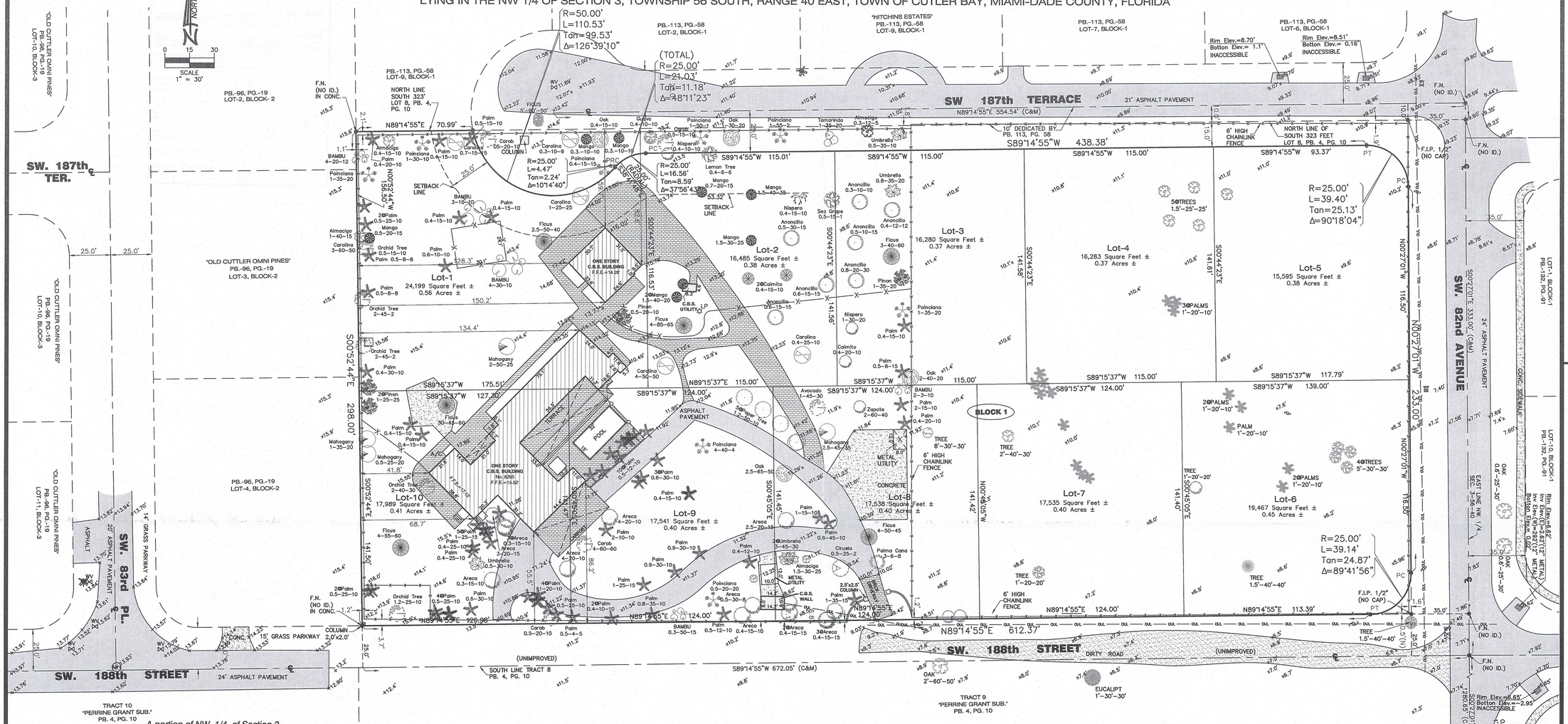
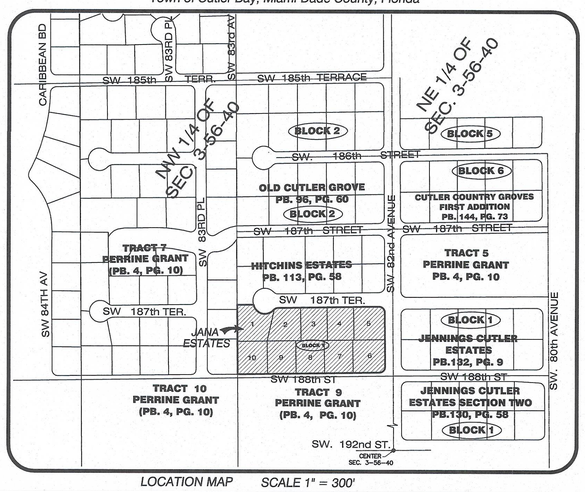
TENTATIVE PLAT OF JANA ESTATES

A REPLAT OF A PORTION OF THE SOUTH HALF OF LOT 8 OF "PERRINE GRANT SUBDIVISION", RECORDED IN PLAT BOOK 4, AT PAGE 10, MIAMI-DADE COUNTY RECORDS
LYING IN THE NW 1/4 OF SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST, TOWN OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT T-22373-9-COR.
JANA ESTATES
SEC. 03, TWP. 56 S, RGE. 40 DISTRICT 8
ZONING: EU-M MIAMI-DADE COUNTY



A portion of NW. 1/4, of Section 3, Township 56 South, Range 40 East Town of Cutler Bay, Miami-Dade County, Florida



LOCATION MAP SCALE 1" = 300'

CONTACT INFORMATION:

HADONNE CORP.
Attention: Eduardo M. Suarez, PSM
1985 NW 88th Court, Suite 202
Doral, Florida, 33172
Phone: (305) 266-1188
E-mail: esuarez@hadonne.com

LEGEND:

DRWY = DRIVEWAY	P.O.B. = POINT OF BEGINNING	= TELEPHONE MANHOLE	= RIGHT OF WAY LINE
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	= DRAINAGE MANHOLE	= PROPERTY LINE
C.M.E. = CANAL MAINTENANCE EASEMENT	℄ = PROPERTY LINE	= SANITARY SEWER MANHOLE	= EASEMENT LINE
U.E. = UTILITY EASEMENT	N.T.S. = NOT TO SCALE	T.B.M. = TEMPORARY BENCH MARK	= IRON FENCE
A.E. = AERIAL EASEMENT	= ELEVATION	= PARKING METER	= WOOD FENCE
BLDG. = BUILDING	= WATER OUTLET	= FLAG POLE	= CHAIN LINK FENCE
C.B. = CATCH BASIN	= BLOCK	F.F.E. = FINISH FLOOR ELEVATION	= OVERHEAD UTILITY LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	= CLEANOUT	S.I.R. = SET IRON REBAR	= BRICK
CH. = CHORD DISTANCE	= MONUMENT LINE	P.O.C. = POINT OF COMMENCEMENT	= CONCRETE
(C) = CALCULATED VALUE	= DRAINAGE CATCH BASIN	F.N. = FOUND NAIL	= GRAVEL
℄ = CENTER LINE	= CENTRAL ANGLE	F.I.R. = FOUND IRON REBAR	= TILE
CONC. = CONCRETE	= TRAFFIC SIGN	E.N.C. = ENCROACHMENT	= PAVEMENT
P.R.C. = POINT OF REVERSE CURVE	= CATCH BASIN (INLET)	F.H. = FIRE HYDRANT	= CBS WALL
(D) = DEED DISTANCE	= MAST ARM	F.I.P. = FOUND IRON PIPE	
F.N.&D. = FOUND NAIL & DISK	= WOOD UTILITY POLE	F.F.E. = FINISH FLOOR ELEVATION	
P.C.C. = POINT OF COMPOUND CURVE	= ANCHOR POLE	L.P.F. = LIGHT POLE	
℄ = BASELINE	= CONCRETE LIGHT POLE	(M) = MEASURED VALUE	
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	= CONCRETE POWER POLE	(R) = RECORD VALUE	
INV. EL. = INVERT ELEVATION	= FIRE HYDRANT	= SHADE TREE	
P.B. = PLAT BOOK	= ELECTRIC BOX	X=9'-2	
P.C.P. = PERMANENT CONTROL POINT	= CABLE TV BOX	= PALM TREE	
CMP = CORRUGATED METAL PIPE	= WIRE PULL BOX	X=9'-2	
P.I. = POINT OF INTERSECTION	= WATER VALVE	X=TRUNK DIAMETER	
B/C = BLOCK CORNER	= SEWER VALVE	Y=TREE HIGH	
R = RADIUS	= METAL LIGHT POLE	Z=CANOPY DIAMETER	
RAD. = RADIAL	= WATER MANHOLE		
RES. = RESIDENCE			
R/W = RIGHT OF WAY			
SEC. = SECTION			
S.I.P. = SET IRON PIPE			
T.O.P. = TOP OF PIPE			
SWK = SIDEWALK			

SURVEYORS NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original Field Survey was on July 30, 2005 and an updated field Survey was performed on June 1, 2012.

SECTION 2) LEGAL DESCRIPTION:

The East 1/2 of the South 323 feet of the South 1/2 of Lot 8, less the East 35 feet and the South 25 feet thereof in PERRINE GRANT SUBDIVISION, of the NW 1/4 of Section 3, Township 56 South, Range 40 East, Plat Book 4, Page 10, Public Records of Miami-Dade County, Florida,

(Deed in Lieu of Foreclosure, dated December 13, 2008, recorded in Official Records Book 26702, Page 330, Miami-Dade County Records).
Folio No. 36-6003-001-0131

AND

The West 1/2 of the South 323 feet of the South 1/2 of Tract 8, less the South 25 feet thereof, in "PERRINE GRANT SUBDIVISION", of the Northwest 1/4 of Section 3, Township 56 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 4, at Page 10, of the Public Records of Miami-Dade County, Florida.

(Special Warranty Deed, dated July 23, 2009, recorded in Official Records Book 26956, Page 656 , Miami-Dade County Records).
Folio No. 36-6003-001-0140

Containing 180,368 Square Feet or 4.14 Acres, more or less, by calculations.

SECTION 3) PROPERTY INFORMATION:

Property Address:
8201 SW. 188th Street, Cutler Bay, Florida 33157

SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southerly property line with an assumed bearing of N 88°48'54" E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X" as per the Federal Emergency Management Agency (FEMA), Community Number 120218 (Town of Cutler Bay), Map Panel No. 0604, Suffix L, Map Revised Date: September 11, 2009.

The following Record Plats and Municipal Agency Maps were reviewed for the preparation of the geometry resulting in this Map of Survey and they are listed as follows:

Plat of PERRINE GRANT SUBDIVISION, of the NW 1/4 of Section 3, Township 56 South, Range 40 East, Plat Book 4 at Page 10 Miami-Dade County Records.

Township Maps for Section 3, Township 56 South, Range 40 East, prepared by Miami-Dade County, Public Works Department, Engineering Division Services,

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 , and a Benchmark supplied by Miami-Dade County, Public Works Department.

Benchmark No. U-802. Elevation: + 14.84 feet.
Located at SW 82nd Avenue Avenue and SW 186th Street, Town of Cutler Bay, Miami-Dade County, Florida.

The subject property falls within Miami-Dade County Flood Criteria 8.0 Feet, more or less, as depicted on the Plat of "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, of the Public Records of Miami-Dade County, Florida.
Legal Description was furnished by client.

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised, that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) CLIENT INFORMATION:

This Map of Boundary and Topographic Survey was prepared at the insistence of and certified to:

3 AM Development
13028 SW 128th Street
Miami, Florida 33186
Phone: 305.971.7339

SECTION 8) DEVELOPMENT INFORMATION :

1. Zoning Designation: EU-1
2. Number of Lots: 10
3. Number of Blocks: 1
4. Proposed Use of Property: Build One (1) Single Family Home on each Lot.

SECTION 9) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Miami-Dade Water and Sewer Department
SANITARY SEWER: Miami-Dade Water and Sewer Department

SECTION 10) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE Corp., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: *Jose Senas* Signature Date:
Jose Senas, PSM
Registered Surveyor and Mapper LS5938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

HADONNE CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
1985 NW 88th Court, Suite 202, Doral, Florida, 33172
phone: 305.266.1188 · fax: 305.207.6845 · www.hadonne.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
for
3 AM DEVELOPMENT
of
8201 SW 188th Street, Cutler Bay, Florida 33157

REVISIONS
1– Update (03-12-07)
2– Update (04-27-07)
3– Revision (05-14-07)
4– ELEV. (07-12-07)
5– Update (06-01-12)
6– LOTS GEOMETRY 07-17-12
7–
8–
9–
10–
11–
12–
13–
14–
15–
16–
17–
18–
19–

Job No.:	05414
Drawn:	EC
Checked:	JS
Scale:	1" = 30'
Field Book:	FILE

1/1

Z:\05414 8201 SW 188 STREET\dwg\05414 T-Plat 19 Lots 07-02-12.dwg 7/17/2012 8:59:12 AM EDT

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : (1)

FEES:

Subdivision Control----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$0.00
D.E.R.M. ----------	$210.00
AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=>	$2,082.00
Concurrency Review Fee (*6.00% of Sub-Total) --	$124.92
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,206.92

Not applicable within Municipalities

<<<==AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 4/6/07

Tentative No.: T- 22373-4-REV-NO

2007 MAR 27 AM 10:20

Received Date: _____

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI – DADE Sec.: 03 Twp.: 56 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: JANA ESTATES
2. Owner's Name: SS Falls Investments, LLC Phone: (305) 971-7339
   Address: 13028 SW 128th Street City: Miami State: Florida Zip Code: 33186
   Owner's Email Address: alfredo3am@bellsouth.net
3. Surveyor's Name: Hadonne Corp. Phone: (305) 266-1188
   Address: 7855 NW 12th Street City: Doral State: Florida Zip Code: 33126
   Surveyor's Email Address: mariela@hadonne.com
4. Folio No(s).: 36-6003-001-0140 / 36-6003-001-0131 / _____ / _____
5. Legal Description of Parent Parcel: _____
6. Street boundaries: S.W 188 STREET & S.W 82 AVE
7. Present Zoning: EU-1 EUM Zoning Hearing No.: _____
8. Proposed use of Property:
   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 ____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

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. 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.E.R.M. 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 or her 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)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Alfredo J. Garcia Managing Member

BEFORE ME, personally appeared Alfredo J Garcia this ___ day of _____, 2007 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 ____ day of _____, 2007 A.D.

ANNETTE M. YEDO
Notary Public - State of Florida
My Commission Expires Jun 30, 2009
Commission # DD 446915
Bonded By National Notary Assn.
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Annette Yedo)

June 30, 09 (Commission Expires)

DD446915 (Commission Number)

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

REV. 2- 11/01/06S