

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FOR OFFICIAL USE ONLY:**Agenda Date: 5/5/2017Tentative No.: T- 22483Received Date: 4/25/2017**FEES:**

D.R.E.R.----- \$2,500.00

Plus \$100.00 over 1 site----- \$7,500.00

D.R.E.R. enviromental----- \$210.00

AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES **\$10,210.00**

Concurrency Review Fee (*6.00% of Sub-Total) -- \$612.60 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> **\$10,822.60** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**Municipality: HOMESTEAD ☒ Sec.: 8 Twp.: 57 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.1. Name of Proposed Subdivision: GRACELAND ESTATES (T-22683)2. Owner's Name: GRACELAND HOMESTEAD INVESTMENTS, LLC Phone: 305-218-3600Address: 1221 BRICKELL AVE., SUITE 1590 City: MIAMI State: FL Zip Code: 33131Owner's Email Address: patricia3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101Address: 9370 SW 72 STREET, SUITE 102 City: MIAMI State: FL Zip Code: 33173Surveyor's Email Address: ed@asomiami.com4. Folio No(s): 10-7908-000-0570 / 10-7908-000-0642 / / 5. Legal Description of Parent Tract: NE 1/4, SW 1/4, SE 1/4 AND NW 1/4, SE 1/4, SE 1/4 LYING WEST OF CANAL
IN SECTION 8-57-396. Street boundaries: SW 160 AVENUE AND SW 308 STREET7. Present Zoning: RU-1 Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(76 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: 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 County. 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 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:

Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Pedro Fernandez de los Muros, MGRBEFORE ME, personally appeared Pedro Fernandez this 24 day of April, 2017 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 24 day of April, 2017 A.D.Samantha Canepa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF940518
Expires 12/2/2019

(NOTARY SEAL)

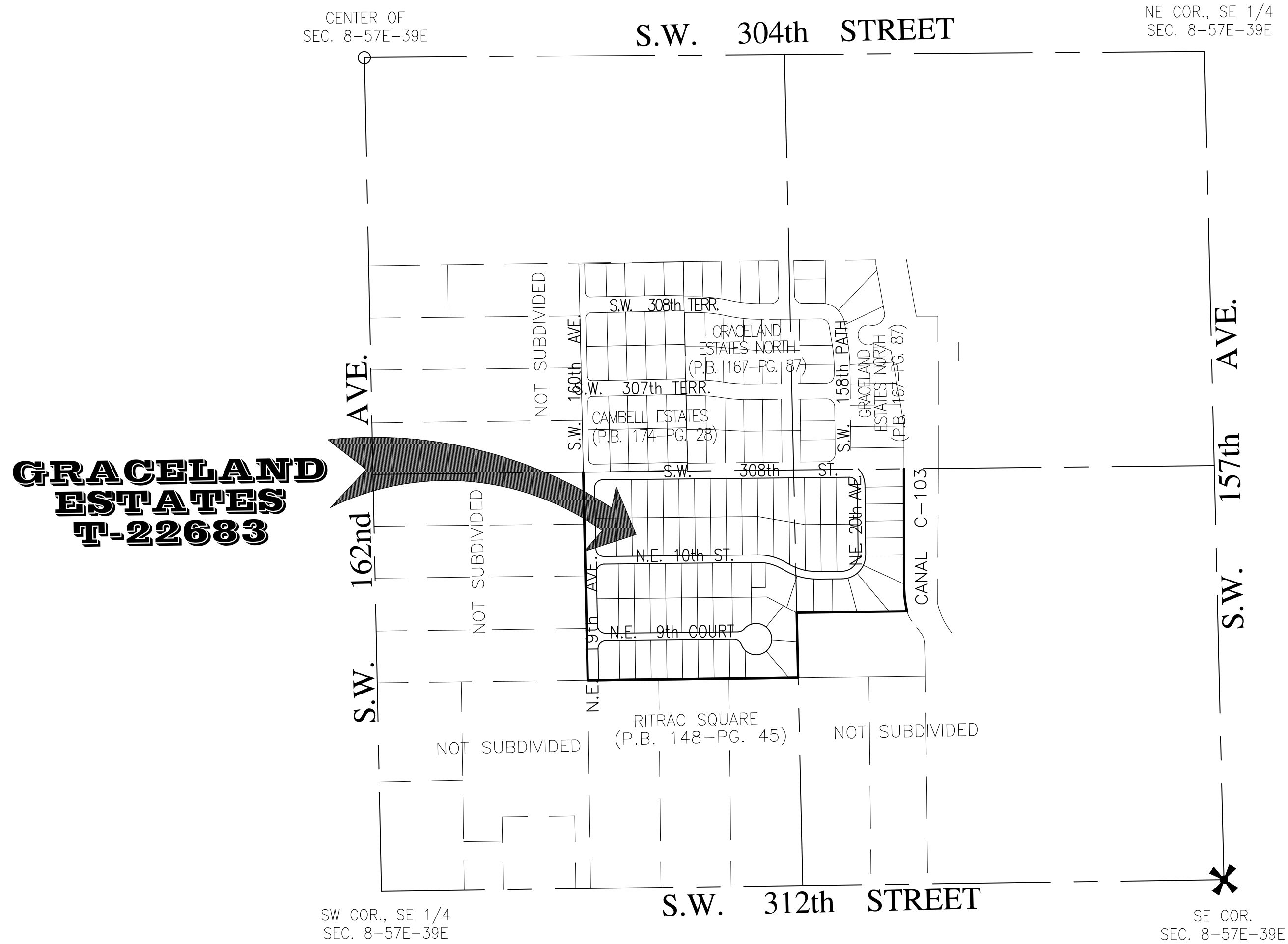
Signature of Notary Public: [Signature](Print, Type name here: Samantha Canepa)12/2/19 FF 940518
(Commission Expires) (Commission Number)

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

TENTATIVE PLAT OF
GRACELAND ESTATES
A PROPOSED SUBDIVISION OF A PORTION OF SE 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING AND BEING IN CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



THE SE 1/4 OF SECTION 8-57S-39E
MIAMI-DADE COUNTY, FLORIDA.

PREPARED FOR
GRACELAND HOMESTEAD INVESTMENTS, LLC

PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVE., CORAL GABLES FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

SITE ADDRESS: 159XX S.W. 308th STREET, HOMESTEAD, FL. 33033
JOB NUMBER: 17-2101
DATE OF SURVEY FEBRUARY 16, 2017 / MAY 10, 2023
REVISION DATE APRIL 5, 2020
FOLIO NUMBER: 10-7908-000-0642 and 10-7908-000-0570

LEGAL DESCRIPTION:

The Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) of the Southeast quarter (SE ¼) of Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida.

AND

All that part of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of the Southeast quarter (SE ¼), lying Westerly of C=103-1 Canal Right of Way in Section 8, Township 57 South, Range 39 East, Miami-Dade County, Florida, LESS the following Parcel:

Commence at the Southeast corner of said Section, thence run South 89°12'25" West for a distance of 769.97 feet; thence North 01°18'05" West for a distance of 439.66 feet; thence Northwesterly along the arc of a curve concave to the West for an arc distance of 166.79 feet, a radius of 260.00 feet and a central angle of 36°45'15", to the Point of Tangency, thence run North 38°04'00" West for a distance of 82.48 feet to the POINT OF BEGINNING; thence continue North 38°04'00" West for a distance of 95.97 feet; thence run Northwesterly along the arc of a curve, concave to East, for an arc distance of 145.98 feet, a radius of 340.00 feet and a central angle of 24°36'00", thence run South 89°12'44" West, for a distance of 350.85 feet; thence run South 01°15'33" East for a distance of 207.51 feet; thence run North 89°18'01" East for a distance of 468.41 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.12086C-0727L, bearing an effective date of September 11, 2009. Base elevation of N/A
Land Area of Subject Property: 13.64 Acres(+/-) gross

The Property is R-1

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.01°12'54"W. for the centerline of S.W. 160th AVE. also being the West line of the NE 1/4 SW ¼ of Sec. 8, Township 57S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 7

Number of Lots: (77) = 74 lots and 3 Tracts

Bench Mark used:
BM U-781, with an Elevation of 6.61 feet, PK Nail located at S.W. 157th AVE. & 304th ST.
BM U-711, with an Elevation of 5.73 feet, PK Nail located at S.W. 158th CT. & 304th ST.
TBM 1 = Nail and Disc at SW 308th AVE. (Elev. 0.00 Feet)
TBM 2 = Nail and Disc at SW 308th AVE. (Elev. 0.00 Feet)

Development Info: 74 Singles Family Homes in 2 Blocks
Tract "A" Proposed Recreational Area (Park)
Tract "B" Private Access Road
Tract "C" Private Access Road

SURVEYOR'S CERTIFICATE

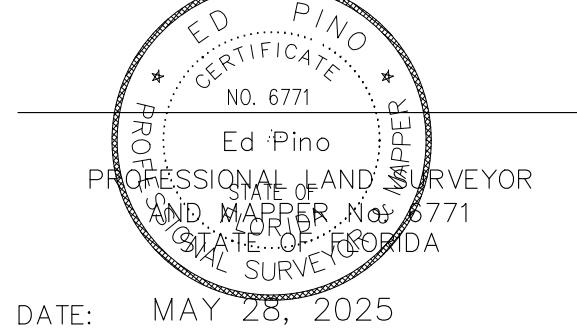
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

This item has been
digitally signed and sealed
by Ed Pino, PSM' on the
date adjacent to the seal.

Printed copies of this
document are not
considered signed and sealed
and the signature
must be verified on any
electronic copies.

Digitally
signed by
ed pino
Date:
2025.05.2
8 10:50:16
-04'00'

American Services of Miami, Corp.



This drawing is the property of Kelley Engineers and Planners, and shall not be used or reproduced, in whole or in part, without permission of American Services of Miami, Corp.

TENTATIVE FOR GRACELAND ESTATES

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FLORIDA 33134
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

FOR: BLUE CAPITAL
SCALE: 1"=30'
DATE: 5/16/23

DRAWN BY: T.P.
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

DESIGNED BY: E.P.
APPROVED BY: E.P.

ORDER No.
17-2101

SHEET No.
1

