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 U	JSE ONLY:
Agenda Date:	
Tentative No.: T-	
Received Date:	

Number of Sites : (

1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Μı	unicipality: SWEETWATER Sec.: 36 Twp.: 53 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.
	Name of Proposed Subdivision: Upland East
2.	Owner's Name: Miami-Dade County (c/o Terra Group) Phone: 786-350-0618
	Address: 3310 Mary St., Suite 302 City: Miami State: FL Zip Code: 33133
	Owner's Email Address: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
	Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010
	Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
	Surveyor's Email Address:mjohnson@shiskin.com
4.	Folio No(s).: 25-3936-000-0104 / / /
5.	Legal Description of Parent Tract: See Attached
6.	Street boundaries: N.W. 14 Street and N.W. 118 Place
7.	Present Zoning: RTZ Zoning Hearing No.: Z-21-22 A2022000118
8.	Proposed use of Property:
	Single Family Res.(Units), Duplex(Units), Apartments(Sq_ 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: O Clubhouse (no kitchen)

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.

	Miami-Dade County
STATE OF FLORIDA) SS:	Signature of Owner:
COUNTY OF MIAMI-DADE)	(Print name & Title here): Jimmy Morales, COO
acknowledged to and before me that (he/she) execu	this 23 day of FEDRUMY 2013 A.D. and (he/she) ated the same for the purposed therein. Personally known or produce and who did (not) take an oath.
WITNESS my hand and seal in the County and State	e last aforesaid this <u>23</u> day of <u>February</u> , <u>2023</u> A.D. Signature of Notary Public:
DOUGLAS AARON BERMUDEZ Notary Public - State of Florida Commission # HH 319335	(Print, Type name here: Douces pow Berunts
My Comm. Expires Nov 4, 2026 Bonded through National Notary Assn.	(Commission Expires) (Commission Number)
Note: The reverse side of this sheet may be used for a sta	

Page 2 of 2

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FOR OFFICIAL USE ONL	<u>Y :</u>	
Agenda Date:		
Tentative No.: T-		
Received Date:		
Number of Sites : (1)	

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Mμ	inicipality: SWEETWATER Sec.: 36 Twp.: 53 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.
1.	Name of Proposed Subdivision: Upland East
2.	Owner's Name: Upland Park Phase I, LLC Phone: 786-350-0618
	Address: 3310 Mary St., Suite 302 City: Miami State: FL Zip Code: 33133
	Owner's Email Address: kcabrera@terragroup.com
	Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010
	Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
	Surveyor's Email Address; mjohnson@shiskin.com
4,	Folio No(s): 25-3936-000-0104 / / / / / / / / / / / / / / / / / / /
5.	Legal Description of Parent Tract: See Attached
	TI TI 1/ Charact and W TI 110 Dloop
6,	Street boundaries:N.W. 14 Street and N.W. 118 Place
7.	Present Zoning: RTZ Zoning Hearing No.: Z-21-22 A2022000118
8.	Proposed use of Property:
	Single Family Res.(Units), Duplex(Units), Apartments(Square .Ft.),
	Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (15,000 Sq. Ft. & No. of Units)
9.	Does the property contain contamination? YES: NO: O Clubhouse (no kitchen)

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.

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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.

Upland Park Phase I, LLC, a Delaware limited liability company STATE OF FLORIDA) Signature of Owner: SS: COUNTY OF MIAMI-DADE) (Print name & Title here): MANN this 26 day of NAUVI 2024 A.D. and (he)she) BEFORE ME, personally appeared 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 Signature of Notary Public CARLA D. ARRIETA Notary Public-State of Florida (Print, Type name here Commission # HH 64652 My Commission Expires November 17, 2024 (Commission Number) (Commission Expires) NOTARY SEAL)

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

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE RUN NORTH 01° 46' 58" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 1648.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE CONTINUE NORTH 01° 46' 58" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 989.28 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36; THENCE RUN NORTH 89° 37' 56" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 648.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89° 37' 56" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 672.30 FEET; THENCE RUN SOUTH 01° 45' 33" EAST, A DISTANCE OF 1,218.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 45.00 FEET; THENCE RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 91° 24' 56", A CHORD LENGTH OF 64.42 FEET ALONG A CHORD BEARING OF SOUTH 43° 56' 55" WEST, FOR AN ARC DISTANCE OF 71.80 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 39' 23" WEST FOR A DISTANCE OF 413.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET; THENCE RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00", A CHORD LENGTH 56.57 FEET ALONG A CHORD BEARING OF NORTH 45° 20' 37" WEST, FOR AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 20' 37" WEST FOR A DISTANCE OF 15.27 FEET; THENCE RUN SOUTH 89° 39' 23" WEST FOR A DISTANCE OF 98.42 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 453.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32° 13' 24", A CHORD LENGTH OF 251.42 FEET ALONG A CHORD BEARING OF NORTH 16° 27' 19" WEST, FOR AN ARC DISTANCE OF 254.77 FEET TO A POINT; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 9.00 FEET; THENCE RUN NORTH 00° 03' 08" WEST FOR A DISTANCE OF 63.02 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19° 52' 19", A CHORD LENGTH OF 5.87 FEET ALONG A CHORD BEARING OF NORTH 09° 56' 09" WEST, FOR AN ARC DISTANCE OF 5.90 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 530.00 FEET, THENCE RUN ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19° 52' 19", A CHORD LENGTH OF 182.90 FEET ALONG A CHORD BEARING OF NORTH 09° 56' 09" WEST. FOR AN ARC DISTANCE OF 183.82 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 00' 00" EAST, A DISTANCE OF 170.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49° 40' 47", A CHORD LENGTH OF 14.28 FEET ALONG A CHORD OF BEARING NORTH 24° 50' 24" WEST. FOR AN ARC DISTANCE OF 14.74 FEET TO A POINT; THENCE RUN NORTH 00° 00' 00" EAST FOR A DISTANCE OF 119.04 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49° 40' 47", A CHORD LENGTH OF 14.28 FEET ALONG A CHORD BEARING OF NORTH 24° 50' 24" EAST, FOR AN ARC DISTANCE OF 14.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 00' 00" EAST, A DISTANCE OF 402.31 FEET TO THE POINT OF BEGINNING.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING AN AREA OF 836,849 SQUARE FEET, MORE OR LESS, OR 19.211 ACRES, MORE OR LESS.

LOCATION SKETCH

Scale: 1"=300'

A PORTION OF S.E. ONE-QUARTER (1/4) SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, CITY OF DORAL

MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

FOLLOWS:

A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 36, TOWNSHIP 53 SOUTH,

RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID

SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 1648.94 FEET TO A

SOUTHEAST 1/4 OF SAID SECTION 36; THENCE CONTINUE NORTH 01° 46' 58" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE

OF 989.28 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF

SAID SECTION 36; THENCE RUN NORTH 89° 37' 56" EAST, ALONG THE NORTH LINE OF THE

POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE

NORTH 89° 37' 56" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 672.30

FEET: THENCE RUN SOUTH 01° 45' 33" EAST, A DISTANCE OF 1,218.44 FEET TO A POINT

OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF

45.00 FEET; THENCE RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 91°

24' 56", A CHORD LENGTH OF 64.42 FEET ALONG A CHORD BEARING OF SOUTH 43° 56'

RUN ALONG SAID CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 90° 00' 00", A CHORD

LENGTH 56.57 FEET ALONG A CHORD BEARING OF NORTH 45° 20' 37" WEST, FOR AN ARC

FOR A DISTANCE OF 15.27 FEET; THENCE RUN SOUTH 89° 39' 23" WEST FOR A DISTANCE

OF 98.42 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE

CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32° 13' 24", A CHORD LENGTH OF

DISTANCE OF 254.77 FEET TO A POINT; THENCE RUN NORTH 90° 00' 00" WEST FOR A

251.42 FEET ALONG A CHORD BEARING OF NORTH 16° 27' 19" WEST, FOR AN ARC

DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 20' 37" WEST

CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 453.00 FEET; THENCE RUN ALONG SAID

DISTANCE OF 9.00 FEET: THENCE RUN NORTH 00° 03' 08" WEST FOR A DISTANCE OF 63.02

FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO

ALONG A CHORD BEARING OF NORTH 09° 56' 09" WEST, FOR AN ARC DISTANCE OF 5.90

NORTHEAST, HAVING A RADIUS OF 530.00 FEET, THENCE RUN ALONG SAID CURVE TO THE

ALONG A CHORD BEARING OF NORTH 09° 56' 09" WEST, FOR AN ARC DISTANCE OF 183.82

FEET TO A POINT OF TANGENCY: THENCE RUN NORTH 00° 00' 00" EAST. A DISTANCE OF

SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE

POINT; THENCE RUN NORTH 00° 00' 00" EAST FOR A DISTANCE OF 119.04 FEET TO A

NORTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO THE

POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE

TO THE POINT OF BEGINNING.

ACRES, MORE OR LESS.

LEFT HAVING A CENTRAL ANGLE OF 49° 40' 47", A CHORD LENGTH OF 14.28 FEET ALONG A

CHORD OF BEARING NORTH 24° 50' 24" WEST. FOR AN ARC DISTANCE OF 14.74 FEET TO A

LEFT HAVING A CENTRAL ANGLE OF 49° 40' 47", A CHORD LENGTH OF 14.28 FEET ALONG A

CHORD BEARING OF NORTH 24° 50' 24" EAST, FOR AN ARC DISTANCE OF 14.74 FEET TO A

POINT OF TANGENCY: THENCE RUN NORTH 00° 00' 00" EAST. A DISTANCE OF 402.31 FEET

SECTION 36. TOWNSHIP 53 SOUTH, RANGE 39 EAST, UNINCORPORATED MIAMI-DADE COUNTY,

FLORIDA, AND CONTAINING AN AREA OF 836,849 SQUARE FEET, MORE OR LESS, OR 19.211

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHEAST ONE—QUARTER (1/4) OF

RIGHT THROUGH A CENTRAL ANGLE OF 19° 52' 19", A CHORD LENGTH OF 182.90 FEET

THE SOUTHWEST, HAVING A RADIUS OF 17.00 FEET; THENCE RUN ALONG SAID CURVE TO

THE LEFT HAVING A CENTRAL ANGLE OF 19° 52' 19", A CHORD LENGTH OF 5.87 FEET

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170.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE

55" WEST, FOR AN ARC DISTANCE OF 71.80 FEET TO A POINT OF TANGENCY; THENCE RUN

SOUTH 89° 39' 23" WEST FOR A DISTANCE OF 413.39 FEET TO A POINT OF CURVATURE OF

A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET; THENCE

SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 36, A DISTANCE OF 648.25 FEET TO THE

SECTION 36; THENCE RUN NORTH 01° 46' 58" WEST, ALONG THE WEST LINE OF THE

POINT ON THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF \$89°40'50"W ALONG THE NORTH RIGHT-OF-WAY LINE OF N.W. 12th STREET BETWEEN N.W. 121st AVENUE AND HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE.
- 2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3. AREAS OF THE PROPERTY DESCRIBED HEREON ARE: ± 836,849 SQ. FT.
- ± 19.211 ACRES.
- 4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AH" (BASE FLOOD ELEVATION = 8' NGVD29), PER FLOOD INSURANCE RATE MAP NO. 12086C0267L, COMMUNITY NO. 120635, PANEL NO. 0267, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
- 7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 9. SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE TITLE INSURANCE COMMITMENT ORDER NO. 9473004 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 28, 2021 AT 11:00 A.M.
- 10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
- 11. BENCHMARKS:
- a. MIAMI-DADE BENCHMARK N-767-R, LOCATOR. 3915 S; LOC1 N.W. 12th ST.---98FEET SOUTH OF CENTERLINE, LOC2 N.W. 127th AVE. ———37 FEET EAST OF CENTERLINE, PK NAIL AND ALUMINUM WASHER IN CONCRETE IN FRONT OF TRAFFIC CONTROL BOX, ELEVATION = 7.19' N.G.V.D 29.
- b. MIAMI-DADE BENCHMARK H-421, LOCATOR. 3905 W; LOC1 N.W. 25th ST. ON CENTERLINE, LOC2 N.W. 121st CT.---215 FEET WEST OF CENTERLINE, PK NAIL AND ALUMINUM WASHER IN CONCRETE BULLNOSE. ELEVATION = 8.19' N.G.V.D 29.
- 12. THIS SURVEY REPRESENTS AN "ALTA/NSPS LAND TITLE SURVEY FOR TENTATIVE PLAT" **PURPOSES**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY," ALSO BEING A "TENTATIVE PLAT", OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472,027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Mark Steven Johnson MARK STEVEN JOHNSON, PRINCIPAL PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.

This Survey has been electronically signed and sealed by Mar Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not idered signed and sealed, unless they include an addition aised embossed seal of the surveyor.

UPLAND EAST

A SUBDIVISION OF A PORTION THE SOUTHEAST ONE—QUARTER (1/4), SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA.

DEVELOPMENT INFORMATION: OWNER NAME: MIAMI-DADE COUNTY **NUMBER OF TRACTS:** TRACT A $-\pm730,450$ SQ. FT. $(\pm17.956$ ACRES) UTILITIES: MIAMI-DADE WATER AND SEWER DEPARTMENT <u>MIAMI-DADE COUNTY FLOOD CRITERIA:</u> 8.5' NGVD 29 MIAMI-DADE COUNTY, FLORIDA PROPERTY APPRAISER TAX FOLIO No. 25-3936-000-0104 EXISTING ZONING: RTZ **ZONING FILE #** Z-21-22, A2022000118 PROPOSED USE: TRACT "A": - PHASE 1a - RESIDENTIAL BUILDINGS: 3 MULTI-FAMILY ATTACHED UNITS: 336 AMENITY - 17,335 SQUARE FEET (NO KITCHEN) - PHASE 1b - RESIDENTIAL BUILDINGS: 2

MULTI-FAMILY ATTACHED UNITS: 242

ZONING: ZONING FILE # SINGLE FAMILY UNITS: "O MULTI-FAMILY ATTACHED UNITS: 578

TOTAL ACREAGE: NET AREA:

NET AREA OF RIGHT-OF-WAY DEDICATIONS: NET AREA AFTER DEDICATIONS:

±836,849 SQ. FT. (±19.211 ACRES) ±106,399 SQ. FT. (±2.443 ACRES) ±730,450 SQ. FT. (±16.769 ACRES)

(AFFECTS AS A WHOLE, NOT PLOTTABLE)

5. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN AGREEMENT FOR WATER AND SANITARY SEWAGE SERVICE RECORDED FEBRUARY 20, 2001 IN OFFICIAL RECORDS BOOK 19506, PAGE 1402, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (DOES NOT AFFECT)

6. TERMS, CONDITIONS AND PROVISIONS SET FORTH IN AFFIDAVIT BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION AND THE MIAMI-DADE EXPRESSWAY AUTHORITY RECORDED APRIL 5, 2013 IN OFFICIAL RECORDS BOOK 28566, PAGE 277. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

7. TERMS AND PROVISIONS CONTAINED IN INTERDEPARTMENTAL MEMORANDUM OF UNDERSTANDING FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE WATER AND SEWER DEPARTMENT AND MIAMI-DADE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RECORDED MARCH 24, 2017 IN OFFICIAL RECORDS BOOK 30468, PAGE 1769, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

8. REVERSIONARY RIGHTS IN FAVOR OF THE STATE OF FLORIDA BY AND THROUGH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RESERVED IN QUIT CLAIM DEED RECORDED JUNE 7, 2017 IN OFFICIAL RECORDS BOOK 30563. PAGE 4948. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA.

THE PHOSPHATE, MINERALS AND METALS AND RESERVATION FOR AN UNDIVIDED RECORDED JUNE 7, 2017 IN OFFICIAL RECORDS BOOK 30563, PAGE 4948, OF

NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 9473004. ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 28, 2021 AT 11:00 A.M.

4. TERMS. PROVISIONS. CONDITIONS AND LIENS AS SET FORTH IN THAT CERTAIN AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PURCHASE OF FDOT PARCEL 3705 DATED MAY 8, 2019 AND RECORDED JULY 1, 2019 IN OFFICIAL RECORDS BOOK 31504, PAGE 4771, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

(DOES NOT AFFECT)

(DOES NOT AFFECTS)

(DOES NOT AFFECTS)

9. RESERVATIONS FOR AN UNDIVIDED THREE-FOURTHTS INTEREST IN ALL ONE—HALF INTEREST IN ALL PETROLEUM CONTAINED WITHIN QUIT—CLAIM DEED THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, AS TO SUCH RESERVATIONS. THE RIGHT OF ENTRY HAS BEEN RELEASED. (DOES NOT AFFECTS)

10. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF DOLPHIN PARK AND RIDE AS RECORDED IN PLAT BOOK 173, PAGE 6. (DOES NOT AFFECTS)

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ELEVATIONS SHOWN HEREON RELATE NATIONAL GEODETIC VERTICAL DATUM 1929 AND ARE EXPRESSED IN FEET.

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