

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:

Signature of Owner: Maria Górnem

(Print name & Title here): Maria Górnem

BEFORE ME, personally appeared Maria Górnem this 16 day of February, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known DL or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 16 day of February, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public: Gabriel Rodríguez III

(Print, Type name here: Gabriel Rodríguez III)

8/25/28
(Commission Expires)

HH 586535
(Commission Number)

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

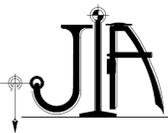
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Exhibit "A"

Legal Description

NORTHWEST 1/2 OF LOT 13 AND ALL OF LOT 14 AND THE SOUTHEAST 1/2 OF LOT 15, IN BLOCK 26, HOLLEMAN PARK, SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 23, 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
PHONE: (305) 262-0400
NOVEMBER, 2025

TENTATIVE PLAT OF LAS MARIAS

BOUNDARY & TOPOGRAPHIC SURVEY

A REPLAT OF THE NW 1/2 OF LOT 13 AND ALL OF LOT 14 AND THE SE 1/2 OF LOT 15 IN BLOCK 26, OF HOLLEMAN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41 EAST, ALSO KNOWN AS THE POLLY LEWIS DONATION, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

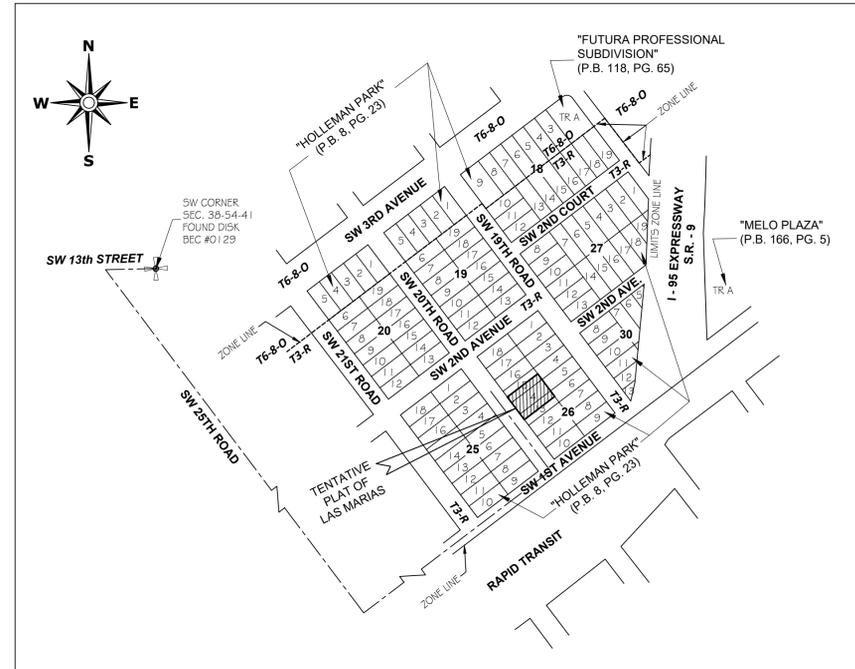
LEGAL DESCRIPTION:

NORTHWEST 1/2 OF LOT 13 AND ALL OF LOT 14 AND THE SOUTHEAST 1/2 OF LOT 15, IN BLOCK 26, HOLLEMAN PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

SURVEYOR'S NOTES

1. THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON AN OPINION OF TITLE PROVIDED TO THE SURVEYOR.
2. 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.
3. BENCHMARK #1 MIAMI-DADE COUNTY BENCHMARK S-103-SV; LOCATOR No. 4112 NE, BRAS DISK IN CONC MONUMENT, SW 21 RD --- 6' SE OF C/L AND SW 1 AVE --- 41' NE OF C/L AND 16' NW OF C/L OF BIKE PATH, ELEVATION IS 17.67 FEET N.G.V.D. 1929.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
5. UNDERGROUND LINE INFORMATION SHOWN HEREON WAS MEASURED AS SHOWN ON THE STRUCTURES, SANITARY AND STORM SEWER UNDERGROUND LINE LOCATIONS SHOWN HEREON WERE FIELD VERIFIED.
6. 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.
7. THE DISTANCES SHOWN ALONG BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED, AND ARE EXPRESSED IN FEET.
8. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT.
9. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT, A BEARING OF N 37° 34' 41" W, ALONG THE CENTER LINE OF SW 20TH ROAD.
10. 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.
11. 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.
12. NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND / OR RIGHTS-OF-ENTRY APPURTENANT THERE TO.



LOCATION SKETCH

SCALE 1" = 300'

A PORTION OF SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
ALSO KNOWN AS THE POLLY LEWIS DONATION
LYING AND BEING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

DEVELOPMENT INFORMATION:

OWNER:
MARIA VICTORIA GANEM
MAILING ADDRESS: 1714 TROTTER COURT, WELLINGTON,
FL. 33414

FOLIO NUMBER:
01-4138-001-3650
PROPERTY ADDRESS: 141 SW 20TH ROAD, MIAMI, FL. 33169
TOTAL LAND AREA ± 13,498 SQ. FT. (± 0.31 ACRES)
(EXISTING STRUCTURE, SHED AND IMPROVEMENTS TO BE
DEMOLISHED; INCLUDING ALL ENCROACHMENTS
CROSSING LOTS LINE.)

PROPOSED DEVELOPMENT:
PROPOSED LOT - 1, BLOCK 1
AREA ±6,749 SQ. FT. (±0.15 ACRES)
PROPOSED SINGLE FAMILY RESIDENCE.

PROPOSED DEVELOPMENT:
PROPOSED LOT - 2, BLOCK 1
AREA ±6,749 SQ. FT. (±0.16 ACRES)
PROPOSED SINGLE FAMILY RESIDENCE.

ZONING NOTE:
T3-R "SINGLE FAMILY RESIDENTIAL"

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

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: 120650 (CITY OF MIAMI)
PANEL: 0314
SUFFIX: L
DATE OF FIRM: 09/11/2009

WATER AND SEWER SERVICES:

WATER SERVICE AREA - CITY OF MIAMI
SEWER SERVICE AREA - CITY OF MIAMI

ZONING INFORMATION AS PER PROPERTY APPRAISER:

PA PRIMARY ZONE:
0100 SINGLE FAMILY - GENERAL
PRIMARY LAND USE:
0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT

LAND INFORMATION:
LAND USE: GENERAL
MUNI ZONE: T3 R
PA ZONE: 0100 - SINGLE FAMILY - GENERAL

TABLE OF MONUMENTS:

TYPE OF MONUMENT	TOTAL
P. R. M.	4
P. C. P.	2

OWNER'S INFORMATION:

MARIA VICTORIA GANEM
MAILING ADDRESS: 1714 TROTTER
COURT, WELLINGTON, FL. 33414
E-MAIL: Maria.Ojeda@us.dlapiper.com

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

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS 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 FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID NOR COMPLETE UNLESS ATTACHED TO THE OTHER.

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 5J-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 CITY OF MIAMI
COMMENTS 01/15/2026
REVISED ON: ORIGINAL DATE 10/10/2025
REVISED ON: _____
REVISED ON: _____

DRAWN BY:	JEP
SURVEY DATE:	01/15/2026
SURVEY NO.:	25-000974-1
SHEET:	1 OF 2

LB 7806 SEAL

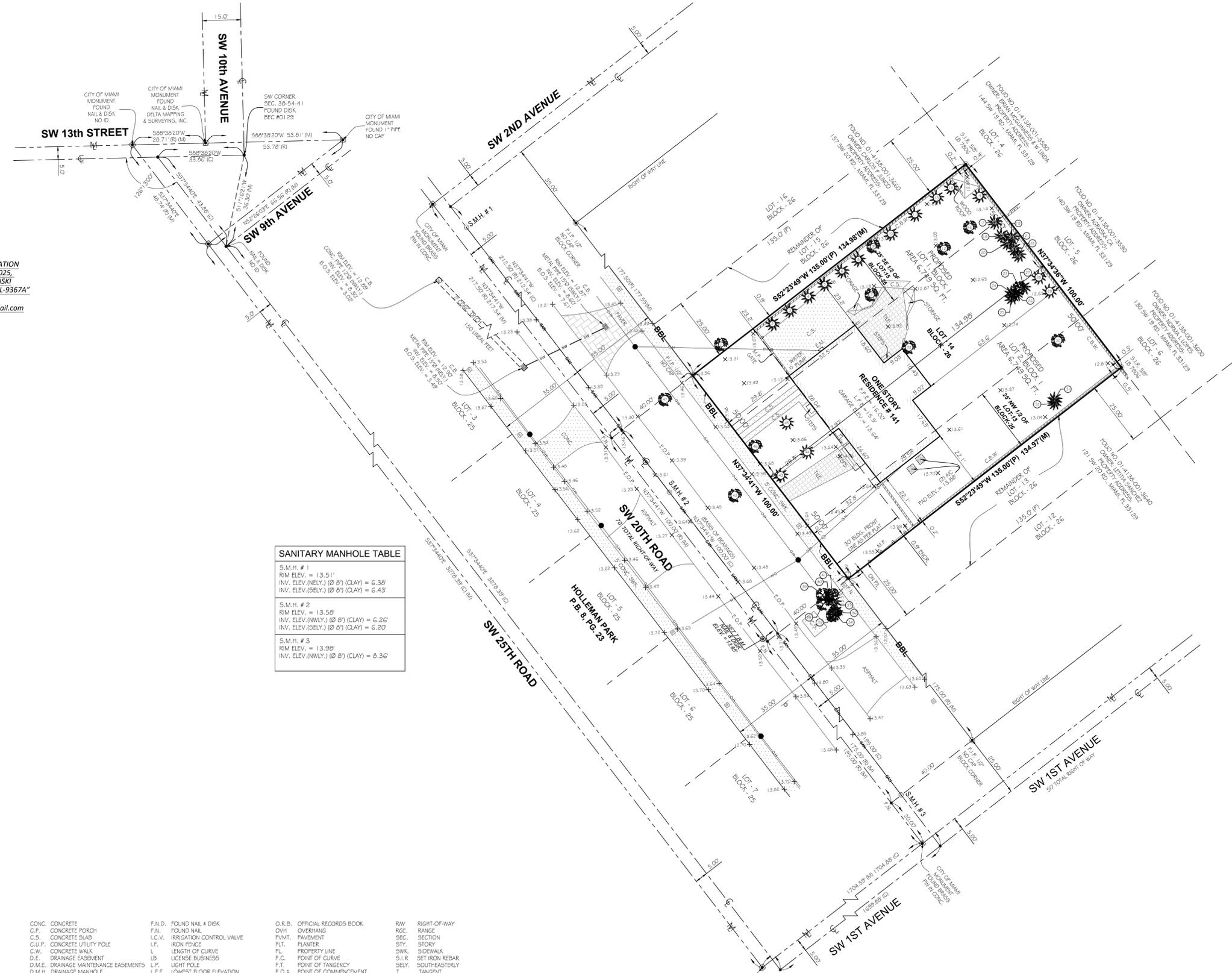
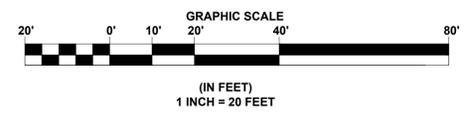


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TREE TABLE INFORMATION
 ON OCTOBER 28, 2025,
 BY PETAR STRACENSKI
 "CERTIFIED ARBORIST #FL-9367A"
 (305) 747-9336
 Email: pstrdesign@gmail.com

SANITARY MANHOLE TABLE	
S.M.H. # 1	
RIM ELEV. = 13.51'	
INV. ELEV.(NELY.) (Ø 8") (CLAY) = 6.38'	
INV. ELEV.(SELY.) (Ø 8") (CLAY) = 6.43'	
S.M.H. # 2	
RIM ELEV. = 13.58'	
INV. ELEV.(NELY.) (Ø 8") (CLAY) = 6.26'	
INV. ELEV.(SELY.) (Ø 8") (CLAY) = 6.20'	
S.M.H. # 3	
RIM ELEV. = 13.98'	
INV. ELEV.(NELY.) (Ø 8") (CLAY) = 6.36'	

LEGEND

- DRAINAGE MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- ELECTRIC BOX
- TRAFFIC SIGNAL BOX
- LIGHT POLE
- SIGN
- CURB INLET
- DRAIN INLET
- GATE VALVE
- SEWER VALVE
- CATCH BASIN
- WATER METER
- DRAIN
- WELL
- UTILITY POLE

ABBREVIATIONS

A.C. AIR CONDITIONER PAD	CONC. CONCRETE	F.N.D. FOUND NAIL & DISK	O.R.B. OFFICIAL RECORDS BOOK	R.W. RIGHT-OF-WAY
A.E. ANCHOR EASEMENT	C.P. CONCRETE PORCH	F.N. FOUND NAIL	O.V.H. OVERHANG	R.G.E. RANGE
A.R. ALUMINUM ROOF	C.S. CONCRETE SLAB	F.N.T. FOUND NAIL & TIE	P.M.T. PAVEMENT	R.G.E. RANGE
A.S. ALUMINUM SHED	C.U.P. CONCRETE UTILITY POLE	I.C.V. IRRIGATION CONTROL VALVE	P.L.T. PLANTER	SEC. SECTION
ASPH. ASPHALT	C.W. CONCRETE WALK	I.F. IRON FENCE	P.L. PROPERTY LINE	STY. STORY
B.C. BLOCK CORNER	D.E. DRAINAGE EASEMENT	L. LENGTH OF CURVE	P.O. POINT OF CURVE	SWK. SIDEWALK
B.M. BENCHMARK	D.M.E. DRAINAGE MAINTENANCE EASEMENTS	L.B. LICENSE BUSINESS	P.O.C. POINT OF COMMENCEMENT	S.I.R. SET IRON REBAR
B.O.B. BASIS OF BEARINGS	D.M.H. DRAINAGE MANHOLE	L.P. LIGHT POLE	P.O.A. POINT OF BEGINNING	SELY. SOUTHEASTERLY
B.S.L. BUILDING SETBACK LINE	E.O.P. EDGE OF PAVEMENT	L.F.E. LOWEST FLOOR ELEVATION	P.O.B. POINT OF BEGINNING	T. TANGENT
(C) CALCULATED	EB. ELECTRIC BOX	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.P. POINT OF BEGINNING	T.B. TELEPHONE BOOTH
C.B. CATCH BASIN	E.T.P. ELECTRIC TRANSFORMER PAD	(M) MEASURED DISTANCE	P.B. PLAT BOOK	T.S.B. TRAFFIC SIGNAL BOX
C.B.S. CONCRETE BLOCK STRUCTURE	E.L. ELEVATION	M.B. MAIL BOX	P.G. PAGE	T.S.P. TRAFFIC SIGNAL POLE
CBW CONCRETE BLOCK WALL	ENCR. ENCROACHMENT	M.H. MANHOLE	P.W.Y. PARKWAY	T.W.P. TOWNSHIP
CH. CHORD	F.H. FIRE HYDRANT	M.F. METAL FENCE	P.W.M. PERMANENT REFERENCE MONUMENT	U.T.I. UTILITY
CHB CHORD BEARING	F.D.H. FOUND DRILL HOLE	N.A.P. NOT A PART OF	P.L.S. PROFESSIONAL LAND SURVEYOR	U.P. UTILITY POLE
CL CLEAR	F.I.P. FOUND IRON PIPE	NGVD NATIONAL GEODETIC VERTICAL DATUM	R.D. RECORDED DISTANCE	W.M. WATER METER
C.L.F. CHAIN LINK FENCE	F.I.R. FOUND IRON ROD	NAVD NORTH AMERICAN VERTICAL DATUM	R.R. RAIL ROAD	W.V. WATER VALVE
	F.F.E. FINISHED FLOOR ELEVATION	N.T.S. NOT TO SCALE	RES. RESIDENCE	W.F. WOOD FENCE
		N.W.Y. NORTHWESTERLY	NELY. NORTHEASTERLY	Δ DELTA

DRAWN BY:	JEP
SURVEY DATE:	01/15/2026
SURVEY NO:	25-000974-1
SHEET:	2 OF 2