IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payab MIAMI-DADE COUNTY.

Number of Sites : (2)

FEES:

D.R.E.R ----------	$1,872.00
D.E.R.M. ----------	$210.00
PRINT	**$2,082.00**

FOR OF IAL USE ONLY:
Agenda Date: 3-25-16
Waiver No. D- 23776-1-NEW
Received Date: 3-15-16

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities
AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> $2,206.92 <<===AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR WAIVER OF PLAT

Municipality: UNINCORPORATED **Sec.:** 5 **Twp.:** 57 **S. Rge.:** 39 **E. / Sec.:** ____ **Twp.:** ____ **S. Rge.:** ____ **E.**

1. **Owner's Name:** Corner Investment Group, LLC **Phone:** ____
   Address: 5001 SW 193rd Lane **City:** Southwest Ranche **State:** FL **Zip Code:** 33332
   Owner's Email Address: irvin@cornercontracting.com
2. **Surveyor's Name:** Bello & Bello Land Surveying Corporation **Phone:** (305) 251-9606
   Address: 12230 SW 131 Avenue, Ste 201 **City:** Miami **State:** FL **Zip Code:** 33186
   Surveyor's Email Address: kenia@belloland.com
3. **Legal Description of Cutout Tract:** See Attached
4. **Folio No(s).:** 30-7905-003-0121 / 30-7905-002-0010 / ____ / ____
5. **Legal Description of Parent Tract:** See Attached
6. **Street boundaries:** S.W. 290th Street on the Northeast, Old Dixie Highway on the Southeast
7. **Present Zoning:** RU-2 **Zoning Hearing No.:** ____
8. **Proposed use of Property:**
   Single Family Res.(____ Units), Duplex(2 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: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of 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. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. 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 waiver of 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: **Signature of Owner:** ____
COUNTY OF MIAMI-DADE)
(Print name & Title here): Irvin Pena, Manager.

BEFORE ME, personally appeared Irvin Pena **this** 22 **day of** February, 2016 **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 22 **day of** February, 2016 **A.D.**

K. BELLO
Notary Public - State of Florida
My Comm. Expires Jul 7, 2017
Commission # FF 000191
Bonded Through National Notary Assn.
(NOTARY SEAL)

Signature of Notary Public: K. Bello
(Print, Type name here: K. Bello**)**
JUL 7, 2017 **(Commission Expires)** FF 000191 **(Commission Number)**

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

WAIVER OF PLAT D-23778-3-COR
NAME: CORNER INVESTMENT GROUP, LLC
SEC. 05 TWP. 57 RGE. 39 / DIST. 8
ZONING: RU-2 / UNINCORPORATED MIAMI-DADE

WALNUTS VILLAS - WAIVER OF PLAT - Boundary and Topographic Survey

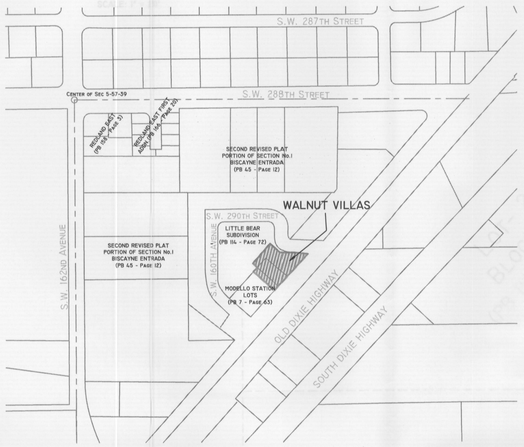
A REPLAT OF LOTS A, B, C AND P OF MODELLO STATION LOTS, AS RECORDED IN PLAT BOOK 7, PAGE 63 AND A REPLAT OF PORTION OF TRACT 10 OF SECOND REVISED PLAT OF PORTION OF SECTION NO.1 BISCAYNE ENTRADA, AS RECORDED IN PLAT BOOK 45, PAGE 12, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING A PORTION OF THE SE 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: SW 290TH STREET AND SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA 33033

Sheet 1 of 2

LOCATION MAP

Portion of the NW 1/4 of Section 5 - T57S - R39E
SCALE: 1" = 300'



DEVELOPMENT INFORMATION:
CURRENT ZONING: RU-2
PROPOSED ZONING: RU-2
CURRENT USE: VACANT LAND
PROPOSED USE: TWO (2) DUPLEX RESIDENCES
CURRENT NUMBER OF PARCELS: TWO (2)
PROPOSED NUMBER OF PARCELS: TWO (2)
PARENT TRACT GROSS AREA: 34,336.88
PROPOSED CUT OUT PARCEL A GROSS AREA: 13911.72 SQFT
NET AREA: 11,274.28 SQFT
PROPOSED CUT OUT PARCEL B GROSS AREA: 20,679.18 SQFT
NET AREA: 12,879.27 SQFT

OWNER: CORNER INVESTMENT GROUP, LLC.
5001 S.W. 193RD LANE
SOUTHWEST RANCHES, FLORIDA 33332
IRVIN PEÑA
TEL: 786.344.3454

SURVEYOR: BELLO & BELLO LAND SURVEYING CORP.
ODALYS C. BELLO
TEL: 305.251.9606
ODALYS@BELLOLAND.COM

PARENT TRACT LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARENT TRACT:
THAT IRREGULARLY SHAPED PART OF TRACT 10, SECOND REVISED PLAT OF PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 10, WITH THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY, THENCE NORTH 41°57'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 120.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF MODELLO STATION LOTS, ACCORDING TO THE PLAT THEREOF , AS RECORDED IN PLAT BOOK 7, AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 48°02'05" WEST ALONG SAID SOUTHWESTERLY BOUNDARY LINE FOR 121.00 FEET; THENCE NORTH 41°57'55 EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID MODELLO STATION LOTS FOR 177.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 48°02'05" WEST FOR 29.00 FEET; THENCE NORTH 41°57'55" EAST FOR 115.00 FEET; THENCE SOUTH 48°02'05" EAST FOR 50.20 FEET; THENCE SOUTH 85°57'05" EAST FOR 126.50 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTH 41°57'55" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; FOR 137.74 FEET TO A POINT OF INTERSECTION WITH NORTHEASTERLY BOUNDARY LINE OF SAID MODELLO STATION LOTS; THENCE NORTH 48°02'05" WEST ALONG THE SAID NORTHEASTERLY BOUNDARY LINE OF SAID MODELLO STATION LOTS FOR 121.00 FEET, THENCE SOUTH 41°57'55' WEST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID MODELLO STATION LOTS FOR 55.00 FEET TO THE POINT OF BEGINNING.
LESS THE FOLLOWING FOR RIGHT OF WAY PURPOSES:
THAT PORTION OF THE EXTERNAL AREA OF A 25.00 FOOT RADIUS CURVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT 10 OF BISCAYNE ENTRADA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, AT PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 41°59'24" WEST ALONG THE EAST LINE OF SAID TRACT 10 FOR A DISTANCE OF 279.04 FEET; THENCE SOUTH 85°57'05" EAST TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH DIXIE HIGHWAY FOR A DISTANCE OF 135.22 FEET; THENCE SOUTH 41°57'55" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH DIXIE HIGHWAY FOR A DISTANCE OF 76.05 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED EXTERNAL AREA OF A 25.00 FOOT RADIUS CURVE; THENCE SOUTH 41°57'55" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY OF LINE OF SOUTH DIXIE HIGHWAY FOR A DISTANCE OF 51.16 FEET TO A POINT OF TANGENCY AND CUSP TO A CURVE; THENCE NORTH, NORTHWESTERLY, WEST ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING FOR ITS ELEMENTS A 25.00 FOOT RADIUS, CENTRAL ANGLE OF 127°55'00" AND ARC DISTANCE OF 55.81 FEET TO A POINT OF TANGENCY AND CUSP; THENCE SOUTH 85°57'05" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 290TH STREET AS PER LITTLE BEAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING.
AND
LOTS A, B, C AND P, MODELLO STATION LOTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION OF CUT OUT PARCEL A:

A PORTION OF TRACT 10, OF SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, **TOGETHER WITH** LOTS A, B, C AND P, LESS THE SOUTHEASTERLY 36 FEET THEREOF, OF MODELLO STATION LOTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE SE ¼ OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 10, SECOND REVISED PLAT OF PORTION OF SECTION No. 1 BISCAYNE ENTRADA WITH THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY, AS SHOWN ON SAID PLAT OF SECOND REVISED PLAT OF PORTION OF SECTION No. 1 BISCAYNE ENTRADA; THENCE RUN NORTH 41°57'55" EAST FOR A DISTANCE OF 120.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF LOT I OF SAID MODELLO STATION LOTS; THENCE RUN NORTH 48°02'05" WEST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF LOT I AND ALONG THE SOUTHWESTERLY LINE OF LOT J OF SAID MODELLO STATION LOTS FOR A DISTANCE OF 121.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT J, THENCE RUN NORTH 41°57'55" EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT OF MODELLO STATION LOTS SAID LINE BEING ALSO THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 2 OF LITTLE BEAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 72, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 152.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT P OF MODELLO STATION LOTS AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 41°57'55" EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT P FOR A DISTANCE OF 25.00 FEET TO A POINT, SAID POINT BEING THE NORTHERLY MOST CORNER OF SAID LOT P AND THE WESTERLY MOST CORNER OF SAID LOT A OF MODELLO STATION LOTS AND ALSO THE EASTERLY MOST CORNER OF SAID LOT 1, BLOCK 2 OF LITTLE BEAR SUBDIVISION; THENCE RUN NORTH 48°02'05" WEST FOR A DISTANCE OF 29.00 FEET; THENCE RUN NORTH 41°57'55" EAST ALONG THE EASTERLY BOUNDARY LINE OF LOT 2, BLOCK 2 OF SAID LITTLE BEAR SUBDIVISION FOR A DISTANCE OF 55.00 FEET; THENCE RUN SOUTH 48°02'05" EAST ALONG A LINE BEING THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOTS A AND B OF MODELLO STATION LOTS AND ALSO ALONG SAID NORTHEASTERLY LINE OF SAID LOTS A AND B FOR A DISTANCE OF 150.00 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE RUN SOUTH 41°57'55" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG A LINE BEING 36 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF SAID MODELLO STATION LOTS AND A LINE BEING THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID TRACT 10 OF SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 48°02'05" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS C AND P FOR A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**. SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 11,274.28 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION OF CUT OUT PARCEL B:

A PORTION OF TRACT 10, OF SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, ACCORDING TO THE MAP THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SE ¼ OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 10, SECOND REVISED PLAT OF PORTION OF SECTION No. 1 BISCAYNE ENTRADA WITH THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY, AS SHOWN ON SAID PLAT OF SECOND REVISED PLAT OF PORTION OF SECTION No. 1 BISCAYNE ENTRADA; THENCE RUN NORTH 41°57'55" EAST FOR A DISTANCE OF 120.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY LINE OF LOT I OF SAID MODELLO STATION LOTS; THENCE RUN NORTH 48°02'05" WEST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF LOT I AND ALONG THE SOUTHWESTERLY LINE OF LOT J OF SAID MODELLO STATION LOTS FOR A DISTANCE OF 121.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT J, THENCE RUN NORTH 41°57'55" EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT OF MODELLO STATION LOTS SAID LINE BEING ALSO THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 2 OF LITTLE BEAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 72, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 177.00 FEET TO THE WESTERLY MOST CORNER OF LOT A AND ALSO THE NORTHERLY MOST CORNER OF SAID LOT P OF SAID MODELLO STATION LOTS AND ALSO THE EASTERLY MOST CORNER OF SAID LOT 1, BLOCK 2 OF LITTLE BEAR SUBDIVISION; THENCE RUN NORTH 48°02'05" WEST FOR A DISTANCE OF 29.00 FEET; THENCE RUN NORTH 41°57'55" EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF LOT 2, BLOCK 2 OF SAID LITTLE BEAR SUBDIVISION FOR A DISTANCE OF 55.00 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUE NORTH 41°57'55" EAST ALONG THE SOUTHEASTERLY LINES OF LOTS 2 AND 5, BLOCK 2 OF SAID LITTLE BEAR SUBDIVISION, FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 48°02'05" EAST FOR A DISTANCE OF 50.20 FEET; THENCE RUN SOUTH 85°57'05" EAST, THE LAST TWO (2) COURSES BEING ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY EXTENSION THEREOF, OF LOT 5, BLOCK 2 FOR A DISTANCE OF 75.34 FEET TO THE POINT OF CURVATURE OF A 25-FOOT RADIUS CIRCULAR CURVE TO THE RIGHT; A PORTION OF THIS LAST AND FOLLOWING COURSES BEING COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF SW 290TH STREET; THENCE RUN EASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 127°54'36" FOR AN ARC DISTANCE OF 55.81 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 41°57'55" WEST ALONG THE EASTERLY MOST SOUTHEASTERLY LINE OF SAID TRACT 10 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY FOR 86.58 FEET TO A POINT; THENCE RUN NORTH 48°02'05" WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**. SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 12,298.04 SQUARE FEET MORE OR LESS.

HORIZONTAL CONTROL:

FOR THE PURPOSE OF THIS SURVEY BEARINGS ARE BASED ON ASSUMED VALUE OF SOUTH 41°57"55" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY AS SHOWN ON LITTLE BEAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 72 OF THE PUBLIC RECORDS ON MIAMI-DADE COUNTY, FLORIDA.

VERTICAL CONTROL:

ELEVATIONS ARE REFERRED TO NGVD 1929, BASED ON MIAMI-DADE COUNTY BENCH MARK NO. BB-17 ELEV. = 10.57' (NGVD 1929) AND BENCH MARK NO. J-538 ELEV. = 10.31' (NGVD 1929).

FLOOD PLAIN INFORMATION:

AS PER FLOOD INSURANCE RATE MAP (FIRM) INFORMATION THIS PROPERTY FALLS WITHIN COMMUNITY NUMBER: 120635 PANEL NUMBER: 0727
SUFFIX: L PANEL REVISED DATE: 09/11/2009
FLOOD ZONE: X
MIAMI-DADE FLOOD CRITERIA:
(AS PER MIAMI-DADE COUNTY PLAT BOOK 120, PAGE 13, SHEET 4):
+/- 6.5 FEET

I HEREBY CERTIFY THAT THIS MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS AND EXCEEDS THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THAT THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS WAIVER OF PLAT COMPLIES WITH ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY, FLORIDA.

ODALYS C. BELLO-IZNAGA
PROFESSIONAL SURVEYOR & MAPPER No. 6169
STATE OF FLORIDA
FIELD WORK DATE: 01/23/2016
COMPLETION DATE: 02/22/2016
WAIVER OF PLAT AND LEGAL DESCRIPTIONS REVISED: 03/28/2016
WAIVER OF PLAT AND LEGAL DESCRIPTION REVISED (PER RER COMMENTS): 04/07/2016

LEGEND & ABBREVIATIONS

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
— X — X — = CHAIN LINK FENCE (CLF)
—/—/— = WOOD FENCE (WF)
—o—o— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGHT
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK

B.C.= BLOCK CORNER
℄ = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX
W.M.= WATER METER
R/W = RIGHT OF WAY
ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK
x 0.0 = EXISTING ELEVATION

NOTES:

1.- LEGAL DESCRIPTION PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY PROPERTY OWNERSHIP.
2.- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.- BOUNDARY DISTANCES AND DIRECTIONS ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
4.- ELEVATIONS, IF SHOWN, ARE REFERRED TO NGVD 1929.
5.- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
6.- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
7.- NO IDENTIFICATION CAPS FOUND ON PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
8.- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
9.- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
10.-THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11.- 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.

BELLO & BELLO
LAND SURVEYING CORPORATION
LB No. 7262
12230 S.W. 131 AVENUE, SUITE 201
MIAMI, FLORIDA 33186
PH: (305) 251-9606 FAX: (305) 251-6057

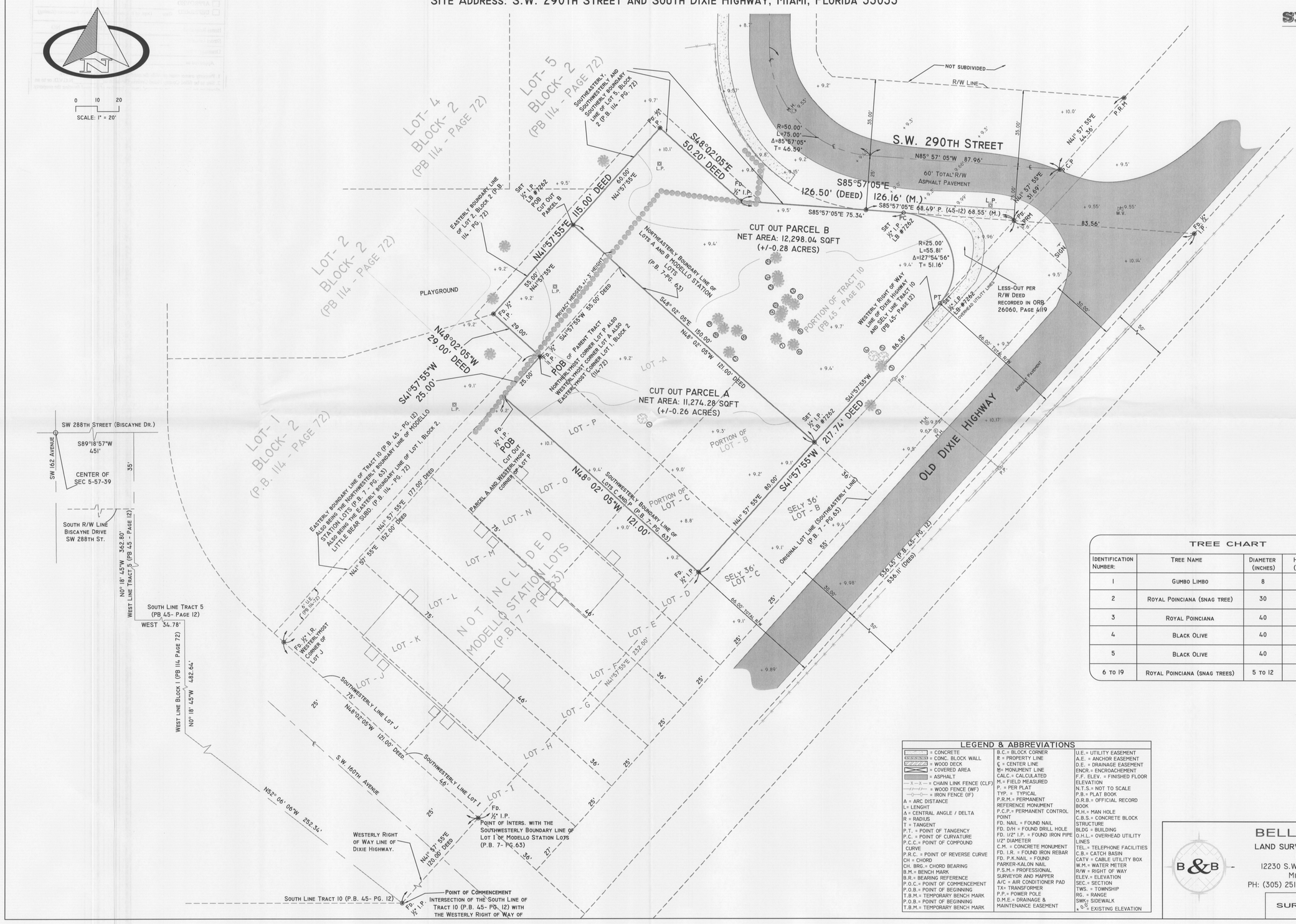
SURVEY No. 15828-W

WALNUTS VILLAS - WAIVER OF PLAT - Boundary and Topographic Survey

A REPLAT OF LOTS A, B, C AND P OF MODELLO STATION LOTS, AS RECORDED IN PLAT BOOK 7, PAGE 63 AND A REPLAT OF PORTION OF TRACT 10 OF SECOND REVISED PLAT OF PORTION OF SECTION NO.1 BISCAYNE ENTRADA, AS RECORDED IN PLAT BOOK 45, PAGE 12, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING A PORTION OF THE SE 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: S.W. 290TH STREET AND SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA 33033

Sheet 2 of 2



TREE CHART

IDENTIFICATION NUMBER:	TREE NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
1	GUMBO LIMBO	8	18	14
2	ROYAL POINCIANA (SNAG TREE)	30	30	25
3	ROYAL POINCIANA	40	40	40
4	BLACK OLIVE	40	40	25
5	BLACK OLIVE	40	40	25
6 TO 19	ROYAL POINCIANA (SNAG TREES)	5 TO 12	20	15

LEGEND & ABBREVIATIONS

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
—X—X— = CHAIN LINK FENCE (CLF)
—/—/— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
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T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK

B.C.= BLOCK CORNER
℞= PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX
W.M.= WATER METER
R/W = RIGHT OF WAY
ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK
0.0' = EXISTING ELEVATION

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