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.: 25	_ Twp.: <u>54</u> S. Rge.:	39 E. / Sec.:	Twp.:	S. Rge.: E.	
1. Owner's N	ne: ALVARO L ADRIAN & VIVIAN ADRIAN 160 SW 137th AVENUE, SUITE 238 City: MIAMI		Phone: (305) 485-5501			
Address:	2460 SW 137th AVENUE, SUITE 238 Ci	ity: MIAMI	_ State: FL	Zip Code: 3	3175	
	mail Address: Alvaro@adrianbuilders.com					
2. Surveyor's	Name: AVINO & ASSOCIATES, INC.		Phone: (305) 265-5030			
	1350 SW 57th AVENUE, SUITE 207					
Surveyor's	Email Address: <u>Jravino@avinoandassocia</u>	tes.com				
3. Legal Des	cription of Cutout Tract: SEE EXHIBIT "B"					
I. Folio No(s).: 30-4925-000-0140 / 30-4925-0	000-0150 /				
5. Legal Desc	cription of Parent Tract: SEE EXHIBIT "A"					
Street Bou	ndaries: SW 122md AVENUE & SW 64th STREE	:T				
7. Present Zo	oning: GU Zoning He	earing No.: CZAB11-8-2	25			
Single Fami Business(_	use of Property: y Res.(3 Units), Duplex(Units), Apar Sq. Ft.), Office(Sq. Ft.), Restaura	ant(Sq. Ft. & 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) Signature of Owner: SS: COUNTY OF MIAMI-DADE) (Print name & Title here): this 1 Mday of December, 2025 BEFORE ME, personally appeared ALVARO L. ADRIAN 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 VANESSA MORETON Signature of Notary Public MY COMMISSION # HH 434282 EXPIRES: December 16, 2027 (Print, Type name here: 434246 (Commission Expires) (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

The West ½ of the South ½ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

And

The West ½ of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 25, Township 54 South, Range 39 East, Less the South 35 Feet and the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTIONS

PARCEL 1

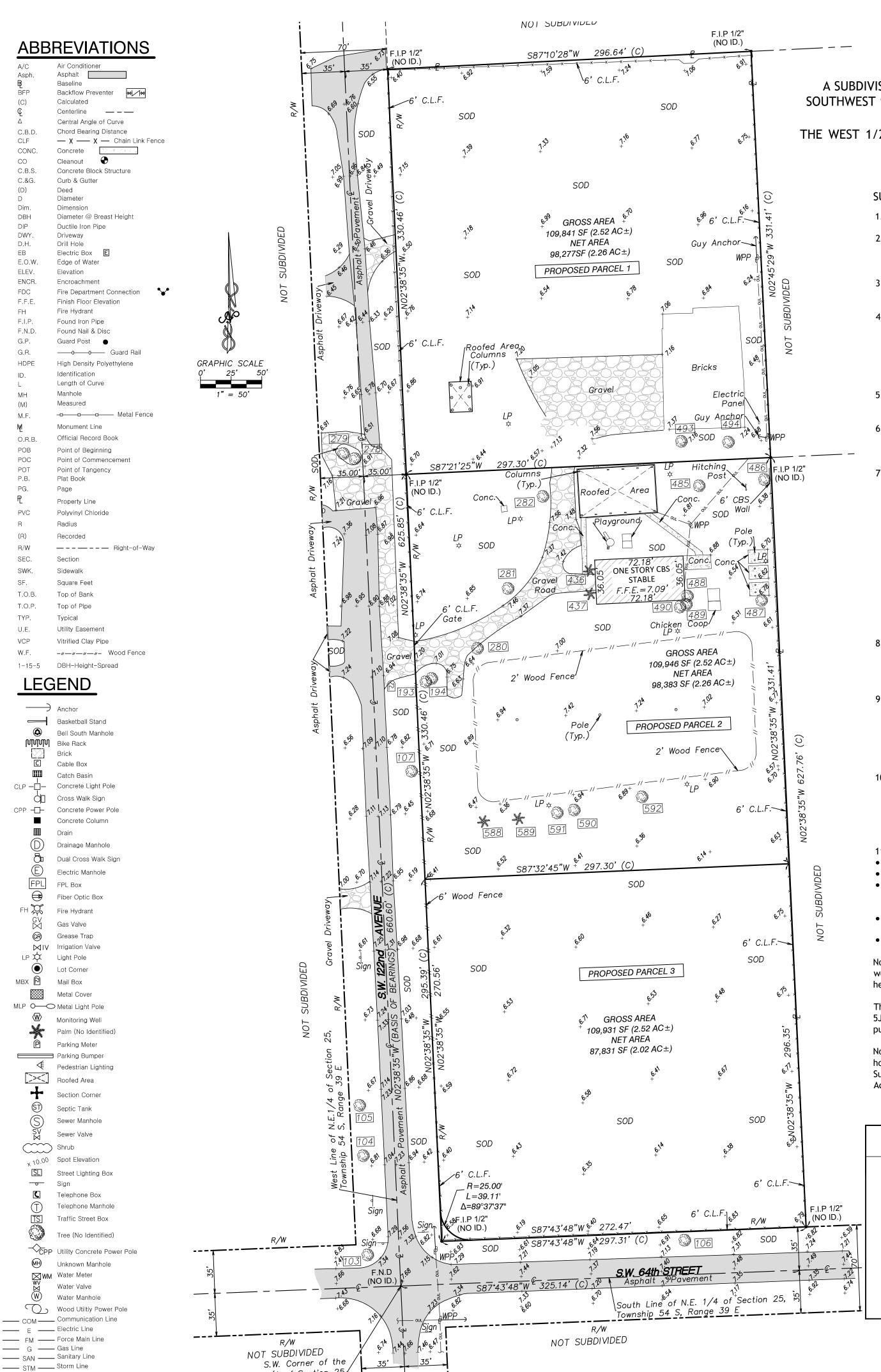
The West 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

PARCEL 2

The North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

PARCEL 3

The South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the South 35 Feet and the West 35 Feet, and less the area bounded by a line 35 feet East of the West Line of N.E. 1/4 of Section 25, Township 54 South, Range 39 East and a line 35 feet North of the South Line of N.E. 1/4 of Section 25, Township 54 South, Range 39 East, and bounded by a 25 foot radius arc concave to the Northeast, said arc being tangent to the both of the last described lines. Lying and Being in Miami-Dade County, Florida.



N.E. 1/4 of Section 25,

Township 54 S, Range 39 E

— W — Water Line

—— OUL ——Overhead Wire

WAIVER OF PLAT

A SUBDIVISION OF THE THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST,

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- 1. Last day of field work was performed on March 3rd, 2025.
- 2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- 3. Bearings shown hereon are based on an assumed Bearing of NO2°38'35"W along the centerline of S.W. 122th Avenue, said line to be considered a well monumented line.
- 4. By scaled determination the subject property appears to lie in Flood Zone AH, Elevation 9', as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 12086C0434, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- 5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- 7. All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
- a. Benchmark Identification: Miami Dade County Benchmark: SC-48 Elevation: 11.22 feet (National Geodetic Vertical Datum) Location: SW 60 ST ---SW 125 AVE --- EAST OF C/L BRASS BAR IN THE NE CORNER OF BRIDGE AT SW 60 ST CANAL.
- b. Benchmark Identification: Miami Dade County Benchmark: P-552 Elevation: 8.15 feet (National Geodetic Vertical Datum) Location: SW 62 ST --- 1.9' SOUTH OF C/L
- SW 127 AVE --- 15.6' WEST OF PROJECTED WEST EDGE OF PAVEMENT PK NAIL AND BRASS WASHER IN CONC GUTTER OF TRAFFIC DIVIDER.
- 8. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 9. Vertical Control: Field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 ft. times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- 10. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public
- 11. DEVELOPMENT CRITERIA:
- Present Zoning: GU
- Existing Use: Vacant Lots
- Proposed Use: 3 Single Family Residences Size of Property: GROSS AREA: 329,718 SF (7.57 ACRES±)
- NET LOT AREAS: 284,491 SF (6.53 ACRES±)
- Miami-Dade County Criteria: 8.56' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records
- Public Water and Sewer: Miami-Dade Water and Sewer Department

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

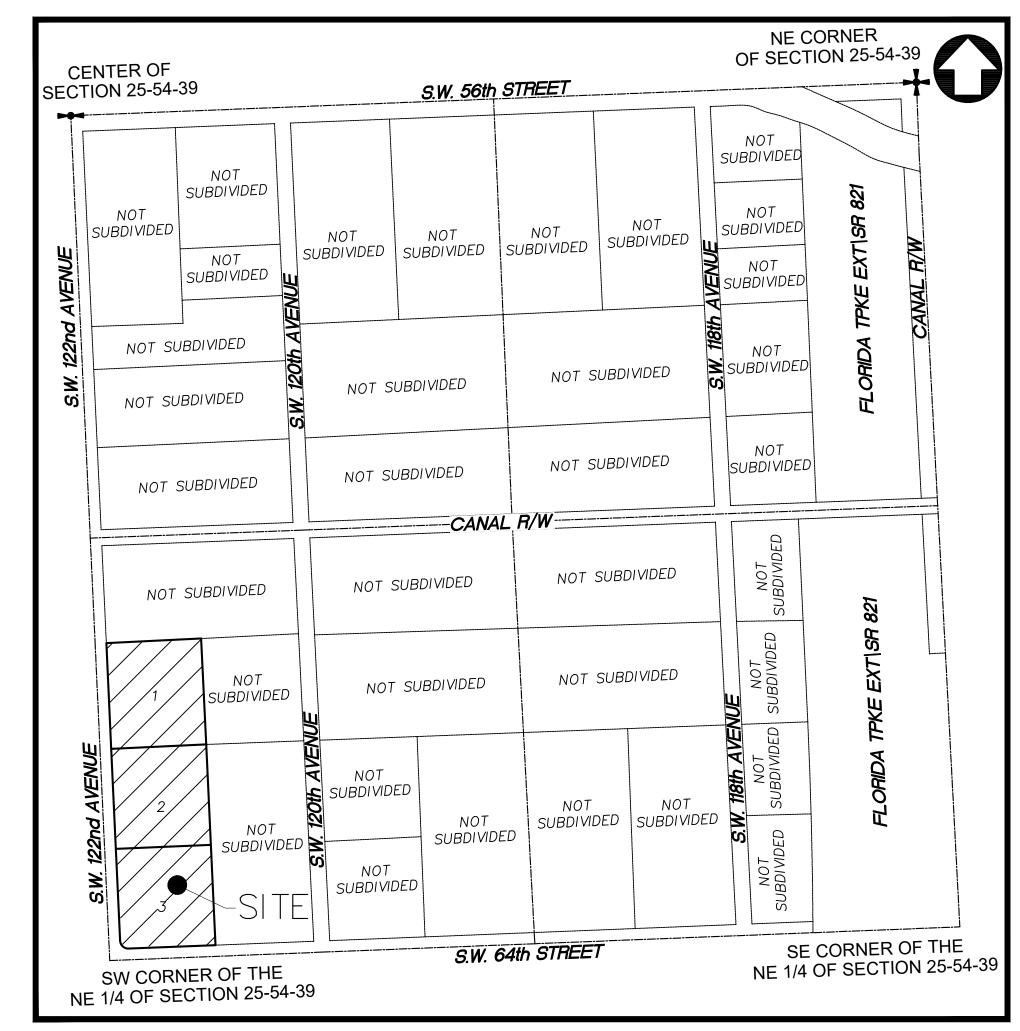
STATE PLANE COORDINATES

All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/1990 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:

Establishing Agency: Miami-Dade County GPS Control Point State/County: Florida/Miami-Dade County PID (Point Of Identification): DC44B Station Name: WYN

Datum: NAD 83/90 Longitude: W 80° 23' 19.969255" Latitude: N 25° 42' 42.006618" Northing: 501362.4973 (US Feet) Easting: 857378.8951 (US Feet) Station Description: SW 56 ST----1300' SOUTH.

SW 120 AVE----BRIDGE OVER CANAL BRASS DISK SET IN BRIDGE DECK, 16.75' SOUTH OF NORTH END OF BRIDGE.



LOCATION MAP

104

105

106

107

193

194

278

279

280

281

589

590

591

592

adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described

property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or

deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as

SURVEYOR'S CERTIFICATE:

NE 1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION OF PARENT TRACT

The West 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the South 35 Feet and the West 35 Feet, Lying and Being in Miami-Dade County, Florida. Parcel Identification Numbers: 30-4925-000-0140 and 30-4925-000-0150

EXHIBIT "B"

LEGAL DESCRIPTION OF CUTOUT TRACTS:

PARCEL 1

The West 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida

PARCEL 2

The North 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the West 35 Feet, Lying and Being in Miami-Dade County, Florida.

PARCEL 3

The South 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 54 South, Range 39 East, Less the South 35 Feet and the West 35 Feet, and less the area bounded by a line 35 feet East of the West Line of N.E. 1/4 of Section 25, Township 54 South, Range 39 East and a line 35 feet North of the South Line of N.E. 1/4 of Section 25, Township 54 South, Range 39 East, and bounded by a 25 foot radius arc concave to the Northeast, said arc being tangent to the both of the last described lines. Lying and Being in Miami-Dade County, Florida.

CONTACT PERSON INFORMATION

JORGE R. AVINO, PE, PSM

305-265-5033 FAX NUMBER

TELEPHONE NO. 305-265-5030

jravino@avinoandassociates.com E-MAIL

282 TREE 0.5-20-10 436 PALM 0.5-16-5 437 PALM 0.5-16-5 485 TREE 1-35-10 486 TREE 4-30-40 TREE 4-30-40 488 TREE 1-20-10 489 TREE 1-20-10 490 TREE 1-20-10 493 TREE 0.2-5-3 TREE 0.2-5-3 588 PALM 1-20-10

PALM 1-20-10

TREE 1.2-16-8

TREE 1.2-16-8

TREE 2-35-20

Tree Table

Point # | Type-DHB(ft)-Height(ft)-Spread(ft_.

TREE 3.5-50-20

TREE 3.5-50-20

TREE 4.5-50-20

TREE 4.5-50-30

TREE 4.5-50-30

TREE 4-50-60

TREE 4-50-60

TREE 2-40-20

TREE 2-40-20

TREE 2-40-20

TREE 2-40-20

Aviñó

1350 S.W. 57TH AVENUE, SUITE 2

6201 S.W.

122 AVE,

MIAMI

SURVEY

6201 S.W. 122 AVENUE

MIAMI, FL 33183

ALVARO L

ADRIAN,

VIVIAN ADRIAN

Revisions

Property Owner:

Project Name:

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY & TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER RODOLFO NSE NUN No. 4996 STATE OF FLORIDA SURVEYON .

> Project No. <u>25106.00</u> AS SHOWN Scale: <u> 11/28/2025</u>

Jorge R. Aviño, PSM No. 4996

Land Surveyor & Mapper

Drawn:

Checked: Submittal:

Cad File:

Drawing Title:

Sheet No. 1 OF 1