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

Number of Sites : (1)

FEES:

D.R.E.R.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
D.R.E.R enviromental	$210.00
PRINT	$2,082.00
Concurrency Review Fee (*6.00% of Sub-Total) --	$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,206.92 <<<<=AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 8-26-16
Tentative No.: T- 23799-3-RESUB
Received Date:

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Unincorporated Sec.: 21 Twp.: 53 S. Rge.: 41 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: LEHMAN PIPE
2. Owner's Name: DL Real Estate LLC Phone:
   Address: 230 N.W. 29 Street City: Miami State: FL Zip Code: 33127
   Owner's Email Address:
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010
   Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s).: 30-3121-000-1250 / 30-3121-000-1260 / 30-3121-000-0920 / 30-3121-000-1090 / 30-3121-000-1150
5. Legal Description of Parent Tract: See attached (Port. SW 1/4 Sec. 21-53-41
6. Street boundaries: N.W. 35 Ave. to N.W. 36 Ave., North of N.W. 36 St., South of State Road 112
7. Present Zoning: IU-1 and IU-2 Zoning Hearing No.:
8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(101,220 Square .Ft.),
   Business(____ Sq. Ft.), Office(10,719 Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ___

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants 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. 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 itle 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 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)

DL Real Estate LLC
Signature of Owner:
(Print name & Title here): DENNIS J LEHMAN, MAN

BEFORE ME, personally appeared DENNIS J. LEHMAN this 25 day of AUGUST, 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 25 day of AUGUST, 2016 A.D.

BARBARA ORTA
Notary Public - State of Florida
My Comm. Expires Dec 10, 2016
Commission # EE 857418
(NOTARY SEAL)

Signature of Notary Public:
(Print, Type name here: BARBARA ORTA)

12/10/2016 (Commission Expires) EE 857418 (Commission Number)

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

TENTATIVE PLAT T-23799 – 4 – REV
NAME: LEHMAN PIPE
SEC. 21 TWP. 53 RGE. 41 / DIST. 2
ZONING: / UNINCORPORATED MIAMI-DADE

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OHW OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
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PRM denotes PERMANENT REFERENCE MONUMENT
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F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
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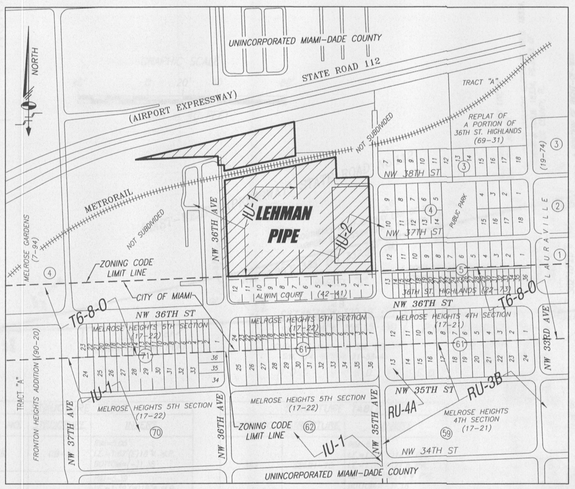
C.W.S. denotes CROSSWALK WARNING LIGHT SYSTEM
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SM — SANITARY SEWER
WM — WATER



LOCATION SKETCH

A PORTION OF SECTION 21-53-41, MIAMI-DADE COUNTY, FLORIDA..
Scale: 1"=300'

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S02°11'29"E ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 35th AVENUE. BETWEEN 36th STREET AND 37TH STREET.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. PROPERTY AS SHOWN HEREON CONTAINS 347,198 SQUARE FEET (7.971± ACRES)
4. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
6. PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL HAZARD ZONE "AE" (EL. 8') PER FLOOD INSURANCE RATE MAP NO.12086C0292L, COMMUNITY No.120635, PANEL NO. 0292, SUFFIX L, OF MAP DATED SEPTEMBER 11, 2009, WITH AND INDEX DATE OF SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
9. THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY THAT WOULD BE REFLECTED BY A SEARCH OF TITLE OF THE SUBJECT LANDS.
10. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
    a. MIAMI-DADE COUNTY BENCHMARK. N-3048-R. PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. LOCATED AT N.W. 36TH STREET --- 75' SOUTH OF CENTERLINE AND N.W. 37TH AVENUE --- 45' WEST OF CENTERLINE. ELEVATION (N.G.V.D. 29)=5.57'.
    b. MIAMI-DADE COUNTY BENCHMARK. N-3047-R. PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. LOCATED AT N.W. 36TH STREET --- 33' NORTH OF CENTERLINE AND N.W. 32ND AVENUE --- 101' WEST OF CENTERLINE. ELEVATION (N.G.V.D. 29)=7.68'.
12. THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
13. SURVEY CONTROL AND THE LOCATION OF INTERIOR LOT LINES ARE BASED ON PHYSICAL OCCUPATION AND THE PRORATION THEREOF.
14. UTILITIES:
    MIAMI-DADE WATER AND SEWER DEPARTMENT/CITY OF MIAMI PUBLIC WORKS DEPARTMENT.
15. EXISTING ZONING:
    IU-1 – INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING
    IU-2 – INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY," ALSO BEING A "TENTATIVE PLAT", OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

BY:_____
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

LEHMAN PIPE

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 41 EAST. MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL "A":

THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA.

LESS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21, RUN SOUTH 01°55'35" EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 21, A DISTANCE OF 202.09 FEET; THENCE SOUTH 76°40'20"W A DISTANCE OF 339.42 FEET TO THE WEST LINE OF SAID WEST 1/2, OF THE SOUTH 1/2, OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 21; THENCE NORTH 02°09'56" WEST ALONG THE SAID WEST LINE A DISTANCE OF 267.56 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 21; THENCE NORTH 87°44'10" EAST A DISTANCE OF 333.85 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

THAT PART OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 IN SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 25 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, FOR 329.19 FEET TO ITS INTERSECTION WITH THE RIGHT-OF-WAY LINE OF S.R. 112 (EAST-WEST EXPRESSWAY); THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 335 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N.W. 36TH AVENUE, THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 64.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL OF LAND WHICH SAID RIGHT-OF-WAY WAS CLOSED AS PER OFFICIAL RECORDS BOOK 18334, PAGE 2628 & OFFICIAL RECORDS BOOK 18334, PAGE 2638, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL "C"

LAND BEING THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA (THIS INCLUDES ALWIN COURT A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 41, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS AND EXCEPT:

(A) THE EAST 25 FEET THEREOF, MEASURED AT RIGHT ANGLES FOR USE AS A PUBLIC HIGHWAY AND FOR ALL PURPOSES INCIDENTAL THEREOF,
(B) AND ALSO LESS THE SOUTH 149.00 FEET THEREOF,
(C) AND ALSO LESS THE SOUTH 85 FEET OF THE NORTH 115 FEET OF THE WEST 137 FEET OF THE EAST 162 FEET,
(D) AND ALSO LESS THE NORTH 30 FEET OF THE EAST 162 FEET,
(E) AND ALSO LESS THAT PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, IN SECTION 21, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21; THENCE RUN SOUTH 02°10'25" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, FOR A DISTANCE OF 39.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 02°10'25" EAST, ALONG THE SAID WEST LINE, FOR A DISTANCE OF 71.77 FEET TO THE POINT OF INTERSECTION WITH SOUTHERLY RIGHT OF WAY LINE OF THE METRORAIL; THENCE RUN NORTH 77°59'50" EAST, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 513.94 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 162 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21; THENCE RUN NORTH 02°11'44" WEST, ALONG THE WEST LINE OF THE EAST 162 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 21, FOR A DISTANCE OF 23.82 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 87°45'34" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 172.19 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21; THENCE RUN SOUTH 02°11'04" EAST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21, FOR A DISTANCE OF 11.84 FEET; THENCE RUN SOUTH 77°59'50" WEST FOR A DISTANCE OF 313.80 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 25 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21; THENCE RUN NORTH 02°10'25" WEST, ALONG THE EAST LINE OF THE WEST 25.00 FEET OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 21, FOR A DISTANCE OF 25.85 FEET TO A POINT; THENCE RUN SOUTH 87°45'34" WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT INFORMATION:

1. OWNER: DL REAL ESTATE L.L.C.
   230 NW 29TH STREET
   MIAMI FL. 33127
2. NUMBER OF TRACTS: 4
   TRACT A: 59,570± SQUARE FEET (1.368± ACRES) (IU-1)
   TRACT B: 235,550± SQUARE FEET (5.408± ACRES) (IU-1 & IU-2)
   TRACT C: 52,078± SQUARE FEET (1.196± ACRES) (IU-2)
3. UTILITY SERVICE:
   WATER & SEWER: MIAMI-DADE WATER & SEWER DEPARTMENT
4. EXISTING ZONING:
   IU-1 – INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING (PER ARTICLE XXIX. – IU-1, INDUSTRIAL, LIGHT MANUFACTURING DISTRICT. SEC. 33-259.-USES PERMITTED)
   IU-2 – INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING (PER ARTICLE XXX. – IU-2 INDUSTRIAL, HEAVY MANUFACTURING DISTRICT. SEC. 33-262. – USES PERMITTED.
5. MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA: 5.8' (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (BASE FLOOD ELEVATION 8), PER FLOOD INSURANCE RATE MAP NO. 12086C0292L, COMMUNITY NO. 120635, PANEL NO. 0292, SUFFIX L, OF F.E.M.A. MAP DATED SEPTEMBER 11, 2009.
7. MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO NUMBERS: 30-3121-000-1260
   30-3121-000-1250
   30-3121-000-1150
   30-3121-000-1090
   30-3121-000-0920
8. TRACTS A AND B TO BE COMBINED IN UNITY AND DEVELOPED UNDER IU-1 ZONING REGULATIONS.

PROPOSED USE:

TRACTS A & B (UNDER UNITY): 8,257 SQ. FT. OFFICE
76,603 SQ. FT. WAREHOUSE

Building improvements to be located on combined Tracts B and C

TRACT C: (PHASE 2 DEVELOPMENT) 2,462 SQ. FT. OFFICE
24,617 SQ. FT. WAREHOUSE

ZONING:
TRACT-A : IU-1
TRACT-B : IU-1 and IU-2
TRACT-C : IU-2

TOTAL ACREAGE:
NET AREA = 7.971± ACRES (347,198 SQ. FT.)
GROSS AREA = 8.442± ACRES (367,72 SQ. FT.)

CONTACT INFORMATION:

NAME: ETHAN WASSERMAN
TELEPHONE NUMBER: (305)-579-0784
FAX NUMBER:
E-MAIL ADDRESS: WASSERMANE@GTLAW.COM.COM

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed Surveyor and mapper.

This is a "Boundary Survey."

Drawn By: E.M.	Survey Date: 03-22-2016	Checked By: M.S.J.	Date: 05-10-2016
Order No. 204794	F.B. No.: 2252 Pg.1	Scale:	AS SHOWN
File No.	AJ-5369	Sheet	1 of 2 Sheet(s)

TENTATIVE PLAT
PREPARED FOR:
DL. REAL ESTATE LLC.
Section 21, Township 53 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

Date:	Order. No.	Field Book	Remarks:	By:
09/15/16	File		Revised per County Comments	MSJ
11/22/16			Revised per DERM Stakeholder per Update	MSJ

FILE NO. AJ-5369

K:\215341\LEHMAN T-PLAT\SURVEY\DWG\LEHMAN T-PLAT- Revised 112216.dwg, 11/22/2016 8:57:38 AM

GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
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- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CATCH BASIN F-3
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
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- CPP CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
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- FORCE MAIN VALVE
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- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OHW OVERHEAD WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- CO SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TSB TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WL WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

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Δ denotes DELTA ANGLE
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PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

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- DRAIN — DRAINAGE
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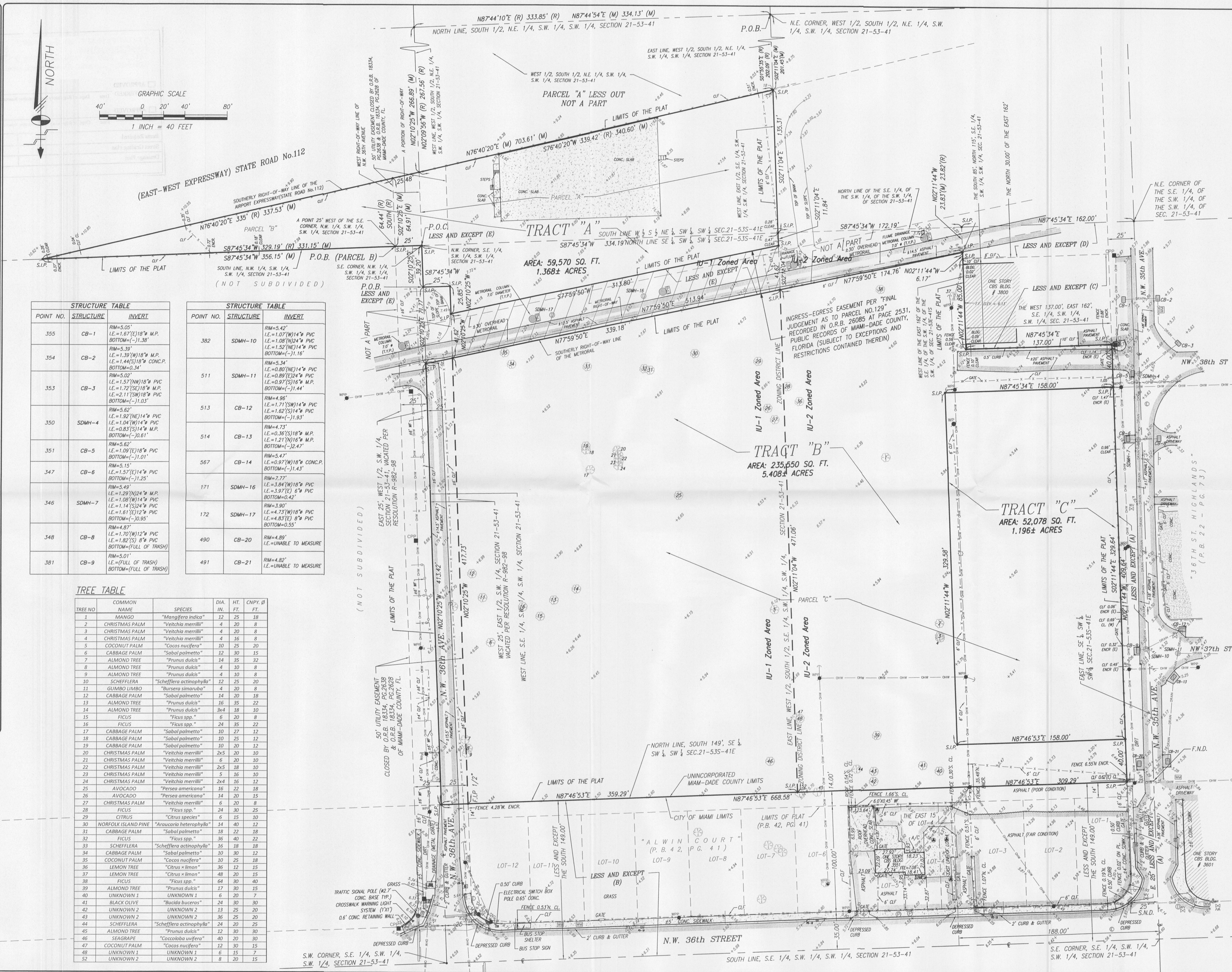
- FM — FORCE MAIN
- IRRIG — IRRIGATION
- GAS — NATURAL GAS
- SM — SANITARY SEWER
- WM — WATER



STRUCTURE TABLE

POINT NO.	STRUCTURE	INVERT
355	CB-1	RIM=5.05' I.E.=1.67'(E)18"ø M.P. BOTTOM=(-)1.38'
354	CB-2	RIM=5.39' I.E.=1.39'(W)18"ø M.P. I.E.=1.44(S)18"ø CONC.P. BOTTOM=0.34'
353	CB-3	RIM=5.02' I.E.=1.57'(NW)18"ø PVC I.E.=1.72'(SE)18"ø M.P. I.E.=2.11'(SW)18"ø PVC BOTTOM=(-)1.03'
350	SDMH-4	RIM=5.62' I.E.=1.92'(NE)14"ø PVC I.E.=1.04'(W)14"ø PVC I.E.=0.83'(S)14"ø M.P. BOTTOM=(-)0.61'
351	CB-5	RIM=5.62' I.E.=1.09'(E)18"ø PVC BOTTOM=(-)1.01'
347	CB-6	RIM=5.15' I.E.=1.57'(E)14"ø PVC BOTTOM=(-)1.25'
346	SDMH-7	RIM=5.49' I.E.=1.29'(N)24"ø M.P. I.E.=1.08'(W)14"ø PVC I.E.=1.14'(S)24"ø PVC I.E.=1.61'(E)12"ø PVC BOTTOM=(-)0.95'
348	CB-8	RIM=4.87' I.E.=1.70'(W)12"ø PVC I.E.=1.82'(S) 8"ø PVC BOTTOM=(FULL OF TRASH)
381	CB-9	RIM=5.01' I.E.=(FULL OF TRASH) BOTTOM=(FULL OF TRASH)

STRUCTURE TABLE

POINT NO.	STRUCTURE	INVERT
382	SDMH-10	RIM=5.42' I.E.=1.07'(W)14"ø PVC I.E.=1.08'(N)24"ø PVC I.E.=1.52'(NE)14"ø PVC BOTTOM=(-)1.16'
511	SDMH-11	RIM=5.34' I.E.=0.80'(NE)14"ø PVC I.E.=0.89'(E)24"ø PVC I.E.=0.97'(S)16"ø M.P. BOTTOM=(-)1.44'
513	CB-12	RIM=4.96' I.E.=1.71'(SW)14"ø PVC I.E.=1.62'(S)14"ø PVC BOTTOM=(-)1.93'
514	CB-13	RIM=4.73' I.E.=0.36'(S)18"ø M.P. I.E.=1.21'(N)16"ø M.P. BOTTOM=(-)2.47'
567	CB-14	RIM=5.47' I.E.=0.97'(W)18"ø CONC.P. BOTTOM=(-)1.43'
171	SDMH-16	RIM=7.77' I.E.=3.84'(W)18"ø PVC I.E.=3.97'(E) 6"ø PVC BOTTOM=0.42'
172	SDMH-17	RIM=3.90' I.E.=4.73'(W)18"ø PVC I.E.=4.83'(E) 8"ø PVC BOTTOM=0.55'
490	CB-20	RIM=4.89' I.E.=UNABLE TO MEASURE
491	CB-21	RIM=4.82' I.E.=UNABLE TO MEASURE

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	MANGO	"Mangifera indica"	12	25	18
2	CHRISTMAS PALM	"Veitchia merrillii"	4	20	8
3	CHRISTMAS PALM	"Veitchia merrillii"	4	20	8
4	CHRISTMAS PALM	"Veitchia merrillii"	4	16	8
5	COCONUT PALM	"Cocos nucifera"	10	25	20
6	CABBAGE PALM	"Sabal palmetto"	12	30	15
7	ALMOND TREE	"Prunus dulcis"	14	35	32
8	ALMOND TREE	"Prunus dulcis"	4	10	8
9	ALMOND TREE	"Prunus dulcis"	4	10	8
10	SCHEFFLERA	"Schefflera actinophylla"	12	25	20
11	GUMBO LIMBO	"Bursera simaruba"	4	20	8
12	CABBAGE PALM	"Sabal palmetto"	14	20	18
13	ALMOND TREE	"Prunus dulcis"	16	35	22
14	ALMOND TREE	"Prunus dulcis"	3x4	18	10
15	FICUS	"Ficus spp."	6	20	8
16	FICUS	"Ficus spp."	24	35	22
17	CABBAGE PALM	"Sabal palmetto"	10	27	12
18	CABBAGE PALM	"Sabal palmetto"	10	25	12
19	CABBAGE PALM	"Sabal palmetto"	10	20	12
20	CHRISTMAS PALM	"Veitchia merrillii"	2x5	20	10
21	CHRISTMAS PALM	"Veitchia merrillii"	6	20	10
22	CHRISTMAS PALM	"Veitchia merrillii"	2x5	18	10
23	CHRISTMAS PALM	"Veitchia merrillii"	5	16	10
24	CHRISTMAS PALM	"Veitchia merrillii"	2x4	16	12
25	AVOCADO	"Persea americana"	16	22	18
26	AVOCADO	"Persea americana"	14	20	15
27	CHRISTMAS PALM	"Veitchia merrillii"	6	20	8
28	FICUS	"Ficus spp."	24	30	25
29	CITRUS	"Citrus species"	6	15	10
30	NORFOLK ISLAND PINE	"Araucaria heterophylla"	14	40	12
31	CABBAGE PALM	"Sabal palmetto"	18	22	18
32	FICUS	"Ficus spp."	36	40	22
33	SCHEFFLERA	"Schefflera actinophylla"	16	18	18
34	CABBAGE PALM	"Sabal palmetto"	10	30	12
35	COCONUT PALM	"Cocos nucifera"	10	25	18
36	LEMON TREE	"Citrus × limon"	36	12	15
37	LEMON TREE	"Citrus × limon"	48	20	15
38	FICUS	"Ficus spp."	64	30	40
39	ALMOND TREE	"Prunus dulcis"	17	30	15
40	UNKNOWN 1	UNKNOWN 1	6	20	7
41	BLACK OLIVE	"Bucida buceras"	24	30	30
42	UNKNOWN 2	UNKNOWN 2	13	25	20
43	UNKNOWN 2	UNKNOWN 2	36	25	20
44	SCHEFFLERA	"Schefflera actinophylla"	24	20	25
45	ALMOND TREE	"Prunus dulcis"	12	30	30
46	SEAGRAPE	"Coccoloba uvifera"	40	20	30
47	COCONUT PALM	"Cocos nucifera"	12	30	15
48	UNKNOWN 1	UNKNOWN 1	6	15	7
52	UNKNOWN 2	UNKNOWN 2	8	20	15

Schwebke-Shiskin & Associates, Inc.
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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: E.M. | Checked By: M.S.J. | Date: 05-10-2016
Order No. 204794 | Survey Date: 03-22-2016 | F.B. No.: 2252 Pg.1 | Scale: AS SHOWN
File No. AJ-5369 | Sheet 2 of 2 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

TENTATIVE PLAT

PREPAPRED FOR:
DL. REAL ESTATE LLC.

Section 21, Township 53 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
08/12/16	File		Revised per County comments	MSJ
11/22/16			Revised per County comments	MSJ

FILE NO. AJ-5369

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