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

M	unicipality:MIAMI	Sec.:7_ Twp.:	_53_S. Rge.: _42_E. / Sec.	.: Twp.:S. Rge.: E.
1.	Name of Proposed Subdivision: LGE 79 Sub	division		
2.	Owner's Name: LGE 79, LLC		Phone: (3	05) 631-6860
	Address: 2937 SW 27th Ave, Suite 202			
	Owner's Email Address: Damian@det-sc.com			
3.	Surveyor's Name: Lannes & Garcia, Inc	c Phone: (305) 666-7909		
	Address: 4967 SW 75th Ave	City: Miami	State: FL	Zip Code: 33155
	Surveyor's Email Address: Lannes2garcia@g	gmail.com		
4.	Folio No(s).: 01-3207-040-0080 / 01	1-3207-040-0090	/ 01-3207-040-0010	/ 01-3207-040-0040
5.	Legal Description of Parent Tract: See Attach	ned Exhibit "A"		
6.	Street boundaries: NE 79th to North; NE 5th Ave	to the West;NE 78th st to	o the South;Biscayne Blvd to the	e East
7.	Present Zoning: <u>T6-8-0</u>	Zoning Hearing No.:		
8.	Proposed use of Property: 379 Reside 40,000 Sq. Single Family Res.(Units), Duplex(U Business(Sq. Ft.), Office(Sq. Ft.	ential Units . Ft. of Commercial Space Jnits), Apartments(Units), Industrial/Wareho	
9.	Does the property contain contamination? Y	ES: 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.

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): Guido Barbagallo, Manager					
BEFORE ME, personally appeared <u>Guido Barbagallo, Manager</u> this <u>3</u> day of <u>October</u> , <u>2024</u> 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 C	unty and State last aforesaid this 8 day of October, 2004 A.D.					
4 Sec. 4 Sec.	LICIA DOMINGUEZ Signature of Notary Public:					
E STATE OF THE STA	PIRES: June 8, 2025 In Notary Public Underwriters (Print, Type name here: Alicus Domingues)					
(NOTAR)	SEAL) (Commission Expires) (Commission Number)					
· · · · · · · · · · · · · · · · · · ·	e 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-ofway 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.

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.

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.

1 500.

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:

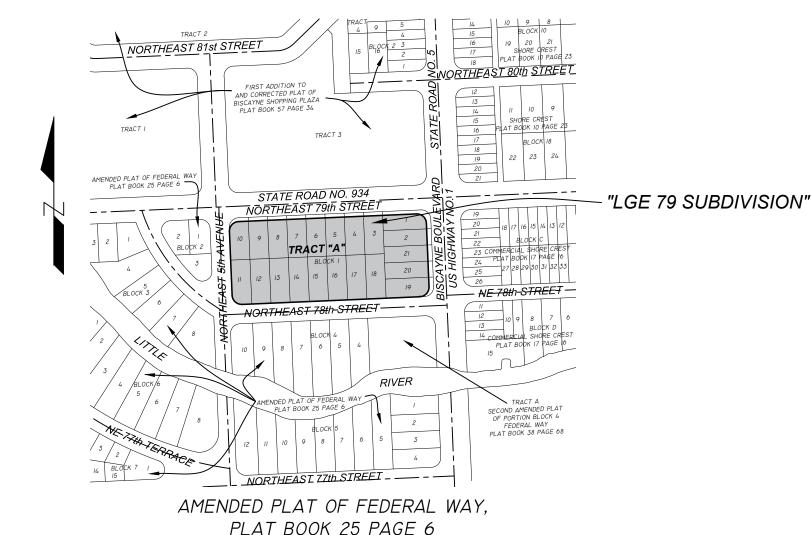
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 02°23'13" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (BISCAYNE FOR SECTION 87030-MTC-1. AS RECORDED IN ROAD PLAT BOOK 152. PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE 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 WIHTIN THE LIMITS OF THIS PLAT.



LOCATION MAP

SCALE: 1" = 300'

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

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 (T6-8-0)

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 CONTANING 4,003 SQUARE FEET, MORE OR LESS, ALL LYING WIHTIN THE LIMITS OF THIS PLAT.

OWNERS CONTACT INFORMATION

OWNE

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

- 1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
- 3. 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.
- 4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
- 5. THE STORMWATER UNDERGROUND INFO WAS FIELD VERIFIED.
- 6. 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.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- 8. 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
- 9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. UNLESS OTHERWISE NOTED.

C) MIAMI-DADE COUNTY BM # H-431, ELEVATION= 5.72

10. 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.





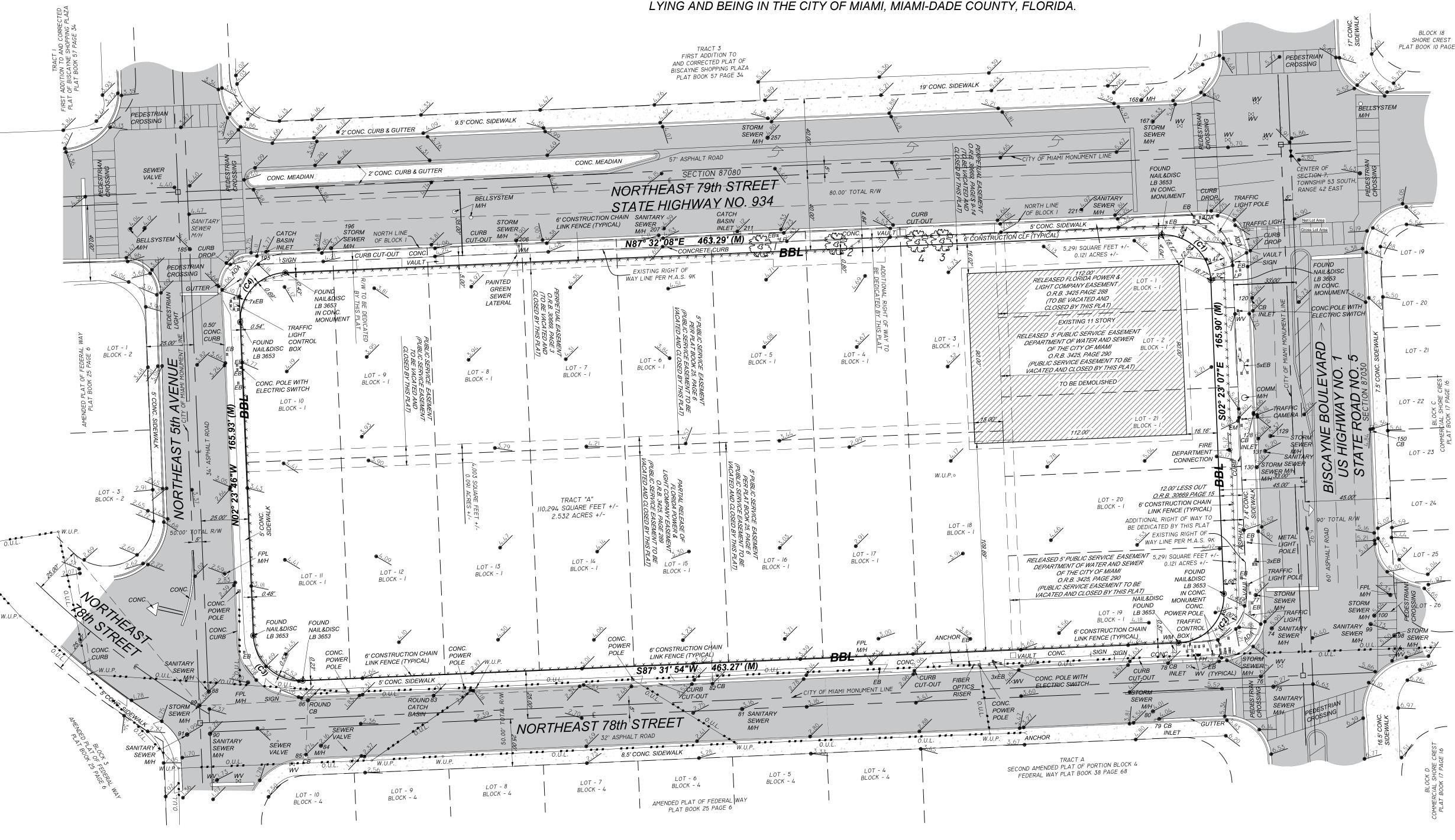
PROFESSIONAL SURVEYING AND MAPPING LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

5) 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 $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST



(74) SANITARY SEWER MANHOLE RIM ELEV. 5.90 INVERT: -5.60, 18" CONC PIPE SOUTH INVERT: -5.60, 18" CONC PIPE EAST

INVERT: 1.00, 18" CONC PIPE NORTH (75) SANITARY SEWER MANHOLE RIM ELEV. 6.27 INVERT: -6.03, 18" CONC PIPE NORTH INVERT: -6.08, 18" CONC PIPE WEST INVERT: -5.23, 8" METAL PIPE SOUTH

(76) STORM SEWER MANHOLE RIM ELEV. 6.13 INVERT: 0.43, 15" CONC PIPE WEST

(77) STORM SEWER MANHOLE INVERT: 1.73, 15" CONC PIPE SOUTH (78) CATCH BASIN

RIM ELEV. 4.20 INVERT: 0.66, 12" CONC PIPE SOUTH

RIM ELEV. 4.04 INVERT: 0.43, 12" CONC PIPE NORTHEAST INVERT: 0.59, 12" CONC PIPE NORTH

RIM ELEV. 4.01

CAPPED VERTICAL PIPE (81)SANITARY SEWER MANHOLE RIM ELEV. 3.16 INVERT: -6.24, 18" CONC PIPE EAST INVERT: -6.24, 18" CONC PIPE WEST (82) CATCH BASIN RIM ELEV. 2.63 INVERT: -1.17, 15" CONC PIPE WEST WATER 4' DEEP CAN NOT FEEL OR

SEE ANY OTHER PIPE (83) ROUND CATCH BASIN INVERT: -1.63, 15" CONC PIPE WEST INVERT: -1.73, 15" CONC PIPE EAST

(84) MANHOLE RIM ELEV. 2.16 (85) CATCH BASIN RIM ELEV. 1.74

SEE ANY PIPE CONNECTING

RIM ELEV. 1.97

INVERT: -0.56, 12" CONC PIPE NORTH (86) ROUND CATCH BASIN RIM ELEV. 1.85 INVERT: -3.15, 24" CONC PIPE WEST INVERT: -2.10, 15" CONC PIPE EAST WATER 4' DEEP CAN NOT FEEL OR

(88) SANITARY SEWER MANHOLE RIM ELEV. 2.50 INVERT: -5.45, 8" CLAY PIPE NORTH INVERT: -5.45, 8" CLAY PIPE SOUTH

RIM ELEV. 2.38 INVERT: -3.32, 15" CONC PIPE SOUTH INVERT: -3.42, 15" CONC PIPE EAST

(90) SANITARY SEWER MANHOLE RIM ELEV. 2.22 INVERT: -6.78, 18" CONC PIPE EAST INVERT: -6.58, 18" CONC PIPE WEST INVERT: -5.68, 8" CONC PIPE NORTH

(91) SANITARY SEWER MANHOLE INVERT: -6.51, 18" CONC PIPE EAST INVERT: -6.76, 18" CONC PIPE SOUTH INVERT: -2.01, 8" PVC PIPE NORTHWEST

RIM ELEV. 5.50 (99) SANITARY SEWER MANHOLE RIM ELEV. 5.73 INVERT: -5.67, 8" CONC PIPE EAST INVERT: -5.77, 8" CONC PIPE WEST

(100) STORM SEWER MANHOLE RIM ELEV. 5.64 INVERT: 0.84, 18" CONC PIPE NORTH INVERT: 0.74, 18" CONC PIPE EAST

RIM ELEV. 5.24 BAFFLE SOUTH (128) CATCH BASIN

BAFFLE NORTH INVERT: -4.41, 18" CONC PIPE EAST INVERT: -3.91, 18" CONC PIPE SOUTH (129) STORM SEWER MANHOLE

> RIM ELEV. 5.37 INVERT: 0.37, 18" CONC PIPE EAST INVERT: 0.07, 18" CONC PIPE WEST (130) STORM SEWER MANHOLE

RIM ELEV. 5.16 24" CONC PIPE NORTH INVERT: -1.74, 24" CONC PIPE SOUTH (131) SANITARY SEWER MANHOLE RIM ELEV. 5.20 INVERT: 1.50, 8" CLAY PIPE NORTH INVERT: 1.50, 8" CLAY PIPE SOUTH

INVERT: 1.60, 8" CLAY PIPE WEST

FIRE HYDRANT

LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION

(150) CATCH BASIN RIM ELEV. 4.84 INVERT: 0.19, 24" CONC PIPE WEST

INVERT: 0.34, 24" CONC PIPE SOUTH (167) STORM SEWER MANHOLE RIM ELEV. 5.33 INVERT: 1.03, 18" CONC PIPE NORTH INVERT: 0.83, 18" CONC PIPE WEST (168) STORM SEWER MANHOLE

RIM ELEV. 5.57 INVERT: 1.22, 15" CONC PIPE SOUTH (185) SANITARY SEWER MANHOLE INVERT: -2.16, 8" CLAY PIPE SOUTH INVERT: -2.26, 8" CLAY PIPE WEST INVERT: -2.06, 8" CLAY PIPE EAST

(196) STORM SEWER MANHOLE RIM ELEV. 3.71 INVERT: 0.31, 15" CONC PIPE WEST INVERT: 0.31, 15" CONC PIPE EAST

INVERT: 0.02, 15" CONC PIPE EAST

INVERT: -0.13, 15" CONC PIPE WEST

(206) STORM SEWER MANHOLE RIM ELEV. 3.90 INVERT: 0.30, 15" CONC PIPE WEST INVERT: 0.40, 15" CONC PIPE EAST (207) SANITARY SEWER MANHOLE

INVERT: 0.84, 8" CLAY PIPE WEST (211) CATCH BASIN RIM FLEV. 4.12 INVERT: 0.32, 15" CONC PIPE WEST (221) SANITARY SEWER MANHOLE

INVERT: 0.74, 8" CLAY PIPE EAST

RIM ELEV. 4.39

RIM ELEV. 4.92 INVERT: 1.43, 8" CONC PIPE WEST CONDITION others REMAIN

Existing Tree Inventory & Disposition Table: {Demolition permit -All trees & palms to Remain}

SURVEYOR'S NOTE: ARBORIST REPORT DATED 06-08-2024 PROVIDED BY ROBERT SUNSHINE, ISA CERTIFIED ARBORIST- TRAQ # FL-6141A, LIAF FL # 2015-0158

SURVEYOR'S NOTE: THE VERTICAL DATUM CONVERSION FROM NGVD 1929 TO NAVD 1988 IS -1.56 FEET FOR THIS AREA.

M.A.S. = MIAMI ATLAS SHEET

R = 25.00'L = 39.30' $\Delta = 90^{\circ}04'45''$ T = 25.04'CH = 35.38' $CHB = S47^{\circ} 25' 29"E$

(C2) R = 25.00'L = 39.23' $\Delta = 89^{\circ}55'01''$ T = 24.96'CH = 35.33' $CHB = S42^{\circ} 34' 23''W$

R = 25.00'L = 39.30' $\Delta = 90^{\circ}04'20''$ T = 25.03'CH = 35.38' $CHB = N47^{\circ} 25' 56"W$

(C4) R = 25.00'L = 39.24' $\Delta = 89^{\circ}55'54''$ T = 24.97'CH = 35.33'CHB = N42° 34' 11"E

BBL = BASE BUILDING LINE

UPDATED: 10-21-2023 TREE ADDED ONLY, NO BOUNDARY SURVEY UPDATE: 09-18-2023 ALTA SURVEY NOT FIELD UPDATED: 05-17-2023

BLVD. BOULEVARD BM BENCH MARK
CATV CABLE TELEVISION BOX CHORD BEARING CHORD DISTANCE COR CORNER CT COURT

CONC. CONCRETE

ELEV. ELEVATION

F.F. FINISH FLOOR

CLEAN OUT ELECTRIC BOX

E.R.P. ELEVATION REFERENCE POINT

CBS CONCRETE BLOCK STRUCTUR

PL FLORIDA POWER & LIGHT F.I.P. FOUND IRON PIPE F.I.R. FOUND IRON ROD FND. FOUND L ARC LENGTH (L) LEGAL L.P. LIGHT POLE

TO CATCH BASIN #85

LB LICENSED BUSINESS LAND SURVEYOR

MEASURED NGVD NATIONAL GEODETIC VERTICAL DATUM NO ID. NOT IDENTIFIABLE NO. NUMBER

NTS NOT TO SCALE O.R.B OFFICIAL RECORD BOOK

ON/PL ON PROPERTY LINE
O.U.L OVERHEAD UTILITY LINES
P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE P.C.P. PERMANENT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR PSM PROFESSIONAL SURVEYOR AND MAPPER PROPERTY LINE P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

P.R.C. POINT OF REVERSE CURVATURE R.E. RIM ELEVATION
R/W RIGHT-OF-WAY S.I.P. SET IRON PIPE S.I.R. SET IRON ROD

T.B.M TEMPORARY BENCH MARK TEL. TELEPHONE

→ PROPERTY CORNER 9.60 PROPOSED GRADE ELEVATION

9.60 PROPOSED GRADE ELEVATION WATER VALVE SIGN DRAINAGE MANHOLE SANITARY MANHOLE

TYP. TYPICAL U.E. UTILITY EASEMENT W.M. WATER METER SURVEYOR'S NOTES: W.V. WATER VALVE W.U.P. WOOD UTILITY POLE

RIM ELEV. 3.77

9.60 EXISTING GRADE ELEVATION

) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.

4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.

10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.

12) THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE

11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION

PROJECT SCALE. DATE OF FIELD WORK:

DRAWN BY:

Mexican fan palm / {Undersized}



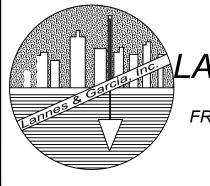
REMAIN

REMAIN

A BOUNDARY AND TOPOGRAPHIC SURVEY

SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027. FLORIDA STATUTES. AND. THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



PROFESSIONAL SURVEYING AND MAPPING LANNES AND 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

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 $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI. MIAMI-DADE COUNTY. FLORIDA.

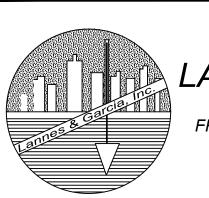
GRAPHIC SCALE (IN FEET) 1 inch = 30ft. BLOCK 18 SHORE CREST TRACT 3 PLAT BOOK 10 PAGE 23 FIRST ADDITION TO AND CORRECTED PLAT OF BISCAYNE SHOPPING PLAZA PLAT BOOK 57 PAGE 34 SECTION 87080 STATE ROAD NO. 934 NORTHEAST 79th STREET CITY OF MIAMI MONUMENT LINE N87° 32' 08"E 583.19' CENTER OF NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7-53-42 SECTION 7, TOWNSHIP 53 SOUTH, RANGE 42 EAST NORTH LINE P.R.M. EXISTING RIGHT OF N87° 32' 08"E 463.29' WAY LINE PER M.A.S. 9K LIMIT OF PLAT R = 25.00'5,291 SQUARE FEET +/-N87° 36′ 53″E ₺ L = 39.30'0.121 ACRES +/-*45.00'* 5.00' LESS OUT PER $\Delta = 90^{\circ}04'45''$ R = 25.00'O.R.B. 30669 PAGE 15 T = 25.04'SECTION 87080 LOT - 20 L = 39.24'33.00' CH = 35.38' $\Delta = 89^{\circ}55'54''$ CHB = S47° 25' 29"E T = 24.97'CH = 35.33'LOT - I CHB = N42° 34' 11"E BLOCK - 2 PROPOSED TRACT "A" 110,294 SQUARE FEET +/-2.532 ACRES +/-N02° ADDITIONAL RIGHT OF WAY TO BE DEDICATED BY THIS PLAT LOT - 3 BLOCK - 2 LOT - 24 12.00' LESS OUT PER O.R.B. 30669 PAGE 15 R = 25.00'LOT - 25 L = 39.23' $\Delta = 89^{\circ}55'01''$ R = 25.00'T = 24.96'L = 39.30'\LOT - 26 CH = 35.33' $\Delta = 90^{\circ}04'20''$ CHB = \$42° 34' 23"W T = 25.03'CH = 35.38' $CHB = N47^{\circ} 25' 56"W$ S87° 31' 54"W P.R.M. S87° 31' 54"W 583.11' S87° 31' 54"W 583.25' NORTHEAST 78th STREET TRACT A SECOND AMENDED PLAT OF PORTION BLOCK 4 LOT - 4 LOT - 5 FEDERAL WAY PLAT BOOK 38 PAGE 68 LOT - 7 BLOCK - 4 BLOCK - 4 LOT - 9 BLOCK - 4 *45.00'* AMENDED PLAT OF FEDERAL WAY PLAT BOOK 25 PAGE 6

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
- *Ç* 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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