 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Fraxedas Place FKA 7-Eleven Seventy Fourth Street

2. Owner's Name: Fraxedas Management Corp Phone: 305-606-2152

Address: 4401 SW 75 Avenue, #6 City: Miami State: FL Zip Code: 33155

Owner's Email Address: aylinfraxedas@gmail.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 22-3015-001-0310 / 22-3015-001-0312 / 22-3015-001-0313 / 22-3015-001-0314

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 87 Avenue and NW 74 Street

7. Present Zoning: IU3 Zoning Hearing No.: _____

8. Proposed use of Property: Truck Parking
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(360 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.

Exhibit "A"

Fund File Number: 1677387

Legal Description:

THE NORTH 1/2 OF THE WEST 264.49 FEET OF TRACT 32 OF SECTION 15 TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE LAND DESCRIBED IN THE RIGHT-OF-WAY DEED TO MIAMI- DADE COUNTY CONVEYS THE TITLE FOR HIGHWAY PURPOSES BY CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 19187 PAGE 2964 IN THE PUBLIC RECORDS OF MIAMI- DADE COUNTY.

ALSO LESS

A PORTION OF TRACT 32, SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°37'29" EAST, (FOR A BASIS OF BEARINGS), ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15 FOR A DISTANCE OF 530.11 FEET; THENCE SOUTH 00°22'31" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01°45'43" EAST ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23949 AT PAGE 2702 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 38.21 FEET; THENCE NORTH 89°25'07" WEST FOR A DISTANCE OF 442.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 92°20'36" FOR AN ARC DISTANCE OF 72.53 FEET TO A POINT OF CUSP WITH A LINE LYING 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, SAID LINE BEING COINCIDENT WITH THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE; THENCE NORTH 01°45'43" WEST ALONG THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID N.W. 87TH AVENUE FOR A DISTANCE OF 51.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 91°23'12" FOR AN ARC DISTANCE OF 39.87 FEET; THENCE NORTH 89°37'29" EAST ALONG A LINE LYING 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, FOR A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING.

ALL OF THE FOREGOING LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

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ALL OF THE FOREGOING LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNT

Fund File Number: 1677398

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Fund File Number: 1677428

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Fund File Number: 1677428

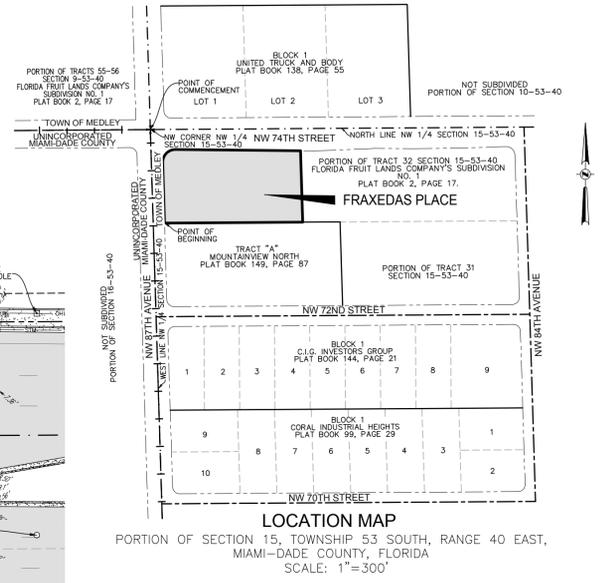
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BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF FRAXEDAS PLACE

A REPLAT OF A PORTION OF TRACT 32 IN THE NW 1/4 OF SECTION 15, TOWNSHIP 53 SOUTH,
RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 (PLAT BOOK 2, PAGE 17)
TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA
FOR: FRAXEDAS MANAGEMENT CORP.

4401 SW 75 AVENUE #6
MIAMI, FL 33155
PHONE: (305) 606-2152
EMAIL: ayinfraxedas@gmail.com



| DEVELOPMENT INFORMATION | |
|-------------------------|------------------------------------|
| TRACT | LAND USE |
| "A" | TRUCK PARKING 360 SF OFFICE USE |

| CONTACT PERSON INFORMATION | |
|--|--|
| PULICE LAND SURVEYORS, INC.; JANE STORMS | |
| TELEPHONE NUMBER: 954.572.1777 | |
| FAX NUMBER: 954.572.1778 | |
| E-MAIL: JANE@PULICELANDSURVEYORS.COM | |

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARK N-902; ELEVATION: 7.16 FEET.
 - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL: 12086C0279L; COMMUNITY #120649; MAP DATE: 09/11/09.
 - THIS SITE LIES IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF THE NW 1/4 OF SECTION 15-53-40 BEING N89°37'29"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SITE CONTAINS NO MARKED PARKING SPACES.
 - SITE ZONE: IJ-3, INDUSTRIAL DISTRICTS, UNLIMITED MANUFACTURING; REQUIRED SETBACKS: FRONT-20'; SIDE STREET-15'; INTERIOR SIDE-0'; REAR-5'.
 - THIS SITE WILL BE SERVED BY MIAMI-DADE WATER AND SEWER.
 - DADE COUNTY FLOOD CRITERIA IS 8.5' NVD029 PER MIAMI-DADE COUNTY FLOOD CRITERIA MAP 2022. (CONVERTED FROM THE PUBLISHED ELEVATION OF 7.0 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88]).
 - FOLIO NUMBERS: 2230150010310, 2230150010312, 2230150010313 & 2230150010314.
 - NUMBER OF PROPOSED TRACTS: 1.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

| NO. | REVISIONS | BY |
|-----|----------------------------------|------|
| 1 | 74543-ORIGINAL SURVEY-8/7/23 | J.S. |
| 2 | REVISE BOUNDARY/ADD INFO-10/7/23 | B.D. |

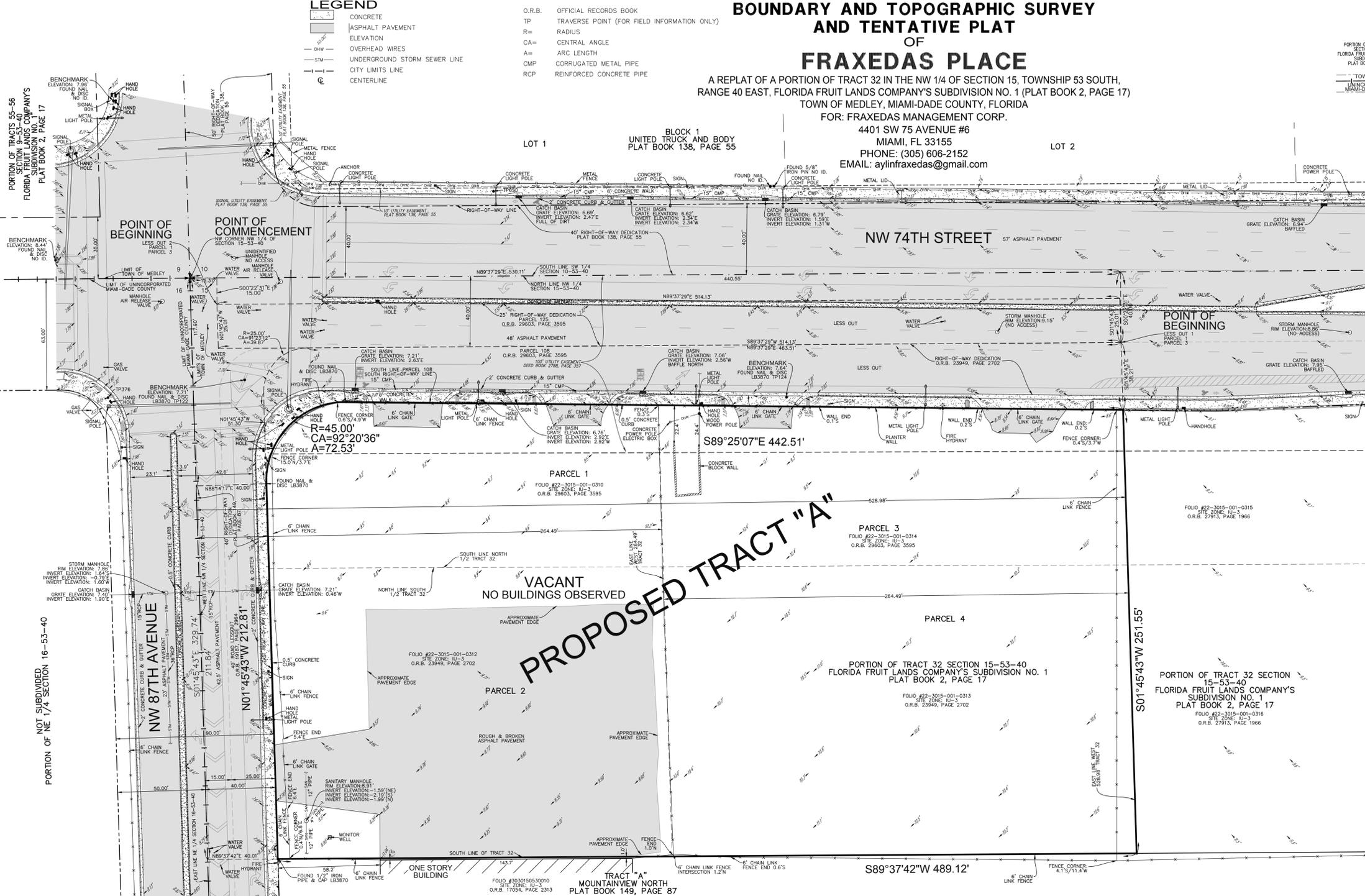
BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 10/7/25

FILE: FRAXEDAS MANAGEMENT CORPORATION
ORDER NO.: 74343



LEGAL DESCRIPTION:
PARCEL 1:
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ALL OF THE FOREGOING LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY.

PARCEL 2:
THE SOUTH 1/2 OF THE WEST 264.49 FEET OF TRACT 32 OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE LAND DESCRIBED IN THE RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY CONVEYS THE TITLE FOR HIGHWAY PURPOSES BY CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 19187 PAGE

2964 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 1/2 OF THE EAST 264.49 FEET OF THE WEST 528.98 FEET OF TRACT 32 SECTION 15 TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS
A PORTION OF TRACT 32, SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°37'29" EAST, (FOR A BASIS OF BEARINGS), ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15 FOR A DISTANCE OF 530.11 FEET; THENCE SOUTH 00°22'31" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01°45'43" EAST ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23949 AT PAGE 2702 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 38.21 FEET; THENCE NORTH 89°25'07" WEST FOR A DISTANCE OF 442.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR

CURVE THROUGH A CENTRAL ANGLE OF 92°20'36" FOR AN ARC DISTANCE OF 72.53 FEET TO A POINT OF CURVATURE WITH A LINE LYING 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, SAID LINE BEING COINCIDENT WITH THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE; THENCE NORTH 01°45'43" WEST ALONG THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID N.W. 87TH AVENUE FOR A DISTANCE OF 51.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 91°23'12" FOR AN ARC DISTANCE OF 39.87 FEET; THENCE NORTH 89°37'29" EAST ALONG A LINE LYING 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, FOR A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS
A PORTION OF TRACT 32, SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89°37'29" EAST, (FOR A BASIS OF BEARING), ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15 FOR A DISTANCE OF 15.37 FEET; THENCE SOUTH 00°22'31" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE SOUTH 01°45'43" EAST ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23949 AT PAGE 2702 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 38.21 FEET; THENCE NORTH 89°25'07" WEST FOR A DISTANCE OF 442.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR

PARALLEL TO AND 15.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, SAID LINE BEING COINCIDENT WITH THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF N.W. 74TH STREET, FOR A DISTANCE OF 514.13 FEET; THENCE SOUTH 01°45'43" EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST BOUNDARY OF LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23949 AT PAGE 2702 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 25.01 FEET; THENCE SOUTH 89°37'29" WEST ALONG A LINE LYING 40.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 15, SAID LINE BEING COINCIDENT WITH THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE, FOR A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THE SOUTH 1/2 OF THE EAST 264.49 FEET OF THE WEST 528.98 FEET OF TRACT 32 SECTION 15 TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE FOREGOING LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 124,514 SQUARE FEET (2.858 ACRES), MORE OR LESS.

LEGEND

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| | CONCRETE | O.R.B. | OFFICIAL RECORDS BOOK |
| | ASPHALT PAVEMENT | TP | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| | ELEVATION | R= | RADIUS |
| | OVERHEAD WIRES | CA= | CENTRAL ANGLE |
| | UNDERGROUND STORM SEWER LINE | A= | ARC LENGTH |
| | CITY LIMITS LINE | CMP | CORRUGATED METAL PIPE |
| | CENTERLINE | RCP | REINFORCED CONCRETE PIPE |