

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 : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 7 Twp.: 53 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: LGE 79 Subdivision

2. Owner's Name: LGE 79, LLC Phone: (305) 631-6860

Address: 2937 SW 27th Ave, Suite 202 City: Miami State: FL Zip Code: 33133

Owner's Email Address: Damian@det-sc.com

3. Surveyor's Name: Lannes & Garcia, Inc Phone: (305) 666-7909

Address: 4967 SW 75th Ave City: Miami State: FL Zip Code: 33155

Surveyor's Email Address: Lannes2garcia@gmail.com

4. Folio No(s): 01-3207-040-0080 / 01-3207-040-0090 / 01-3207-040-0010 / 01-3207-040-0040

5. Legal Description of Parent Tract: See Attached Exhibit "A"

6. Street boundaries: NE 79th to North; NE 5th Ave to the West; NE 78th st to the South; Biscayne Blvd to the East

7. Present Zoning: T6-8-0 Zoning Hearing No.: _____

8. Proposed use of Property: 379 Residential Units
40,000 Sq. Ft. of Commercial Space

Single Family Res.(_____ 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.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Guido Barbagallo, Manager

BEFORE ME, personally appeared Guido Barbagallo, Manager this 8 day of October, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 8 day of October, 2024 A.D.



Signature of Notary Public: _____

(Print, Type name here: Alicia Dominguez)

6/8/2025
(Commission Expires)

HH 090246
(Commission Number)

(NOTARY SEAL)

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

EXHIBIT "A" – LEGAL DESCRIPTION

Lots 1 through 21, inclusive, in Block 1, of Amended Plat of Federal Way, according to the plat thereof, as recorded in Plat Book 25, Page 6, of the Public Records of Miami-Dade County, Florida.

Less:

The North Five feet of Lots 1, 3, 4, 5, 6, 7, 8, 9 and 10, Block 1, of said plat

And also less:

A portion of Lot 1, Block 1, Amended Plat of Federal Way, according to the plat thereof as recorded in Plat Book 25, Page 6 of the Public Records of Miami-Dade County, Florida lying in the Southwest one-quarter (SW 1/4) of Section 7, Township 53 South, Range 42 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Lot 1; thence North 02°23'13" West, along the East line of said Lot 1 and the West right-of-way line of State Road 5 (Biscayne Boulevard), as shown on the Florida Department of Transportation Maintenance Maps for Section 87030-MTC-1, as recorded in Road Plat Book 152, Page 10 of the Public Records of Miami-Dade County, Florida, for a distance of 5.993 meters (19.66 feet) to the point of beginning of the parcel of land hereinafter to be described, and a point of curvature of a circular curve, concave to the Southwest, having a radius of 7.620 meters (25.00) feet; thence, Northwesterly along the arc of said curve to the left, through a central angle of 90°04'53", for an arc length of 11.980 meters (39.30 feet), to a point of tangency with the South line of the North 1.524 meters (5.00 feet) of said Lot 1; thence North 87°31'54" East, along said parallel line for a distance of 4.574 meters (15.01 feet) to the point of intersection of a non-tangent circular curve, concave to the Southwest, Having a radius of 7.620 meters (25.00 feet); thence, from a tangent bearing of South 55°35'54" East, Southeasterly along said curve to the right, through a central angle of 53°12'41", for an arc length of 7.077 meters (23.22 feet), to the point of tangency with the said West right-of-way line of State Road 5 (Biscayne Boulevard); thence South 02°23'13" East along said West right-of-way line, for 1.524 meters (5.00 feet) to the point of beginning.

Further less and except:

A portion of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 19, 20 and 21, in Block 1, Amended Plat of Federal Way, according to the plat thereof, as recorded in Plat Book 25 at Page 6 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 19; thence S 89°23'59" E along the South line of said Lot 19, also being the North right of way line of N.E. 78th Street for 88.10 feet to the point of beginning; thence continue S 89°23'59" E along said South line of said Lot 19 and North right of way line of N.E. 78th street for 12.00 feet to a point of curvature; thence Northeasterly along a 25.00 foot radius curve leading to the left through a central angle of 89° 55'01" for an arc distance of 39.23 feet to a point of tangency; thence N 00°41'00" E along the East line of said Lots 1, 2, 19, 20 and 21, also being the West right of way line of Biscayne Boulevard for 170.91

feet to a point of curvature; thence Northwesterly along a 25.00 foot radius curve leading to the left through a central angle of $90^{\circ}04'45''$ for an arc distance of 39.30 feet to a point of tangency; thence $N 89^{\circ}23'45'' W$ along the South right of way line of N.E. 79th Street, also being a line 5.00 feet South of and parallel with the North line of said Block 1 for 490.29 feet to a point on a circular concave to the Southeast and whose radius point bears $S 36^{\circ}15'57'' E$; thence Southwesterly along a 25.00 foot radius curve leading to the left through a central angle of $53^{\circ}03'42''$ for an arc distance of 23.15 feet to a point of tangency; thence $S 00^{\circ}40'21'' W$ along the West line of said Lot 10, also being the East right of way line of N.E. 5th Avenue for 10.00 feet to a point on a circular concave to the Southeast and whose radius point bears $S 89^{\circ}19'39'' E$; thence Northeasterly along a 25.00 foot radius curve leading to the right through a central angle of $89^{\circ}55'54''$ for an arc distance of 39.24 feet to a point of tangency; thence $S 89^{\circ}23'45'' E$ along a line 5.00 feet South of and parallel with said South right of way line of N.E. 79th Street for 463.29 feet to a point of curvature; thence Southeasterly along a 25.00 foot radius curve leading to the right through a central angle of $90^{\circ}04'45''$ for an arc distance of 39.30 feet to a point of tangency; thence $S 00^{\circ}41'00'' W$ along a line 12.00 feet West of and parallel with said East line of Lots 1, 2, 19, 20 and 21 and West right of way line of Biscayne Boulevard for 165.91 feet to a point of curvature; thence Southwesterly along a 25.00 foot radius curve leading to the right through a central angle of $89^{\circ}55'01''$ for an arc distance of 39.23 feet to the point of beginning.

TENTATIVE PLAT OF "LGE 79 SUBDIVISION"

BEING A REPLAT OF LOTS 1 THROUGH 21 BLOCK 1, "AMENDED PLAT OF FEDERAL WAY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



AMENDED PLAT OF FEDERAL WAY, PLAT BOOK 25 PAGE 6

LOCATION MAP

SCALE: 1" = 300'

LYING IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

ADJOINING / NEIGHBORING ZONING: EXISTING

NONE

ADJOINING / NEIGHBORING LAND OWNERS

NONE

FIELD WORK DATE

FIELD DATE: 01-04-2023

LEGAL DESCRIPTION

LOTS 1 THROUGH 21, INCLUSIVE, IN BLOCK 1, OF AMENDED PLAT OF FEDERAL WAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS:

THE NORTH FIVE FEET OF LOTS 1, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 1, OF SAID PLAT

AND ALSO LESS:

A PORTION OF LOT 1, BLOCK 1, AMENDED PLAT OF FEDERAL WAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 02°23'13" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (BISCAYNE BOULEVARD), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAPS FOR SECTION 87030-MTC-1, AS RECORDED IN ROAD PLAT BOOK 152, PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 5.993 METERS (19.66 FEET) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED, AND A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7.620 METERS (25.00 FEET); THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°04'53", FOR AN ARC LENGTH OF 11.980 METERS (39.30 FEET), TO A POINT OF TANGENCY WITH THE SOUTH LINE OF THE NORTH 1.524 METERS (5.00 FEET) OF SAID LOT 1; THENCE NORTH 87°31'54" EAST, ALONG SAID PARALLEL LINE FOR A DISTANCE OF 4.574 METERS (15.01 FEET) TO THE POINT OF INTERSECTION OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7.620 METERS (25.00 FEET); THENCE, FROM A TANGENT BEARING OF SOUTH 55°35'54" EAST, SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°12'41", FOR AN ARC LENGTH OF 7.077 METERS (23.22 FEET), TO THE POINT OF TANGENCY WITH THE SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (BISCAYNE BOULEVARD); THENCE SOUTH 02°23'13" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR 1.524 METERS (5.00 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT:

A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 19, 20 AND 21, IN BLOCK 1, AMENDED PLAT OF FEDERAL WAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 AT PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE S 89°23'59" E ALONG THE SOUTH LINE OF SAID LOT 19, ALSO BEING THE NORTH RIGHT OF WAY LINE OF N.E. 78TH STREET FOR 88.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°23'59" E ALONG SAID SOUTH LINE OF SAID LOT 19 AND NORTH RIGHT OF WAY LINE OF N.E. 78TH STREET FOR 12.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°55'01" FOR AN ARC DISTANCE OF 39.23 FEET TO A POINT OF TANGENCY; THENCE N 00°41'00" E ALONG THE EAST LINE OF SAID LOTS 1, 2, 19, 20 AND 21, ALSO BEING THE WEST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD FOR 170.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°04'45" FOR AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE N 89°23'45" W ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 79TH STREET, ALSO BEING A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 1 FOR 490.29 FEET TO A POINT ON A CIRCULAR CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S 36°15'57" E; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 53°03'42" FOR AN ARC DISTANCE OF 23.15 FEET TO A POINT OF TANGENCY; THENCE S 00°40'21" W ALONG THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST RIGHT OF WAY LINE OF N.E. 5TH AVENUE FOR 10.00 FEET TO A POINT ON A CIRCULAR CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S 89°19'39" E; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°55'54" FOR AN ARC DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE S 89°23'45" E ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF N.E. 79TH STREET FOR 463.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°04'45" FOR AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE S 00°41'00" W ALONG A LINE 12.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOTS 1, 2, 19, 20 AND 21 AND WEST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD FOR 165.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°55'01" FOR AN ARC DISTANCE OF 39.23 FEET TO THE POINT OF BEGINNING.

AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE A THE 5 FOOT UTILITY EASEMENTS CONTAINING 4,003 SQUARE FEET, MORE OR LESS, ALL LYING WITHIN THE LIMITS OF THIS PLAT.

SURVEYOR'S REFERENCE

1) "AMENDED PLAT OF FEDERAL WAY", PLAT BOOK 25, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD INFORMATION

FLOOD ZONE: AE
MAP & PANEL= 12086C0306
COMMUNITY No.: 120650
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +8.00 NGVD 1929

SITE INFORMATION

OWNER:
LGE 79, LLC
2937 SW 27th AVE., SUITE 202
MIAMI, FL 33133

FOLIO NUMBER/ADDRESS:
01-3207-040-0090 / 7810 BISCAYNE BLVD.
01-3207-040-0080 / 7800 BISCAYNE BLVD.
01-3207-040-0010 / 7880 BISCAYNE BLVD.
01-3207-040-0040 / 516 NE 79th ST.

DEVELOPMENT INFORMATION:
EXISTING 123,590 SQ. FT. OFFICE BUILDING - TO BE DEMOLISHED ALL IMPROVEMENTS TO BE DEMOLISHED

PROPOSED USE:
TRACT "A" CONTAINING 110,294 SQ. FT. ± OR 2.53 ACRES ±
379 RESIDENTIAL UNITS
40,000 SQ. FT. OF COMMERCIAL SPACE

PRESENT ZONING:
THE ZONING ON THE TENTATIVE PLAT IS IN ACCORDANCE WITH THE CITY OF MIAMI, MIAMI 21 ZONING CODE, AS PER ARTICLE 5, SECTION 5.6 URBAN CORE TRANSECT ZONES (T6-8-O)

FLOOD CRITERIA:
BASED ON UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21 AND DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE: +6.0' (NAVD 1988) OR +7.52' (N.G.V.D. 1929)

AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE A THE 5 FOOT UTILITY EASEMENTS CONTAINING 4,003 SQUARE FEET, MORE OR LESS, ALL LYING WITHIN THE LIMITS OF THIS PLAT.

OWNERS CONTACT INFORMATION

OWNERS:
LGE 79, LLC, A FLORIDA LIMITED LIABILITY COMPANY

MANAGER:
SEBASTIAN BARBAGALLO
NBV MANAGEMENT, LLC ITS MANAGER

EMAIL: SBA@BGROUPCO.COM

ADDRESS: 2937 S.W. 27TH AVENUE,
SUITE 202, MIAMI, FLORIDA 33133

SURVEY NOTES

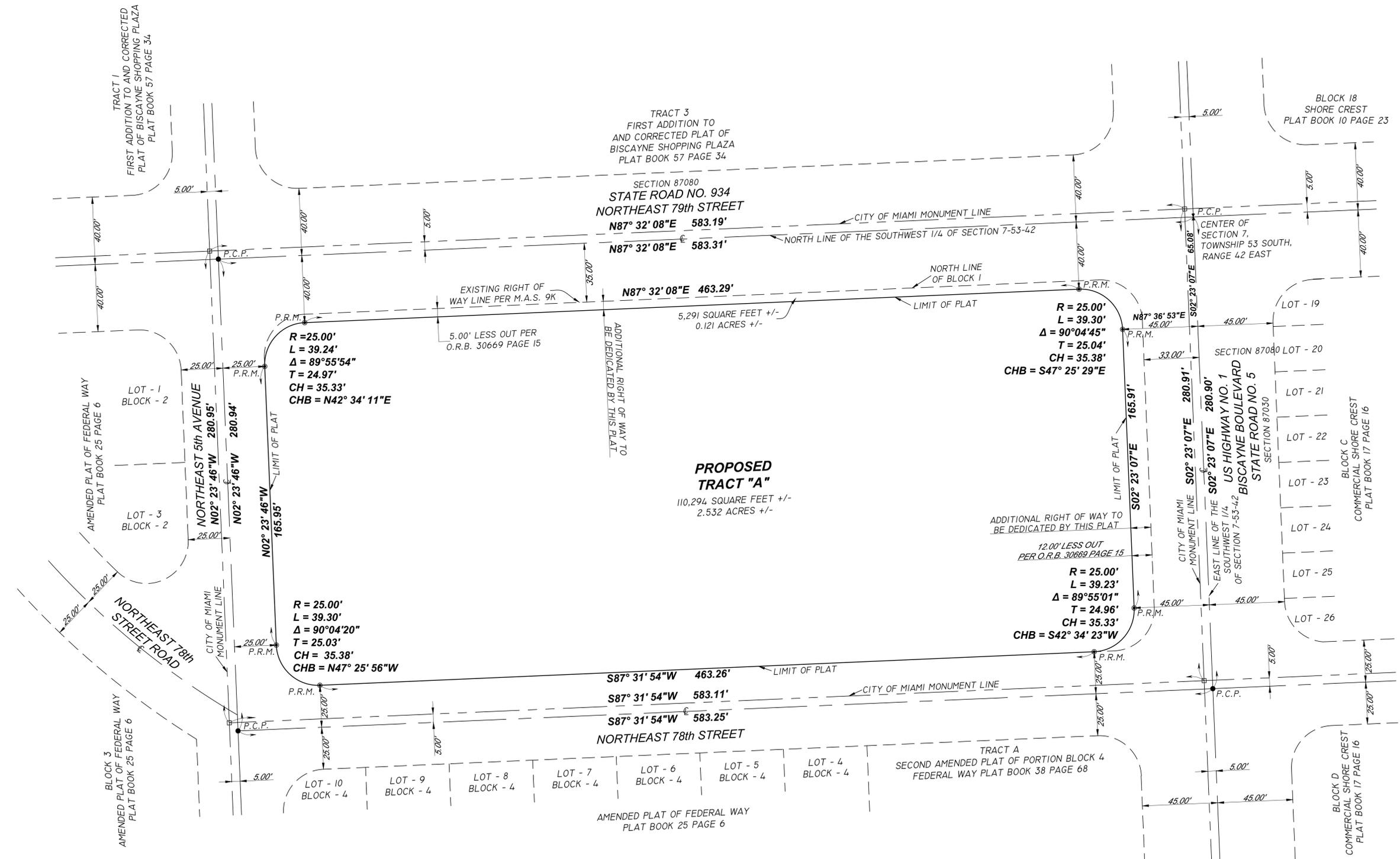
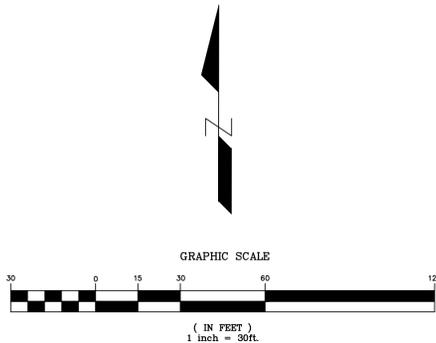
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
- THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 87° 32' 08" EAST FOR THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 79th STREET.
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
- THE STORMWATER UNDERGROUND INFO WAS FIELD VERIFIED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND REFERENCED TO THE FOLLOWING BENCHMARKS:
A) MIAMI-DADE COUNTY BM #X-2-R, 1958, ELEVATION= 6.10
B) MIAMI-DADE COUNTY BM # H-243, ELEVATION= 12.49
C) MIAMI-DADE COUNTY BM # H-431, ELEVATION= 5.72
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
- TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR. THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

TENTATIVE PLAT OF "LGE 79 SUBDIVISION"

BEING A REPLAT OF LOTS 1 THROUGH 21 BLOCK 1, "AMENDED PLAT OF FEDERAL WAY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- ▲ CENTRAL ANGLE
- +/- MORE OR LESS
- L ARC LENGTH
- C CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- N NORTH
- NO NUMBER
- M.A.S. MIAMI ATLAS SHEET
- R RADIUS
- S SOUTH
- T TANGENT
- E EAST
- W WEST
- NO NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- QUARTER SECTION CORNER



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

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LANNES AND GARCIA, INC.
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