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

Number of Sites : (13)

FEES:

Subdivision Control	$1,872.00
Plus $10.90 per site in excess of 6 sites	$76.30
D.E.R.M.	$210.00
PRINT	$2,158.30
Concurrency Review Fee (*6.00% of Sub-Total) --	$129.50

FOR OFFICIAL USE ONLY:
Agenda Date: 11-23-11
Tentative No.: T- 23226-1-NEW
Received Date: 11-15-11

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 54 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: WESTWINDS HOMES
2. Owner's Name: ISABIANCA INVESTMENTS, LLC. Phone: 305-221-1515
   Address: 2460 S.W.137TH AVENUE City: MIAMI State: FL Zip Code: 33175
   Owner's Email Address: ____
3. Surveyor's Name: JUAN R. MARTINEZ & ASSOCIATES Phone: 305-552-7007
   Address: 8550 WEST FLAGLER STREET #106 City: MIAMI State: FL Zip Code: 33144
   Surveyor's Email Address: martinez.associates@live.com
4. Folio No(s).: 30-4910-003-0330 / 30-4910-003-0080 / ____ / ____
5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"
6. Street boundaries: S.W. 17TH STREET - S.W.144TH AVENUE AND S.W. 145TH AVENUE
7. Present Zoning: RU1M(a) Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(13 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)

Isabianca Investments LLC
Signature of Owner: [signature]
(Print name & Title here): Pedro Adrian, Managing Member

BEFORE ME, personally appeared Pedro Adrian this 21 day of October, 2011 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 21 day of October, 2011 A.D.

Signature of Notary Public: [signature]
(Print, Type name here: Juan R. Martinez

Notary Public State of Florida
Juan R Martinez
My Commission DD901035
Expires 08/26/2013
(NOTARY SEAL)

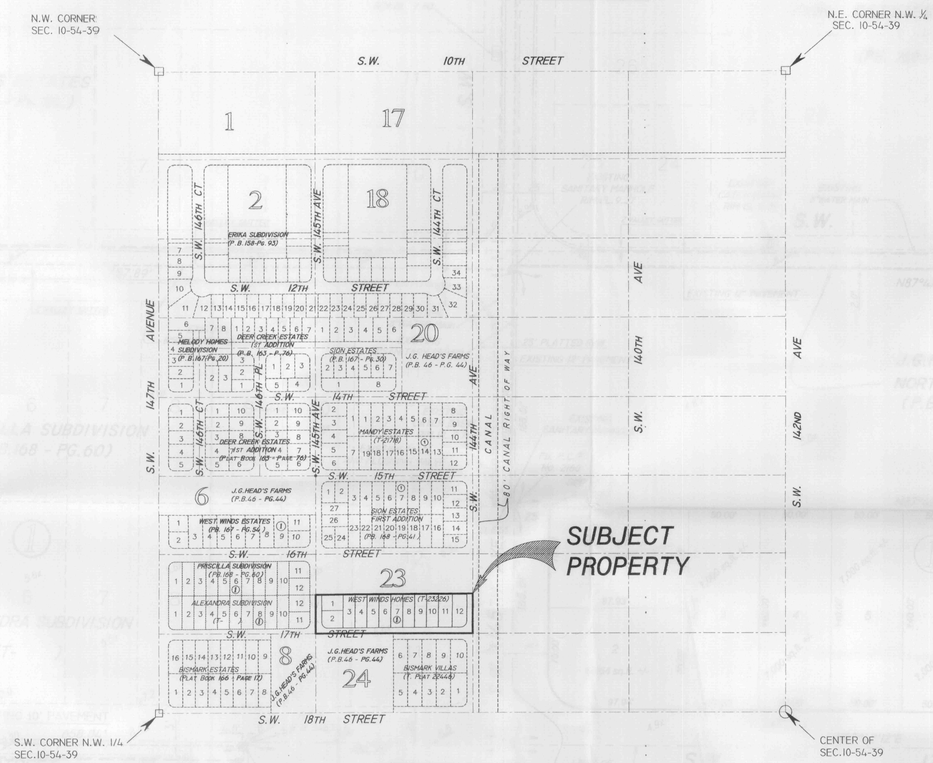
8/26/2013 (Commission Expires)
DD901035 (Commission Number)

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

REV. 2- 11/01/065

RECEIVED NOV 15 2011

TENTATIVE PLAT T-23226-5-EXT.-REV.
WESTWINDS HOMES
SEC. 10, TWP. 54 S, RGE. 39 E DISTRICT 11
ZONING: RU-1M(a) MIAMI-DADE COUNTY



LOCATION SKETCH
SCALE: 1"= 300'

LEGAL DESCRIPTION

THE PORTION OF A TRACT IN THE PLAT OF J.G. HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF TRACT 23 LYING IN SECTION 10, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS SHOWN ON THE AFOREMENTIONED PLAT OF J.G. HEAD'S FARMS, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.(PARCEL 1)

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: 2.50 ACRES, MORE OR LESS
11.-NUMBER LOTS: 12 LOTS
12.-WATER SERVICE: CENTRAL
13.-SEWER SERVICE: CENTRAL
14.-FLOOD CRITERIA ELEVATION: 8.2
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.144TH AVE, BEARS N02°15'37"W

ABBREVIATIONS

S.N.D. = SET NAIL & DISC STAMPED P.L.S. 2160
F.N.D. = FOUND NAIL & DISC
S.1/2". = IRON PIPE O (SET) # 2160
C.L. = CLEAR
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

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.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0269
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.# A-237 ELEVATION =8.14 FT N.G.V.D.

Note: Revised to delete lot 13 and make lots 11 & 12 deeper 1-31-2013

BOUNDARY SURVEY AND TENTATIVE PLAT

WEST WINDS HOMES

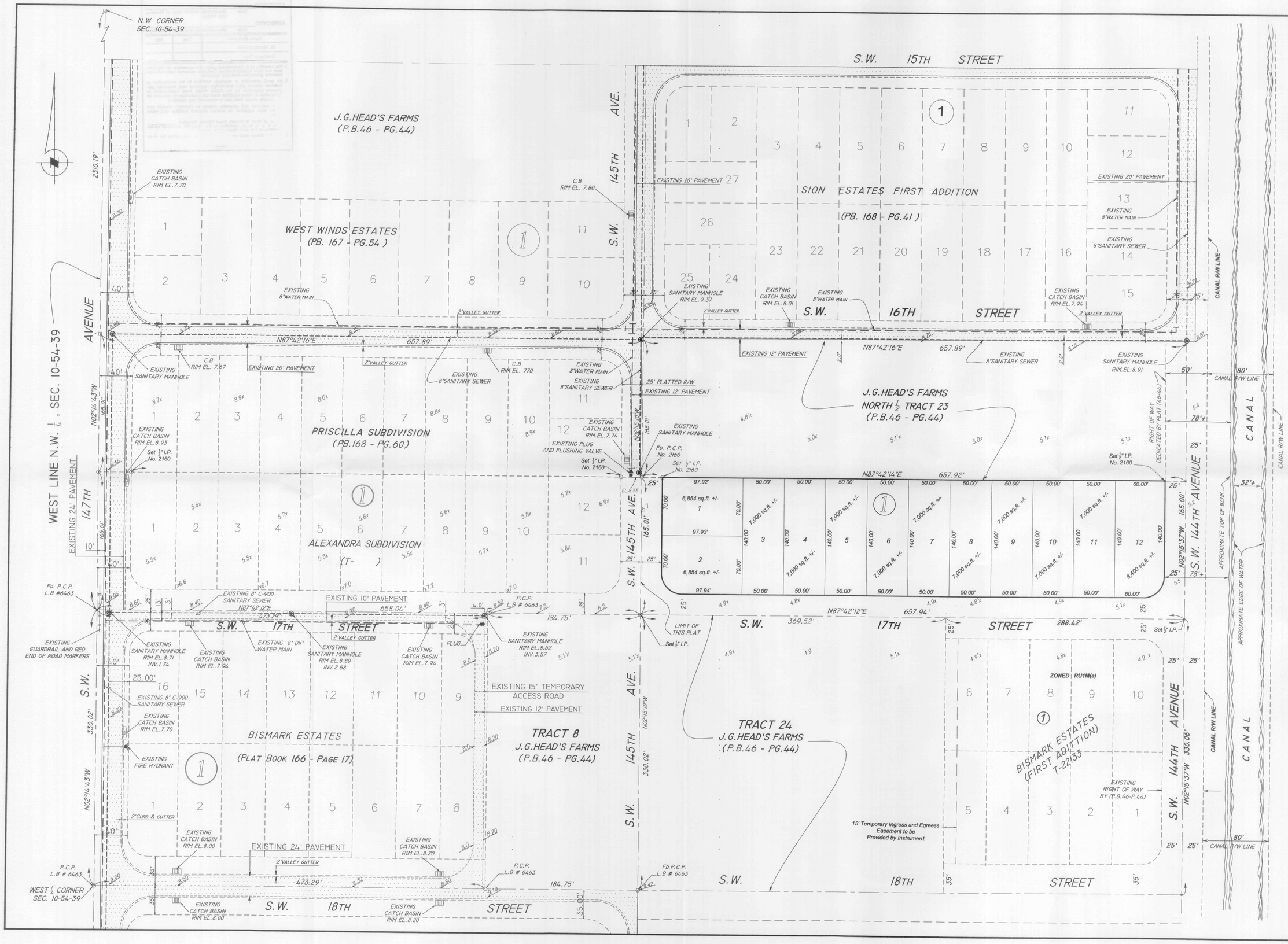
FOR: ISABIANCA LLC A LIMITED LIABILITY COMPANY / CURBY CORP

T-23226

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:11-10-2011	FILE No.
CHECKED BY:J.R.M.	DATE:11-10-2011	SCALE : 1"=300'
ORDER No.	SHEET NO. 1 OF 2 SHEETS	



Note: Revised to delete lot 13 and make lots 11 & 12 deeper 1-31-2013

BOUNDARY SURVEY AND TENTATIVE PLAT
WEST WINDS HOMES

FOR: ISABIANCA LLC A LIMITED LIABILITY COMPANY / CURBY CORP T-23226

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CERTIFICATE NO. L.B. 1751

DRAWN BY: A.D. Izq.	DATE: 11-10-2011	FILE No.
CHECKED BY: J.R.M.	DATE: 11-10-2011	SCALE: 1" = 50'
ORDER No.	SHEET NO. 2 OF 2 SHEETS	