

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 : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 27 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Viales Heights

2. Owner's Name: Curva LLC

Phone: (786) 239-2071

Address: 1260 NW 72nd Ave. City: Miami State: FL Zip Code: 33126

Owner's Email Address: acapo512@hotmail.com

3. Surveyor's Name: John Ibarra & Assoc., Inc.

Phone: (305) 262-0400

Address: 777 NW 72nd Ave., Suite 3025 City: Miami State: FL Zip Code: 33126

Surveyor's Email Address: Javier@ibarralandsurveyors.com

4. Folio No(s): 30-4027-005-2390 / 30-4027-005-2400 / _____ / _____

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

6. Street boundaries: Between SW 82nd Ave and SW 83rd Ave and between SW 64th St Hardee Dr. and SW 67th St

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

8. Proposed use of Property: Will use Severable Use Rights (SUR) Program

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.

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):

Luis E Capo

BEFORE ME, personally appeared Luis E. Capo this 14 day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of October, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Rita M. Blanco)

(NOTARY SEAL)

03-04-2029
(Commission Expires)

HH647417
(Commission Number)

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

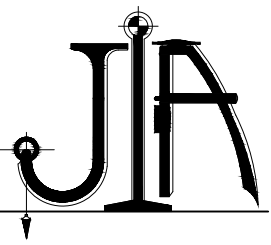
Exhibit "A"

LEGAL DESCRIPTION:

LOT 21, LESS THE SOUTH 52.78 FEET OF LOT 20, ALL IN BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 25 FEET AND LESS THE EAST 264 FEET; AND INCLUDING AN EASEMENT FOR RIGHT OF INGRESS AND EGRESS OVER THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED ADJOINING PARCEL OF LAND: THE EAST 264 FEET OF LOT 21 LESS THE SOUTH 52.78 FEET AND THE EAST 264 FEET OF LOT 20, ALL IN BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

ALL OF LOT 22, AND ALL OF LOT 21, LESS THE NORTH 56 FEET OF SAID LOT 21, BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660

TENTATIVE PLAT OF VIÑALES HEIGHTS

BOUNDARY & TOPOGRAPHIC SURVEY

A REPLAT OF A PORTION OF LOTS 20 AND 21 AND ALL OF LOT 22, IN BLOCK 15, "SUNKIST ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 21, LESS THE SOUTH 52.78 FEET OF LOT 20, ALL IN BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 25 FEET AND LESS THE EAST 264 FEET; AND INCLUDING AN EASEMENT FOR RIGHT OF INGRESS AND EGRESS OVER THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED ADJOINING PARCEL OF LAND: THE EAST 264 FEET OF LOT 21 LESS THE SOUTH 52.78 FEET AND THE EAST 264 FEET OF LOT 20, ALL IN BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

ALL OF LOT 22, AND ALL OF LOT 21, LESS THE NORTH 56 FEET OF SAID LOT 21, BLOCK 15 OF SUNKIST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE EXPRESSED PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND.

SURVEYOR'S NOTES

- THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) MIAMI-DADE COUNTY AND ARE EXPRESSED IN FEET.
- BENCHMARK #1 MIAMI-DADE COUNTY BENCHMARK P-4004; LOCATOR No. 4024 SW, PK NAIL AND BRASS WASHER IN NW CORNER OF CONC SUPPORT FOR ELECTRICAL; SW 64 ST --- 30' SOUTH OF C/L AND SW 64 ST --- 30' SOUTH OF C/L, 4' EAST OF POLE WITH UGC & TRANSFORMER, ELEVATION IS 12.03 FEET N.G.V.D. 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- UNDERGROUND LINE INFORMATION SHOWN HEREON WAS MEASURED AS SHOWN ON THE STRUCTURES, SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT THE SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING, BUT NOT LIMITED TO BUILDING, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.
- THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF SW 82ND AVENUE, AS SHOWN IN RIGHT OF WAY MAP, SECTION 87055, P.B. 155, PG. 1, MIAMI-DADE COUNTY, FLORIDA, WHICH BEARS SOUTH 02° 54' 33" EAST.
- 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 BENCHMARKS 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.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND / OR RIGHTS-OF-ENTRY APPURTENANT THERE TO.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120635 (MIAMI-DADE COUNTY)
PANEL: 0454
SUFFIX: L
DATE OF FIRM: 09/11/2009

WATER AND SEWER SERVICES:

WATER SERVICE AREA - MIAMI-DADE COUNTY
SEWER SERVICE AREA - MIAMI-DADE COUNTY

ZONING INFORMATION AS PER PROPERTY APPRAISER:

FOLIO No 30-4027-005-2390

PA PRIMARY ZONE:
PA ZONE: 2300 - ESTATES - 1 ACRES
PRIMARY LAND USE:
0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT

LAND INFORMATION:
LAND USE: GENERAL
MUNI ZONE: EU-1
PA ZONE: 2300 - ESTATES - 1 ACRES

FOLIO No 30-4027-005-2400

PA PRIMARY ZONE:
PA ZONE: 2300 - ESTATES - 1 ACRES
PRIMARY LAND USE:
0081 VACANT RESIDENTIAL - VACANT LAND

LAND INFORMATION:
LAND USE: GENERAL
MUNI ZONE: EU-1
PA ZONE: 2300 - ESTATES - 1 ACRES

SPECIAL EXCEPTIONS

- ALL MATTERS CONTAINED ON THE PLAT OF SUNKIST ESTATES, AS RECORDED IN PLAT BOOK 40, PAGE 95, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- AGREEMENT AND GRANT OF PRIVATE RIGHT-OF-WAY EASEMENT DATED JULY 6, 1982, RECORDED JULY 26, 1982 RECORDED IN O.R. BOOK 11508, PAGE 569, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- IMPROVEMENT AGREEMENT RECORDED IN O.R. BOOK 11233, PAGE 1104, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- UNITY OF TITLE RECORDED IN O.R. BOOK 11141, PAGE 1448, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ROAD WAY DEED RECORDED IN O.R. BOOK 1751, PAGE 47, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNER INFORMATION:

CURVA LLC
MAILING ADDRESS: 1260 NW 72 AVE
MIAMI, FL 33126
E-MAIL: acapo512@hotmail.com
(ANDRES CAPO)

OTHER CONTACT:

JULIO E. PEREZ, PSM
JOHN IBARRA & ASSOC., INC.
(305) 262-0400
777 NW 72nd AVE., SUITE 3025
MIAMI, FL 33126
E-MAIL: julio@ibarralandsurveyors.com

JAVIER MOREJON
JOHN IBARRA & ASSOC., INC.
LAND USE SPECIALIST,
PLAT MANAGER
E-MAIL: javier@ibarralandsurveyors.com

DEVELOPMENT INFORMATION:

OWNER:
CURVA LLC
MAILING ADDRESS:
1260 NW 72 AVENUE, MIAMI, FL 33126

FOLIO NUMBER:
30-4027-005-2390
PROPERTY ADDRESS: 6500 SW 82 AVENUE, MIAMI, FL. 33143
GROSS LAND AREA ± 62,260 SQ. FT. (± 1.43 ACRES)
NET LAND AREA ± 58,129 SQ. FT. (± 1.33 ACRES)

30-4027-005-2400 (VACANT LAND)
PROPERTY ADDRESS: 6590 SW 82 AVENUE, MIAMI, FL. 33143
GROSS LAND AREA ± 110,584 SQ. FT. (± 2.54 ACRES)
NET LAND AREA ± 100,758 SQ. FT. (± 2.31 ACRES)

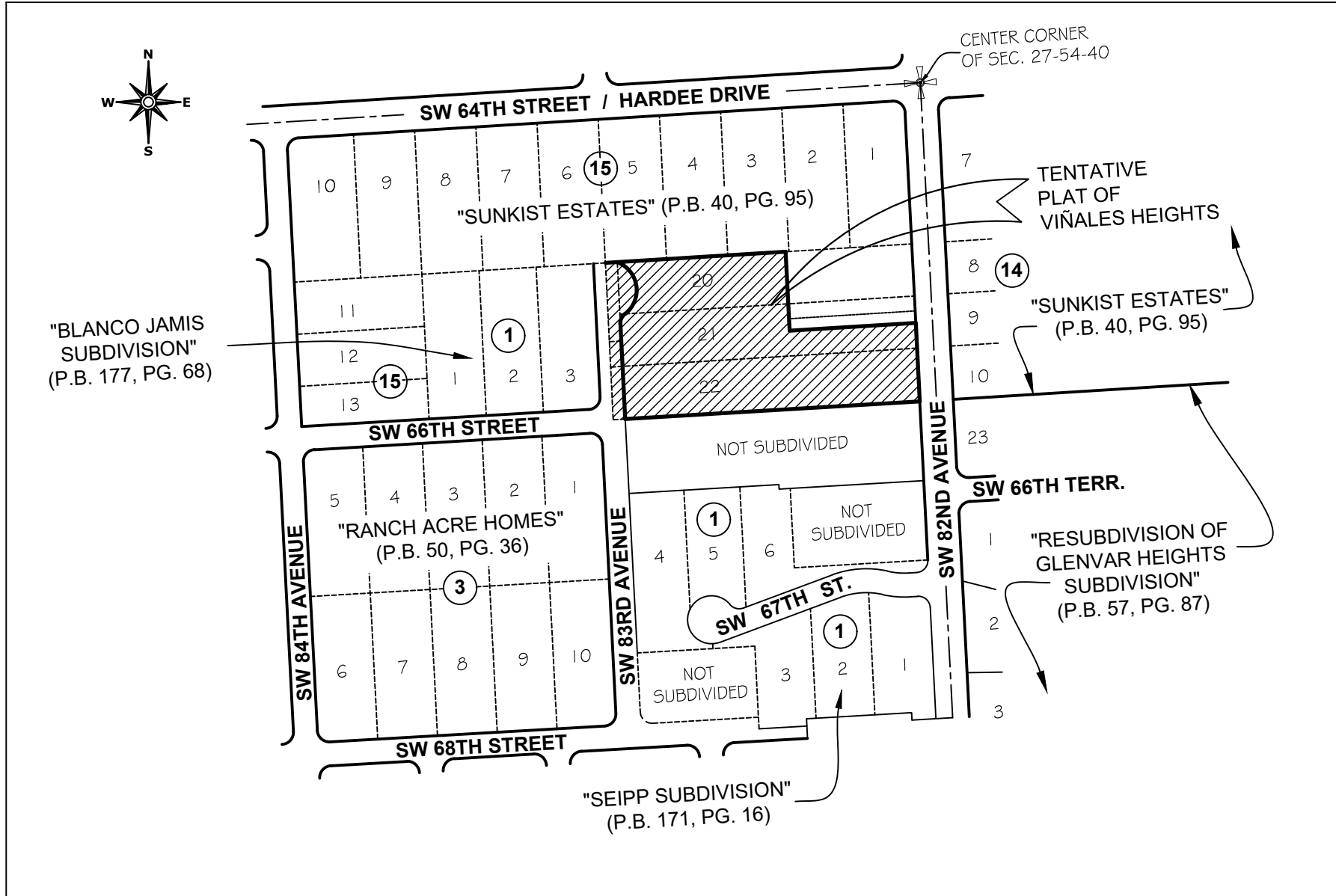
PROPOSED DEVELOPMENT:
PROPOSED LOT - 1, BLOCK 1, EXISTING HOUSE (TO REMAIN)
WILL USE SEVERABLE USE RIGHTS (SUR) PROGRAM WITH MIAMI-DADE COUNTY.
GROSS AREA ± 48,117 (± 1.10 ACRES)
NET AREA = ± 42,344 (± 0.97 ACRES)

PROPOSED DEVELOPMENT:
PROPOSED LOT - 2, BLOCK 1, VACANT LAND,
GROSS AREA ± 35,868 (± 0.82 ACRES)
NET AREA = ± 33,083 (± 0.76 ACRES)
SINGLE FAMILY HOME TO BE DEVELOPED USING SEVERABLE USE RIGHTS (SUR) PROGRAM WITH MIAMI-DADE COUNTY.

PROPOSED DEVELOPMENT:
PROPOSED LOT - 3, BLOCK 1, VACANT LAND,
GROSS AREA ± 39,546 (± 0.91 ACRES)
NET AREA = ± 36,771 (± 0.84 ACRES)
SINGLE FAMILY HOME TO BE DEVELOPED USING SEVERABLE USE RIGHTS (SUR) PROGRAM WITH MIAMI-DADE COUNTY.

PROPOSED DEVELOPMENT:
PROPOSED LOT - 4, BLOCK 1, VACANT LAND,
GROSS AREA ± 49,314 (± 1.13 ACRES)
NET AREA = ± 43,562 (± 1.00 ACRES)
SINGLE FAMILY HOME TO BE DEVELOPED.

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022, GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:
10.10 FEET (NAVD 1988)
11.65 FEET (NGVD 1929)



LOCATION SKETCH

SCALE 1" = 300'

A PORTION OF THE SW 1/4
OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND A TENTATIVE OF PLAT 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 SJ-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES. OTHER.

BY: _____
JULIO E. PEREZ, P.S.M. FOR THE FIRM (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).
LB #7806

REVISED ON: _____
REVISED ON: _____
REVISED ON: _____
REVISED ON: _____

DRAWN BY:	JEP
DATE OF SURVEY:	09/11/2025
SURVEY NO:	24-001403-1
SHEET:	1 OF 1

LB 7806

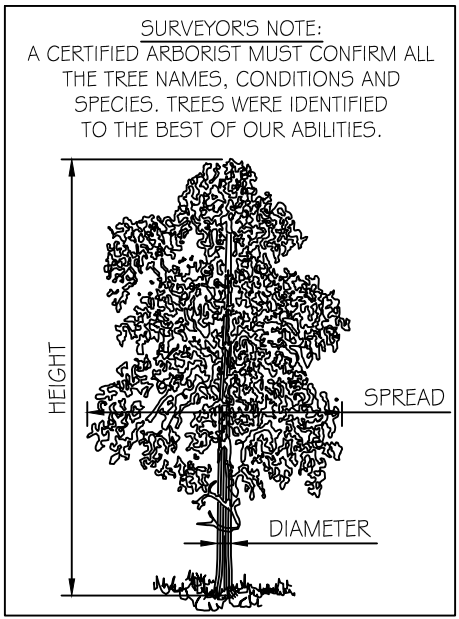
THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	PALM	0.8	8	6
2	PALM	0.8	8	6
3	OAK	0.8	22	16
4	OAK	1.0	25	18
5	OAK	0.7	20	12
6	OAK	0.6	16	10
7	OAK	1.2	22	20
8	OAK	1.1	25	20
9	OAK	0.7	20	16
10	OAK	0.7	16	13
11	BLACK OLIVE	1.3	35	28
12	OAK	0.7	16	16
13	OAK	0.7	20	15
14	OAK	0.9	23	18
15	OAK	1.0	27	16
16	BLACK OLIVE	1.5	37	30
17	OAK	0.9	20	14
18	PINE	0.9	40	10
19	OAK	0.8	22	14
20	OAK	0.5	14	8
21	OAK	0.5	14	8
22	OAK	0.5	14	8
23	OAK	0.5	14	8
24	BLACK	1.4	37	22
25	OAK	0.9	23	15
26	OAK	1.1	25	20
27	OAK	0.9	27	15
28	OAK	1.3	26	16
29	PINE	1.3	45	12
30	OAK	0.9	24	16
31	OAK	0.9	24	16
32	OAK	0.5	16	12
33	OAK	0.4	17	12
34	OAK	0.4	17	12
35	OAK	0.5	20	14
36	OAK	0.6	20	15
37	OAK	0.6	20	15
38	PALM	0.8	8	6
39	PALM	0.8	8	6
40	OAK	0.7	25	16
41	OAK	0.7	25	16

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
42	OAK	1.0	27	18
43	OAK	0.7	25	16
44	OAK	0.7	25	16
45	OAK	0.6	22	13
46	OAK	1.1	24	27
47	OAK	1.3	30	32
48	UMBRELLA	1.5	10	10
49	OAK	1.1	22	20
50	PINE	0.9	45	10
51	PINE	0.9	45	10
52	PINE	0.9	45	10
53	PINE	0.9	45	10
54	PINE	1.1	45	10
55	PINE	0.7	45	10
56	PINE	0.6	40	10
57	OAK	1.2	30	20
58	OAK	1.0	25	25
59	OAK	1.5	28	25
60	AVOCADO	1.0	30	18
61	PALM	0.9	25	8
62	OAK	1.4	32	25
63	MANGO	2.3	30	18
64	OAK	1.7	37	26
65	OAK	1.3	22	18
66	OAK	0.6	22	15
67	OAK	1.2	30	18
68	OAK	1.2	35	20
69	OAK	2.7	37	30
70	PINE	0.8	45	9
71	PINE	0.8	45	9
72	ROYAL PONCICANA	1.2	35	30
73	PINE	1.1	45	9
74	PINE	1.2	45	9
75	PINE	1.1	45	9
76	PINE	1.1	45	9
77	OAK	1.2	30	20
78	PINE	1.0	45	20
79	PINE	0.9	45	9
80	OAK	1.2	30	15
81	OAK	1.2	30	15
82	PINE	1.0	45	9

TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
83	PINE	1.0	45	9
84	PALM	0.7	10	8
85	FICUS	9.0	40	35
86	FICUS	2.5	40	15
87	OAK	2.8	37	35
88	MANGO	0.5	15	8
89	MANGO	1.1	35	12
90	MAHOGANY	1.1	45	14
91	UNKNOWN	1.1	17	12
92	MANGO	1.2	18	14
93	PINE	1.0	45	9
94	PINE	1.0	45	9
95	PINE	1.0	45	9
96	CANISTEL TREE	0.9	20	16
97	UNKNOWN	0.8	20	18
98	PALM	0.9	12	8
99	PALM	1.0	12	8
100	PALM	1.0	12	8
101	PALM	1.0	12	8
102	OAK	1.3	25	14
103	PALM	0.9	12	8
104	PALM	0.7	12	8
105	UNKNOWN	0.6	22	9
106	PALM	0.9	12	8
107	PALM	1.2	12	8
108	PALM	1.2	12	8
109	OAK	2.5	45	37
110	OAK	2.5	45	37
111	JUNDO LIMBO	1.0	37	18
112	OAK	1.3	35	20
113	UNKNOWN	0.4	30	6
114	OAK	1.5	37	25
115	MAMEY TREE	0.6	19	13
116	PALM (R)	0.4	18	8
117	ROYAL PONCICANA	1.0	22	12
118	ROYAL PONCICANA	1.0	20	14
119	SPATHODEA TREE	1.5	45	22
120	ROYAL PONCICANA	1.4	40	25
121	UNKNOWN	1.8	42	20
122	ROYAL PONCICANA	1.1	17	14
123	ROYAL PONCICANA	1.3	37	24

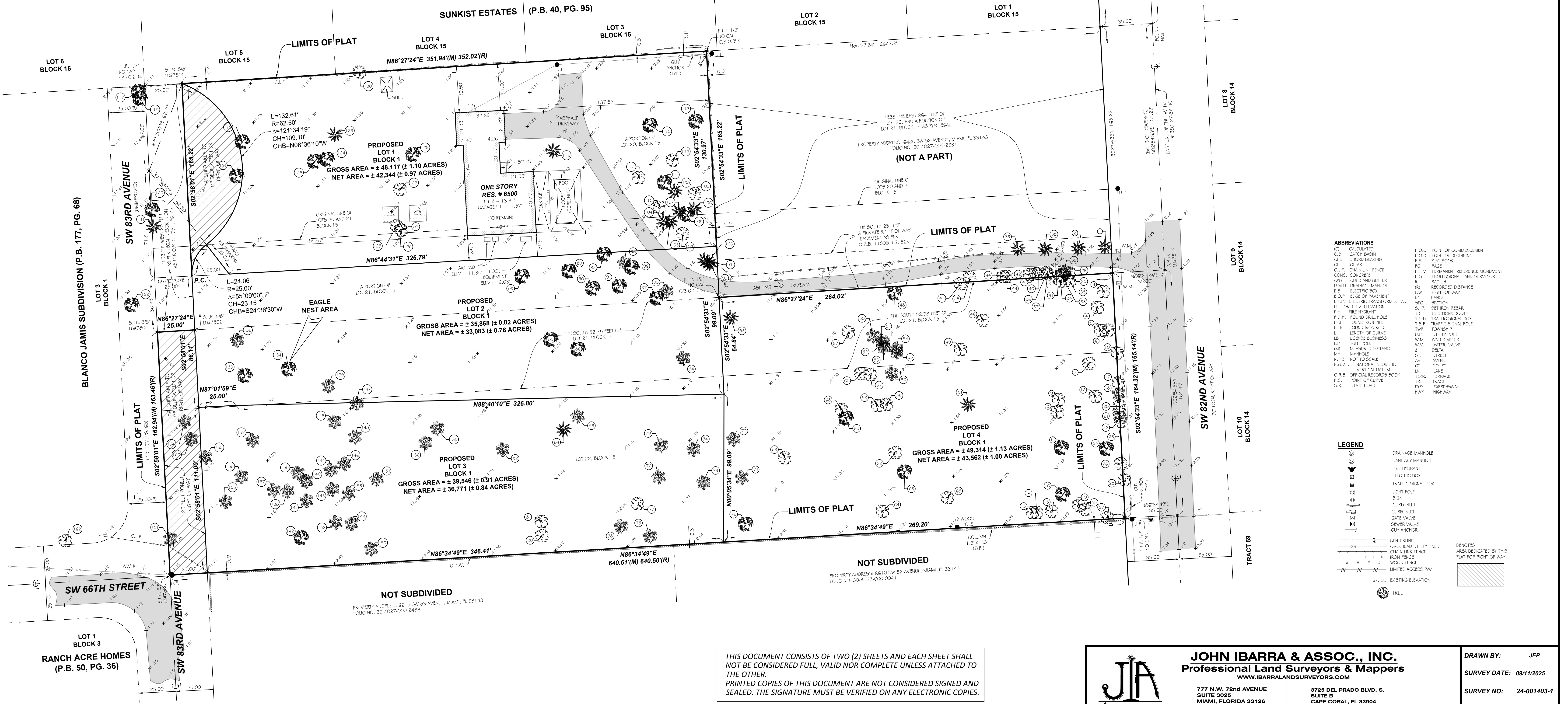
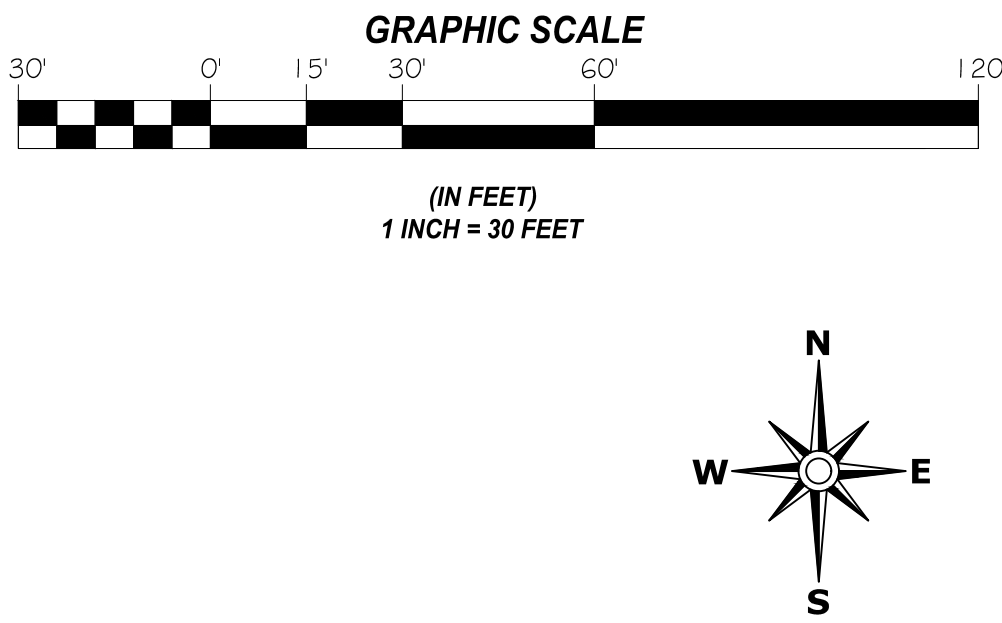
TREE TABLE				
No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
124	ROYAL PONCICANA	0.6	22	12
125	OAK	0.9	25	14
126	OAK	2.0	38	18
127	OAK	1.3	40	22
128	COCONUT	0.7	30	12
129	NSPERO	1.2	32	24
130	OAK	3.5	50	35
131	PALM	0.2	18	6
132	PINE	4.0	55	19
133	ROYAL PONCICANA	3.9	40	35
134	ROYAL PONCICANA	4.3	60	18
135	PINE	1.0	45	9
136	PINE	0.8	35	10
137	PINE	0.9	35	10
138	PINE	0.9	35	10
139	PINE	0.9	35	10
140	PINE	1.3	40	17
141	PINE	0.6	30	10
142	MANGO	1.0	22	12
143	PINE	0.9	35	10
144	PINE	0.9	35	10
145	PINE	0.6	30	10
146	PINE	0.9	35	10
147	PINE	0.9	35	10
148	PINE	0.9	35	10
149	PINE	0.8	32	10
150	PINE	0.9	35	10
151	PINE	0.9	35	10
152	PINE	3.0	50	18
153	PINE	0.9	35	10
154	PINE	1.1	35	10
155	PINE	1.1	35	12
156	PINE	1.1	35	12
157	PINE	1.1	35	12
158	PINE	0.9	35	10
159	PINE	1.1	35	12
160	PINE	0.9	35	10
161	PINE	0.9	35	10
162	ROYAL PONCICANA	0.9	30	30



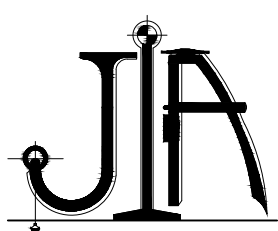
TENTATIVE PLAT OF VIÑALES HEIGHTS

BOUNDARY & TOPOGRAPHIC SURVEY

A REPLAT OF A PORTION OF LOTS 20 AND 21 AND ALL OF LOT 22, IN BLOCK 15, "SUNKIST ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, 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. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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SURVEY NO:	24-001403-1
SHEET:	2 OF 2