

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CITY OF MIAMI SPRINGS Sec.: 19 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: OLIVA'S SUBDIVISION
2. Owner's Name: 4649 NW 36 STREET, LLC Phone: 305-733-4807
Address: 4601 NW 36 STREET City: MIAMI SPRINGS State: FL Zip Code: 33166
Owner's Email Address: c/o Hugo Garcia (HGARCIA@GENERALCOUNSELFL.COM)
3. Surveyor's Name: Ricardo Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472
Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172
Surveyor's Email Address: Ricardor@fordco.com / omara@fordco.com / cristinap@fordco.com
4. Folio No(s): 05-3119-013-3930 / _____ / _____
5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"
6. Street boundaries: NW 36 STREET & EAST DR
7. Present Zoning: NW 36 STREET CORRIDOR Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res. (_____ Units), Duplex (_____ Units), ^{HOTEL} 99 GUEST ROOMS (50,594 Sq. Ft.), COMMON (85,151 Square .Ft.),
PARKING (122,508 Sq. Ft.), Office (23,718 Sq. Ft.), Restaurant (21,508 Sq. Ft. & No. Seats 200), Other (16,523 Sq. Ft. & No. of Units _____)
& 250 NIGHTCLUB OCCUPANTS *RETAIL
9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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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 duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

4649 NW 16 STREET, LLC

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): JUAN C. OLIVA, MANAGER

BEFORE ME, personally appeared* Juan C. Oliva this 28 day of June, 2021 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 28 day of June, 2021 A.D.

* ☒ by physical appearance OR ☐ Online Notarization

Signature of Notary Public: _____

(Print, Type name here: Susej Cabrera)

10/10/2021

(Commission Expires)

66150087

(Commission Number)

(NOTARY SEAL)

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



EXHIBIT "A"

TENTATIVE PLAT – "OLIVA'S SUBDIVISION"

LEGAL DESCRIPTION FOR PLAT:

PARCEL 1:

Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, formerly known as Lot 14, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, Less the South 15 feet thereof.

AND

PARCEL 2:

The North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida; formerly known as Lot 11 and the North 45.12 feet of Lot 12, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

LESS the following:

Begin at a Point on the West line of said Tract "D", Block 131, which lies 15 feet North of the S.W. corner of said Tract "D", thence proceed N02°18'41"W (N00°12'40"E by deed) along the said West line of Tract "D", for a distance of 25.09 feet to the Point of curvature concave to the Northeast; thence proceed Southerly and Easterly along the arc of said curve having for its elements a central angle of 90°12'40" for a distance of 39.36 feet to the Point of tangency of said curve on a line 15 feet North of and parallel to the South line of said Tract "D"; thence proceed S87°29'29"W (WEST by deed) along said line 15 feet North of and parallel to the South line of Tract "D" for a distance of 25.09 feet to the Point of Beginning.

AND

PARCEL 3:

That portion of the East 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Westerly extension of the North line of Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, and bounded on the South by the Westerly extension of the North line of the South 15 feet of Lot 13, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

TOGETHER WITH;

That portion of the West 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Easterly extension of the North line of the North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida and bounded on the South Easterly extension of the North line of the South 15 feet of said Tract "D".

TENTATIVE PLAT OF "OLIVA'S SUBDIVISION"

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL 1:
Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, formerly known as Lot 14, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, Less the South 15 feet thereof.

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PARCEL 2:

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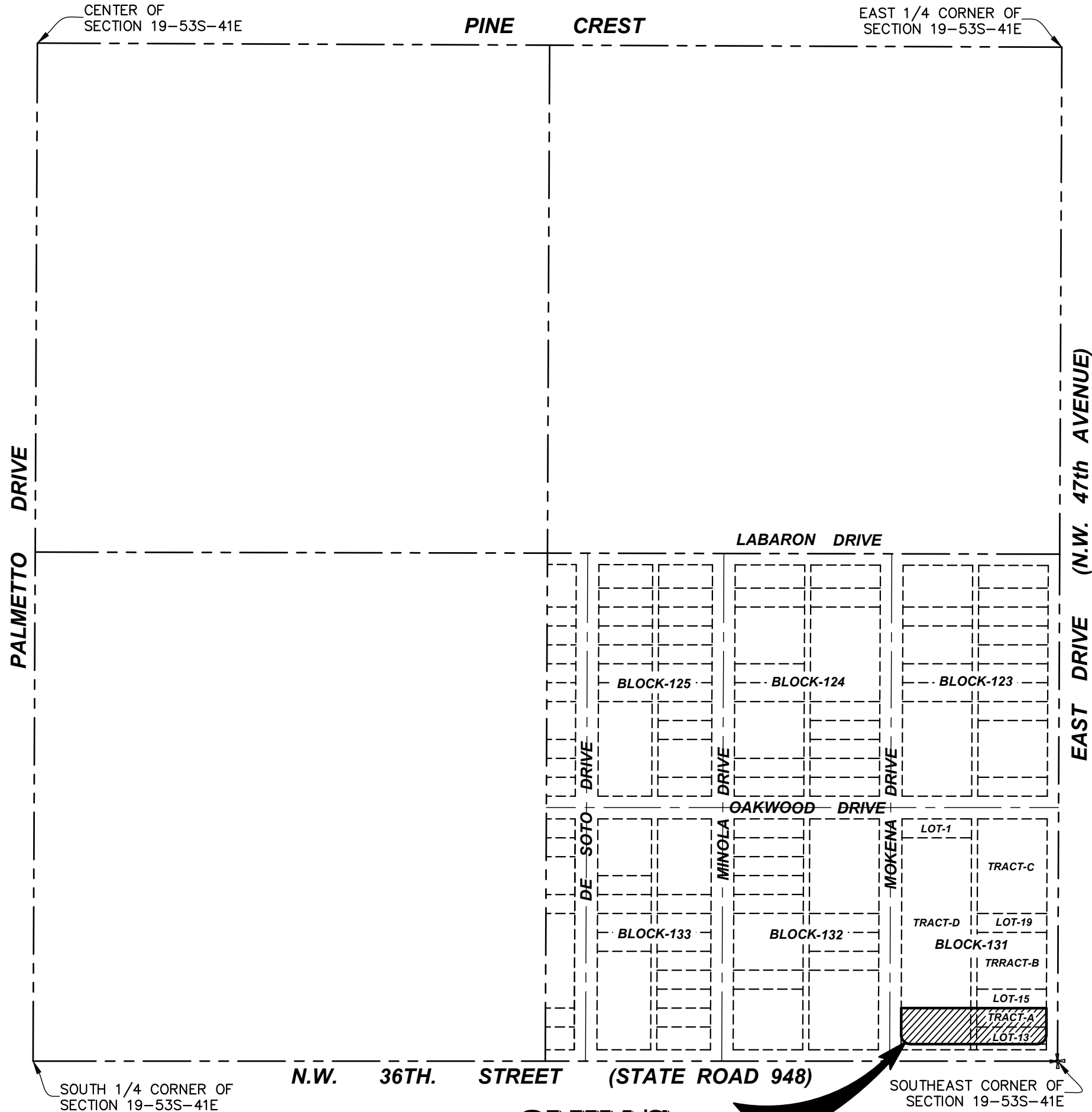
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OLIVA'S SUBDIVISION
LOCATION MAP
PORTION OF THE SOUTHEAST 1/4 OF SECTION 19
TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA.
(SCALE 1" = 300')

PROPERTY INFORMATION

Owners: 4649 N.W. 36 STREET, LLC.
Address: 3401 N.W. 82nd AVENUE, SUITE 370
MIAMI, FL 33122

Contact Person Information:
JUAN OLIVA
e-mail address: joliva@minumerolocal.com

HUGO GARCIA
e-mail address: hgarcia@generalcounselfl.com
Phone No. 305-704-2500

DEVELOPMENT CRITERIA TABLE

EXISTING ZONING: NW 36th Street Corridor
SITE PLAN APPROVAL: R2019-006 & R2020-001
PROPOSED USE: MIXED-USE 11-STORY BUILDING
RETAIL: 16,523 S.F.
OFFICE: 23,718 S.F.
HOTEL: 50,594 S.F. (98 GUEST ROOMS)
RESTAURANT: 21,508 S.F. (200 SEATS AND NIGHTCLUB 250 ACCUPANTS)
PARKING: 122,508 S.F.
COMMON: 85,151 S.F.
TOTAL BUILDING AREA: 319,610 S.F.

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	8
P.C.P.	4
TRACTS CORNERS	N/A

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.001

CONTACT PERSON INFORMATION

Name: Daniel Rodriguez, P.S.M.
e-mail address: danielr@fordco.com
Name: Ricardo Rodriguez, P.S.M.
e-mail address: ricardor@fordco.com
Name: Cristina Pires
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description furnished by client.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.

4) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the standards of practice requirements for this type of survey as defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

5) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.

6) This survey is not valid without the authenticated digital signature and authentic digital seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Printed copies are not valid unless they bear the original wet-ink signature and raised seal of the undersigned Florida Licensed Professional Surveyor and Mapper. Any additions or deletions to this survey map or report by any person other than the signing party or parties are prohibited without the prior written consent of the signing party or parties.

7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

9) Ownership subject to OPINION OF TITLE.

10) Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.

11) Property Area: 36,187.45 Square Feet or 0.83 Acres more or less.

12) Number of Tracts: 1 Tract

13) Public Water to be Utilized.

14) Public Sewer to be utilized.

15) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

16) Miami-Dade County Flood Criteria: 8.52' (N.G.V.D.29') more or less.

17) North arrow direction and bearings shown hereon are based on an assumed value of N87°29'29"E, along the South line of the Southeast 1/4 of Section 19, Township 53 South, Range 41 East, Miami-Dade County, Florida.

18) Elevations are based on: National Geodetic Vertical Datum, 1929. (N.G.V.D. 1929).

19) Miami-Dade County Bench Mark Used: N-3108 Elevation= 8.76' (N.G.V.D.29).

20) Bench Mark Location:
N.W. 36 STREET ---- 6' NORTH OF NORTH EDGE OF PAVEMENT.
N.W. 52 AVENUE ---- 44' WEST OF C/L (PALMETTO DRIVE)
PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.

21) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 F.P.L. MANHOLE LOCATED AT S.W. CORNER OF PROPERTY. ELEVATION: 6.99' (N.G.V.D.29)

T.B.M.#2 F.P.L. MANHOLE LOCATED AT S.E. CORNER OF PROPERTY. ELEVATION: 7.23' (N.G.V.D.29)

22) Property Address:
4601 & 4649 N.W. 36th Street.
Miami Springs, Florida 33166.

23) Flood Zone: "AH"-7' AND "X"-N/A
Base Flood Elev.= 7.0'-N/A
AS PER FEMA Panel Number: 12086C0292L
Community Number: 120653 (CITY OF MIAMI SPRINGS)
Date: September 11, 2009.

24) Field Book: A-620, Pg. 65 / snd. Project No.: 20-052-0551 Project No.: 20-052-5401
Data Collector: OLIVA.txt

25) This Map of Survey is intended to be displayed at a scales of One inch equals of 20 feet or smaller (Sheet 2 of 2)

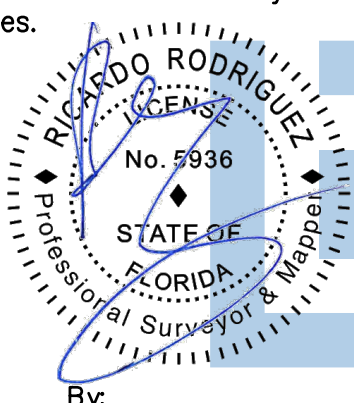
SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

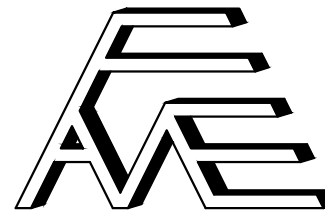
FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557

Original Field Work Survey Date: December 22th, 2020
Revision Date 1: February 05, 2021
Revision Date 2: January 04, 2023 (Update Tentative Plat)
Revision Date 3: July 09, 2024 (Update Tentative Plat)
Revision Date 3: December 16, 2025 (Update Tentative Plat)



Digitally signed
by Ricardo
Rodriguez
Date:
2025.12.16
12:02:20-05'00'

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL FIELD SURVEY DATA AND CALCULATIONS OF FORD, ARMENTEROS & FERNANDEZ, INC. (F&F) AND ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE BY F&F WITHOUT THE WRITTEN AGREEMENT OF F&F. ANY OTHER PROJECT, EXCEPT BY PRIOR WRITTEN AGREEMENT, SHALL REMAIN THE PROPERTY OF F&F AND CANNOT BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE BY F&F WITHOUT THE WRITTEN AGREEMENT OF F&F. ANY OTHER PROJECT, EXCEPT BY PRIOR WRITTEN AGREEMENT, SHALL REMAIN THE PROPERTY OF F&F AND CANNOT BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE BY F&F WITHOUT THE WRITTEN AGREEMENT OF F&F.

RECORD OF REVISION

BY	APP.	DESCRIPTION
1	E.D. R.R.	(UPDATE TENTATIVE PLAT)
2	J.A.E.R.	(UPDATE TENTATIVE PLAT)
3	M.G. D.R.	(UPDATE TENTATIVE PLAT)
4	M.G. D.R.	(UPDATE TENTATIVE PLAT)

OLIVA'S SUBDIVISION

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP

4649 NW 36 STREET, LLC

SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: E.D./JAER

DWG. CHECKED BY: ☐

QUALITY CONTROL:

DATE: December 16, 2025

PROJECT No:

20-052-5401

SHEET:

1

OF 2 SHEETS

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
	☆	ALUMINUM LIGHT POLE
	⊙	BELLSOUTH MANHOLE
	⊕	BELLSOUTH TELEPHONE BOX
	⊖	BENCHMARK
	⊗	CABLE BOX
	⊘	CATCH BASIN
	—	CENTERLINE
	⊙	CLEAN OUT VALVE
	—	CHAIN LINK FENCE
	⊗	CONC.
	⊘	C.B.S.
	⊙	CONCRETE BLOCK STRUCTURE
	⊗	CONCRETE LIGHT POLE
	⊘	CONCRETE POWER POLE
	⊙	CONTROL VALVE
	⊗	DRAINAGE MANHOLE
	⊘	DRILL HOLE
	⊙	DUAL POLE SIGN
	⊗	ELECTRIC BOX
	⊘	ELECTRIC METER
	⊙	ELECTRIC WIRE OVERHEAD
	⊗	ELEV. (EXISTING)
	⊘	ELEV. (PROPOSED)
	⊙	FINISHED FLOOR
	⊗	FIRE HYDRANT
	⊘	FIRE MAIN VALVE

FND.
GAR.

I.F.
I.P.

L.A. R/W

MEAS.

N. & D.

P.B.

P.C.P.

P.G.

P/L

P.R.M.

REC.
R/W
SEC.

W.F.

REC.
R/W
SEC.

W.F.

REC.
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SEC.

W.F.

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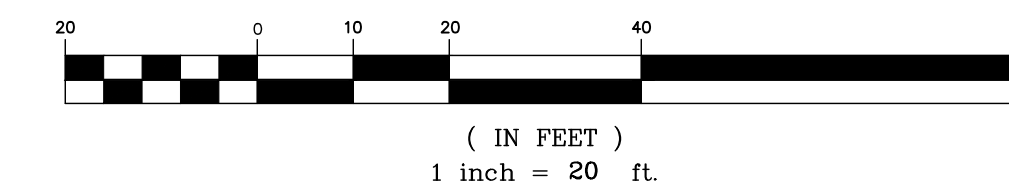
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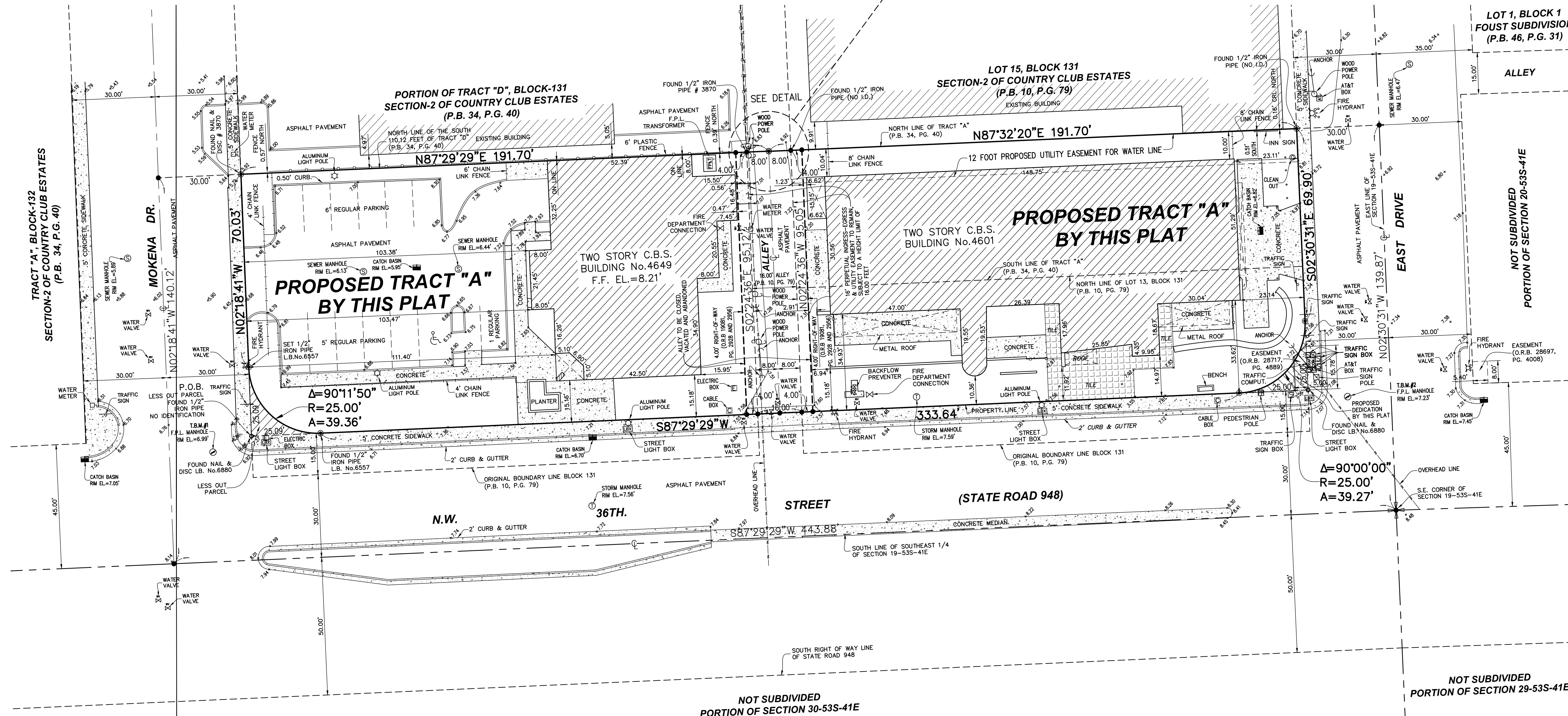
GRAPHIC SCALE



DETAIL
(NOT TO SCALE)

EASTERLY EXTENSION
OF NORTH LINE OF THE
SOUTH 110.12 FEET
OF TRACT "D"
(P.B. 34, P.G. 40)
0.07'
S02°24'36"E
WESTERLY EXTENSION
OF NORTH LINE OF
TRACT "A"
(P.B. 34, P.G. 40)

ALL IMPROVEMENT TO BE DEMOLISHED WITHIN PROPERTY



OLIVA'S SUBDIVISION

BOUNDARY TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SKETCH OF SURVEY AND GEOMETRY

4649 NW 36 STREET, LLC

SECTION 19, TOWNSHIP 23 SOUTH, RANGE 41 EAST
MANALATTA COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: E.D./JAER
CHK. CHECKED BY: ☐
QUALITY CONTROL:
DATE: December 16, 2025
PROJECT No: 20-052-5401
SHEET:

2

OF 2 SHEETS