

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: FLORIDA CITY Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: CORDOVA ESTATES

2. Owner's Name: CORDOVA ESTATES LLC, A FLORIDA LIMITED LIABILITY CO. Phone: 786-399-4210

Address: 7735 NW 146 ST SUITE 306 City: MIAMI LAKES State: FL Zip Code: 33016

Owner's Email Address: PBilton@centennialmgt.com

3. Surveyor's Name: Manuel G Vera & Assoc., Inc. Phone: 305 221 6210

Address: 13960 SW 47 St City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s.): 16-7919-001-0310,0311, / 16-7919-001-0313,0314 / 16-7919-001-0312 / 16-7919-002-0280

5. Legal Description of Parent Tract: TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5, PG 10

6. Street boundaries: SW 336 ST SOUTHEASTERLY OF THE FLORIDA TURNPIKE

7. Present Zoning: RM-15 Zoning Hearing No.: Ordinance No.19-01

8. Proposed use of Property:

Single Family Res. (190 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)

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 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.

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

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.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Lewis Swezy, Mgr of Mgr

BEFORE ME, personally appeared Lewis V Swezy this 15 day of December, 2022 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 15 day of December, 2022 A.D.



Signature of Notary Public: _____

(Print, Type name here: Flor Padilla)

09/20/2025 (Commission Expires) 44 177130 (Commission Number)

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

TENTATIVE PLAT AND BOUNDARY SURVEY FOR: CORDOVA ESTATES

A REPLAT OF TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5, AT PAGE 10

TRACT 2B, REVISED PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 33, AT PAGE 48,
LOT 7, IN BLOCK 28 OF PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16, AT PAGE 53,
AND PORTIONS OF CLOSED AND VACATED RIGHT-OF-WAYS FOR NE 3RD STREET, NE 4TH STREET AND NE 4TH AVENUE
ALL OF THE ABOVE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND LYING AND BEING IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL I:
Begin at the Northeast corner of TRACT TWO (2), thence South 567 feet, thence West 25 feet, for a point of beginning. Thence West 131 feet, thence South 249 feet, thence East 131 feet, thence North 250 feet to point of beginning. All in MIAMI LAND DEVELOPMENT COMPANY'S SUBDIVISION according to the Plat thereof, recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida. All lying and being in the Southeast 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida.

PARCEL II:
Beginning 30 feet South of the Northeast corner of TRACT TWO (2), thence South 1309.76 feet, thence West 156 feet, thence North 523.76, thence East 131 feet, thence North 797 feet, thence East 25 feet to the point of beginning all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida. Located in Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida.

PARCEL III:
All of that portion of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning 30 feet South of the Northwest corner of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, thence South 288 feet, East 143 feet, South 249 feet, the East 31 feet, North 537 feet, West 174 feet, together with the West 25 feet of the South 772.76 feet of said Tract 2;

TOGETHER WITH

PARCEL IV:
The South 249 feet of North 567 feet, less the East 187 feet thereof, of Tract 2 in Block 3;

TOGETHER WITH

PARCEL V:
The South 249 feet of North 816 feet, less the East 156 feet and less the West 25 feet thereof of said Tract 2;

TOGETHER WITH

PARCEL VI:
The South 249 feet of the North 1065 feet, less the East 156 feet and the West 25 feet thereof of said Tract 2;

TOGETHER WITH

PARCEL VII-A:
Tract 2, less the North 1065 feet and the East 156 feet and the South 25 feet and the West 25 feet thereof;

Together with an easement over the West 25 feet of the North 318 feet, less the East 156 feet thereof, and also less the North 35 feet of said Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

PARCEL VII-B:
The South 25 feet of Tract 2, Less the East 156 feet and the West 25 feet thereof, of Miami Land and Development Company's Subdivision of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

PARCEL VIII:
Tract 2B, REVISED PLAT OF FLORIDA CITY PARK, according to the Plat thereof, recorded in Plat Book 33, at Page 48, of the Public Records of Miami-Dade County, Florida.

PARCEL IX:
Lot 7, in Block 28 of PLAT OF FLORIDA CITY PARK, according to the Plat thereof as recorded in Plat Book 16, at Page 53, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

a) That portion of vacated NE 4th Street, contiguous to Parcels VIII and IX, and extended Easterly to the Easterly right of way line of vacated NE 4th Avenue bounded on the West by the Northerly extension of the West line of Parcel VII and bounded on the East by the Easterly right of way line of vacated NE 4th Avenue, vacated by the Corrected Resolution recorded in Official Records Book 16809, Page 198, of the Public Records of Miami-Dade County, Florida.

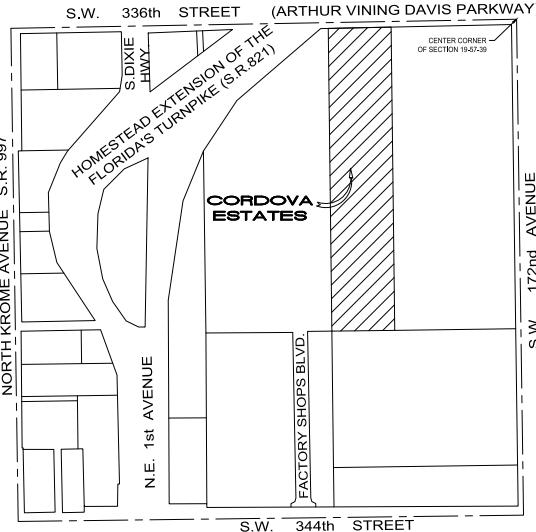
b) That portion of the West 1/2 of vacated NE 4th Avenue, contiguous to Parcels VIII and IX, bounded on the North by the Easterly extension of the North line of Parcels VIII and IX and bounded on the West by the East line of Parcel IX and by the most Easterly line of Parcel VIII, and bounded on the South by the Easterly extensions of the South line of Parcel VIII, vacated by the Corrected Resolution recorded in Official Records Book 16809, Page 198, of the Public Records of Miami-Dade County, Florida.

c) That portion of the N 1/2 of vacated NE 3 Street contiguous to Parcel VIII and extended Easterly to the Easterly right of way line of vacated NE 4th Avenue, bounded on the West by the West line of Parcel VIII and bounded on the East by the Easterly right of way of vacated NE 4th Avenue, vacated by the Corrected Resolution recorded in Official Records Book 16805, Page 198, of the Public Records of Miami-Dade County, Florida.

PARCEL X:
All that portion of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S, SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Being at the Northeast corner of said Tract 2, thence West 156 feet, thence South 567 feet, thence East 156 feet, thence North 567 feet to the Point of Beginning, less the East 25 feet thereof, of the Public Records of Miami-Dade County, Florida; Also known as the North and the East fractional part of Tract 2, in Block 3, Section 19, Township 57 South, Range 39 East measurements as follows:

Starting at the Northeast corner running West for 156 feet, thence South 567 feet, thence East 156 feet, thence North back to the point of beginning 567 feet, less the East 25 feet thereof;



LOCATION SKETCH:

SCALE 1=300'
SW 1/4 SECTION 19-57-39
MIAMI-DADE COUNTY, FLORIDA

DEVELOPMENT INFORMATION:

PROPERTY UNDER FOLIO No.:
16-7918001-0010
16-7918001-0011
16-7918001-0013
16-7918001-0014
16-7918001-0015
16-7918002-0020

PROPERTY OWNER - CORDOVA ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 32996 PAGE 1104

PROPOSED NUMBER OF SITES: 1

PROPERTY ZONING: EXISTING RM-15 FOLLOWING GUIDELINES FOR GARDEN STYLE UNIT
(SITE DEVELOPMENT STANDARDS: ORDNANCE NO.19-01)

MIAMI-DADE COUNTY FLOOD CRITERIA = 8.5 N.G.V.D.

THIS TENTATIVE PLAT WAS PREPARED FOR CORDOVA ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BUILDING INFORMATION TAKEN FROM MODS ARCHITECTS SITE PLAN DRAWING

5 BUILDINGS OF 24 APARTMENT UNITS EACH = TOTAL OF 120 APARTMENT UNITS

2 BUILDINGS OF 35 APARTMENT UNITS EACH = TOTAL OF 70 APARTMENT UNITS

TOTAL OF 190 APARTMENT UNITS

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION TAKEN FROM SPECIAL WARRANTY DEED RECORDED IN O.R.B. 30768 PG. 1460.

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X AND AH. PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER PLAN NUMBER 12080C0730L, DATE OF FIRM INDEX: SEPTEMBER 11, 2009, ELEVATION FOR AH IS 5' COMMUNITY NUMBER 120641.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL, AND ARE BASED ON A BENCH MARK FURNISHED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK R-758 ELEVATION 7.11 (F.B.0482)

BEARINGS RELATIVE TO AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF SW 1/4 SECTION 19-57-39 WHICH BEARS S90°12'27".

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT. EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THIS SURVEY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NOTICE IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER - ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEALS OF THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES-SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAINTILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY. PROPERTY WAS NOT PHYSICALLY LOCATED OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY. THE SURVEYOR MAKES NO REPRESENTATION AS TO WHETHER ANY OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY ARE SERVED BY UTILITIES-SUBSURFACE UTILITIES. THIS NOTICE IS REQUIRED ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 4A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT INFORMATION TAKEN FROM SITE PLAN PREPARED BY MODS ARCHITECTS DATED 3/16/2022 FURNISHED BY THE CLIENT.

DATE OF SURVEY: 10-11-17, 02-18-2022, OCTOBER 2022

ABBREVIATIONS:

C.B.S.	= DENOTES CONCRETE BLOCK STUCCO
F.D.	= DENOTES FOUNDATION
I.P.	= DENOTES IRON PIPE
P.B.	= DENOTES PLAT BOOK
P.G.	= DENOTES PLAT INDEX
T.B.M.	= DENOTES TEMPORARY BENCH MARK
N.D.	= DENOTES NAIL AND DISC
D.D.	= DENOTES DRILL HOLE
R.W.	= DENOTES RIGHT-OF-WAY
EL.	= DENOTES ELEVATION
L.C.	= DENOTES LINE CENTER
F.F.	= DENOTES FINISHED FLOOR
Con.	= DENOTES CONCRETE
Ch.L.	= DENOTES CHAIN LINK FENCE
(M)	= DENOTES MEASURED
(R)	= DENOTES RADIAL
Δ	= DENOTES CENTRAL ANGLE
R	= DENOTES RADIUS
L	= DENOTES LENGTH
AC	= DENOTES AREA MEASURING UNIT
PRM	= DENOTES PERMANENT REFERENCING MONUMENT
ORB	= DENOTES OFFICIAL RECORDS BOOK
R	= DENOTES RADIAL
L	= DENOTES LENGTH
D	= DENOTES DIAMETER OF TREE
H	= DENOTES HEIGHT OF TREE
S	= DENOTES SPREAD OF TREE
N.G.V.D.	= DENOTES NATIONAL GEODETIC VERTICAL DATUM

—	—	—	OVERHEAD ELECTRIC LINE
X	X	X	CHAIN LINK FENCE
—	—	—	LOT LINE
—	—	—	CENTER LINE
—	—	—	WOOD FENCE

+12'

EXISTING ELEVATION

LEGEND:

◎	STORM MANHOLE
WP	WOOD POLE
WM	WATER METER
CL	CENTER LINE
CB	CATCH BAIN
SH	SHED
WT	WATER METER
FW	Fire HYDRANT
EE	EXISTING ELEVATION
CP	CONCRETE POLE

CERTIFICATION:

I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS ON RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

Silvia Nuin
Date: 2023-01-16 12:00:09
No. 5982

SILVIA NUIN
REGISTER SURVEYOR AND MAPPER. No. 5982
STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER.



SHEET 1 OF 3		LB 2439
DATE:	REVISIONS:	
10-04-2022	ADDITIONAL TOPO ALONG SW 336 ST AS REQUESTED BY THE CLIENT	
10-04-2022	RELEVANT DEVELOPMENT INFORMATION AND INCLUDE SHEET 3 FOR REFERENCES AS REQUESTED BY THE CLIENT	
10-04-2022	RELEVANT INFORMATION FOR SIGHTS AND CURRENT OWNER	
01-09-2023	RELEVANT FLOOD CRITERIA ELEVATION AS FURNISHED BY MIAMI-DADE COUNTY	
DATE DRAWN BY	SCALE	F.B. - R.S.
04-12-2022	5'	540-29
S.N.	1:48'	11-69-23-33
		11-69-24-30

MANUEL G. VERA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • MAPPERS

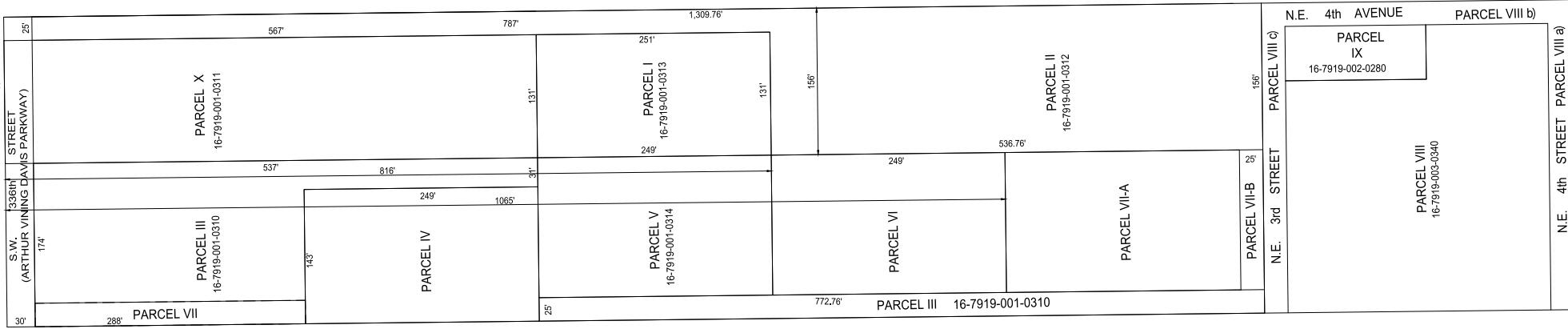
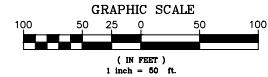
16300 Biscayne Boulevard • Suite 100 • Miami, FL 33182 • Phone: (305)221-1285
P.O. Box 650078 • Miami, FL 33265 • e-mail: msvra@msvra.com

TENTATIVE PLAT AND BOUNDARY SURVEY
CORDOVA ESTATES

**TENTATIVE PLAT AND BOUNDARY SURVEY FOR:
CORDOVA ESTATES**

A REPLAT OF TRACT 2, BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS
RECORDED IN PLAT BOOK 5, AT PAGE 10

TRACT 28, REVISED PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 33, AT PAGE 48,
LOT 7, IN BLOCK 28 OF PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16, AT PAGE 53,
AND PORTIONS OF CLOSED AND VACATED RIGHT-OF-WAYS FOR NE 3RD STREET, NE 4TH STREET AND NE 4TH AVENUE
ALL OF THE ABOVE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
AND LYING AND BEING IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.



MANUEL G. VERA & ASSOCIATES, INC.
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15414 NE 120th Street • Suite 100 • Miami, FL 33181 • Tel: (305) 221-4210
P.O. Box 650578 • Miami, FL 33165 • Fax: (305) 221-1295
www.mgvera.com • e-mail: mgvera@mgvera.com

**TENTATIVE PLAT AND BOUNDARY SURVEY
CORDOVA ESTATES**

DATE	REVISIONS:
10-20-2022	ADDITIONAL TOPO ALONG SW 338 ST AS REQUESTED BY THE CLIENT
11-04-2022	RENAME DEVELOPMENT INFORMATION AND INCLUDE SHEET 3 FOR REFERENCES AS REQUESTED BY THE CLIENT
12-05-2022	RENAME DEVELOPMENT INFORMATION TO SPECIFY APARTS AND CURRENT OWNER
01-09-2023	RENAME FLOOD CRITERIA ELEVATION AS FURNISHED BY MIAMI-DADE COUNTY
DATE	DRAWN BY
04-12-2022	S.N.
	1-48'
SCALE	F.B. - R.S.
	949-39
F.B. - R.S.	JOB No.
	11-692-23-33
	11-692-40-30