

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: UNINCORPORATED Sec.: 20 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Owner's Name: 5252 Cane Island loop 404 LLC 5253 Cane Island Loop 203Corp Phone: 786-390-9149
 Address: 4327 SW 195th Terrace City: Miramar State: FL Zip Code: 33029
 Owner's Email Address: patyethompson@gmail.com

2. Surveyor's Name: Nick Del Vento Phone: (305) 767-6802
 Address: 4348 SW 74th Avenue City: Miami State: FL Zip Code: 33155
 Surveyor's Email Address: nick@survey-pros.com

3. Legal Description of Cutout Tract: HE WEST 1/2 OF LOT 79, LESS THE NORTH 129 FEET THEREOF, PLAT OF "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAY BOOK 46

4. Folio No(s): 30-2220-002-1980 / _____ / _____ / _____

5. Legal Description of Parent Tract: LOT 97, LESS THE NORTH 129 FEET THEREOF, PLAY OF "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46 AT PAGE 73, OF

6. Street Boundaries: NE 147th Street

7. Present Zoning: RU-2 Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(2 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)

COUNTY OF MIAMI-DADE)

SS:

Broward

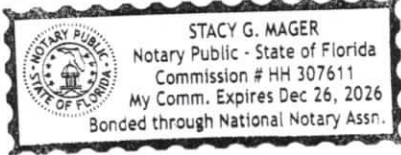
Signature of Owner: *Patricia Thompson*

(Print name & Title here): Patricia Thompson Manager / President

Patricia Thompson
Manager / President

BEFORE ME, personally appeared Patricia Thompson this 6 day of March, 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 6 day of March, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: *Stacy Mager*

(Print, Type name here: Stacy Mager)

12.26.26
(Commission Expires)

HH 307611
(Commission Number)

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

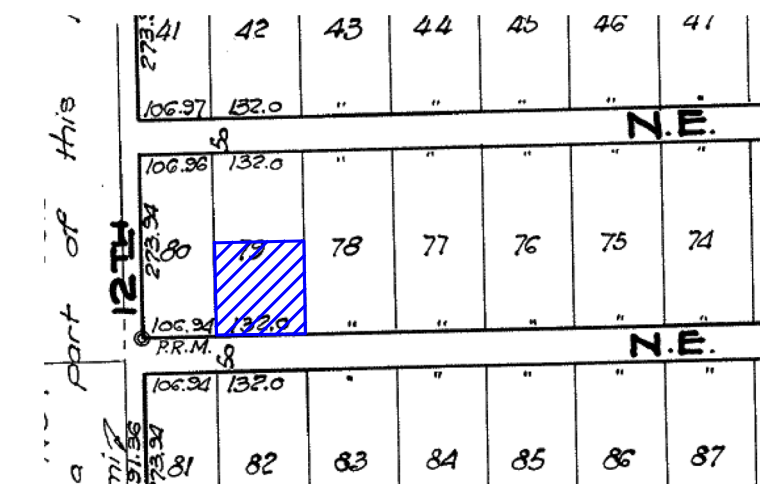
MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

"WAIVER OF PLAT"

A portion of land located in
Section 20, Township 52 South, Range 42 East
Miami-Dade County, FLA.

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

LOCATION SKETCH:
NOT TO SCALE



FOLIO NUMBER:

30-2220-002-1980

LEGAL DESCRIPTION:

PARENT TRACT:

LOT 79, LESS THE NORTH 129' THEREOF, PLAT OF "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL A:

THE WEST 1/2 OF LOT 79, LESS THE NORTH 129' THEREOF, PLAT OF "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

THE EAST 1/2 OF LOT 79, LESS THE NORTH 129' THEREOF, PLAT OF "ARCH CREEK ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46 AT PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 2
COMMUNITY NAME & NUMBER MIAMI-DADE COUNTY UNINCORPORATED AREAS 120635
MAP & PANEL NUMBER 1208600141 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN RECORDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(ES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(ES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NE 147TH STREET BEARS N 87°03'27" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS WAIVER OF PLAT, AND LEGAL DESCRIPTIONS ASSOCIATED THEREWITH, COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED THIS XXX DAY OF XXX, A.D. 2025.

CERTIFIED TO:

5253 CANE ISLAND LOOP 404 LLC
5253 CANE ISLAND LOOP 203 CORP

TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	PALM	9"	30'	9'
2	OAK	28"	65'	55'
3	PALMS (2)	6"	8'	5'
4	OAK	25"	66'	50'
5	OAK	30"	52'	45'
6	PALM	9"	30'	11'
7	OAK	30"	52'	45'
8	TREE	16"	35'	34'
9	OAK	16"	40'	39'
10	TREE	3"	28'	18'
11	TREE	16"	32'	41'
12	COCOKLUT	11"	30'	16'
13	MANGO	28"	55'	39'
14	MANGO	28"	30'	26'
15	MANGO	28"	17'	12'
16	TREE	25"	38'	26'
17	TREE	18"	39'	29'
18	TREE	6"	15'	9'
19	MANGO	12"	25'	19'
20	TREE	12"	25'	19'
21	TREE	6"	10'	5'
22	TREE	6"	10'	5'
23	TREE	6"	10'	5'
24	TREE	7"	11'	5'
25	OAK	19"	23'	20'
26	TREE	7"	14'	6'
27	TREE	7"	14'	6'
28	MANGO	11"	31'	24'
29	MANGO	25"	60'	49'
30	TREE	6"	20'	10'
31	PALM	13"	45'	10'
32	MANGO	25"	60'	49'
33	TREE	6"	15'	8'
34	TREE	6"	15'	8'
35	TREE	6"	15'	8'
36	TREE	6"	15'	8'
37	MANGO	28"	62'	69'
38	MANGO	31"	66'	60'
39	TREE	12"	25'	12'
40	AVOCADO	15"	41'	30'
41	OAKS (2)	36"	66'	75'
42	PALM	12"	55'	15'
43	PALM	12"	9'	10'
44	OAK	20"	36'	25'
45	TREE	156"	80'	75'
46	PALM	24"	40'	20'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

BENCHMARK UTILIZED:

NAME: H-352
ELEV(NGVD29): 7.04
LOCATION1: NE 149 ST --- 19' NORTH OF C/L
LOCATION2: NE 11 AVE --- 53' WEST OF C/L LOOKING NORTH
DESCRIPTION1: ALUMINUM BAR IN CONC MON.

LEGEND

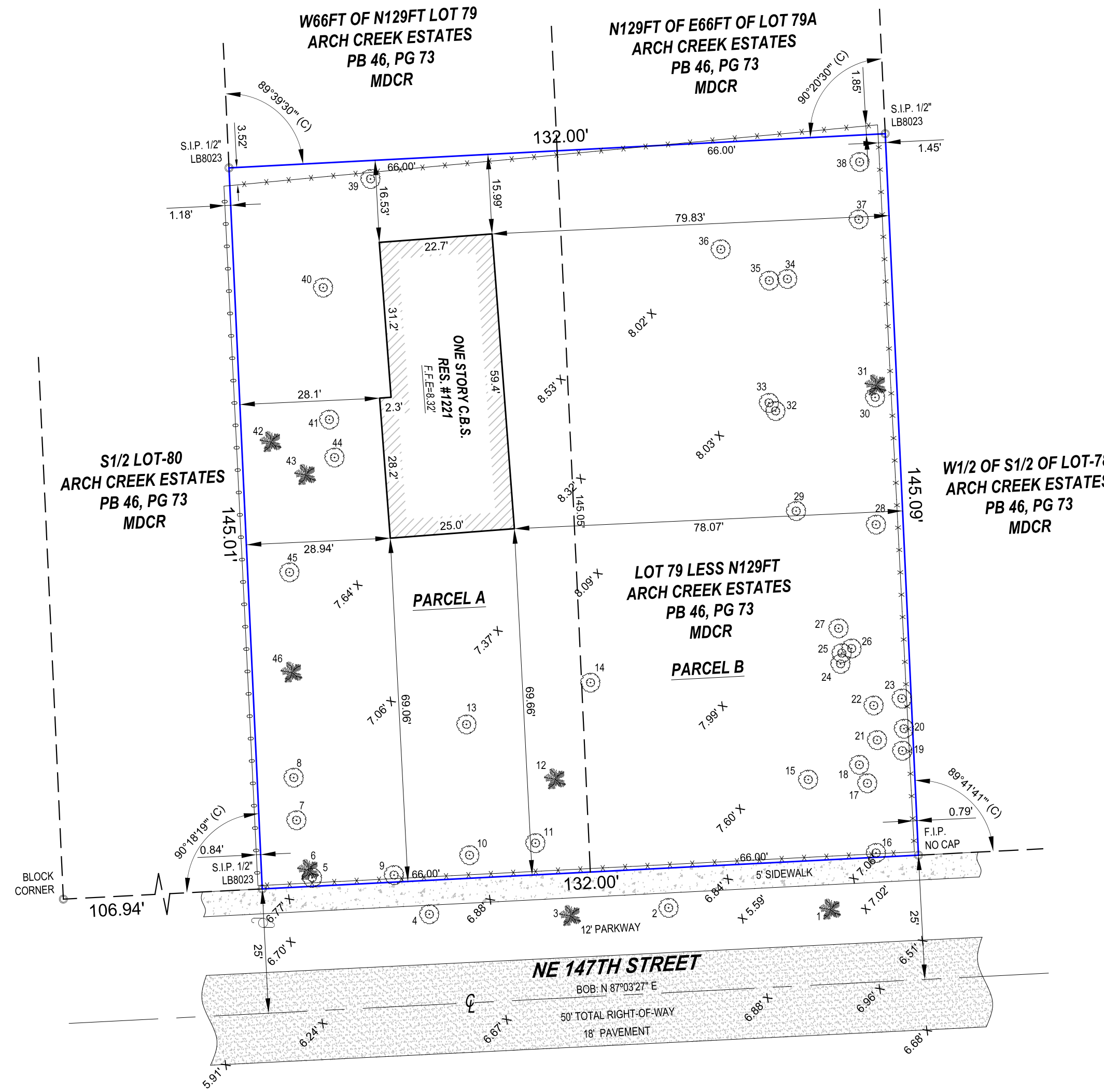
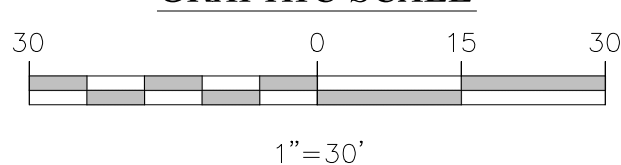
ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- F.F.E. = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRO = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = S.I.P. LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ☐ = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- △ = CENTRAL ANGLE
- ⊙ = CENTER LINE
- ⊙ = WATER VALVE
- ⊙ = CURB INLET
- ⊙ = FIRE HYDRANT
- ⊙ = LIGHT POLE
- ⊙ = CATCH BASIN
- ⊙ = UTILITY POLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = SEWER MANHOLE
- ⊙ = METAL FENCE
- ⊙ = WOOD FENCE
- ⊙ = CHAIN LINK FENCE
- ⊙ = EASEMENT
- ⊙ = BOUNDARY LINE
- ⊙ = OVERHEAD UTILITY LINE
- ⊙ = ORIGINAL LOT LINE
- ASPHALT
- CONCRETE
- PAVERS/BRICK
- TILES
- COVERED AREA

GRAPHIC SCALE



NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

SEAL

DATE OF ORIGINAL FIELD WORK:
03/06/2025
JOB NUMBER: 250212244
DRAWN BY: ADRIEL
CAD FILE: 5253 CANE ISLAND LOOP
SHEET 1 OF 1
REVISION(S):