OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: March 4, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Road Closing Petition P-835
Section: 33-55-39
SW 176 Street, from SW 149 Avenue to SW 152 Avenue
Commission District: 9

Agenda Item No. 5(J)

Resolution No. R-200-08

The resolution accompanying this item was amended at the February 12, 2008 Governmental Operations & Environment Committee so that Section 1 reads as follows: "that the closing of the aforementioned road is contingent on the platting of the property substantially in accordance with the approved site plan pursuant to Resolution No. CZAB11-15-07, that in the event the property is not platted, the granting of this petition shall become null and void."

Recommendation

It is recommended that the Board of County Commissioners (BCC) grant the attached Road Closing Petition following a public hearing. The Miami-Dade County Departments of Planning and Zoning, Public Works, Water and Sewer and Fire Rescue have no objection to these rights-of-way being closed.

Scope

This item is located within Commission District 9.

Fiscal Impact/Funding Source

If this right-of-way is closed and vacated, it will not affect the tax roll, since an alternate right-of-way will be dedicated to replace it. The fee for this road closing is $800.

Track Record/Monitor

Not Applicable.

Background

The Petitioner, Quantum Ventures, LLC, wishes to close SW 176 Street, from SW 149 Avenue to SW 152 Avenue, in order to incorporate the areas into the proposed plat of "VENETIAN PARC", Tentative Plat Number T-22849. The right-of-way requested to be closed has never been improved nor maintained by Miami-Dade County. The petitioner for the subject road closing will also dedicate alternate roads for traffic continuity.

The right-of-way was intended for the extension of SW 176 Street in a westerly direction. However, this right-of-way has effectively been used as a driveway for a nursery and has subsequently been acquired by a single owner who intends to develop the property as part of a residential development. The owner will effectively be relocating SW 176 Street in order to ensure appropriate access through the property and abutting properties.

A portion of the subject right-of-way was dedicated in 1926, by the plat of "RICHMOND", recorded in Plat Book 25, Page 39, of the Public Records of Miami-Dade County, Florida; a portion was dedicated in 1976, by a Deed recorded in Official Records Book 9481, Page 2273, of the Public Records of Miami-Dade County, Florida; and a portion was dedicated in 1992, by a Deed recorded in Official Records Book 15458, Page 4660, of the Public Records of Miami-Dade County, Florida. The area surrounding the subject right-of-way is zoned RU-TH (Townhouse District), and RU-1M(a) (Modified Single Family District).

Assistant County Manager

Note: The Clerk is directed to publish notice of a public hearing on a Road Closing Petition in a newspaper of general circulation in Miami-Dade County, one (1) time, at least two (2) weeks prior to the date of said public hearing in conformity with the statutory requirements.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: March 4, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(J)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(J)
03-04-08

RESOLUTION NO. **R-200-08**

RESOLUTION GRANTING PETITION TO CLOSE SW 176 STREET, FROM SW 149 AVENUE TO SW 152 AVENUE (ROAD CLOSING PETITION NO. P-835)

WHEREAS, the County Commission held a public hearing to consider a petition to close SW 176 Street, from SW 149 Avenue to SW 152 Avenue, as outlined in the accompanying petition and memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, (1) that the closing of the aforementioned road is contingent on the platting of the property substantially in accordance with the approved site plan pursuant to Resolution No. CZAB11-15-07, that in the event the property is not platted, the granting of this petition shall become null and void; (2) that the alleyway, street, road, highway or other place used for travel as described in the attached petition is hereby vacated, abandoned and closed, all rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed; (3) it is found that the action will serve a public purpose and benefit the public without violating private property rights; (4) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (5) the Clerk is hereby directed to publish notice of the adoption of this resolution one time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**absent**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of March, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

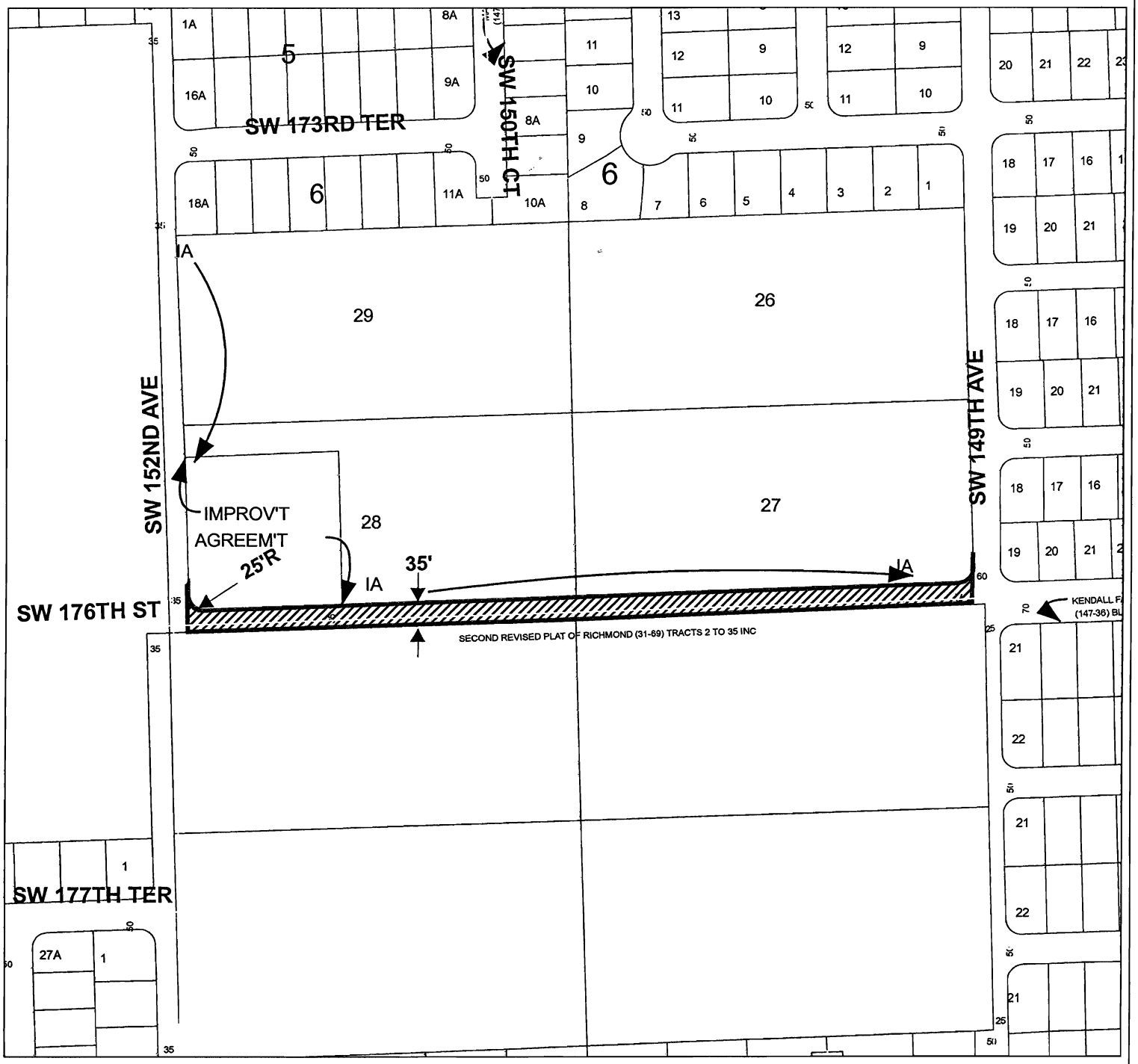
By **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

Location Map

SECTION 33 TOWNSHIP 55 RANGE 39



Legend

- Road Closing
- Lot Lines

P-835

6

NORTH

Yazmin Moreno
Senior Cadastral Technician
October 30, 2006

PETITION TO CLOSE ROAD

TO: Board of County Commissioners
Miami-Dade County, Florida

The undersigned, pursuant to Sections 336.09 – 336.12 Florida Statutes, hereby petitions the Board of County Commissioners to vacate, abandon, discontinue and close an existing public or private street, alleyway, road, highway, or other place used for travel, or a portion thereof, and to renounce and disclaim any right of the County and the public in and to any land in connection therewith; or to renounce and disclaim any right of County and the public in and to certain land, or interest therein, acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road or highway purposes; or to renounce and disclaim any right of the County and the public in and to certain land delineated on recorded map or plat as a street, alleyway, road or highway.

The undersigned hereby certify:

1. LEGAL DESCRIPTION: The complete and accurate legal description of the road, right-of-way or land sought to be closed is as follows:

The South 35 feet of the SW ¼ of the NE ¼ of Section 33, Township 55 South, Range 39 East, Miami-Dade County, Florida, less the East 30 feet thereof;

And

The area bounded by the north line of the South 35 feet and by the east line of the west 35 feet of the NE ¼ of said Section 33, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines;

And

The area bounded by the north line of the South 35 feet and by the west line of the East 30 feet of the SW ¼ of the NE ¼ of said Section 33, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

2. PUBLIC INTEREST IN ROAD: The title or interest of the county and the Public in and to the above described road, right-of-way or land was acquired and is evidenced in the following manner (state whether public interest acquired by deed, dedication or prescription and set forth where deed or plat is recorded in public records):

SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 15458, PAGE 4660 OF THE OFFICIAL RECORDS OF MIAMI DADE COUNTY, FLORIDA.

AND

2ND REVISED PLAT OF RICHMOND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

3. ATTACH SURVEY SKETCH: Attached hereto is a survey or location sketch accurately showing and describing the above described road, right-of-way or land and its location and relation to surrounding property, and showing all encroachments and utility easements.

4. ABUTTING PROPERTY OWNERS: the following constitutes a complete and accurate schedule of all owners of property abutting upon or adjacent to the above described road, right-of-way. These firms or individuals have been advised in writing of the proposed closure.

PRINT NAME	FOLIO NO.	ADDRESS
Quantum Ventures, LLC	30-5933-002-0310	Both sides of SW 176th Street between SW 149th and SW 152 Ave.
	30-5933-002-0320	
	30-5933-000-0010	
	30-5933-000-0100	

5. ACCESS TO OTHER PROPERTY: The undersigned certify that in event this petition is granted no other property owners will be prevented from access to and from their property and no other property owners in the vicinity will be adversely affected.

6. GROUNDS FOR REQUESTING PETITION AND PROPOSED USE FOR THE LAND BY THIS REQUEST: The undersigned submits as a grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

The Right-of-Way was intended for the extension of S.W. 176th Street in a westerly direction. However, this Right-of-Way has effectively been used as a driveway for a nursery and has subsequently been acquired by a single owner who intends to develop the property as part of a residential development. The owner will be effectively be relocating SW 176th Street in order to ensure appropriate access through the property and abiding properties.

7. Signatures of all abutting property owners:

Respectfully submitted,

SIGNATURE	ADDRESS
Oscar Barbara, Managing Member Quantum Ventures, LLC	8500 SW 8 Street, Suite 238, Miami, FL 33144

TITLE REVIEW NOTES:

All the following documents, listed in the Opinion of Title prepared by Jonathan Marcus of Holland & Knight, dated March 7, 2006, based on that certain Chicago Title Insurance Company Ownership and Encumbrance Report under File No.: 30051317S covering the period from the beginning to March 7, 2006, at 11:00 p.m., furnished by the client to the undersigned were reviewed to show any matter affecting the subject property.

LIST OF DOCUMENTS:

7) Taxes and assessments for the year 2006 and subsequent years.

8) Terms, Provisions and liens and assessments of the Homestead Educational Facilities Benefit District, as evidence by Notice of Establishment of the Homestead Educational Facilities Benefit District, file June 23, 2005 in Official Records Book 23506, Page 4764.

9) Term, provisions, restrictions, limitations and liens for amount of money or charges or assessments for various purposes, contained in Restrictive Covenants for Baywinds CDD filed December 28, 2006 in Official Records Book 24090, Page 2859. (DOES APPLY NOT PLOTTABLE)

10) Resolution No. 2005-05-81 (modifying minimum size requirement for PUD) filed September 2, 2005 in Official Records Book 23741, Page 1365. (DOES APPLY NOT PLOTTABLE)

11) Easement in favor of Florida Gas Transmission Company filed September 4, 1964 in Official Records Book 12258, Page 1552. (DOES APPLY AS SHOWN HEREON)

12) Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under lessees.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

LEGAL DESCRIPTION:

PARCEL 1:

The North Half of the Northeast Quarter of the Southeast Quarter of Section 33, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND

PARCEL 2:

The South Half of the South Half of the Northwest Quarter of Section 33, Township 55 South Range 39 East, lying and being in Miami-Dade County, Florida.

AND

PARCEL 3:

The Southwest ten acres in the Northeast One-Quarter also known as a tract 295.18 feet by 295.18 feet in the Southwest corner of Southwest One-Quarter of Northeast One-Quarter of Section 33, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

LESS ALL DEDICATIONS AND CONVEYANCES FOR HIGHWAY AND ROAD, OVER THE FOLLOWING:

The West 35 feet of the South 295.18 feet of the Southwest One-Quarter of the Northeast One-Quarter of Section 33, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND LESS

The South 35 feet of the West 295.18 feet of the Southwest One-Quarter of the Northeast One-Quarter of Section 33, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida.

AND LESS

The area bounded by the North line of the South 35 feet of the Northeast One-Quarter of said Section 33, and bounded by the East line of the West 35 feet of the Northeast One-Quarter of Said Section 33, and bounded by a 25 foot radius arc concave to the Northeast, said arc being tangent to both of the last described lines, as contained in instrument filed in Official Records Book 9481, Page 2273, October 26, 1976.

AND LESS

West 35 feet of South One-Half of South One-Half of the Northwest One-Quarter as contained in instrument filed June 14, 1940, under Clerk's File No. H-32072.

AND

PARCEL 4:

The South 340 feet of the North Three Quarters of the Northeast Quarter of Section 33, Township 55 South, Range 39 East, lying and being in Miami-Dade County, Florida, LESS the West 35 feet thereof.

AND

PARCEL 5:

The North 160.76 feet of the West Quarter of the Southeast Quarter of Section 33, Township 55 South, Range 39 East, LESS the West 35 feet thereof, for road purposes.

AND

PARCEL 6:

The North 338 feet of the Northeast Quarter of the Southwest Quarter AND the North 338 feet of the East Half of the Northwest Quarter of the Southwest Quarter of Section 33, Township 55 South, Range 39 East, situated, lying and being in Miami-Dade County, Florida.

AND

PARCEL 7:

Tract 27 LESS the South 5 feet and external area, of 2ND REVISED PLAT OF RICHMOND, according to the Plat thereof, as recorded in Plat Book 31, Page 69, of the Public Records of Miami-Dade County, Florida.

AND

Tract 26, of 2ND REVISED PLAT OF RICHMOND, according to the plat thereof, as recorded in Plat Book 31, Page 69, of the Public Records of Miami-Dade County, Florida

AND

Tract 28, LESS the West 5 feet for the Right-of-Way, of 2ND REVISED PLAT OF RICHMOND, according to the Plat thereof, as recorded in Plat Book 31, Page 69, of the Public Records of Miami-Dade County, Florida.

AND

Tract 29, LESS the West 5 feet for the Right-of-Way, of 2ND REVISED PLAT OF RICHMOND, according to the plat thereof, as recorded in Plat Book 31, Page 69, of the Public Records of Miami-Dade County, Florida.

AND

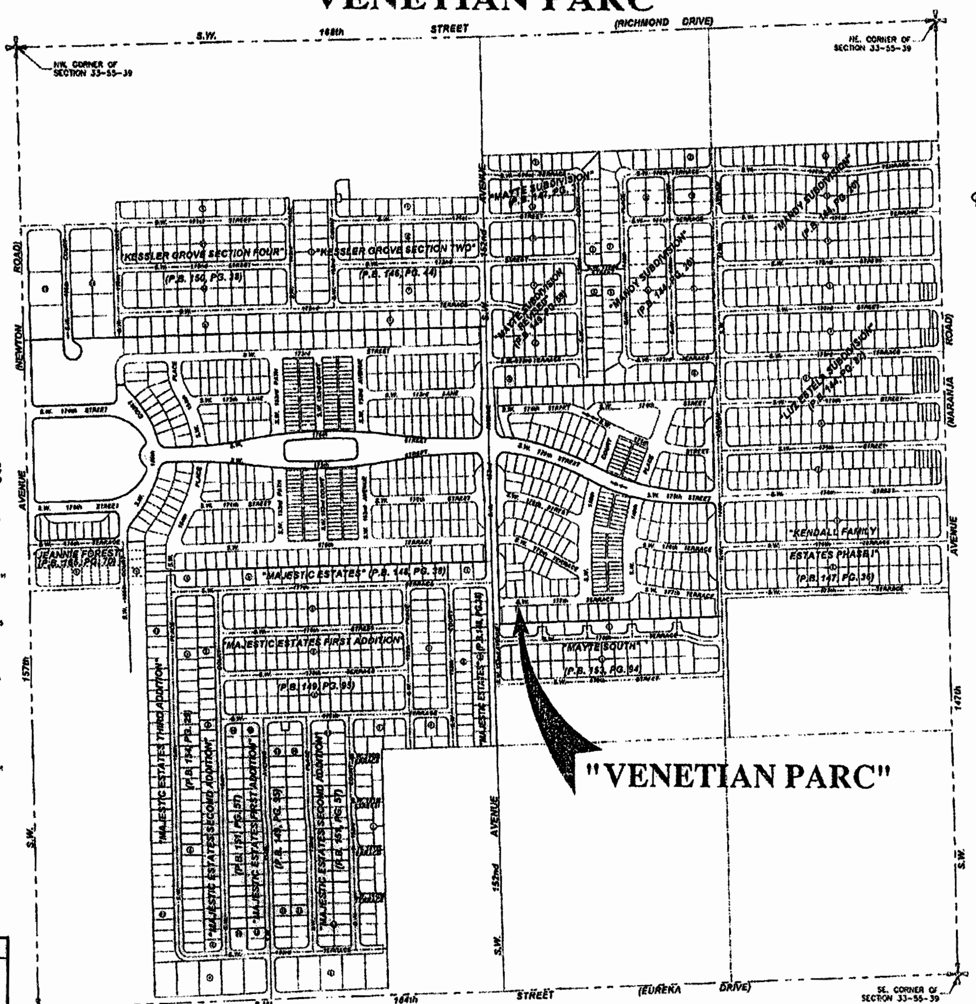
A portion of that certain Right-of-way for S.W. 176th Street to be vacated, abandoned and discontinue from public use.

FOLIO NUMBERS:

[illegible]

DEVELOPMENT CRITERIA TABLE
ZONING: RU-TH and RU-1M(a) PROPOSED USE: Single Family Lots: 418 Townhouses: 186 Public School: 826 students and 85 staff members
TRACTS "A", "B", "C", "T", "Y" and "Z" (PRIVATE ROAD TRACT) TRACTS "D", "G", "H", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "U", "V", "W", "X", "A1", "B1", "C1", "D1", "E1", "F1", "G1" and "I1" (LANDSCAPE TRACT) TRACTS "F", "I" and "H1" (PUBLIC PARK) TRACT "E" (SCHOOL SITE)

TENTATIVE PLAT OF "VENETIAN PARC"



LOCATION MAP
SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1" = 300')

Tracts "F", "I" and "H1" are designated as Park Sites to be conveyed to Miami-Dade County and maintained in accordance with a Miami-Dade County approved Special Taxing District, pursuant to that Certain Declaration of Restrictions recorded in Official Records Book 25730 at Page 2130, of the Public Records of Miami-Dade County.

CONTACT PERSON INFORMATION
Name: Ricardo Rodriguez, P.S.M.
Telephone Number: (305) 477-6472
Fax Number: (305) 470-2805
e-mail address: ricardor@fordco.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	29
P.C.P.	317
LOTS AND TRACTS CORNERS	1384
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

DEVELOPMENT CRITERIA TABLE
TRACT "A" - PRIVATE ROAD TRACT
TRACT "B" - PRIVATE ROAD TRACT
TRACT "C" - PRIVATE ROAD TRACT
TRACT "D" - LANDSCAPE TRACT
TRACT "E" - SCHOOL TRACT
TRACT "F" - PUBLIC PARK
TRACT "G" - LANDSCAPE TRACT
TRACT "H" - LANDSCAPE TRACT
TRACT "I" - PUBLIC PARK
TRACT "J" - LANDSCAPE TRACT
TRACT "K" - LANDSCAPE TRACT
TRACT "L" - LANDSCAPE TRACT
TRACT "M" - LANDSCAPE TRACT
TRACT "N" - LANDSCAPE TRACT
TRACT "O" - LANDSCAPE TRACT
TRACT "P" - LANDSCAPE TRACT
TRACT "Q" - LANDSCAPE TRACT
TRACT "R" - LANDSCAPE TRACT
TRACT "S" - LANDSCAPE TRACT
TRACT "T" - PRIVATE ROAD TRACT
TRACT "U" - LANDSCAPE TRACT
TRACT "V" - LANDSCAPE TRACT
TRACT "W" - LANDSCAPE TRACT
TRACT "X" - LANDSCAPE TRACT
TRACT "Y" - PRIVATE ROAD TRACT
TRACT "Z" - PRIVATE ROAD TRACT
TRACT "A1" - LANDSCAPE TRACT
TRACT "B1" - LANDSCAPE TRACT
TRACT "C1" - LANDSCAPE TRACT
TRACT "D1" - LANDSCAPE TRACT
TRACT "E1" - LANDSCAPE TRACT
TRACT "F1" - LANDSCAPE TRACT
TRACT "G1" - LANDSCAPE TRACT
TRACT "H1" - PUBLIC PARK
TRACT "I1" - LANDSCAPE TRACT

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description provided by Client
2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County. Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
3) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Residential" the minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
4) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
6) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
7) Number of Lots and Tracts: 604 Lots and 35 Tracts
8) Public Water to be Utilized.
9) Public Sewer to be utilized.
10) Zoning: RU-TH and RU-1M(a)
10a) Proposed use SEE DEVELOPMENT CRITERIA TABLE
11) Miami-Dade County Flood Criteria: 6.5' more or less.
12) AREA OF PROPERTY 5,253,982.80 Square Feet or 120.61 Acres +/-
13) Ownership subject to OPINION OF TITLE
14) Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
15) North Arrow direction and Bearings shown hereon are based on an assumed value of N01°40'01"W, along the West Line of the N.W. 1/4, of Section 33, Township 55 South, Range 39 East, Miami-Dade County, Florida.
16) Unless otherwise noted, this firm has not attempted to Locate footings and/or Foundations (underground).
17) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone "X"
Base Flood Elevation= N/A
Community No.: 120635 Panel No.: 285 Suffix: J Date: July 17, 1995.
0.00' Indicates Existing Elevation
18) Elevations are referred to: National Geodetic Vertical Datum of 1929. (N.G.V.D.)
18a) Miami-Dade Bench Mark Used: BC-40
Elevation= 11.38' (N.G.V.D.)
S.W. 168th STREET (EXTENDED)
S.W. 157th AVENUE
54.2' SE OF NW CORNER OF 4' HIGH CHAIN LINK FENCE, 1.0' WEST OF FENCE. BENCH MARK IS A BRASS BAR IN CONCRETE MONUMENT.
19) Field Book: A-460 (54-60) Order Number: 06-019-551
Data Collector: Quantum.crd

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. LB 6557

Original Field Work Survey Date: APRIL 10, 2006
Revision 1. AUGUST 16, 2007 (TENTATIVE PLAT).
Revision 2. SEPTEMBER 25, 2007 (ADD RADIUS RETURNS)
Revision 3. OCTOBER 15, 2007 (ADD R/W DEDICATIONS).

By: [signature]
Ricardo Rodriguez, P.S.M. for the Firm.
Professional Surveyor and Mapper
State of Florida, Registration No. 5936.

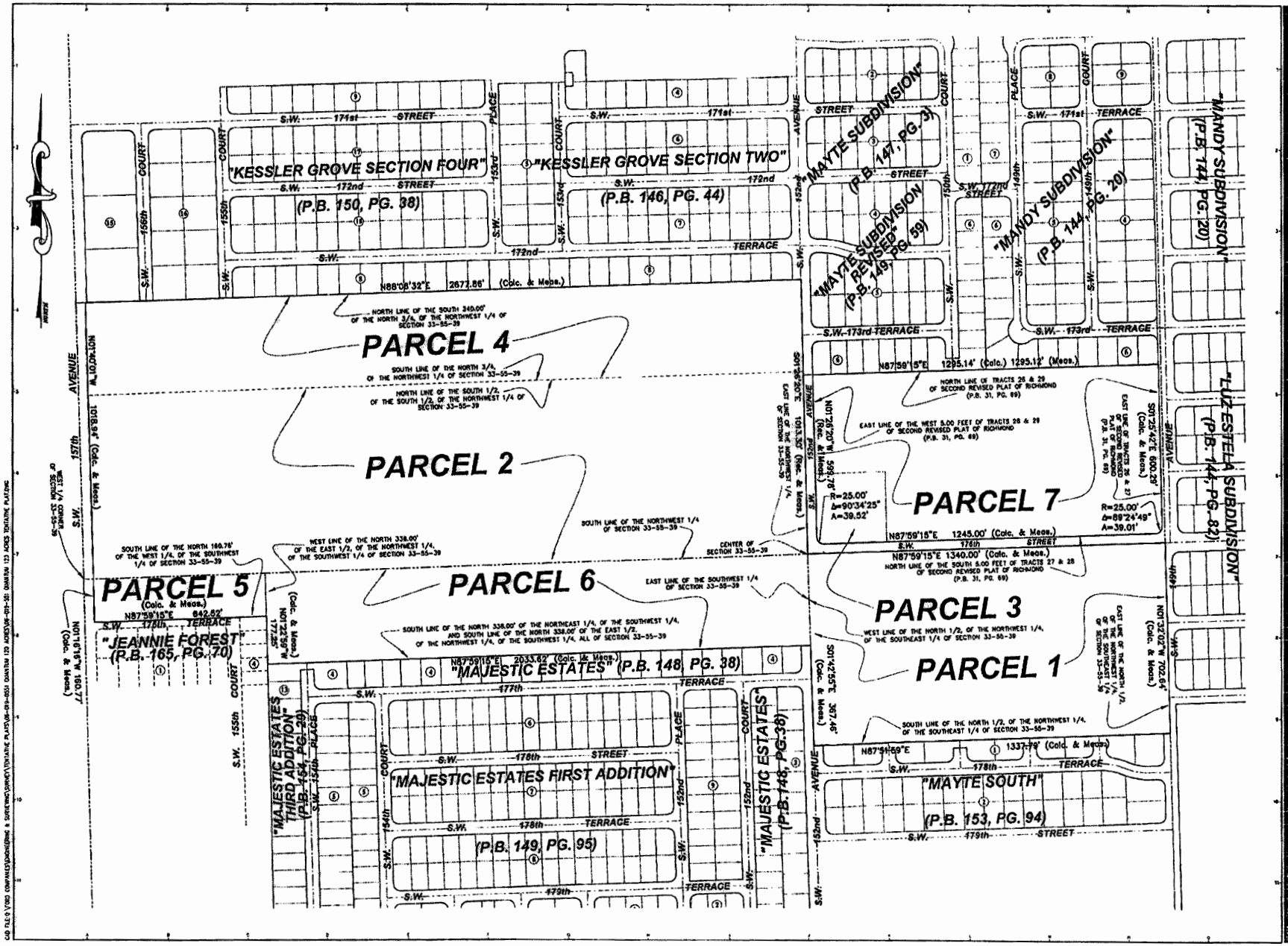
FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

RECORD OF REVISION				
NO.	DATE	DESCRIPTION	BY	APP.
1	8/16/07	UP DATE SURVEY AND TENTATIVE PLAT	E.R.	O.A.
2	9/25/07	ADD RADIUS RETURNS ON CORNER LOTS	R.R.	O.A.
3	10/15/07	ADD ADDITIONAL PUBLIC R/W DEDICATIONS	R.R.	O.A.

VENETIAN PARC

TENTATIVE PLAT
LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES
QUANTUM VENTURES, LLC
4500 S.W. 8th STREET, SUITE 202, MIAMI, FLORIDA 33144
PROJECT LOCATION: SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

Scale: AS SHOWN
Drawn by: E.F./J.LOPEZ/R.R.
Date: AUGUST 16, 2007
Project No.: 06-019-551
Sheet: 1 of 6



FORD, ARDEVOREOS & MANCY, INC.
19501 N.W. 2ND AVENUE, 3rd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-0472
FAX (305) 470-2809
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	8/15/07	UP DATE SURVEY AND TENTATIVE PLAT	E.A.	O.L.
2	9/13/07	ADD ADDITIONAL ACTS AND REVISIONS	E.A.	O.L.
3	10/15/07	ADD ADDITIONAL PARCELS AS REQUESTED	R.R.	O.L.

VENETIAN PARC

TENTATIVE PLAT

PARCELS DETAIL

QUANTUM VENTURES, LLC

PROJECT LOCATION: SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE 1"= 150'
DRAWN BY E.R./J.LOPEZ/R.R.
CHK. DESIG BY
DATE APRIL 10, 2008
SHEET No. 06-019-551
SHEET 2 OF 6 SHEETS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

NORTH

SYMBOL LEGEND

"LUZ ESTELA SUBDIVISION" (P.B. 144, PG. 82)

"LUZ ESTELA SUBDIVISION" (P.B. 144, PG. 82)

"LUZ ESTELA SUBDIVISION" (P.B. 144, PG. 82)

"KENDALL FAMILY ESTATES PHASE I" (P.B. 147, PG. 36)

"KENDALL FAMILY ESTATES PHASE I" (P.B. 147, PG. 36)

"KENDALL FAMILY ESTATES PHASE II" (P.B. 148, PG. 10)

"KENDALL FAMILY ESTATES PHASE III" (P.B. 148, PG. 37)

"MANDY SUBDIVISION" (P.B. 144, PG. 20)

"MANDY SUBDIVISION" (P.B. 144, PG. 20)

"MANDY SUBDIVISION" (P.B. 144, PG. 20)

"MAYTE SOUTH" (P.B. 153, PG. 84)

"MAYTE SOUTH" (P.B. 153, PG. 84)

S.W. 149th AVENUE

S.W. 149th PLACE

S.W. 150th COURT

S.W. 149th COURT

S.W. 149th CT.

S.W. 149th PL.

S.W. 150st CT.

S.W. 176th STREET

S.W. 175th STREET

S.W. 178th TERRACE

S.W. 177th TERRACE

S.W. 178th TERRACE

S.W. 178th TERRACE

S.W. 178th TERRACE

TRACT "RR" PUBLIC PARK

TRACT "LL" LANDSCAPE TRACT

TRACT "MM" LANDSCAPE TRACT

TRACT "NN" LANDSCAPE TRACT

TRACT "OO" LANDSCAPE TRACT

TRACT "PP" LANDSCAPE TRACT

TRACT "QQ" LANDSCAPE TRACT

TRACT "SS" LANDSCAPE TRACT

TRACT "TT" LANDSCAPE TRACT

TRACT "UU" LANDSCAPE TRACT

TRACT "VV" LANDSCAPE TRACT

TRACT "WW" LANDSCAPE TRACT

TRACT "XX" LANDSCAPE TRACT

TRACT "YY" LANDSCAPE TRACT

TRACT "ZZ" LANDSCAPE TRACT

TRACT "AAA" LANDSCAPE TRACT

TRACT "BBB" LANDSCAPE TRACT

TRACT "CCC" LANDSCAPE TRACT

TRACT "DDD" LANDSCAPE TRACT

TRACT "EEE" LANDSCAPE TRACT

TRACT "FFF" LANDSCAPE TRACT

TRACT "GGG" LANDSCAPE TRACT

TRACT "HHH" LANDSCAPE TRACT

TRACT "III" LANDSCAPE TRACT

TRACT "JJJ" LANDSCAPE TRACT

TRACT "KKK" LANDSCAPE TRACT

TRACT "LLL" LANDSCAPE TRACT

TRACT "MMM" LANDSCAPE TRACT

TRACT "NNN" LANDSCAPE TRACT

TRACT "OOO" LANDSCAPE TRACT

TRACT "PPP" LANDSCAPE TRACT

TRACT "QQQ" LANDSCAPE TRACT

TRACT "RRR" LANDSCAPE TRACT

TRACT "SSS" LANDSCAPE TRACT

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TRACT "MMMMMMMMMMMMMMMMMMMMM" LANDSCAPE TRACT

TRACT "NNNNNNNNNNNNNNNNNNNNN" LANDSCAPE TRACT

TRACT "OOOOOOOOOOOOOOOOOOOOO" LANDSCAPE TRACT

TRACT "PPPPPPPPPPPPPPPPPPPPP" LANDSCAPE TRACT

TRACT "QQQQQQQQQQQQQQQQQQQQQ" LANDSCAPE TRACT

TRACT "RRRRRRRRRRRRRRRRRRRRR" LANDSCAPE TRACT

TRACT "SSSSSSSSSSSSSS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH

NOTE: All improvements shown hereon to be demolished

DENOTES PRIVATE ROADS

DENOTES PUBLIC ROADS DEDICATED BY THIS PLAT

MATCH LINE "A" SEE SHEET 3 OF 6

SYMBOL LEGEND

S.W. 150th COURT

S.W. 172nd TERRACE

"MAYFIE SUBDIVISION REVISED" (P.B. 148, PG. 30)

"MAYFIE SUBDIVISION REVISED" (P.B. 148, PG. 69)

S.W. 152nd AVENUE

N01°28'20"W 669.78' (Rec. & Meas.)

S01°42'39"E 367.49' (Calc. & Meas.)

"MAJESTIC ESTATES" (P.B. 148, PG. 38)

"MAJESTIC ESTATES" (P.B. 148, PG. 38)

"MAJESTIC ESTATES FIRST ADDITION" (P.B. 148, PG. 96)

S.W. 152nd COURT

S.W. 152nd PLACE

S.W. 177th TERRACE

"KESSLER GROVE SECTION TWO" (P.B. 148, PG. 44)

MATCH LINE "B" SEE SHEET 5 OF 6

FORD, ARMENTEROS & MANCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH.(305) 477-6472
FAX (305) 476-2805
L.B. No. 6507

RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.
1	8/20/07	UP. BND. S. RETURNS, DL CONFIG. LOTS	E.R.	O.A.
2	9/20/07	NEW BUILDING RETURNS, DL CONFIG. LOTS	E.R.	O.A.
3	10/31/07	AND ADDITIONAL PUBLIC R/W DEDICATIONS	E.R.	O.A.

VENETIAN PARC

TENTATIVE PLAT

SKETCH OF SURVEY AND LEGEND

QUANTUM VENTURES, LLC

SECTION 31, TOWNSHIP 53 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1"= 50'
DRAWN BY: E.R./J.LOPEZ/R.R.
CHK. BY:
DATE: APRIL 10, 2006
PROJECT No. 06-019-551
SHT. 4 of 6

CAD FILE: G:\FORD COMPANIES\DRAWING & SURVEYING\SURVEY\TENTATIVE PLAT\06-019-551 QUANTUM 130 ACRES\06-019-551 QUANTUM 130 ACRES TENTATIVE PLAT.DWG

13

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NORTH

MATCH LINE "B" SEE SHEET 4 OF 6

"KESSLER GROVE SECTION TWO" (P.B. 148, PG. 44)

S.W. 163rd COURT

"KESSLER GROVE SECTION TWO" (P.B. 148, PG. 44)

S.W. 163rd PLACE

"KESSLER GROVE SECTION FOUR" (P.B. 150, PG. 38)

"KESSLER GROVE SECTION FOUR" (P.B. 150, PG. 38)

TERRACE

172nd

S.W.

N87°04'32"E 2677.08' (Calc. & Meas.)

Catch Basin

Catch Basin

"MAJESTIC ESTATES" (P.B. 148, PG. 38)

"MAJESTIC ESTATES FIRST ADDITION" (P.B. 149, PG. 95)

177th

S.W. 154th COURT

"MAJESTIC ESTATES FIRST ADDITION" (P.B. 149, PG. 95)

MATCH LINE "C" SEE SHEET 6 OF 6

SYMBOL LEGEND

NOTE: All improvements shown hereon to be demolished

DENOTES PRIVATE ROADS

DENOTES PUBLIC ROADS DEDICATED BY THIS PLAT

FORD, ARMENTEROS & MARCY, INC.
1000 N.W. 54th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6857

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	8/15/07	UP DATE SURVEY AND TENTATIVE PLAT	E.R.	G.A.
2	9/25/07	ADD RADIUS RETURNS ON CORNER LOTS	R.R.	G.A.
3	10/15/07	ADD ADDITIONAL PUBLIC R/W DEDICATIONS	R.R.	G.A.

VENETIAN PARC

TYPE OF PROJECT: TENTATIVE PLAT

FIELD WORK: SKETCH OF SURVEY AND LEGEND

CLIENT: QUANTUM VENTURES, LLC

PROJECT LOCATION: SECTION 13, TOWNSHIP 48 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 60'

DRAWN BY: E.R./J.LOPEZ/R.R.

FIELD CREW:

DATE: APRIL 18, 2006

PROJECT No. 06-019-551

SHEET 5 OF 6 SHEETS

C:\ACAD FILES\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLATS\06-019-551 QUANTUM 120 ACRES\06-019-551 QUANTUM 120 ACRES TENTATIVE PLAT.DWG

14

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NORTH

DENOTES PRIVATE ROADS

DENOTES PUBLIC ROADS DEDICATED BY THIS PLAT

MATCH LINE "C" SEE SHEET 5 OF 6

"KESSLER GROVE SECTION FOUR" (P.B. 158, PG. 39)

"MAJESTIC ESTATES THIRD ADDITION" (P.B. 154, PG. 29)

"JEANNIE FOREST" (P.B. 165, PG. 70)

S.W. 172nd TERRACE

S.W. 177th TERRACE

S.W. 164th PLACE

S.W. 158th COURT

S.W. 159th COURT

S.W. 159th STREET

S.W. 160th AVENUE

S01°22'59"E 177.25' (Calc. & Meas.)

N01°59'15"E 203.33'(Calc. & Meas.)

N01°59'15"E 642.77'(Calc. & Meas.)

N00°16'16"W 160.77'(Calc. & Meas.)

N00°16'01"W 1018.84' (Calc. & Meas.)

N00°16'22"E 2677.84' (Calc. & Meas.)

TRACT "F" PUBLIC PARK 165,372 SF.

TRACT "E" SCHOOL SITE 202,135.58 SF

TRACT "G" CANDOLIN TRACT

R/W TO BE DEDICATED BY THIS PLAT AREA: 9,989.54 S.F.

R/W TO BE DEDICATED BY THIS PLAT AREA: 616,799.35 S.F.

R/W TO BE DEDICATED BY THIS PLAT AREA: 616,799.35 S.F.

WALL MAINTENANCE EASEMENT

ASPHALT PAVEMENT IN GOOD CONDITION

SET 1/2" IRON PIN W/ CAP LB No. 6557

FOUND NAIL NO IDENTIFICATION

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32-55-39

WEST 1/4 CORNER OF SECTION 32-55-39 FOUND 1/2" IRON PIPE NO IDENTIFICATION

Found Nail & Disc No Identification

NOT SUBDIVIDED
PORTION OF N.E. 1/4 OF SECTION 32-55-39

NOT SUBDIVIDED
PORTION OF S.E. 1/4 OF SECTION 32-55-39

NOTE: All improvements shown hereon to be demolished

SYMBOL LEGEND

TREE TABLE		
NUMBER	NAME	DIAMETER
1	PALM	3.00'
2	UNKNOWN TREE	3.00'
3	PALM	1.00'
4	PALM	3.00'
5	UNKNOWN TREE	3.00'
6	PALM	3.00'
7	PALM	3.00'
8	PALM	3.00'
9	PALM	3.00'
10	PALM	3.00'
11	PALM	3.00'
12	UNKNOWN TREE	3.00'
13	PALM	3.00'
14	PALM	3.00'
15	PALM	3.00'
16	UNKNOWN TREE	3.00'
17	PALM	3.00'
18	PALM	3.00'
19	PALM	3.00'
20	UNKNOWN TREE	3.00'
21	PALM	3.00'
22	PALM	3.00'
23	UNKNOWN TREE	3.00'
24	PALM	3.00'
25	PALM	3.00'
26	PALM	3.00'
27	PALM	3.00'
28	UNKNOWN TREE	3.00'
29	PALM	3.00'
30	PALM	3.00'
31	PALM	3.00'
32	UNKNOWN TREE	3.00'
33	PALM	3.00'
34	PALM	3.00'
35	UNKNOWN TREE	3.00'
36	PALM	3.00'
37	PALM	3.00'
38	PALM	3.00'
39	PALM	3.00'
40	UNKNOWN TREE	3.00'
41	PALM	3.00'
42	PALM	3.00'
43	PALM	3.00'
44	UNKNOWN TREE	3.00'
45	PALM	3.00'
46	PALM	3.00'
47	PALM	3.00'
48	UNKNOWN TREE	3.00'
49	PALM	3.00'
50	PALM	3.00'
51	PALM	3.00'
52	PALM	3.00'
53	UNKNOWN TREE	3.00'
54	PALM	3.00'
55	PALM	3.00'
56	PALM	3.00'
57	UNKNOWN TREE	3.00'
58	PALM	3.00'
59	PALM	3.00'
60	PALM	3.00'
61	UNKNOWN TREE	3.00'
62	PALM	3.00'
63	PALM	3.00'
64	UNKNOWN TREE	3.00'
65	PALM	3.00'
66	PALM	3.00'
67	PALM	3.00'
68	UNKNOWN TREE	3.00'
69	PALM	3.00'
70	PALM	3.00'
71	PALM	3.00'
72	PALM	3.00'
73	PALM	3.00'
74	UNKNOWN TREE	3.00'
75	PALM	3.00'
76	PALM	3.00'
77	PALM	3.00'
78	PALM	3.00'
79	UNKNOWN TREE	3.00'
80	PALM	3.00'
81	UNKNOWN TREE	3.00'
82	PALM	3.00'
83	PALM	3.00'
84	PALM	3.00'
85	UNKNOWN TREE	3.00'
86	PALM	3.00'
87	PALM	3.00'
88	PALM	3.00'
89	PALM	3.00'
90	PALM	3.00'

FORD, ARMENTEROS & MANCUSO, INC.
1199 N.W. 94th AVENUE, 3rd FLOOR
MIAMI, FLORIDA 33172
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FAX: (305) 470-8205
L.B. No. 6557

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	8/24/07	UP DATE TENTATIVE PLAT	E.R.	D.A.
2	9/21/07	ADD AUDUBON, RETURN ON CORNER LOTS	E.R.	D.A.
3	10/13/07	ADD ADDITIONAL PUBLIC R/W DEDICATIONS	E.R.	D.A.

VENETIAN PARC

TENTATIVE PLAT

SKETCH OF SURVEY AND LEGEND

QUANTUM VENTURES, LLC

SECTION 32, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE: 1"= 60'

DRAWN BY: E.R./J.LOPEZ/R.A.

DATE: APRIL 10, 2006

PROJECT No.: 06-019-551

SHEET 6 OF 6 SHEETS