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

(Number of Sites 14)

FEES:

Subdivision Control----------$1,872.00
Plus $10.90 per site in excess of 6 sites---$ 87.20
D.E.R.M.----------$ 210.00
Sub-Total-------$ 2169.20

Concurrency Review Fee(*6.00% of Sub-Total)-$ 130.15
*Not applicable within Municipalities
Total Processing Fee----------$ 2299.35

FOR OFFICIAL USE ONLY:

Date Received:

Agenda Date: 10-20-06

22634-1

Tentative No. T-

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality Unincorporated Sec. 20 Twp. 54 S. Rge. 39 E.

1. Name of Proposed Subdivision Miller Cove Third Addition
2. Owner's Name: Homestar of West Dade, LLC Phone (305) 270-0157
   Address 10691 No Kendall Dr. #316 City Miami State FL Zip Code 33176
3. Surveyor's Name: Miguel Espinosa Land Surveying Phone (305) 262-2992
   Address 5511 SW 8 Street #202 City Miami State FL Zip Code 33134
4. Legal Description of Parent Tract Folio No. 30 - 4920 - 001 - 0511
   SW 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of Section 20, Township 54 S, Range 39 E
5. Street boundaries: S.W. 53 Terrace and SW 164 Place
6. Present Zoning: RU-1M(a)
7. Proposed use of Property: Single Family Res.(14 Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Sq.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 4 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.

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: [signature]

(Print name & Title here): Jose Fernandez, Managing Member

BEFORE ME, personally appeared Jose Fernandez this 13 day of June, 2006 A.D. and (he/she) 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 13 day of June 2006 A.D.

Signature of Notary Public: [signature]

(Print, Type name here: Bruni Jimenez)

B. JIMENEZ
Commission # DD0149435
Expires 9/11/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

(NOTARY SEAL)

9/11/2006 (Commission Expires)

DD0149435 (Commission Number)

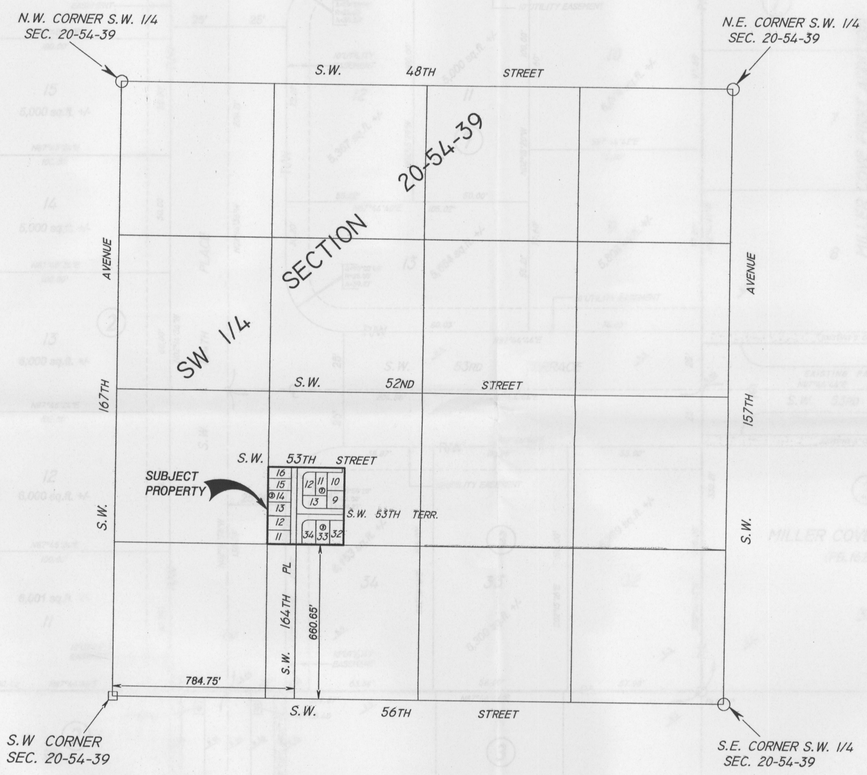
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 1- 10/01/2005

TENTATIVE PLAT T-22634-8-REV.
MILLER COVE ESTATES (NEW NAME)
SEC. 20, TWP. 54 S, RGE. 39 E DISTRICT 11
ZONING: RU-1M(a) MIAMI-DADE COUNTY

LOCATION SKETCH

SCALE: 1"= 300'



LEGAL DESCRIPTION

A PORTION OF TRACT 55 OF "MIAMI EVERGLADES LAND CO. LTD" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 3 OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA; MORE OR PARTICULARLY DESCRIBED AS FOLLOWS:
THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 54, RAGE 39 EAST, SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PUBLIC ROADS, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT: THE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON, AND THAT THIS "BOUNDARY SURVEY AND TENTATIVE PLAT" HAS BEEN PREPARED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM TECHNICAL STANDARDS", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES:

1.-EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY,AFFECTING THIS PROPERTY.
2.-LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT,IF ANY.
3.-OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
4.-TYPE OF SURVEY: "BOUNDARY SURVEY & TENTATIVE PLAT"
5.-THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6.-ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
7.-THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
8.-THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
9.-PROPERTY ZONING: RU-1M(a)
10.-NUMBER OF ACRES: 2.5 ACRES, MORE OR LESS
11. -NUMBER LOTS: 14
12.-WATER SERVICE: CENTRAL
13.-SEWER SERVICE: CENTRAL
14.-FLOOD CRITERIA ELEVATION: 8.60
15.-ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
16.-BEARINGS ARE BASED ONE A STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 1974 ADJUSTMENT WHERE THE CENTERLINE OF SW.164TH PLACE., BEARS N02°14'36"W

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0429
SUFFIX : L
PANEL REVISED DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD EL.: 9.0 AS PER DADE COUNTY, FLORIDA.
BENCH MARK USED: BM.# J-417 ELEVATION =9.51 FT N.G.V.D.

ABBREVIATIONS

P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
S.N.D. = SET NAIL & DISC STAMPED P.L.S. 2160
F.N.D. = FOUND NAIL & DISC
S.D.H. = SET DRILL HOLE
F.D.H. = FOUND DRILL HOLE
F.1/2". = IRON PIPE O (FOUND)
S.1/2". = IRON PIPE O (SET)
ENC. = ENCHROACHMENT
C.L. = CLEAR
C.B.S. = CONCRETE BLOCK & STUCCO
R/W. = RIGHT OF WAY
A. = ARC
R. = RADIUS
Δ = DELTA
T. = TANGENT
CH. = CHORD
C/L. = CENTER LINE
x0.00 = EXISTING ELEVATIONS
———— = OVERHEAD WIRES

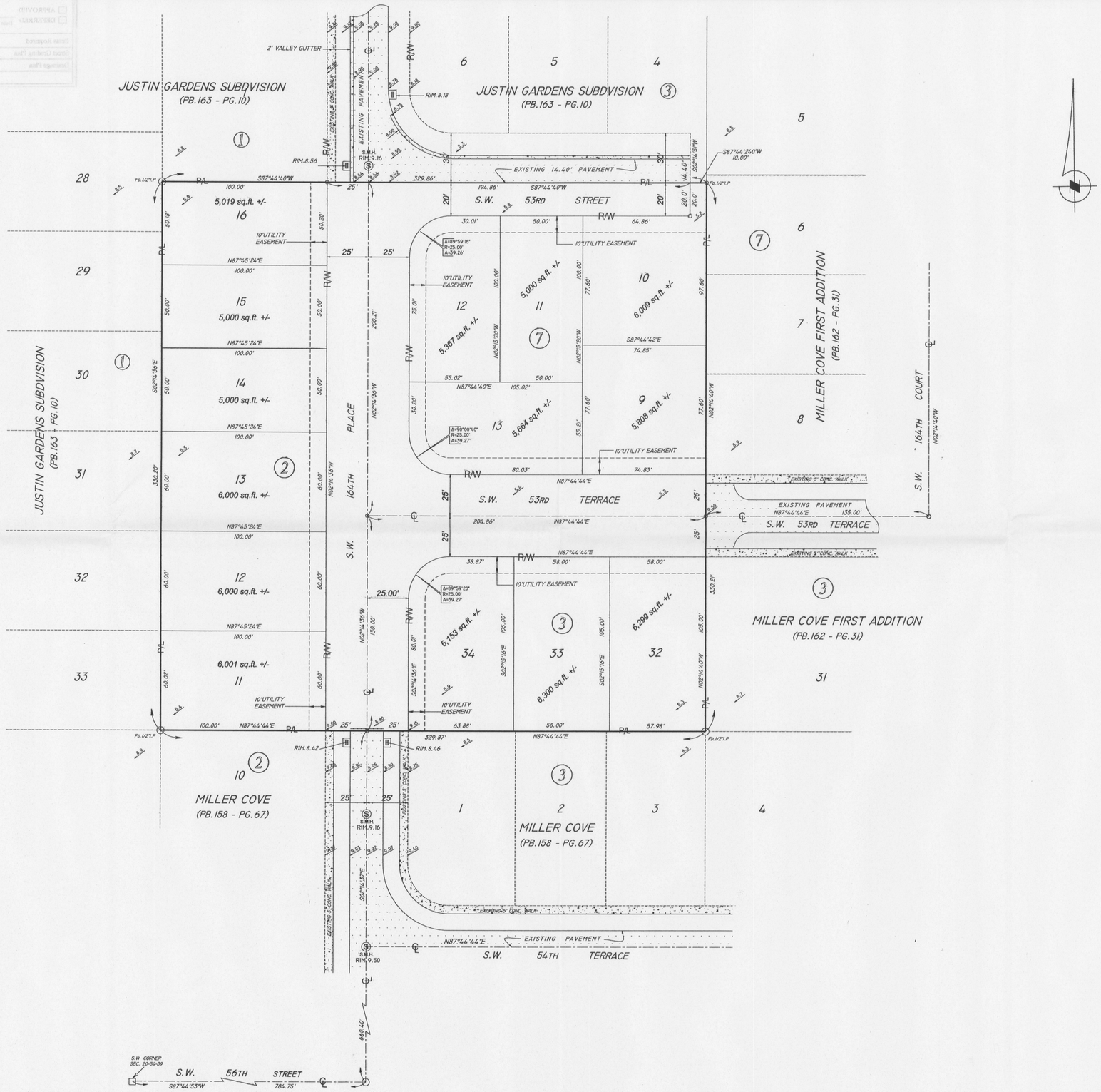
BOUNDARY SURVEY & TENTATIVE PLAT
MILLER COVE ESTATES

T-22634

JUAN R. MARTINEZ & ASSOCIATES, INC.
ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

BY: _____
JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY:A.D.Izq.	DATE:12-10-2013	FILE No.
CHECKED BY:J.R.M.	DATE:12-10-2013	SCALE : 1" = 300'
ORDER No.	SHEET NO. 1 OF 2 SHEETS	



FOR: VICTORIA GARDENS DEVELOPMENT LLC.

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BY: JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
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CERTIFICATE NO. L.B. 1751

DRAWN BY: A.D.Izq.	DATE: 12-10-2013	FILE No.
CHECKED BY: J.R.M.	DATE: 12-10-2013	SCALE: 1" = 30'
ORDER No.	SHEET NO. 2 OF 2 SHEETS	

BOUNDARY SURVEY & TENTATIVE PLAT
MILLER COVE ESTATES

T-21206