

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: _____

Waiver No. D- _____

Received Date: _____

APPLICATION FOR WAIVER OF PLAT

Municipality: Miami Gardens Sec.: 32 Twp.: 51 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: BLUENEST HOMES 1 LLC Phone: 786-542-5408

Address: 33 SW 2 AVE, Suite 401 City: Miami State: FL Zip Code: 33130

Owner's Email Address: salim@bluenestdevelopment.com

2. Surveyor's Name: Julio Perez Phone: 305-342-6810

Address: 15278 SW 39th Ave City: Miami State: FL Zip Code: 33185

Surveyor's Email Address: javier@ibarralandsurveyors.com

3. Legal Description of Cutout Tract: See Exhibit A

4. Folio No(s): 34-1132-001-0150 / 34-1132-001-0155 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit B

6. Street Boundaries: NW 43rd Ct & NW 205th St

7. Present Zoning: R-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(4 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.

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

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)

SS:

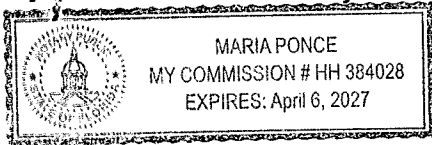
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Salim Chraibi

BEFORE ME, personally appeared this 13 day of August, 2024 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 13 day of August, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: Maria Ponce)

April 6 2027
(Commission Expires)

HH 384028
(Commission Number)

(NOTARY SEAL)

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

RESET FORM

PRINT FORM

Exhibit A

CUT-OUT-PARCELS:

LEGAL DESCRIPTION CUT-OUT-PARCEL - "A"

THE WEST 82.42 FEET OF THE NORTH 80 FEET OF THE SOUTH 975 FEET OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION CUT-OUT-PARCEL - "B"

THE EAST 82.42 FEET OF THE WEST 164.85 FEET OF THE NORTH 80 FEET OF THE SOUTH 975 FEET, OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION CUT-OUT-PARCEL - "C"

THE EAST 82.42 FEET OF THE WEST 247.27 FEET OF THE NORTH 80 FEET OF THE SOUTH 975 FEET, OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION CUT-OUT-PARCEL - "D"

THE NORTH 80 FEET OF THE SOUTH 975 FEET, LESS THE WEST 247.27 FEET OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit B

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 37, 38, 39, 40, 61, 62, 63, 64, 67, 68, PLAT OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S.02°46'26"E. ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2,182.13 FEET; THENCE N.87°13'34"E. A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF TRACT "D", HOME DEPOT PRO PLAYER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.; THENCE N.87°14'13"E., A DISTANCE OF 265.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°14'13"E., A DISTANCE OF 219.12 FEET; THENCE S.84°47'25"E., A DISTANCE OF 125.99 FEET; THENCE N.87°14'37"E., A DISTANCE OF 504.79 FEET TO A POINT ON THE WEST LINE OF TRACT "D" OF DOLPHIN CENTER-STADIUM SITE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 129, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT "A", CENTER AT MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT "A", ;THENCE S.02°45'54"E. ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 438.93 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID TRACT "D" AND THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE S.02°46'44"E., A DISTANCE OF 1,321.47 FEET TO A POINT ON THE SOUTH LINE OF TRACT 68 OF SAID PLAT OF MIAMI GARDENS; THENCE S.87°12'52"W., A DISTANCE OF 512.16 FEET ALONG THE SOUTH LINE OF TRACT 67 AND TRACT 68 OF SAID PLAT OF MIAMI GARDENS TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT "A", M.D.P.D. NORTH DISTRICT STATION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N.02°46'44"W., ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID TRACT "A" AND ITS NORTHERLY EXTENSION, A DISTANCE OF 660.71 FEET TO A POINT ON THE SOUTH LINE OF TRACT 62 OF SAID PLAT OF MIAMI GARDENS; THENCE S.87°13'34"W., ALONG THE SOUTH LINE OF SAID TRACT 62 AND THE SOUTH LINE OF TRACTS 63 AND 64 OF SAID PLAT OF MIAMI GARDENS, A DISTANCE OF 564.81 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N.02°46'26"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 200.00 FEET; THENCE N.02°31'07"W. A DISTANCE OF 150.00 FEET; THENCE N.01°21'25"E., ALONG THE EAST RIGHT-OF-WAY LINE OF NW 27TH AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK

13023, PAGE 3408 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 4.62 FEET; THENCE N.02°46'26"W. A DISTANCE OF 180.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°56'25" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.49 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N.02°42'51"W. A DISTANCE OF 73.25 FEET, THE PREVIOUS SEVEN COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID NW 27TH AVENUE; THENCE N.87°14'07"E. A DISTANCE OF 162.13 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°36'34" AND A RADIUS OF 39.00 FEET FOR AN ARC DISTANCE OF 61.00 FEET TO A POINT OF TANGENCY; THENCE N.02°22'27"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 157.61 FEET; THENCE N.02°46'24"W. A DISTANCE OF 80.97 FEET; THENCE N.02°45'33"W. A DISTANCE OF 157.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 33.18 ACRES, (1,445,461 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND, BEING A PORTION OF TRACTS 37 AND 38, SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST OF THE PLAT OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S.02°46'26"E., ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 2,182.13 FEET; THENCE N.87°13'34"E. A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "D", HOME DEPOT PRO PLAYER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, PAGE 3 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE N.87°14'13"E., ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 265.30 FEET; THENCE S.02°45'33"E. A DISTANCE OF 157.35 FEET; THENCE S.02°46'24"E. A DISTANCE OF 80.97 FEET; THENCE S.02°22'27"E. A DISTANCE OF 157.61 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°36'34" AND A RADIUS OF 39.00 FEET FOR AN ARC DISTANCE OF

61.00 FEET TO A POINT OF TANGENCY; THENCE S.87°14'07"W. A DISTANCE OF 162.13 FEET; THENCE N.02°42'51"W. A DISTANCE OF 26.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.02°50'01"E.; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°03'35" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 78.59 FEET TO A POINT OF TANGENCY; THENCE N.02°46'26"W. A DISTANCE OF 275.00 FEET; THENCE N.22°37'45"W. A DISTANCE OF 38.28 FEET; THENCE N.02°46'26"W. A DISTANCE OF 46.93 FEET TO THE POINT OF BEGINNING. THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF NW 27TH AVENUE.

SAID LANDS SITUATE AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 2.48 ACRES (108,166 SQUARE FEET), MORE OR LESS.

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
WAIVER OF PLAT BLUENEST HOMES 1 LLC
A PORTION OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP
51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.
NOVEMBER, 2024

LEGAL DESCRIPTION OF THE PARENT TRACT:

THE NORTH 80 FEET OF THE SOUTH 975 FEET OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CUT-OUT-PARCELS:

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LEGAL DESCRIPTION CUT-OUT-PARCEL - "B"
THE EAST 82.42 FEET OF THE WEST 164.84 FEET OF THE NORTH 80 FEET OF THE SOUTH 975 FEET, OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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SURVEYOR'S SURVEY NOTES:

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY HEREIN WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 MIAMI-DADE COUNTY.
- BENCHMARK #1 N-855; LOCATOR No. 2140 W, PK NAIL AND ALUMINUM WASHER IN TOP OF CONC CATCH BASIN. NNW 199 ST --- 37' SOUTH OF C/L AND NW 42 AVE --- 159' EAST OF C/L ELEVATION IS 6.20 FEET OF N.G.V.D. OF 1929.
- BENCHMARK #2 H-357-2; LOCATOR No. 1155 S, SRD DISC ON THE SE CORNER OF BRIDGE UNDER GUARDRAIL. SNAKE CREEK CANAL (APPROX 207 ST) --- NW 47 AVE --- 22' EAST OF C/L. ELEVATION IS 14.03 FEET OF N.G.V.D. OF 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND. UNLESS OTHERWISE SPECIFIED, THIS FIRM HAS NOT LOCATED ANY FOOTINGS AND/OR FOUNDATIONS UNDERGROUND.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A WAIVER OF PLAT.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). 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.
- FENCE OWNERSHIP NOT DETERMINED. THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

DEVELOPMENT INFORMATION

OWNER:
BLUENEST HOMES 1 LLC

MAILING ADDRESS
33 SW 2 AVE 401 MIAMI, FL 33130

DEVELOPMENT INFORMATION:
PARENT TRACT AREA ± 26,377 SQUARE FEET (±0.61 ACRES)

CUT-OUT-PARCEL - "A" CONTAINING ± 6,594.4 SQUARE FEET
PROPOSED SINGLE FAMILY HOME (2,000 SQ. FT.)

CUT-OUT-PARCEL - "B" CONTAINING ± 6,594.4 SQUARE FEET
PROPOSED SINGLE FAMILY HOME (2,000 SQ. FT.)

CUT-OUT-PARCEL - "C" CONTAINING ± 6,594.4 SQUARE FEET
PROPOSED SINGLE FAMILY HOME (2,000 SQ. FT.)

CUT-OUT-PARCEL - "D" CONTAINING ± 6,594.4 SQUARE FEET
PROPOSED SINGLE FAMILY HOME (2,000 SQ. FT.)

ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE DEMOLISHED.

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S
2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
7:50 FEET (N.G.V.D. 1929)

WATER AND SEWER SERVICES:

PUBLIC WATER TO BE UTILIZED

MIAMI-DADE WATER AND SEWER DEPARTMENT

PROPERTY ADDRESS:

(VACANT LAND)

FOLIO NUMBER:

34-1132-001-0150

ZONING INFORMATION:

(ZONING INFORMATION AS PER CITY OF MIAMI GARDENS)

EXISTING ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

FEMA INFORMATION:

THE NATIONAL FLOOD INSURANCE PROGRAM MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LANDS TO BE SITUATED IN:

COMMUNITY NAME: CITY OF MIAMI GARDENS
COMMUNITY NUMBER: 120345
PANEL NUMBER: 0710
SUFFIX: L
FLOOD ZONE: AE
HAVING A BASE FLOOD ELEVATION OF 7.0 FEET
DATE OF FIRM: 09/11/2009.

OPINION OF TITLE SURVEYOR'S NOTES

THIS BOUNDARY AND TOPOGRAPHIC SURVEY HEREIN WAS SURVEYED BASED ON THE LEGAL DESCRIPTION AS SHOWN ON THE OPINION OF TITLE FURNISHED TO MIAMI-DADE COUNTY, PROVIDED BY MARCO DE LA CAL, ESQUIRE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, UNDER FILE NUMBER OXFL-09159098, COVERING THE PERIOD FROM THE BEGINNING A.D. TO APRIL 10th, 2023 AT THE HOUR OF 11:00 P.M. INCLUSIVE, OF THE FOLLOWING DESCRIBED REAL PROPERTY.

GENERAL EXCEPTIONS:

- ALL TAXES FOR THE YEAR IN WHICH THIS OPINION IS RENDERED, UNLESS NOTED BELOW THAT SUCH TAXES HAVE BEEN PAID.
- RIGHTS OF PERSONS OTHER THAN THE ABOVE OWNERS WHO ARE IN POSSESSION.
- FACTS THAT WOULD BE DISCLOSED UPON ACCURATE SURVEY.
- ANY UNRECORDED LABOR, MECHANICS' OR MATERIALMEN'S LIENS.
- ZONING AND OTHER RESTRICTIONS IMPOSED BY GOVERNMENTAL AUTHORITIES.

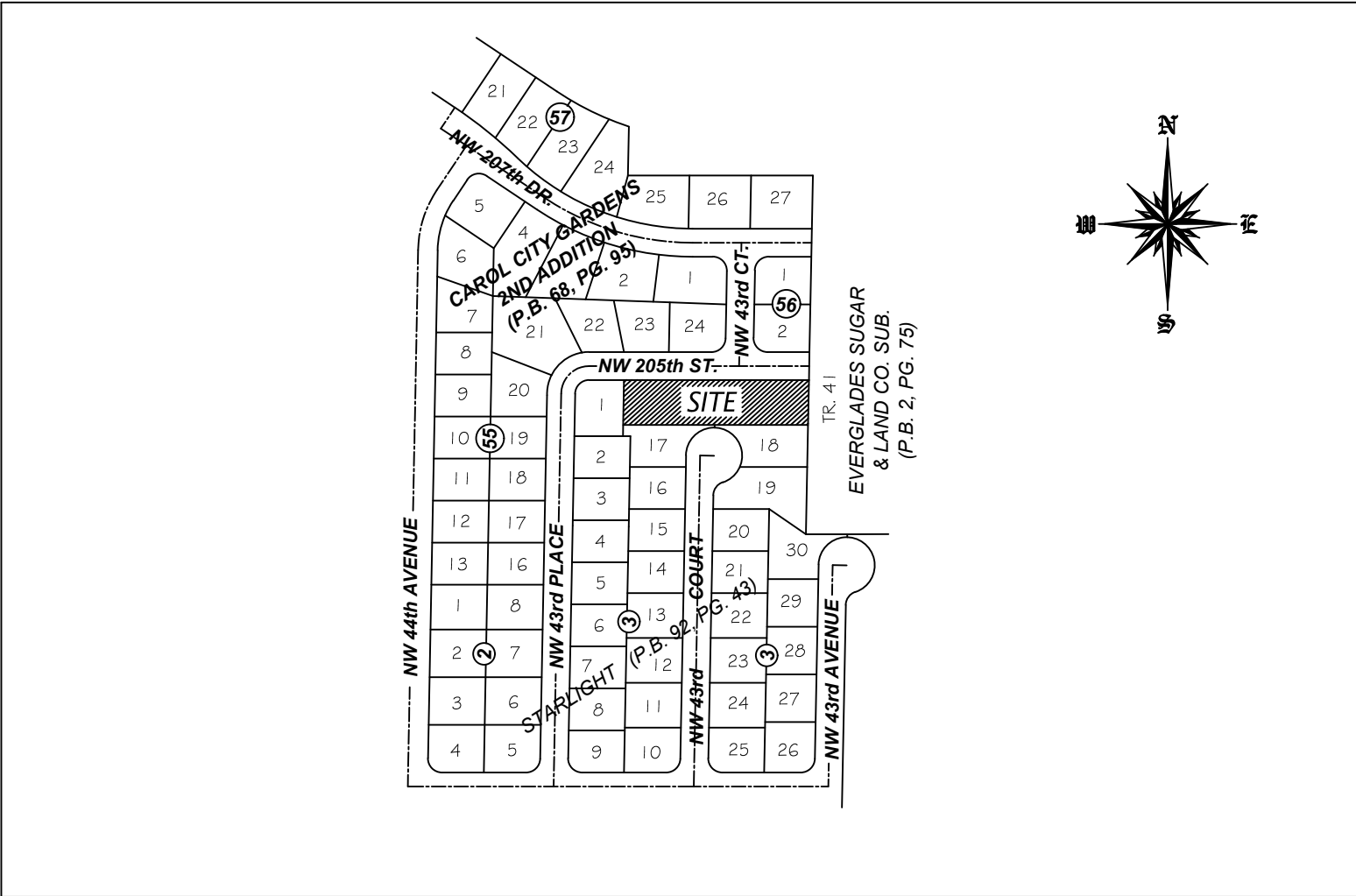
SPECIAL EXCEPTIONS:

- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED UNDER THE ABOVE REFERENCED TITLE INSURANCE POLICIES, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
- THE LIEN OF ALL TAXES FOR THE YEAR 2022 AND THEREAFTER, WHICH ARE NOT YET DUE OR PAYABLE.
- ALL MATTERS CONTAINED ON THE PLAT OF EVERGLADES SUGAR AND LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 14335, PAGE 2848, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECT THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY).
- RESOLUTION R-702-15 SPECIAL TAXING DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 29791, PAGE 1488, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTABLE).

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXAMINATION OF TITLE COMMITMENT WAS PERFORMED TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF (N89°59'31"E") ALONG THE CENTERLINE OF THE NW 205th STREET, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.



LYING A PORTION OF TRACT 42, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, IN SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE 1" = 300'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES. OTHER.

BY: JULIO E. PEREZ, P.S.M. (DATE)

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: ADD CATCH BASIN INFO 04/08/2025

REVISED ON: UPDATE SURVEY 11/05/2024

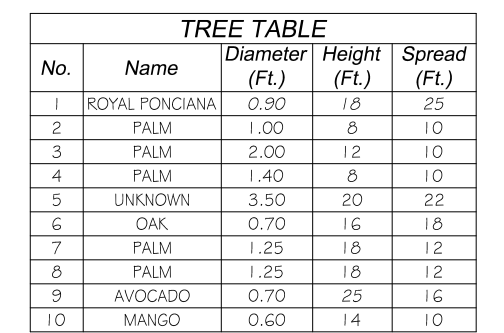
REVISED MIAMI-DADE COUNTY COMMENTS 10-11-2024

REVISED CITY COMMENTS 04-30-2024

DRAWN BY:	JEP / JB / IG
SURVEY DATE:	04/08/2025
SURVEY NO:	22-002040-3
SHEET:	1 OF 2

15278 SW 39th TERRACE, MIAMI, FLORIDA 33185
PH. (305) 342-6810

APRIL, 2024



A/S = ALUMINUM SHEED
B = BENCHMARK
B.C.B. = BASIS OF READING
C.B. = CATCH BASIN
CL = CLEAR
CATV = CABLE TELEVISION BOX
C.L.F. = CHAIN LINK FENCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
D = DEGREES
ENCR. = ENCRUSTED
ELEV. = ELEVATION
E.M. = ELECTRIC METER
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
F.F. = FINISHED FLOOR ELEVATION
FT. = FEET
FNP. = FEDERAL NATIONAL INSURANCE PROGRAM
L = LICENSED BUSINESS
LP = LIGHT POLE
M = MINUTES
(M) = MEASURED
(R) = RECORD
M.P. = MANDHOLE
N.A. = NOT A PART OF
N.G.V.D. = NATIONAL GEOGRAPHIC VEITICAL DATUM
P.F. No. = PARCEL NUMBER
O.Z. = OFFSET
O.C. = OFFICIAL RECORDS BOOK
PWMT. = PAVEMENT
P.WY. = PARKWAY
P.L.S. = PROFESSIONAL SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
R.W. = RIGHT OF WAY
RGE. = RANGE

SEC. = SECTION
SWK. = SIDEWALK
SMH = SEWER MANHOLE
S.I.R. = SET IRON REBAR
S = SOUTH
" = SECONDS
TWP. = TOWNSHIP
RGE. = RANGE
T.B.M. = TEMPORARY BENCHMARK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
C = CENTER LINE
± = MORE OR LESS

32-51-41 = SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST

LEGEND

	= OVERHEAD UTILITY LINES
	= CHAIN LINK FENCE
	= IRON FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= EXISTING ELEVATIONS

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BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF (N89°59'31"E) ALONG THE CENTERLINE OF THE NW 205th STREET, ALSO BEING THE NORTH LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 51 SOUTH, RANGE 41 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.

DRAWN BY:	JEP / JB / IG
SURVEY DATE:	04/08/2025
SURVEY NO:	22-002040-3
SHEET:	2 OF 2