

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 : (14)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 8 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Hiram Landings North

2. Owner's Name: Elite Construction & Development Inc. Phone: (786) 644-3200

Address: 3518 NW 36 ST City: MIAMI State: FL Zip Code: 33142

Owner's Email Address: Alcruetv@gmail.com

3. Surveyor's Name: Ricardo Rodriguez, Landmark Surveying & Associates, Inc. Phone: (305) 556-4002

Address: 8532 SW 8th Street, Suite 282 City: Miami State: FL Zip Code: 33144

Surveyor's Email Address: ricardo@lmsurveying.com

4. Folio No(s): 30-7908-000-0641 / 30-7908-020-0500 / _____ / _____

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

6. Street boundaries: SW 158th Avenue and SW 307th Street

7. Present Zoning: RU-1M(b) Zoning Hearing No.: Z2019000227/ Workforce Permit App R2025000078

8. Proposed use of Property: 18 Duplex Units & 1 Single Family Residence

Single Family Res.(1 Units), Duplex(18 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.

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): Hiram Collazo president

BEFORE ME, personally appeared Hiram Collazo this 18th day of February, 2026 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 18th day of February, 2026 A.D.



JANELLI SANCHEZ
Commission # HH 742060
Expires December 14, 2029

(NOTARY SEAL)

Signature of Notary Public: Janelli Sanchez

(Print, Type name here: Janelli Sanchez)

12/14/2029
(Commission Expires)

HH702060
(Commission Number)

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

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, lying Easterly of C-103-1 Canal Right-of-Way, in Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio ID #: 30-7908-000-0641

Parcel 2:

Lot 1, Block 3, Knollwood Manor, according to the map or plat thereof, as recorded in Plat Book 103, Page(s) 17, of the Public Records of Miami-Dade County, Florida.

Folio ID #: 30-7908-020-0500

TENTATIVE PLAT "HIRAM LANDINGS NORTH"

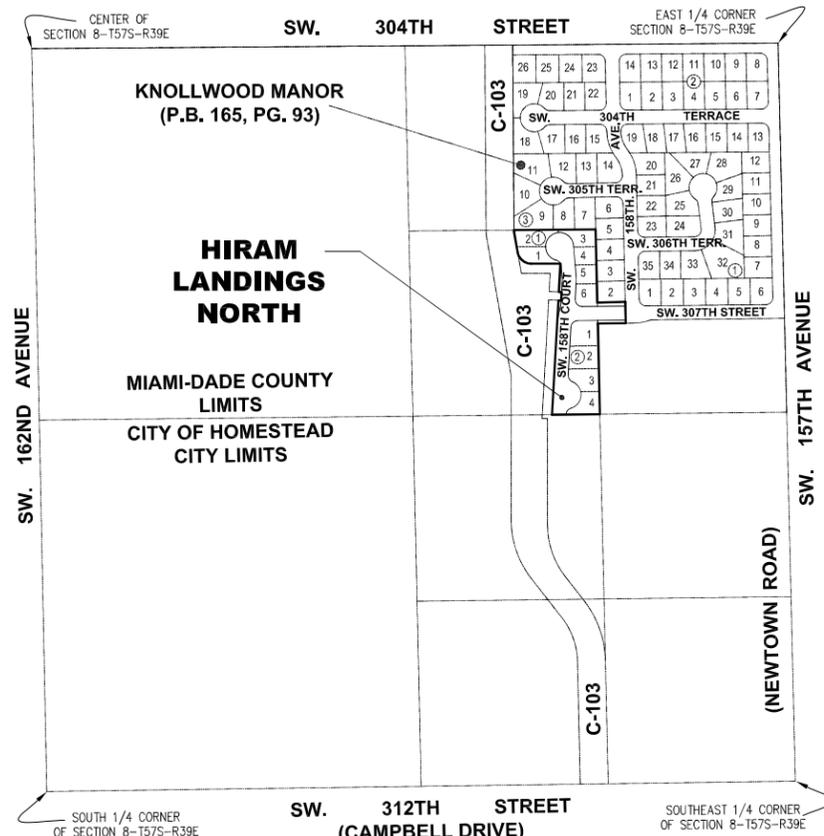
A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4,
OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-1 CANAL RIGHT-OF-WAY,
IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 EASTERLY OF C-103-01 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 3, OF KNOLLWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

PROPERTY INFORMATION	
OWNER:	
ELITE CONSTRUCTION AND DEVELOPMENT INC. FOLIO No.: 30-7908-000-0641 FOLIO No.: 30-7908-020-0500	
APPLICANT:	
ELITE CONSTRUCTION AND DEVELOPMENT INC. Contact: HIRAM COLLAZO / ALAN COLLAZO Address: 3518 NW 36TH STREET MIAMI, FL 33142	
Phone: (786) 644.3200 Email: Hiram@hiramhomes.com Email: Alcruetv@gmail.com	

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	16
P.C.P.	6
LOTS AND TRACTS CORNERS	37

CONTACT PERSON INFORMATION	
Name: Joaquin Fee	
e-mail address: jfee@lmsurveying.com	
Telephone Number: (305) 556-4002	
Fax Number: (305) 556-4003	

DEVELOPMENT CRITERIA TABLE FOR THIS PLAT	
ZONING RESOLUTION NUMBER: CZAB15-11-23	
ZONING HEARING NUMBER: Z2019000227	
EXISTING ZONING: RU-1M (b) - MODIFIED SINGLE - FAMILY RESIDENT	
PROPOSED ZONING: RU-1M(b) - MODIFIED SINGLE-FAMILY RESIDENT - 4.10 UNITS / ACRES	
PROPOSED USE: 18 DUPLEX UNITS & 1 SINGLE FAMILY UNIT	
TRACT "A" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT.	
TRACT "B" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT.	
TRACT "C" - LANDSCAPE, COMMON OPEN SPACE.	
TRACT "D" - LANDSCAPE, COMMON OPEN SPACE.	

WORKFORCE PRE APPLICATION #R2025000078

SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- ACCURACY: THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 7,500 FEET THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP BASED ON THE BENCHMARK LISTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN FEET FROM THE CONTROL POINT BEING TESTED.
- ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- NUMBER OF TRACTS AND/OR LOTS: 10 LOTS AND 4 TRACTS
- PUBLIC WATER TO BE UTILIZED.
- PUBLIC SEWER TO BE UTILIZED.
- PROPOSED USE: SEE DEVELOPMENT CRITERIA TABLE
- MIAMI-DADE COUNTY FLOOD CRITERIA: 7.52' (N.G.V.D.29) FEET AS PER: County Flood Criteria 2022
https://gis.mdc.opendata.arcgis.com/datasets/500625d5715f4279895b85ef570f7de2_0/explorer
- AREA OF PROPERTY
GROSS: 143,985.58 SQUARE FEET AND/OR 3.31 ACRES MORE OR LESS.
NET: 93,889.15 SQUARE FEET AND/OR 2.155 MORE OR LESS (AFTER RIGHT-OF-WAY DEDICATION)
- OWNERSHIP SUBJECT TO OPINION OF TITLE.
- TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.
- NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N89°34'53"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: "AH"; BASED FLOOD ELEVATION: 7'; PANEL NO.12086C072L; COMMUNITY: 120635 (MIAMI-DADE COUNTY); MAP REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29).
- MIAMI-DADE COUNTY BENCH MARK USED: U-711 ELEVATION= 5.75 (N.G.V.D.29)
- BENCH MARK LOCATION:
S.W. 304th STREET ----- 50 FEET NORTH OF CENTER LINE
S.W. 158th COURT ----- 20 FEET WEST OF CENTER LINE.
BENCH MARK IS A PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.
- TEMPORARY BENCH MARK (T.B.M.)
T.B.M.#1 - FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 307TH STREET, ELEVATION: 5.48' (N.G.V.D.29)
T.B.M.#2 - FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 306TH TERRACE, ELEVATION: 5.54' (N.G.V.D.29)
- PROPERTY ADDRESS: 30640 SW 158TH, MIAMI, FLORIDA 33033
FOLIO # 30-7908-020-0500 & 30-7908-000-0641
- THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CANAL C-103-01 CANAL RIGHT-OF-WAY MAP, SHEET 7 OF 19, DRAWING NUMBER C-103-4, REVISED 08-27-68 AND KNOLLWOOD MANOR IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CONFORMS TO THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LANDMARK SURVEYING & ASSOCIATES, INC. L.B. #7633

ORIGINAL FIELD WORK SURVEY DATE: APRIL 16th, 2025
REVISION DATE: MARCH 04th, 2026 (REVISED AS PER MIAMI-DADE COUNTY COMMENTS)



Digitally signed
by Arturo
Mendiguita
Date: 2026.03.04
16:05:51 -05'00'

ARTURO MENDIGUITA P.S.M.
PROFESSIONAL SURVEYOR & MAPPER.
STATE OF FLORIDA REG. NO. 5844
MARCH 04TH, 2026

PROJECT NAME:	HIRAM LANDINGS NORTH
TYPE OF PROJECT:	BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP
CLIENT:	ELITE CONSTRUCTION AND DEVELOPMENT, INC.
CLIENT ADDRESS:	3518 NW 36TH STREET MIAMI, FL 33142
PROJECT LOCATION:	SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



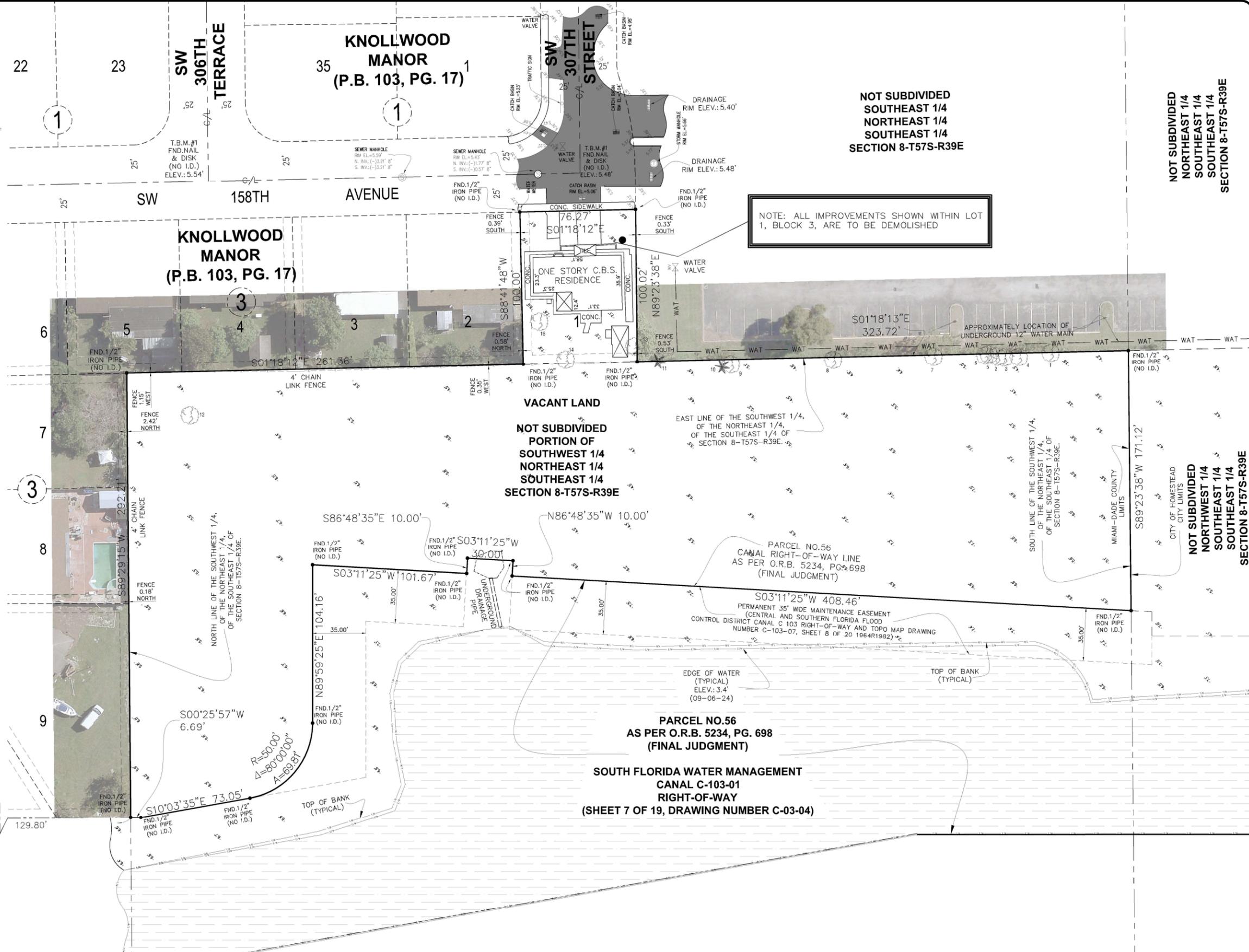
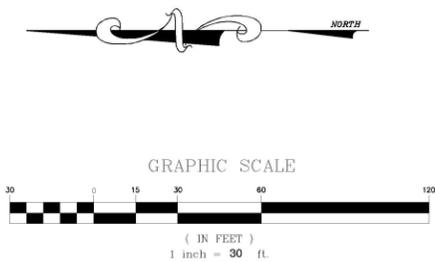
PROFESSIONAL SURVEYORS
AND MAPPERS
P.O. BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARKSURVEYING@HOTMAIL.COM
LB No. 7633

RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.
1	08-09-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	R.R.	R.R.
2	12-08-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE
3	03-04-2026	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE

Drawn by: M.G.
Check by: J.FEE
REVISED: 03-04-2026
Scale: AS SHOWN
Project No.: 2408.0340-02
SHEET 1 OF 3 SHEETS

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
ALUMINUM LIGHT POLE	(Symbol)	ALUMINUM LIGHT POLE
BELLSOUTH MANHOLE	(Symbol)	BELLSOUTH MANHOLE
BENCHMARK	(Symbol)	BENCHMARK
CABLE BOX	(Symbol)	CABLE BOX
CATCH BASIN	(Symbol)	CATCH BASIN
CHUTE/VALVE	(Symbol)	CHUTE/VALVE
CLEAR	(Symbol)	CLEAR
CHAIN LINK FENCE	(Symbol)	CHAIN LINK FENCE
CONC.	(Symbol)	CONCRETE
CONC. BLOCK STRUCTURE	(Symbol)	CONCRETE BLOCK STRUCTURE
CONC. LIGHT POLE	(Symbol)	CONCRETE LIGHT POLE
CONC. POWER POLE	(Symbol)	CONCRETE POWER POLE
CONTROL VALVE	(Symbol)	CONTROL VALVE
DRAINAGE MANHOLE	(Symbol)	DRAINAGE MANHOLE
DRAIN HOLE	(Symbol)	DRAIN HOLE
DUAL POLE SIGN	(Symbol)	DUAL POLE SIGN
ELECTRIC BOX	(Symbol)	ELECTRIC BOX
ELECTRIC METER	(Symbol)	ELECTRIC METER
ELECTRIC WIRE OVERHEAD	(Symbol)	ELECTRIC WIRE OVERHEAD
ELEVATION (EXISTING)	(Symbol)	ELEVATION (EXISTING)
ELEVATION (PROPOSED)	(Symbol)	ELEVATION (PROPOSED)
FINISHED FLOOR	(Symbol)	FINISHED FLOOR
FIRE HYDRANT	(Symbol)	FIRE HYDRANT
FIRE MAIN VALVE	(Symbol)	FIRE MAIN VALVE
FORD FORD AND LIGHT DRAINAGE MANHOLE	(Symbol)	FORD FORD AND LIGHT DRAINAGE MANHOLE
FORCE MAIN VALVE	(Symbol)	FORCE MAIN VALVE
FOUND	(Symbol)	FOUND
GARAGE	(Symbol)	GARAGE
GAS MANHOLE	(Symbol)	GAS MANHOLE
GAS METER	(Symbol)	GAS METER
GAS VALVE	(Symbol)	GAS VALVE
GUARD POST	(Symbol)	GUARD POST
IRON FENCE	(Symbol)	IRON FENCE
IRON PIPE	(Symbol)	IRON PIPE
LIMITED ACCESS RIGHT OF WAY	(Symbol)	LIMITED ACCESS RIGHT OF WAY
MAIN SEWER VALVE	(Symbol)	MAIN SEWER VALVE
MAIL BOX	(Symbol)	MAIL BOX
MANHOLE	(Symbol)	MANHOLE
MEASURED	(Symbol)	MEASURED
MONUMENT	(Symbol)	MONUMENT
NAIL AND DISK	(Symbol)	NAIL AND DISK
ON LINE	(Symbol)	ON LINE
ON LINE	(Symbol)	ON LINE
POINT OF CURVATURE	(Symbol)	POINT OF CURVATURE
PERMANENT CONTROL POINT	(Symbol)	PERMANENT CONTROL POINT
PAGE	(Symbol)	PAGE
PROPERTY LINE	(Symbol)	PROPERTY LINE
PERMANENT REFERENCE MONUMENT	(Symbol)	PERMANENT REFERENCE MONUMENT
RAIL ROAD CROSSING SIGN	(Symbol)	RAIL ROAD CROSSING SIGN
RECORDED INFORMATION	(Symbol)	RECORDED INFORMATION
RIGHT OF WAY	(Symbol)	RIGHT OF WAY
SECTION	(Symbol)	SECTION
SECTION CORNER	(Symbol)	SECTION CORNER
SEWER MANHOLE	(Symbol)	SEWER MANHOLE
SEWER	(Symbol)	SEWER
SIGN	(Symbol)	SIGN
SPRINKLER VALVE	(Symbol)	SPRINKLER VALVE
SQUARE CUT AND NAIL	(Symbol)	SQUARE CUT AND NAIL
STORM MANHOLE	(Symbol)	STORM MANHOLE
STREET LIGHT BOX	(Symbol)	STREET LIGHT BOX
STREET SIGN	(Symbol)	STREET SIGN
TELEPHONE BOX	(Symbol)	TELEPHONE BOX
TELEPHONE MANHOLE	(Symbol)	TELEPHONE MANHOLE
TRAFFIC SIGNAL	(Symbol)	TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX	(Symbol)	TRAFFIC SIGNAL BOX
VALVE	(Symbol)	VALVE
WATER METER	(Symbol)	WATER METER
WATER VALVE	(Symbol)	WATER VALVE
WELL	(Symbol)	WELL
WOOD FENCE	(Symbol)	WOOD FENCE
WOOD POWER POLE	(Symbol)	WOOD POWER POLE
ASPHALT	(Symbol)	ASPHALT
BRICK	(Symbol)	BRICK
CONCRETE	(Symbol)	CONCRETE
TILE	(Symbol)	TILE



NOTE: ALL IMPROVEMENTS SHOWN WITHIN LOT 1, BLOCK 3, ARE TO BE DEMOLISHED

NOT SUBDIVIDED
SOUTHEAST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

VACANT LAND
NOT SUBDIVIDED
PORTION OF
SOUTHWEST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

NOT SUBDIVIDED
NORTHWEST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

PARCEL NO.56
AS PER O.R.B. 5234, PG. 698
(FINAL JUDGMENT)

SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-03-04)

PROJECT NAME: **HIRAM LANDINGS NORTH**

TYPE OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

SHEET NAME: **SKETCH OF TOPOGRAPHIC SURVEY**

CLIENT: **ELITE CONSTRUCTION AND DEVELOPMENT, INC.**

CLIENT ADDRESS: 3518 NW 36TH STREET MIAMI, FL 33142

PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LANDMARK
SURVEYING & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS
AND MAPPERS
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LB No. 7633

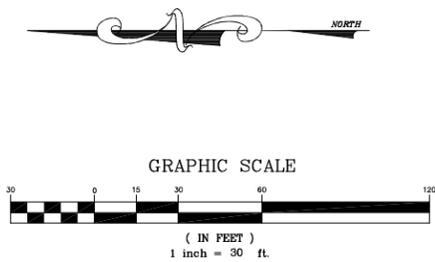
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Drawn by: M.G.
Check by: J.FEE
REVISED: 03-04-2026
Scale: AS SHOWN
Project No.: 2408.0340-02
SHEET **2** OF 3 SHEETS

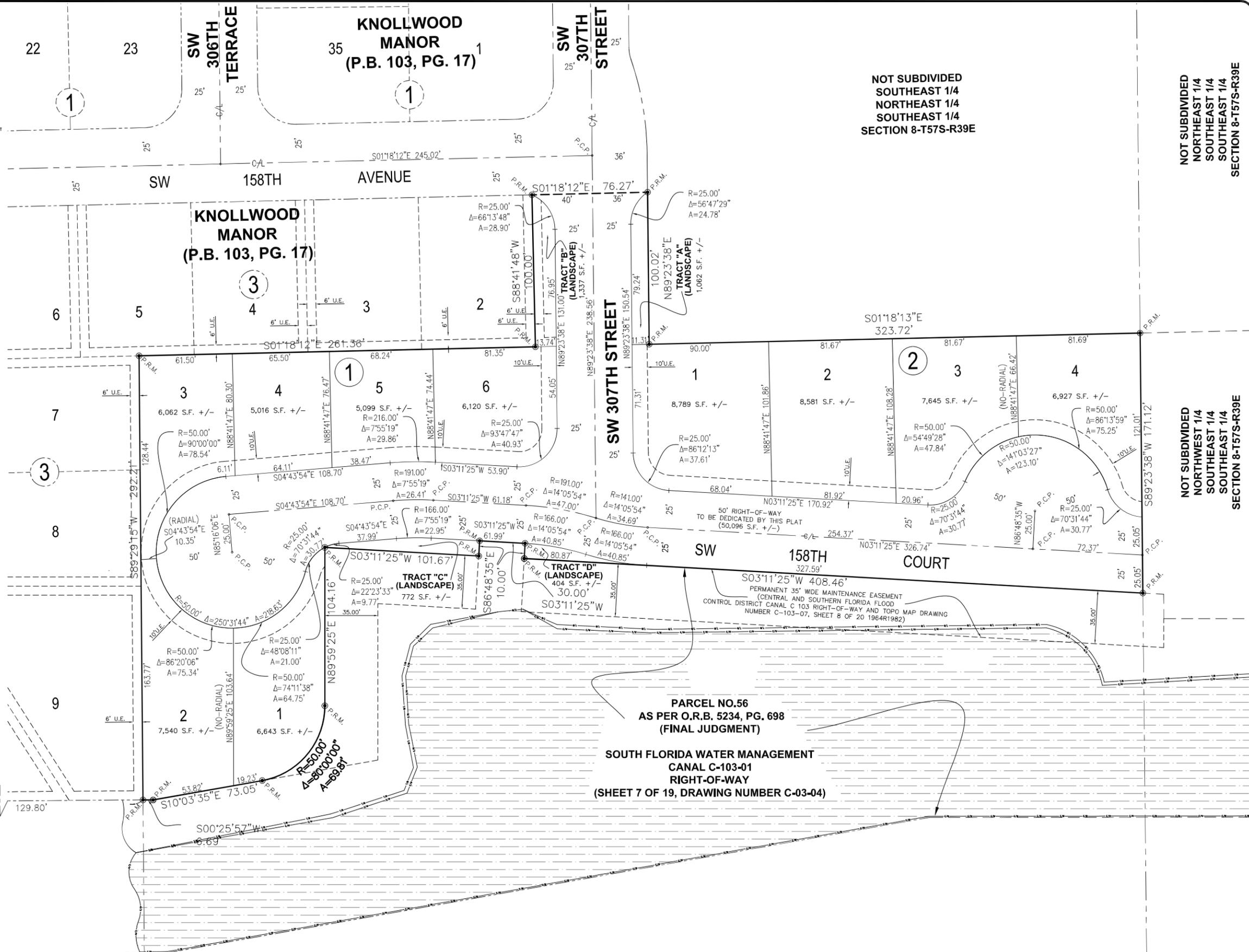
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SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
AL	⊙	ALUMINUM LIGHT POLE
BM	⊙	BELLSOUTH MANHOLE
BT	⊙	BENCHMARK
CB	⊙	CABLE BOX
CA	⊙	CATCH BASIN
CL	⊙	CENTERLINE
CV	⊙	CLEAN OUT VALVE
CL	⊙	CLEAR
CLF	⊙	CHAIN LINK FENCE
CONC	⊙	CONCRETE
CBS	⊙	CONCRETE BLOCK STRUCTURE
	⊙	CONCRETE LIGHT POLE
	⊙	CONCRETE POWER POLE
	⊙	CONTROL VALVE
	⊙	DRAINAGE MANHOLE
	⊙	DRILL HOLE
	⊙	DUAL POLE SIGN
	⊙	ELECTRIC BOX
	⊙	ELECTRIC METER
	⊙	ELECTRIC WIRE OVERHEAD
	⊙	ELEVATION (EXISTING)
	⊙	ELEVATION (PROPOSED)
	⊙	FINISHED FLOOR
	⊙	FIRE HYDRANT
	⊙	FIRE MAIN VALVE
	⊙	FORK PIER AND LIGHT CONDUIT MANHOLE
	⊙	FORCE MAIN VALVE
	⊙	FOUND
	⊙	GARAGE
	⊙	GAS MANHOLE
	⊙	GAS METER
	⊙	GAS VALVE
	⊙	GUARD POST
	⊙	IRON FENCE
	⊙	IRON PIPE
	⊙	LIMITED ACCESS RIGHT OF WAY
	⊙	MAIN SEWER VALVE
	⊙	MAIL BOX
	⊙	MANHOLE
	⊙	MEASURED MONUMENT
	⊙	NAIL AND DISC
	⊙	ON LINE
	⊙	PLAT BOOK
	⊙	POINT OF CURVATURE
	⊙	PERMANENT CONTROL POINT
	⊙	PAGE
	⊙	PROPERTY LINE
	⊙	PERMANENT REFERENCE MONUMENT
	⊙	RAIL ROAD CROSSING SIGN
	⊙	RECORDED INFORMATION
	⊙	RIGHT OF WAY
	⊙	SECTION
	⊙	SECTION CORNER
	⊙	SEWER MANHOLE
	⊙	SIGN
	⊙	SPRINKLER VALVE
	⊙	SQUARE CUT AND NAIL
	⊙	STORM MANHOLE
	⊙	STREET LIGHT BOX
	⊙	STREET SIGN
	⊙	TELEPHONE BOX
	⊙	TELEPHONE MANHOLE
	⊙	TRAFFIC SIGNAL
	⊙	TRAFFIC SIGNAL BOX
	⊙	VALVE
	⊙	WATER METER
	⊙	WATER VALVE
	⊙	WELL
	⊙	WOOD FENCE
	⊙	WOOD POWER POLE
	⊙	ASPHALT
	⊙	BRICK
	⊙	CONCRETE
	⊙	TILE



Z:\PLATS BY LMK\2408.0340-02 TENTATIVE PLAT\2408.0340-02 HIRAM LANDINGS NORTH TENTATIVE PLAT (03-04-2026).dwg



NOT SUBDIVIDED
SOUTHEAST 1/4
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

NOT SUBDIVIDED
NORTHEAST 1/4
SOUTHEAST 1/4
SECTION 8-T57S-R39E

SW. 157TH AVENUE
(NEWTOWN ROAD)

SW. 304TH AVENUE
(KINGS HIGHWAY)

PARCEL NO.56
AS PER O.R.B. 5234, PG. 698
(FINAL JUDGMENT)

SOUTH FLORIDA WATER MANAGEMENT
CANAL C-103-01
RIGHT-OF-WAY
(SHEET 7 OF 19, DRAWING NUMBER C-03-04)

PROJECT NAME: **HIRAM LANDINGS NORTH**

TYPE OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

SHEET NAME: **SKETCH OF PROPOSED SUBDIVISION**

CLIENT: **ELITE CONSTRUCTION AND DEVELOPMENT, INC.**

CLIENT ADDRESS: 3518 NW 36TH STREET MIAMI, FL 33142

PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LANDMARK
SURVEYING & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS
AND MAPPERS
P.O. BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARKSURVEYING@HOTMAIL.COM

LB No. 7633

ORDINANCES AND REGULATIONS AS APPLICABLE SHALL BE STRICTLY OBSERVED AND ENFORCED. THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. IS HEREBY GUARANTEED TO BE THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. UNLESS OTHERWISE SPECIFIED IN WRITING AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION			
No.	DATE	DESCRIPTION	BY APP.
1	08-09-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	R.R. R.R.
2	12-08-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G. J.FEE
3	03-04-2026	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G. J.FEE

Drawn by: M.G.
Check by: J.FEE
REVISION: 03-04-2026
Scale: AS SHOWN
Project No.: 2408.0340-02
SHEET 3 OF 3 SHEETS