

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.

<u>FOR OFFICIAL USE ONLY:</u>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (174)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: FLORIDA CITY Sec.: 25 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ocean gate village

2. Owner's Name: TPG AG EHC SD (LEN) MULTI STATE 1, LLC Phone: 305-559 1951

Address: 5505 blue lagoon dr #500 City: miami State: fl Zip Code: 331

Owner's Email Address: juan.j.romero@lennar.com

3. Surveyor's Name: e r brownell and associates ,inc Phone: 305 860 3866

Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s): 16-7825-003-0015 / _____ / _____ / _____

5. Legal Description of Parent Tract: see attache

6. Street boundaries: sw 344/krome ave

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

8. Proposed use of Property:
Single Family Res.(174 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. Futhermore, 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.

Arizona
STATE OF FLORIDA)
Maricopa
COUNTY OF MIAMI-DADE)

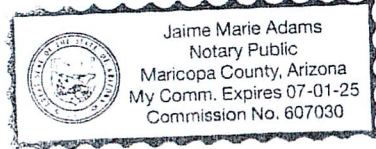
SS:

Signature of Owner: Steven S. Benson

(Print name & Title here): Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC SD (LEN) Multi State 1, LLC

BEFORE ME, personally appeared Steven J. Benson this 23 day of January, 2025 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 23 day of January, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Jaime Marie Adams

(Print, Type name here: Jaime Marie Adams)

07/01/2025 (Commission Expires) 607030 (Commission Number)

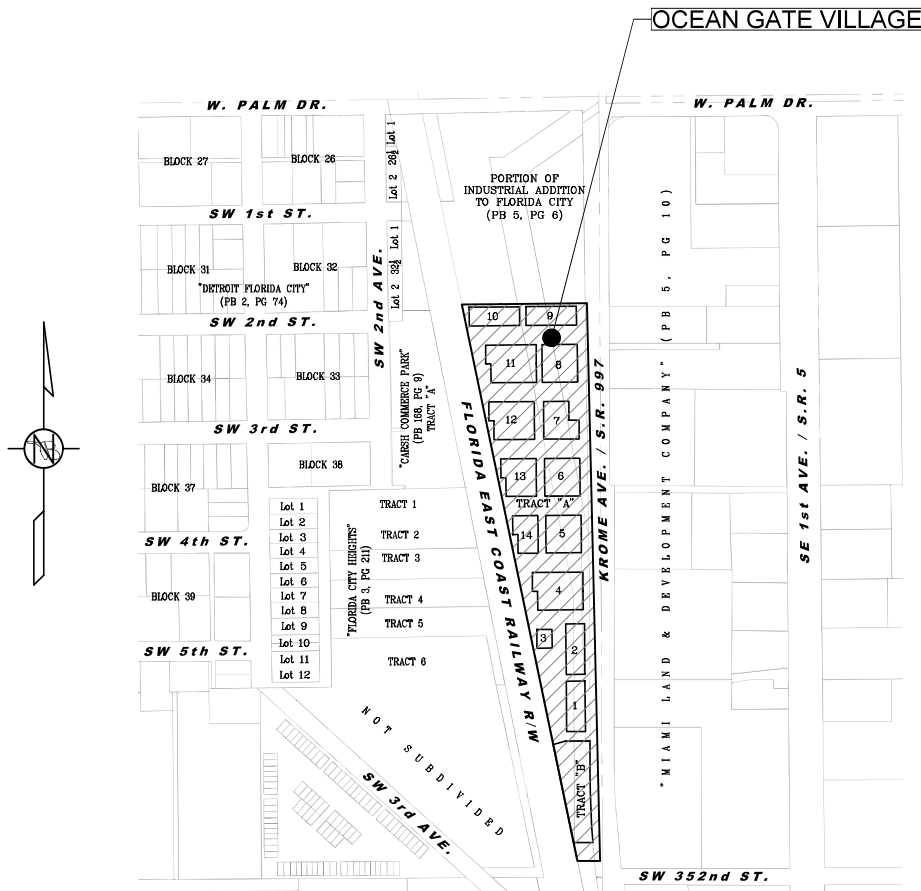
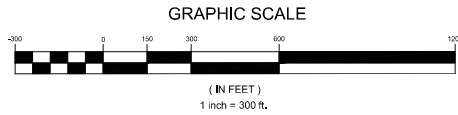
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

OCEAN GATE VILLAGE

A RE-PLAT OF A PORTION OF LOT 36 AND 37, ALL OF LOTS 38 THROUGH 105, A PORTION OF LOT 106, OF INDUSTRIAL ADDITION TO FLORIDA CITY, TOGETHER WITH ALL ROADS AND CANAL VACATED IN PLAT BOOK 5, PAGE 6, LYING AND BEING IN THE NE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 4957 SW 74TH COURT MIAMI, FLORIDA, 33155
 PHONE: (305) 860-3866 FAX: (305) 860-3870
 CERTIFICATION NO. LB 761 AUGUST, 2022



LOCATION MAP
 NE 1/4 OF SECTION 25-57-38
 SCALE 1"=300'

PROPERTY ADDRESS:
 75 West Palm Drive, Florida City, FL 33034
 Portions of Tax Folio No. 16-7825-003-0010
 16-7825-003-0081
 16-7825-003-0020

LEGAL DESCRIPTION:
 A portion of the Plat of "Industrial Addition to Florida City" as recorded on Plat Book 5, at Page 6, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 25, Township 57 South, Range 38 East, of Miami-Dade County, Florida, more particularly described as, Commence at the Northeast corner of Section 25, Township 57 South, Range 38 East, of Miami-Dade County, Florida, thence run South 0°46'07" East along the Centerline of Krome Avenue (SW 177th Avenue), for a distance of 739.41 feet to a point; thence run North 90°00'00" West for a distance of 57.01 feet to a point on the West Right-of-Way line of said SW 177th Avenue and the Point of Beginning; thence run South 0°46'07" East along said Right-of-Way, a line 57.00 feet west and parallel to the Center line of SW 177th Avenue for a distance of 344.04 feet to a point; thence run South 89°13'53" West for a distance of 34.00 feet to a point; thence run South 0°46'07" East for a distance of 48.00 feet to a point; thence run North 89°13' 53" East for a distance of 34.00 feet to a point on the west Right-of-Way line of said SW 177th Avenue; thence South 0°46'07" East along said Right-of-Way line for a distance of 473.37 feet to a point; thence run South 01°46'07" East for a distance of 401.11 feet to a point; thence run South 00°46'07" East for a distance of 272.03 feet to a point of curvature with a circular curve, said curve turning to the left through center angle of 7°33'17", having a radius of 2914.93 feet for an arc distance of 384.25 feet to a point on the south line of the northeast 1/4 of said Section 25, for a distance of 93.96 feet to a point on the easterly line of Transportation Corridor according to Plat Book 124, at Page 77, as recorded in the Public Records of Miami-Dade County, Florida; thence run North 11°21'40" West along the easterly line of said Transportation Corridor for a distance of 1963.11 feet to a point; thence run North 90°00'00" East for a distance of 422.00 feet to the Point of Beginning, Containing (10.84 Acres more or less).

NOTES:
 Number of Acres: 10.84+- Acres (Net)
 Method of Sewer: Sanitary Sewer FLORIDA CITY (See Availability Form)
 Method of Water: Public Water FLORIDA CITY (See Availability Form)
 Property Zoned: I
 Dade County Flood Elevation: 8.5 Feet NGVD 29, OR 7.00 NAVD 88
 FEMA Base Flood Elevation: Zone "A" (Elevation N/A)
 Tax Folio Number: Portions of 16-7825-003-0010
 16-7825-003-0081
 16-7825-003-0020

DEVELOPMENT INFORMATION:
 14 Blocks, 174 Lots: Townhomes
 2 Tracts:
 Tract A Private Roads, Ingress-Egress and Utility Easements
 Tract B Park (NO BATHROOM FACILITIES)

PREPARED FOR:
 TPG AG EHC, SD (LEN) MULTI STATE 1, LLC
 5505 BLUE LAGOON DR # 500
 MIAMI FLORIDA 33126
 PH: 305-559-1951

CONTACT PERSON INFORMATION:
 Name: Angel Lopez
 Telephone Number: (305) 860-3866
 Fax Number: (305) 860-3870
 e-mail address: alopez@erbrownell.com

SURVEYORS' NOTES:
 Interior Improvements have not been Located and all are to be Removed
 Bearings are based on an assumed meridian, where the North line the Northeast 1/4 of Section 25, Township 57 South, Range 38 East, bears North 89°11'46" East. All distances as shown are based on the US Survey foot.
 Elevations are referred to the North American Vertical Datum, 1988 (NAVD88). Elevations are based on Miami-Dade County Benchmark DA-124-R, the same being a US C & G BRASS DISC, located 151 feet North of the centerline of SW 344th Street (Palm Drive) and 28 feet East of the centerline of SW 177 Avenue (Krome Ave./SR 997), 9 feet East of the East edge of pavement, elevation 4.26 feet, (Superseded value 5.58 feet (NGVD29).

The accuracy obtained for all horizontal control measurements based on a 95% confidence level and verified by redundant measurements and the office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, at an equivalent distance standard of 1 foot in 5,000 feet for Rural Areas. The elevations as shown are based on a closed level loop to the benchmark noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.
 This TENTATIVE PLAT is based on: (i) recovered monumentation (ii) the Right of Way Map for Krome Avenue (SW 177th Avenue), recorded in Plat Book 112 at Page 90; (iii) the Right of Way Map for the State of Florida Transportation Corridor (former Florida East Coast Railway Right of Way), Section No. 99006-2965 recorded in Plat Book 124 at Page 77; (iv) the Right of Way Map for State Road No. 997 (Krome Avenue), Section No. 87150, F.P. No. 405575-3, dated 11/27/07 as approved; (v) the Right of Way Map for State Road No. 27, Section No. 87160-2501 dated 6/82; (vi) the Miami-Dade County Township Survey for Township 57 South, Range 38 East, dated January 1977; (vii) the Miami-Dade County Township Survey for Township 57 South, Range 39 East, dated July 1989; (viii) the SKETCH OF BOUNDARY SURVEY / ALTA NSPS Land Title Survey, prepared by this office, under Sketch Number LS-3319, last revised 11/19/21; (ix) the Miami-Dade County Property Appraiser's Property Search Detailed Reports for Tax Folio No. 16-7825-003-0010, Tax Folio No. 16-7825-003-0081, Tax Folio No. 16-7825-003-0020; Tax Folio No. 16-1025-009-0280 and (x) the underlying plat of INDUSTRIAL ADDITION TO FLORIDA CITY, recorded in Plat Book 5 at Page 6. For existing site improvements (NOT SHOWN TO BE REMOVED), see the above referenced SKETCH OF BOUNDARY SURVEY / ALTA NSPS Land Title Survey, Sketch Number LS-3319.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. Right of Way as shown is based on the aforementioned Right of Way Maps. The right of way based solely, as depicted on the aforementioned Right of Way Maps has not been abstracted by the Surveyor nor are they warranted by the Florida Department of Transportation or Miami-Dade County, Chapter 33 of the Miami-Dade County, Florida Code.
 A comparison between measured, record, deed, deed and calculated dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Plat dimensions (P) are based on the record dimensions shown on the said plat of INDUSTRIAL ADDITION TO FLORIDA CITY. Record dimensions (R) are based on Right of Way and Township Maps. Deed dimensions (D) are based on the vesting deed referenced herein. Calculated dimensions (C) are a projection of the record plat, based on the Right of Way Maps and the Miami-Dade County Township Map for Township 57 South, Range 38 East. Locations, based solely on the said Right of Way and Township Maps, have not been field verified and are not warranted by the Florida Department of Transportation or Miami-Dade County.
 At the time of Survey, the Subject Property does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Program's, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 120660730L, Community No. 120661 (City of Florida City, Florida), bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone A, where no base flood elevation was determined.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. Underground footers and subsurface improvements have not been located.
 Only the surface indications of the underground utilities have been located in the field. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. This TENTATIVE PLAT does not reflect any existing improvement or utilities of any kind, that may be hidden and therefore not ascertainable by visual inspection. Also this Tentative Plat does not extend beyond the elevations and surface locations of the utilities and improvements depicted hereon. The Surveyor has performed no subsurface investigation or determined the location of underground footers. The location of underground utility lines on or adjacent to the property was not secured. Underground utility records from the utility companies were not available to the Surveyor nor were they provided by the client. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. This survey does not preclude the owner or his agent from notifying Sunshine State One-Call of Florida, Inc. (call 811 before you dig or online at http://www.sunshinest1.com) prior to excavation, pursuant to Chapter 556, Florida Statutes, unless exempt under Section 556.108 of said Chapter.

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 There is no evidence of proposed changes in right of way made known to the Surveyor. There is no observable evidence of recent street or sidewalk construction or repairs.
 There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.
 There is no off-site easements or servitudes benefitting the surveyed property that were made known to the surveyor.
 Note: All the recording information contained herein refers to the Public Records of Miami-Dade County, Florida. Any reference herein to a Book and Page is a reference to the Official Record Books or Plat Book of said County, unless indicated to the contrary.
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 This "TENTATIVE PLAT" shown hereon in its graphic form is the record depiction of the surveyed lands described herein, as updated in the field to reflect the current conditions on the property on August 4, 2022 and will in no circumstances be supplemented in authority by any other graphic or digital format of this Survey. All property corners, as shown hereon, were recovered or reset on August 4, 2022. This map is intended to be displayed at a scale of 1" = 300' or smaller on page 1, at a scale of 1" = 100' or smaller on page 2, and at a scale of 1" = 50' or smaller on pages 3 & 4. Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.

CERTIFIED TO: THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AND WALTER L. HARVEY, SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE.
SURVEYOR'S CERTIFICATION:
 This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.
 Revised on 01/24/25 (as Noted)
 E.R. BROWNELL & ASSOCIATES, INC.
 Digitally signed by
 Thomas Brownnell
 Date: 2025.01.24
 14:55:55 -05'00'
 The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownnell, Professional Land Surveyor # 2891, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.052. The Digital Date may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the Digital Signature and Seal must be verified on any electronic copies.

The described area contains 310,511.1 square feet more or less (7,128 acres more or less) of Folio No. 16-7825-003-0010, 132,802.5 square feet more or less (3,048 acres more or less) of Folio No. 16-7825-003-0020 and 29,260.79 square feet more or less (0.67 acres more or less) of Folio No. 16-1025-009-0081. The total Numbers mentioned when taken together contains 472,294.83 square feet more or less (10.84 acres more or less). Noting there is a certain easement, same being a 50-foot strip of land lying between the Northeastly right of way of the Transportation Corridor (former Florida East Coast Railway Right of Way) and the Southwestly line of Lot 36 through 91 inclusive, as evidenced in City of Florida City, Florida under Ordinance No. 90-03, vacating said strip/easement lying within the said plat of the INDUSTRIAL ADDITION TO FLORIDA CITY, that was included as part of Folio No. 16-7825-003-0010.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. Underground footers and subsurface improvements have not been located.

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There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no evidence of proposed changes in right of way made known to the Surveyor. There is no observable evidence of recent street or sidewalk construction or repairs.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.

There is no off-site easements or servitudes benefitting the surveyed property that were made known to the surveyor.

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SURVEYOR'S CERTIFICATION:
 This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct. I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Revised on 01/24/25 (as Noted)
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E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS • MAPPERS • LAND PLANNERS
 MIAMI, FLORIDA, 33155
 4957 SW 74th COURT
 PHONE: 305-860-3866 FAX: 305-860-3870
 www.erbrownell.com

TENTATIVE PLAT
 OCEAN GATE VILLAGE

REVISION TO CHANGE OWNERS NAME	
REVISION TO CHANGE STREET NAME	
REVISION TO CHANGE OWNERS NAME	
REVISION TO CHANGE PLAT (per Commission)	
REVISION REPEAL	
REVISION TO BE CERTIFIED TO	
Revised Floor Criteria note.	
Revised Job No.	

01/24/25					
07/16/24					
01/09/24					
11/28/23					
11/10/23					
08/15/23					
12/08/22					
11/28/22					

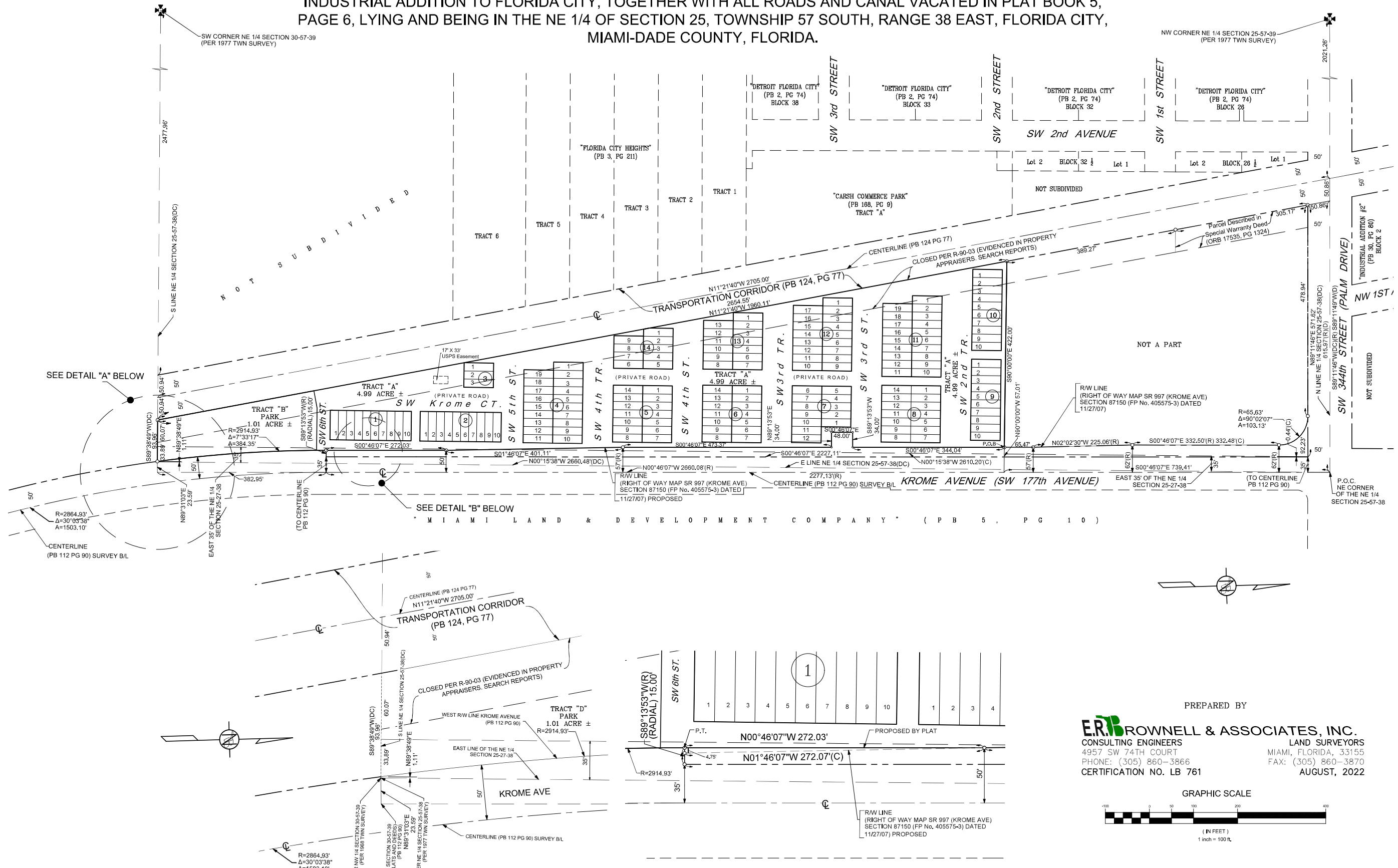
Certification No. LB/761
 PLS/PSM No. 2891
 Field Book No. FILE

Drawn by: JG
 Checked by: TB
 Scale: 1" = 300'
 Date: 08/04/22
 Job No. 58250

SEE SHEET 1 FOR CERTIFICATIONS.
 Sheet No. 1 OF 4
 Sketch No. T-994

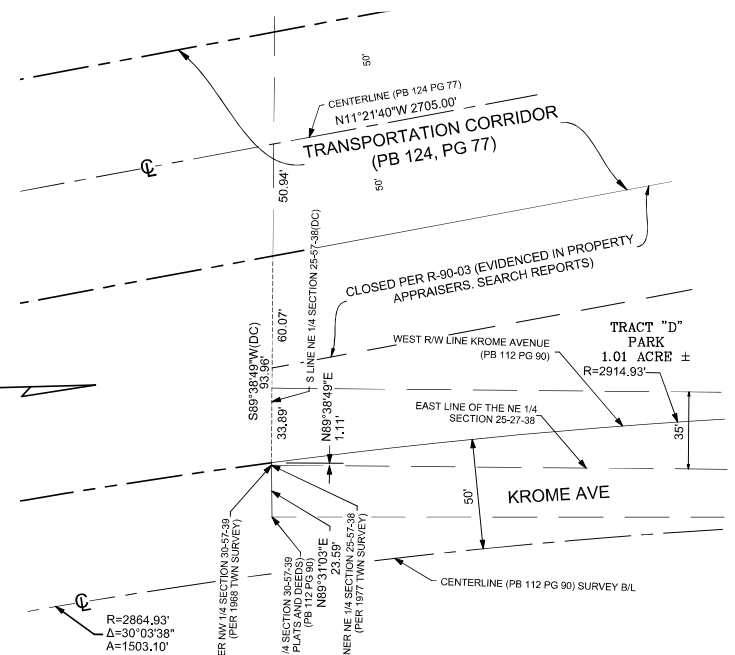
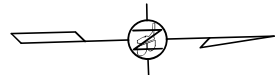
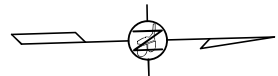
OCEAN GATE VILLAGE

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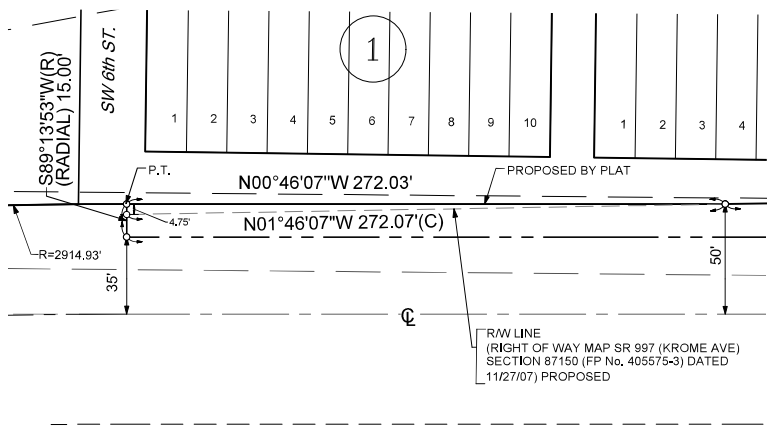


SEE DETAIL "A" BELOW

SEE DETAIL "B" BELOW



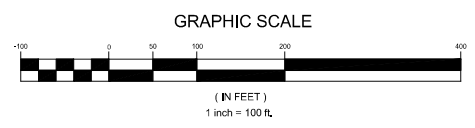
DETAIL "A"
SCALE: N.T.S.



DETAIL "B"
SCALE: N.T.S.

PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
4957 SW 74TH COURT
PHONE: (305) 860-3866
CERTIFICATION NO. LB 761

LAND SURVEYORS
MIAMI, FLORIDA, 33155
FAX: (305) 860-3870
AUGUST, 2022



E.R. Brownell & Associates, Inc.
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TENTATIVE PLAT
OCEAN GATE VILLAGE

Revised To	Change	Description
01/24/25	TO CHANGE OWNERS NAME	
07/16/24	REVISED TO CHANGE STREET NAME	
01/09/24	REVISED TO CHANGE OWNERS NAME	
11/28/23	REVISED TENTATIVE PLAT (per Comments)	
11/10/23	REVISED SITEPLAN	
08/15/23	REVISED TENTATIVE PLAT	
12/08/22	REVISED TO BE CERTIFIED TO	
11/28/22	Revised Flood Criteria note.	

Rev. No.	Date	App'd.	Description
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Certification No. LB 761
PLS/PSM No. 2891
Field Book No. FILE
Drawn by: JG
Checked by: TB
Scale: 1" = 100'
Date: 08/04/22
Job No. 58250

SEE SHEET 1 FOR CERTIFICATIONS.
Sheet No. 2 OF 4
Sketch No. T-994

Plat Date: 1/24/2025
 G:\proj\58250-000 OCEAN GATE VILLAGE (LENNARD) CAD DWG\TENTATIVE PLAT\58250_1094 TENTATIVE PLAT R2 (OCEAN GATE VILLAGE) 01-24-25.dwg

OCEAN GATE VILLAGE

A RE-PLAT OF A PORTION OF LOT 36 AND 37, ALL OF LOTS 38 THROUGH 105, A PORTION OF LOT 106, OF INDUSTRIAL ADDITION TO FLORIDA CITY, TOGETHER WITH ALL ROADS AND CANAL VACATED IN PLAT BOOK 5, PAGE 6, LYING AND BEING IN THE NE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 4957 SW 74TH COURT MIAMI, FLORIDA, 33155
 PHONE: (305) 860-3866 FAX: (305) 860-3870
 CERTIFICATION NO. LB 761 AUGUST, 2022

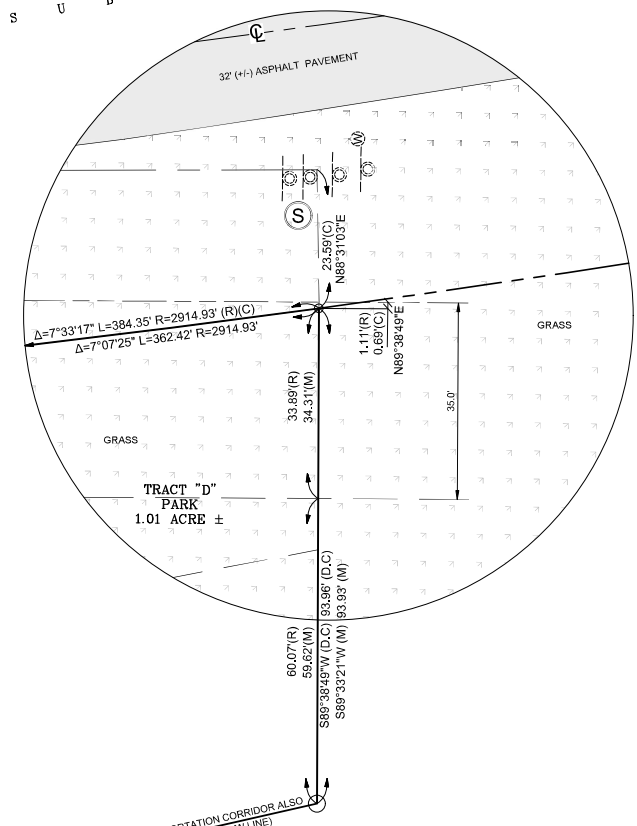
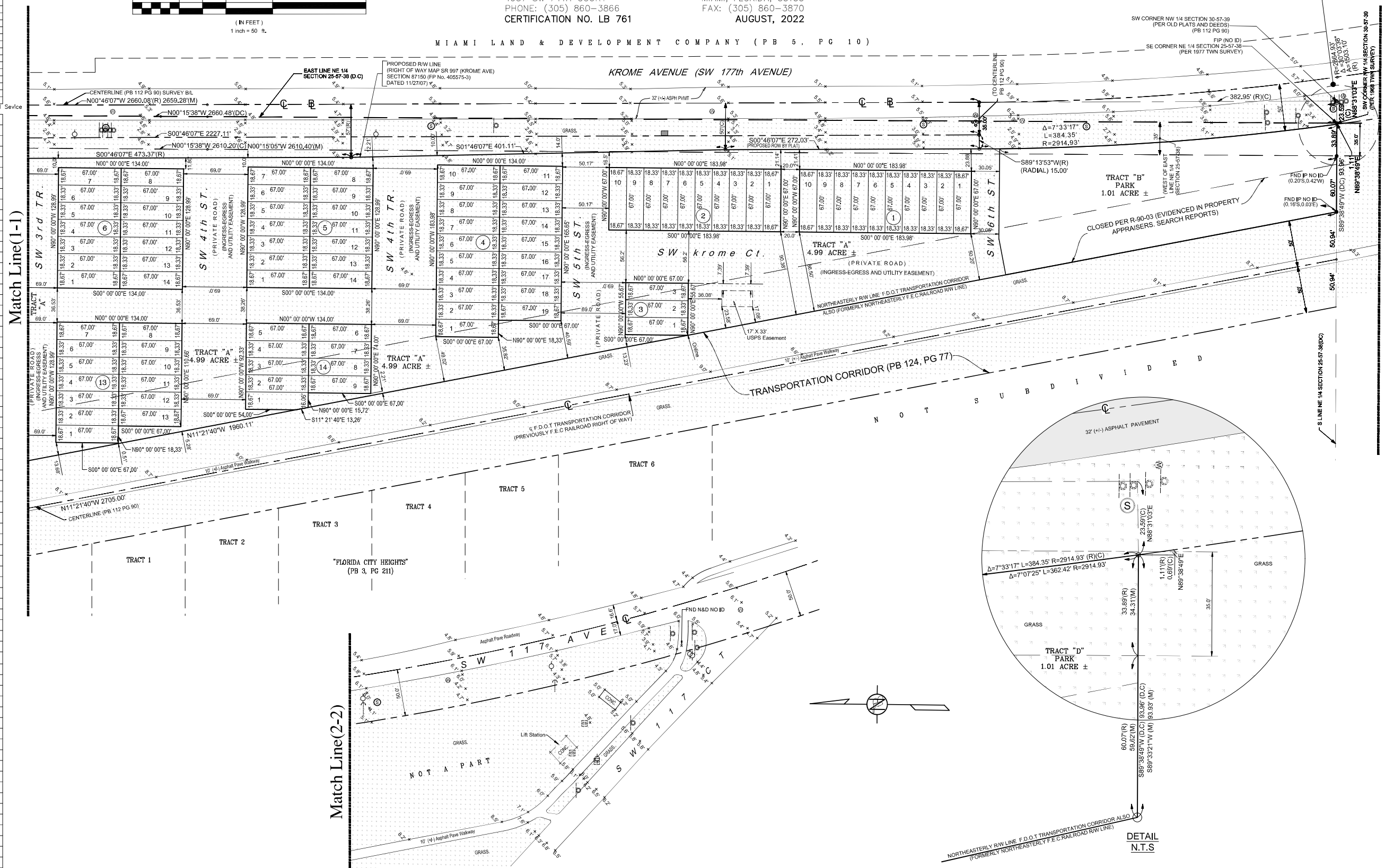
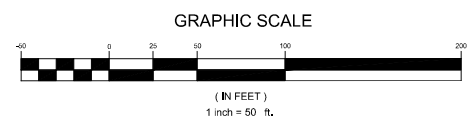
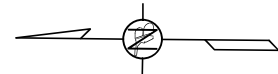
MIAMI LAND & DEVELOPMENT COMPANY (PB 5, PG 10)

ABBREVIATIONS:

(1)	As-Built info, by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND.	Found
D.H.	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(R27W, U27N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F. ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
CRB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
RAW	Right of Way
PLNTR.	Planter
USPS	United State Postal Service

SYMBOL LEGEND:

	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water



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TENTATIVE PLAT
OCEAN GATE VILLAGE

REVISION TO CHANGE OWNERS NAME	
REVISION TO CHANGE STREET NAME	
REVISION TO CHANGE OWNERS NAME	
REVISION TENTATIVE PLAT (per Comments)	
REVISION SITEPLAN	
REVISION TENTATIVE PLAT	
REVISION TO BE CERTIFIED TO	
Revised Floor Criteria note.	
Job No.	Description
012425	
071624	
010924	
112823	
111023	
081523	
120822	
112822	
Apvd.	Date
Certification No.	LB 761
PLS/PSM No.	2891
Field Book No.	FILE
Drawn by:	JG
Checked by:	TB
Scale:	1" = 50'
Date:	08/04/22
Job No.	58250
SEE SHEET 1 FOR CERTIFICATIONS.	
Sheet No.	4 OF 4
Sketch No.	T-994