

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 35 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Highland Park South
Daanen Strachan and Derek Stracha as
2. Owner's Name: Trustees of Dr. Eddie & Betty Strachan 2019 Trust Phone: 305.438-1259
Address: 1200 Ponce de Leon Blvd, Suite 1403 City: Coral Gables State: FL Zip Code: 33134
Owner's Email Address: Pketchum@blacksalmon.com
3. Surveyor's Name: Langan Engineering and Environmental Serviced, Inc. Phone: 954-498-5018
Address: 1221 Brickell Avenue, Suite 1800 City: Miami State: FL Zip Code: 33131
Surveyor's Email Address: bmerritt@langan.com
4. Folio No(s): See Exhibit "B" / _____ / _____ / _____
5. Legal Description of Parent Tract: See Exhibit "A"
6. Street boundaries: South of NW 13th Street & East of NW 8th Court
7. Present Zoning: T6-8-0 Zoning Hearing No.: _____
8. Proposed use of Property: See Exhibit "B"
Single Family Res.(_____ 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.

W As Houghton
STATE OF FLORIDA

SS:

Signature of Owner: 

COUNTY OF MIAMI-DADE)

District of Columbia

(Print name & Title here): **Derek Strachan, Trustee**

BEFORE ME, personally appeared **Derek Strachan** this 21 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Driver License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of March, 2024 A.D.

Signature of Notary Public: 

(Print, Type name here: Candice Weldon

Oct, 14, 2027
(Commission Expires)

none
(Commission Number)

(NOTARY SEAL)

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



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Washington
~~STATE OF FLORIDA)~~

SS:

Signature of Owner: [Signature]

~~COUNTY OF MIAMI-DADE)~~

(Print name & Title here): Daanen Strachan, Trustee

District of Columbia

BEFORE ME, personally appeared Daanen Strachan this 21 day of march, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Driver license as identification and who did (not) take an oath.

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2. Owner's Name: HPM RESI I, a Delaware Limited Liability Company Phone: 305.438-1259

Address: 1200 Ponce de Leon Blvd, Suite 1403 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: Pketchum@blacksalmon.com

3. Surveyor's Name: Langan Engineering and Environmental Serviced, Inc. Phone: 954-498-5018

Address: 1221 Brickell Avenue, Suite 1800 City: Miami State: FL Zip Code: 33131

Surveyor's Email Address: bmerritt@langan.com

4. Folio No(s): See Exhibit "B" / _____ / _____ / _____

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

6. Street boundaries: South of NW 13th Street & East of NW 8th Court

7. Present Zoning: T6-8-0 Zoning Hearing No.: _____

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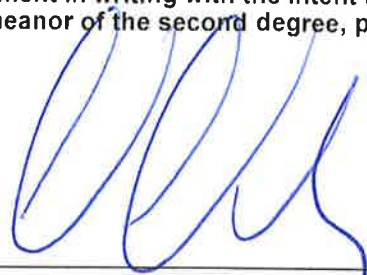
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STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): CAMILO LOPEZ, Manager

BEFORE ME, personally appeared CAMILO LOPEZ this 22 day of March, 2024 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 22 day of March, 2024 A.D.



James A. Barrios
Notary Public
State of Florida
Comm# HH080693
Expires 1/13/2025

Signature of Notary Public: _____

(Print, Type name here: James A. Barrios)

(NOTARY SEAL)

01/13/2025
(Commission Expires)

HH080693
(Commission Number)

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COUNTY OF MIAMI-DADE)

SS:

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(Print name & Title here): CAMILO LOPEZ, Manager

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Notary Public
State of Florida
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Signature of Notary Public: _____

(Print, Type name here: James A. Barrios)

(NOTARY SEAL)

01/13/2025
(Commission Expires)

HH080693
(Commission Number)

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EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY MIAMI, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 OF BLOCK F OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 7 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE EAST 54.40 FEET OF THE SOUTH 95.30 FEET OF LOTS 8 AND 9 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 11 THROUGH 14 OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE ENTIRE ALLEY OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"

Owner: EDDIE J STRACHEN

Folio's: 0131350191380

Owner: HPM RESI I, LLC

Folio's: 0131350191390, 0131350191400, 0131350191410, 0131350191420, 0131350191430, 0131350191440, 0131350191450, 0131350191460, 0131350191480, 0131350770030, 0131350770040

Owner: HPM RESI II, LLC

Folio's: 0131350191490, 0131350191500, 0131350191510, 0131350193570, 0131350193580, 0131350193590, 0131350193600, 0131350193610

PROPOSED DEVELOPMENT INFORMATION:

PROPOSED TRACT "A" CONTAINING 6,366 S.F. +/- OR 0.146 ACRES +/-
OPEN AIR LINEAR PLAZA

PROPOSED TRACT "B" CONTAINING 6,116 S.F. +/- OR 0.140 ACRES +/-
OPEN AIR LINEAR PLAZA

PROPOSED TRACT "C" CONTAINING 46,668 S.F. +/- OR 1.071 ACRES +/-
PROPOSED 342 APARTMENT UNITS
PROPOSED 4,229 S.F. OF RETAIL
PROPOSED 159,526 S.F. OF PARKING

PROPOSED TRACT "D" CONTAINING 56,030 S.F. +/- OR 1.286 ACRES +/-
PROPOSED 340 APARTMENT UNITS
PROPOSED 10,232 S.F. OF RETAIL
PROPOSED 83,824 S.F. OF PARKING

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND DISCONTINUE
FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN
THE LIMITS OF THIS PLAT

"TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT OF HIGHLAND PARK SOUTH"

A REPLAT OF LOTS 1 THROUGH 4 OF BLOCK F AND LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 14 OF BLOCK 8 AND A PORTION OF LOTS 8 AND 9 OF BLOCK 8, ALL OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALONG WITH LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

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AND

THE ENTIRE ALLEY OF BLOCK 8 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CLOSED AND VACATED BY CITY OF MIAMI ORDINANCE NO. 13492, RECORDED IN O.R.B. 28877, PAGE 4214, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN THE LIMITS OF THIS PLAT.

REFERENCE SURVEY CONTROL

N-3011 MIAMI-DADE COUNTY VERTICAL BENCHMARK: PK NAIL AND ALUMINUM WASHER IN CONCRETE PAD OF TRAFFIC SIGNAL POLE IN THE SOUTHEAST CORNER OF NW 14TH ST AND NW 7TH AVE, MIAMI, FLORIDA, HAVING AN ELEVATION OF 7.58 FEET (NAVD88) OR 9.13 FEET (NGVD29).

CP1 SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8172", ELEV (NAVD88): 7.69 FEET

CP2 SET MAG NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8172", ELEV (NAVD88): 7.86 FEET

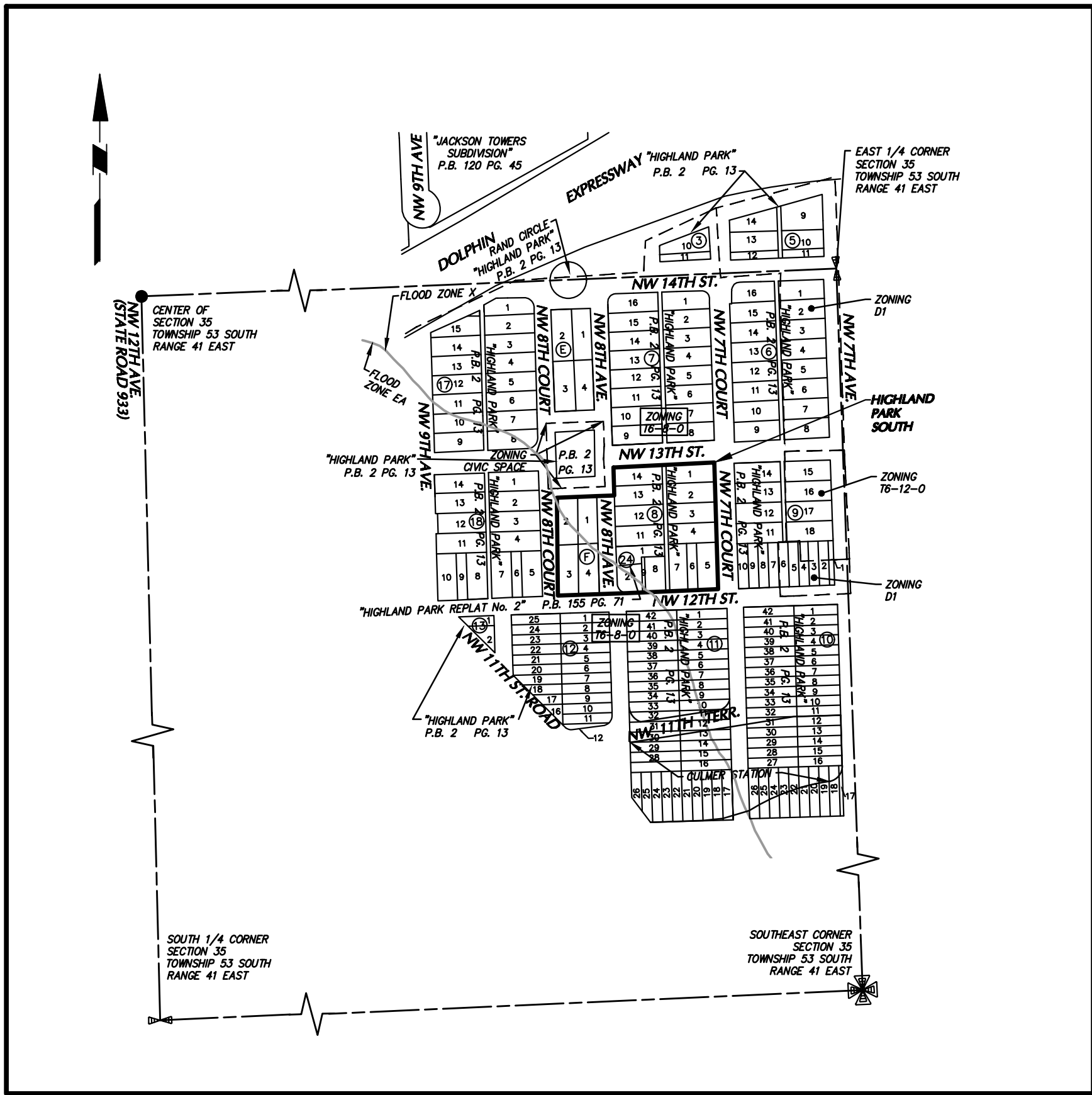
1. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NGVD29 - 1.55' = NAVD88.

2. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE CENTERLINE OF NW 8TH COURT HAVING A BEARING OF S 02°06'53" E, ALL OTHER BEARINGS ARE RELATIVE TO SAID LINE.

3. VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING METHODS.

4. VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING METHODS FROM MIAMI-DADE COUNTY VERTICAL BENCHMARK "N-3011" HAVING A PUBLISHED ELEVATION OF 7.58 FEET (NAVD88).

5. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET.



LOCATION MAP

SE 1/4 AND A PORTION OF NE 1/4 SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (SCALE 1" = 300')

LEGEND AND ABBREVIATIONS

(NOT SHOWN TO SCALE)

- — DRILLHOLE (FOUND)
- — IRON ROD AND CAP SET LB 8198
- — NAIL & WASHER (FOUND)
- ⊠ — MONUMENT (FOUND)
- △ — ENTRY DOOR (SINGLE/DOUBLE)
- ☑ — MAILBOX
- ☑ — AIR CONDITIONING UNIT
- GATE
- SHRUB
- STUMP
- SIGN
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND VAULT
- ☑ — CATCH BASIN
- ☑ — MANHOLE (AS IDENTIFIED)
- ☑ — UTILITY VALVE (AS IDENTIFIED)
- ☑ — UTILITY BOX/PEDESTAL (AS IDENTIFIED)
- ☑ — UTILITY METER (AS IDENTIFIED)
- LIGHT POLES
- FIRE HYDRANT
- ① — UNDERLYING PLAT BLOCK NUMBER
- 17 — UNDERLYING PLAT LOT NUMBER

- TREE/HEDGE LINE
- PALM TREE
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNDERLYING PLAT BOUNDARY
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- BASE BUILDING LINE
- CENTERLINE/ZONED CENTERLINE
- MONUMENT LINE
- STORM DRAINAGE
- SANITARY SEWER
- OVERHEAD WIRES
- IRON FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- CONCRETE BLOCK STRUCTURE
- CITY OF MIAMI
- CITY OF MIAMI ATLAS SHEET
- BASE BUILDING LINE
- FOUND MONUMENT
- MIAMI-DADE COUNTY

- ST. — STREET
- CT. — COURT
- AVE. — AVENUE
- LB — LICENSED BUSINESS
- F.A.C. — FLORIDA ADMINISTRATIVE CODE
- No. — NUMBER
- TYP. — TYPICAL
- EST. — ESTIMATED
- ID — IDENTIFIER
- IN. — INCHES
- FT. — FEET
- S.F. — SQUARE FEET
- DBH — DIAMETER AT BREAST HEIGHT
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- FP&L — FLORIDA POWER AND LIGHT
- R/W — RIGHT OF WAY
- BC — BOTTOM OF CURB
- TC — TOP OF CURB
- A — ARC LENGTH
- CB — CHORD BEARING
- CL — CHORD LENGTH
- Δ — DELTA ANGLE
- R — RADIUS

- T — TANGENT
- MON. — MONUMENT
- (D) — DEED BEARING/DISTANCE
- (M) — MEASURED AND CALCULATED BEARING/DISTANCE
- (P) — PLATTED BEARING/DISTANCE
- N= — NORTHING (STATE PLANE GRID COORDINATE)
- E= — EASTING (STATE PLANE GRID COORDINATE)
- ELEV — ELEVATION
- GPS — GLOBAL POSITIONING SYSTEM
- NAVD88 — NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 — NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NAD83 — NORTH AMERICAN DATUM OF 1983
- P.O.B. — POINT OF BEGINNING
- PG. — PAGE
- D.B. — DEED BOOK

- O.R.B. — OFFICIAL RECORD BOOK
- P.B. — PLAT BOOK
- GR — GRATED INLET
- INV — INVERT ELEVATION
- UNK — UNKNOWN
- CON — CONCRETE
- CMP — CORRUGATED METAL PIPE
- DIP — DUCTILE IRON PIPE
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- VCP — VITRIFIED CLAY PIPE

EXISTING STRUCTURES AND IMPROVEMENTS

ALL STRUCTURES AND IMPROVEMENTS SHOWN WITHIN THE LIMITS OF THE PLAT ARE TO BE REMOVED.

SURVEYOR'S CERTIFICATION

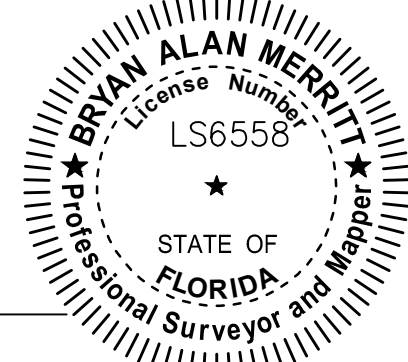
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, ALONG WITH CITY OF MIAMI CODES.

BRYAN A. MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.



DEVELOPMENT INFORMATION

OWNERS:
HPM RES I, LLC
1200 PONCE DE LEON BOULEVARD, SUITE 1403,
CORAL GABLES, FLORIDA 33134
CONTACT: CAMILIO LOPEZ

HPM RES II, LLC
1200 PONCE DE LEON BOULEVARD, SUITE 1403,
CORAL GABLES, FLORIDA 33134
CONTACT: CAMILIO LOPEZ

DR. EDDIE & BETTY STRACHAN 2019 TRUST
10321 SERENADE COURT,
WALDORF, MARYLAND 20735
CONTACT: CAMILIO LOPEZ

FOLIO NUMBERS/ADDRESSES:

0131350191380 - 766 NW 13TH ST.
0131350191510 - 1251 NW 8TH AVE.
0131350191350 - 1238 NW 7TH CT.
0131350191500 - 1241 NW 8TH AVE.
0131350191400 - 1230 NW 7TH CT.
0131350191490 - 1233 NW 8TH AVE.
0131350191410 - 1216 NW 7TH CT.
0131350191480 - 1227 NW 8TH AVE.
0131350191440 - 1212 NW 7TH CT.
0131350770030 - 1201 NW 8TH AVE.
0131350191430 - 1208 NW 7TH CT.
0131350191460 - 771 NW 12TH ST.
0131350770040 - 777 NW 12TH ST.
0131350191420 - 745 NW 12TH ST.
0131350191450 - 759 NW 12TH ST.
0131350193570 - 1230 NW 8TH AVE.
0131350193580 - 808 NW 13TH ST.
0131350193610 - 803 NW 12TH ST.
0131350193600 - 1217 NW 8TH CT.
0131350193690 - 813 NW 12TH ST.

EXISTING DEVELOPMENT - TO BE DEMOLISHED:
1,118 S.F. SINGLE FAMILY RESIDENCE - FOLIO 0131350770030
1,220 S.F. SINGLE FAMILY RESIDENCE - FOLIO 0131350191480
1,118 S.F. SINGLE FAMILY RESIDENCE - FOLIO 0131350770040

PROPOSED DEVELOPMENT INFORMATION:

PROPOSED TRACT "A" CONTAINING 6,366 S.F. +/- OR 0.146 ACRES +/-
OPEN AIR LINEAR PLAZA

PROPOSED TRACT "B" CONTAINING 6,116 S.F. +/- OR 0.140 ACRES +/-
OPEN AIR LINEAR PLAZA

PROPOSED TRACT "C" CONTAINING 46,668 S.F. +/- OR 1.071 ACRES +/-
PROPOSED 342 APARTMENT UNITS
PROPOSED 4,229 S.F. OF RETAIL
PROPOSED 159,526 S.F. OF PARKING

PROPOSED TRACT "D" CONTAINING 56,030 S.F. +/- OR 1.286 ACRES +/-
PROPOSED 340 APARTMENT UNITS
PROPOSED 10,232 S.F. OF RETAIL
PROPOSED 83,824 S.F. OF PARKING

PROPOSED TRACTS TOTAL AREA 115,180 S.F. +/- OR 2.644 ACRES +/-

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF NW 8TH AVENUE LYING WITHIN THE LIMITS OF THIS PLAT

FLOOD CRITERIA:
+8.5 (NGVD29) PER MIAMI-DADE FLOOD CRITERIA MAP EFFECTIVE OCTOBER 28, 2022.

ZONING NOTE:
T6-8-O - AS PER ARTICLE 5, SECTION 5.6 URBAN CORE TRANSECT ZONE - OPEN

OWNER INFORMATION

FOLIO	SITE ADDRESS	OWNER NAME
0131350191380	766 NW 13TH ST.	EDDIE J STRACHEN
0131350191390	1238 NW 7TH CT.	HPM RES I, LLC
0131350191400	1230 NW 7TH CT.	HPM RES I, LLC
0131350191410	1216 NW 7TH CT.	HPM RES I, LLC
0131350191420	745 NW 12TH ST.	HPM RES I, LLC
0131350191430	1208 NW 7TH CT.	HPM RES I, LLC
0131350191440	1212 NW 7TH CT.	HPM RES I, LLC
0131350191450	759 NW 12TH ST.	HPM RES I, LLC
0131350191460	771 NW 12TH ST.	HPM RES I, LLC
0131350191480	1227 NW 8TH AVE.	HPM RES I, LLC
0131350191490	1233 NW 8TH AVE.	HPM RES II, LLC
0131350191500	1241 NW 8TH AVE.	HPM RES II, LLC
0131350191510	1251 NW 8TH AVE.	HPM RES II, LLC
0131350193570	1230 NW 8TH AVE.	HPM RES II, LLC
0131350193580	808 NW 13TH ST.	HPM RES II, LLC
0131350193590	813 NW 12TH ST.	HPM RES II, LLC
0131350193600	1217 NW 8TH CT.	HPM RES II, LLC
0131350193610	803 NW 12TH ST.	HPM RES II, LLC
0131350770030	1201 NW 8TH AVE.	HPM RES I, LLC
0131350770040	777 NW 12TH ST.	HPM RES I, LLC

LANGAN
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Environmental Services, LLC.

1221 Brickell Ave, Suite 1800
Miami, FL 33131

T: 786.264.7200 F: 786.264.7201 www.langan.com
FBPE REGISTRY NO. 6601 AND LB8172/LB8198

Project

**HIGHLAND PARK
SOUTH**

A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH,
RANGE 41 EAST
CITY OF MIAMI

MIAMI-DADE COUNTY

FLORIDA

Drawing Title

**TOPOGRAPHIC
AND BOUNDARY
SURVEY/
TENTATIVE PLAT**

Project No.

300289601

Date

03/28/2024

Drawn By

DAA

Checked By

BAM

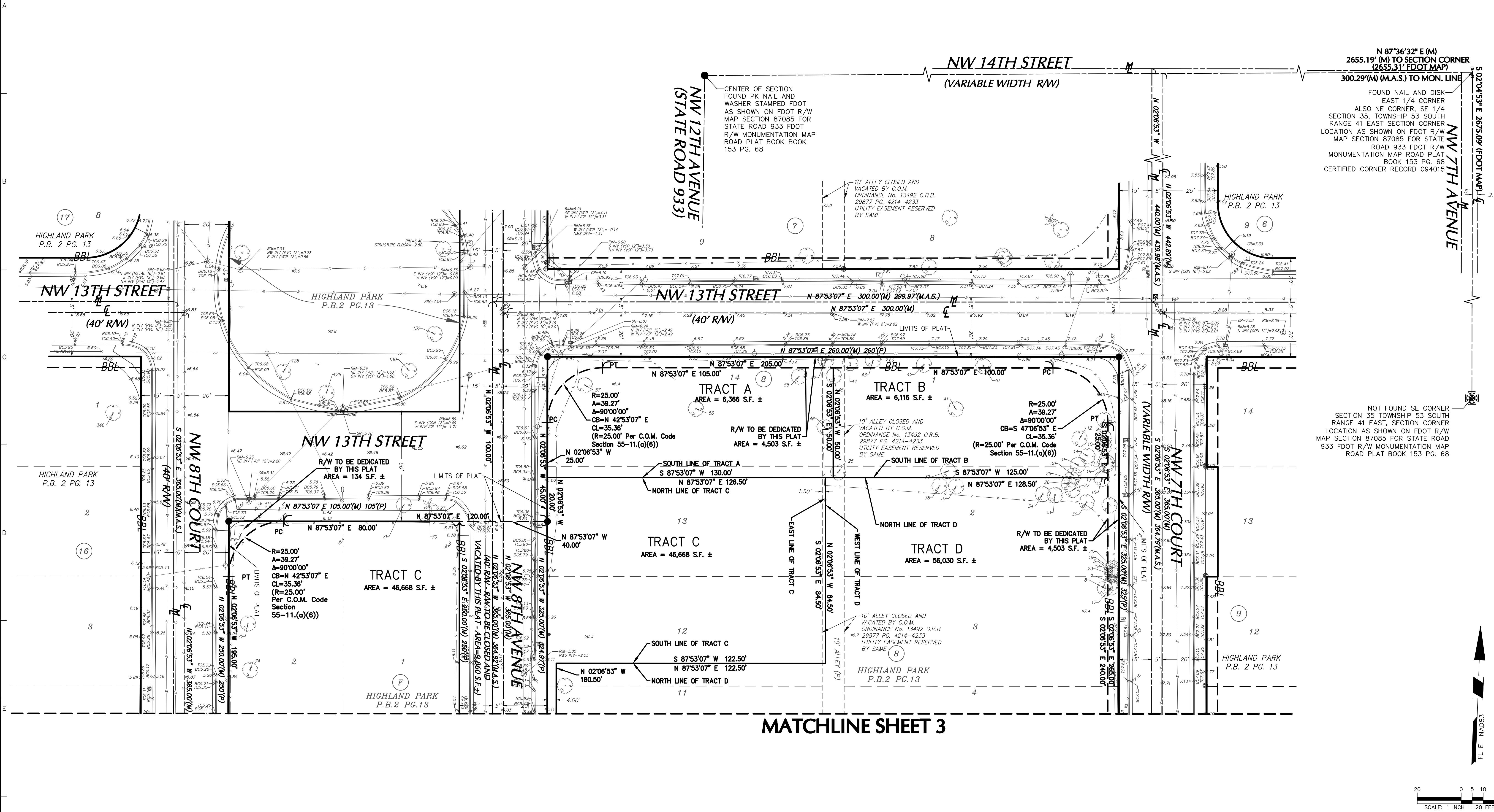
Drawing No.

VB001

Sheet 1 of 4

"TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT OF HIGHLAND PARK SOUTH"

A REPLAT OF LOTS 1 THROUGH 4 OF BLOCK F AND LOTS 1 THROUGH 7 AND LOTS 11 THROUGH 14 OF BLOCK 8 AND A PORTION OF LOTS 8 AND 9 OF BLOCK 8, ALL OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALONG WITH LOTS 1 AND 2 OF BLOCK 24 OF HIGHLAND PARK REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



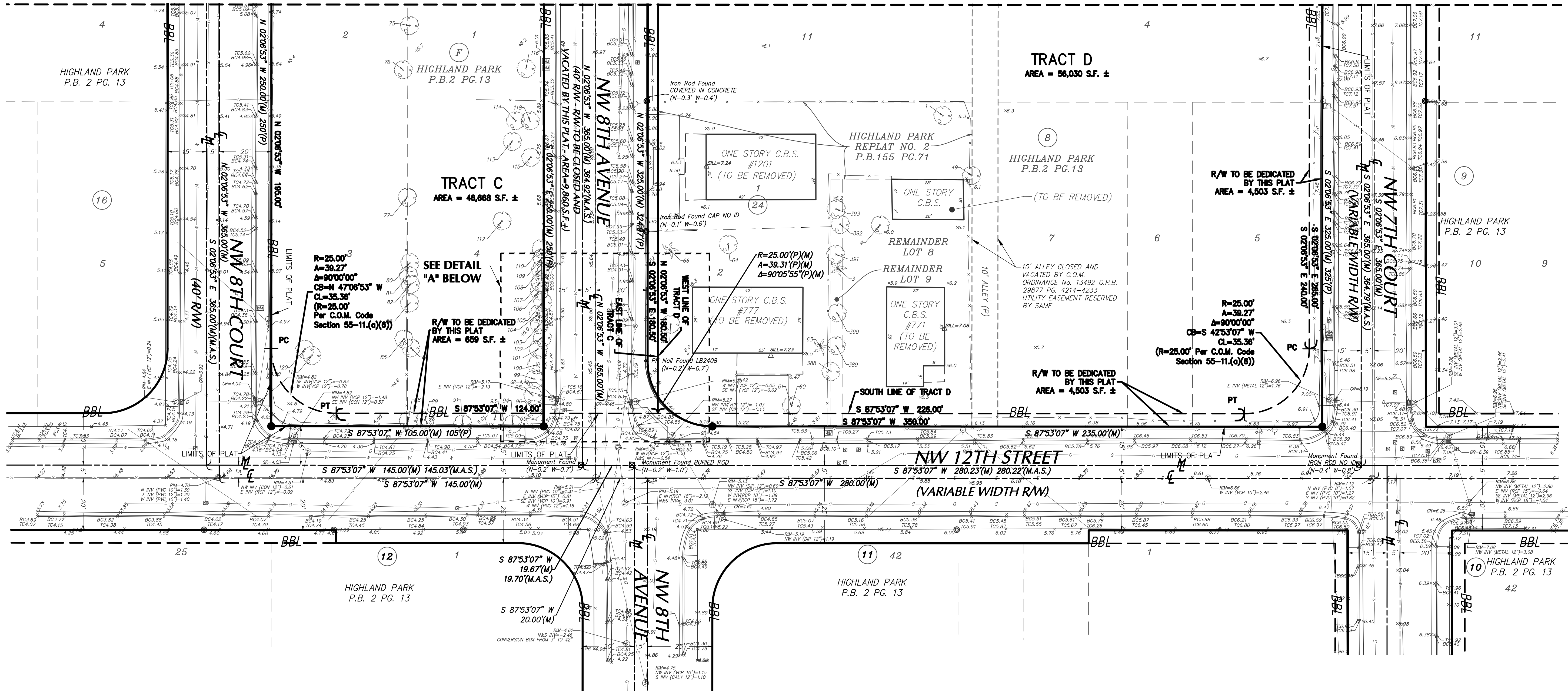
MATCHLINE SHEET 3

<div> <div>03/28/24</div> <div>UPDATE PER COMMENTS</div> <div>1</div> </div> <div> <div>1/15/24</div> <div>T-PLAT</div> <div>1</div> </div> <div> <div>Date</div> <div>Description</div> <div>No.</div> </div>			<div> <div>LANGAN</div> <div>Langan Engineering and Environmental Services, LLC.</div> <div>1221 Brickell Ave, Suite 1800</div> <div>Miami, FL 33131</div> <div>T: 786.264.7200 F: 786.264.7201 www.langan.com</div> <div>FBPE REGISTRY NO. 6601 AND LB8172LB8198</div> </div>	<div> <div>Project</div> <div>HIGHLAND PARK SOUTH</div> <div>A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST</div> <div>CITY OF MIAMI</div> <div>MIAMI-DADE COUNTY FLORIDA</div> </div>	<div> <div>Drawing Title</div> <div>TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT</div> </div>	<div> <div>Project No.</div> <div>300289601</div> <div>Date</div> <div>6/20/2023</div> <div>Drawn By</div> <div>DAA</div> <div>Checked By</div> <div>BAM</div> </div>	<div> <div>Drawing No.</div> <div>VB101</div> <div>Sheet 2 of 4</div> </div>
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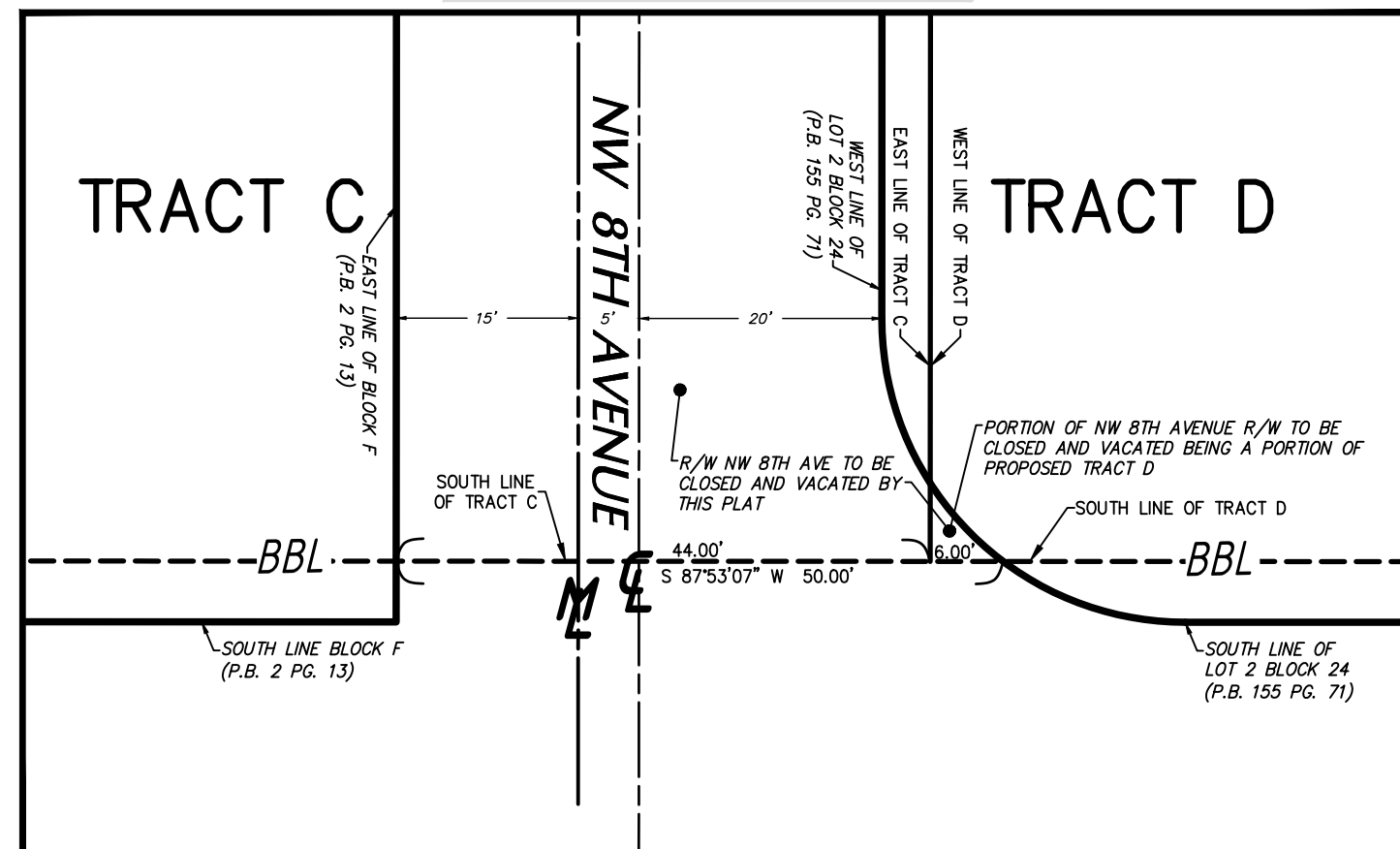
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MATCHLINE SHEET 2



DETAIL "A" (NOT TO SCALE)



SCALE: 1 INCH = 20 FEET

Revisions	Date	Description	No.
03/28/24	UPPDATE PER COMMENTS		1
1/15/24	T-PLAT		1

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A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH,
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CITY OF MIAMI
MIAMI-DADE COUNTY FLORIDA

Drawing Title
TOPOGRAPHIC AND BOUNDARY SURVEY/TENTATIVE PLAT

Project No.
300289601
Date
03/28/2024
Drawn By
DAA
Checked By
BAM
Drawing No.
VB101
Sheet **3** of **4**

A
B
C
D
E
F

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LANE

BD

E

F

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HIGHLAND PARK SOUTH

MIAMI-DADE COUNTY FLORIDA

MIAMI-DADE COUNTY FLORIDA

RAM

VB101

Sheet 4 of 4