

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.: 22 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MAMILE SUBDIVISION

2. Owner's Name: mario ,l. and mileydis diaz Phone: 305 318-3471

Address: 14650 sw 236 street City: miami State: fl Zip Code: 33032

Owner's Email Address: mario@daca1r.net

3. Surveyor's Name: E.R. Brownell & Associates, Inc. Phone: 305 860 3866

Address: 4957 sw 74 ct City: Miami State: FL Zip Code: 33155

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s): 30-6922-000-0162 / _____ / _____ / _____

5. Legal Description of Parent Tract: north 150 feet of west 290.4 , nw1/4 ,sw1/4 , nw1/4 , &north 458.36 , nw1/4 ,sw1/4 , nw1/4 , less west 290.4 and less west 40 feet and north 25 feet , section 22 twp 56 ,rge 39 miamida

6. Street boundaries: sw 236 street / 147 avenue

7. Present Zoning: su Zoning Hearing No.: 24-104 RES # CIA B 14-19-25

8. Proposed use of Property:
Single Family Res.(2 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.

MAMILE SUBDIVISION

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4,
SECTION 22, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL LYING IN THE CITY OF PRINCETON,
MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: (305) 860-3866 FAX: (305) 860-3870
CERTIFICATION No. LB 761 FEBRUARY, 2026

SURVEYOR'S NOTES:

Bearings as shown hereon are based on an assumed meridian, where the North Line of Section 22, Township 56 South, Range 39 East, of Miami-Dade County, Florida, bears North 89°09'58" East. All distances as shown are based on the US Survey foot.

Elevations shown hereon are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29) and are expressed in Feet.

DADE COUNTY BENCHMARK REFERENCES:

Name: CE-41-A-R
Elevation (NGVD 1929): 12.84 feet
Location 1: SW 240 ST --- ON C/L
Location 2: SW 147 AVE --- ON C/L
Description 1: DADE CO. BRASS DISC IN CONC MON AND IS THE E 1/4 COR 21-56-39.

Name: H-093
Elevation (NGVD 1929): 11.64 feet
Location 1: SW 232 ST --- 29.3' NORTH OF C/L
Location 2: SW 147 AVE --- 29.5' EAST OF C/L
Description 1: BRASS DISC IN CONC MON. (TRIANGULATION STA.)

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the standard of 1 foot in 7,500 feet for Suburban Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

All elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due to equipment vertical displacement.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the Miami-Dade County, Florida, Section 22, Township 56 South, Range 39 East.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted. The recorded and calculated dimensions/directions as shown hereon are based on the undersigns review of the entire content of the legal description and would be necessary for the survey to have a mathematical closure and conform to the existing rights-of-ways and adjacent plats.

At the time of Survey, the existing buildings lying within the Surveyed site does not lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0591L, Community No. 120635 for the Miami-Dade County Unincorporated Areas, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone "X", an area determined to be outside of the 0.2% annual chance floodplain.

Dade County Flood Criteria is 13.5 feet NGVD 1929 or 12.0 feet NGVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP ordinance dated October 18, 2022. Map Previously Recorded in Plat Book 120, Page 13 (Sheets 1 to 5) of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

The Subject Property as described contains 217,801.45 square feet more or less (5.00 acres more or less).

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

Only the trees of 4" of diameter size and above were located. All trees diameter as reported hereon was measured at breast height (dbh); it also includes the canopy spread (diameter) and the tree height. Information about the common names and scientific name of the trees was provided to the best of our knowledge and belief. Although care was taken with the identification of the trees noted hereon, as arborist, landscape architect, botanist, environmental specialist or other with advanced education on dendrology should be utilized if critical identification of the trees is required.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

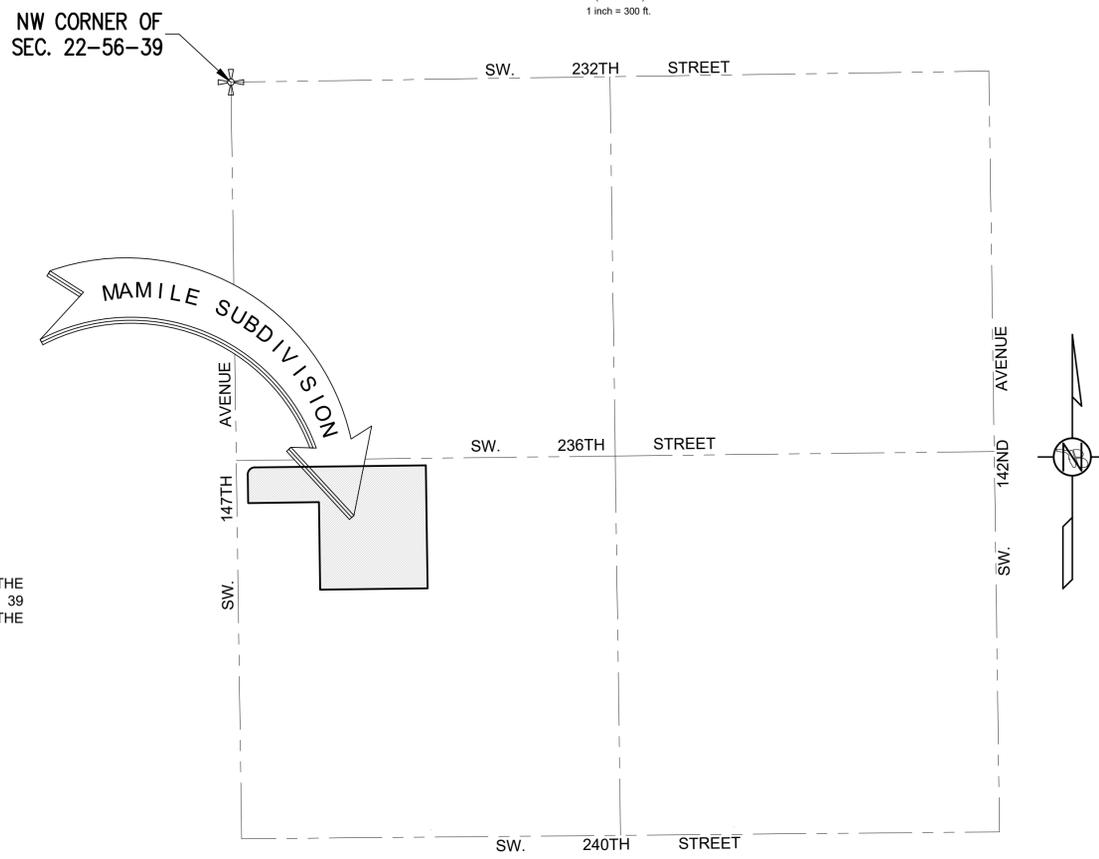
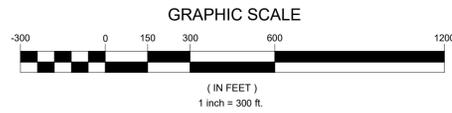
This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 30' feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Jorge L. Cabrera, Professional Surveyor and Mapper #6487, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. **The "Digital Date" may not reflect the date of survey or the latest revision date.** Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



LOCATION SKETCH

SCALE 1" : 300'
THE NORTHWEST 1/4 IN SECTION 22, TOWNSHIP 56
SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTH 150 FEET OF THE WEST 290.40 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 22, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND THE NORTH 485.36 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 290.40 FEET THEREOF, MIAMI-DADE COUNTY, FLORIDA.

NOTE:

Number of Acres: 5.0 +/- Acres
Number of Lot: 2 Lots
Method of Sewer: Septic Tank
Method of Water: Water Well
Property Zoned: AU (Hearing N° 24-104 Res. N° CIAB-19-25)
Dade County Flood Criteria: 13.5 feet NGVD (PB 120 PG 13)
FEMA Base Flood Elevation: X Map# 12086C0591L
Panel# 591 of 1031
Tax Folio Number: 30-6922-000-0162
Number of PRM: 7 PRMs
Number of PCP: 3 PCPs

DEVELOPMENT INFORMATION:

- (1) Existing Single Family Residence on Lot 1 to remain
- (1) Propose Single Family Residence on Lot 2

PREPARED FOR:

Mario L. Diaz and Mileydis Diaz
14650 SW 236th Street
Princeton, Florida 33032
Tel. 305-318-3471

CONTACT PERSON INFORMATION:

Name: Angel Lopez
Telephone Number: (305) 860-3866
Fax Number: (305) 860-3870
e-mail address: alopez@erbrownell.com

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
MIAMI, FLORIDA 33155
4957 SW 74TH COURT
PHONE: 305-860-3866 WEB: www.erbrownell.com EMAIL: workrequest@erbrownell.com

TENTATIVE PLAT

No.	Date	Apvd.	Job No.	Description

Certification No.	LB761
PLS/PSM No.	2891
Field Book No.	27071
Drawn by:	MA
Checked by:	TB
Scale:	1" : 30'
Date:	01/22/26
Job No.	58826-M100

SEE SHEET 1 FOR CERTIFICATIONS.
Sheet No. 1 OF 2
Sketch No. T-1025

