

## 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 : ( 2 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 4 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Oak Village

2. Owner's Name: GOSPEL TABERNACLE FAITH DELIVERANCE CHURCH, INC. Phone: 954-471-4512

Address: 3311 NW 189TH Street City: Miami State: FL Zip Code: 33055

Owner's Email Address: maintenance2030@gmail.com

3. Surveyor's Name: Eddie Martinez, PSM Phone: 305-823-9316

Address: 5723 NW 158 Street City: Miami Lakes State: FL Zip Code: 33014

Surveyor's Email Address: eddie@robayna.com

4. Folio No(s): 34-2104-001-0290 (A) / 34-2104-001-0280 (B) / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Attached Exhibits

6. Street boundaries: NW 191 Street to the North, NW 189 Street to the South, East of theoretically NW 33 Court

7. Present Zoning: R-15 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 62 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( 8,390 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 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.

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:

COUNTY OF MIAMI-DADE)

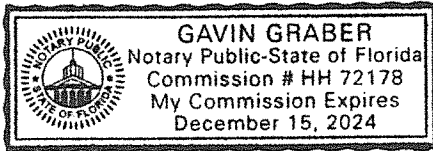
Signature of Owner:

(Print name & Title here):

John T. Irving, Jr.

BEFORE ME, personally appeared JOHN T. IRVING this 24 day of AUGUST, 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FL DL or produce FL DL 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 AUGUST, 2023 A.D.



(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here):

GAVIN GRABER

12/15/2024  
(Commission Expires)

HH 72178  
(Commission Number)

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

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1. Name of Proposed Subdivision: Oak Village

2. Owner's Name: OAK VILLAGE DEVELOPERS, LLLP Phone: \_\_\_\_\_

Address: 1930 Harrison Street Ste 304 City: Hollywood State: FL Zip Code: 33020

Owner's Email Address: maintenance2030@gmail.com

3. Surveyor's Name: Eddie Martinez, PSM Phone: 305-823-9316

Address: 5723 NW 158th Street City: Miami Lakes State: FL Zip Code: 33014

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4. Folio No(s): 34-2104-001-0290 (A) / 34-2104-001-0280 (B) / \_\_\_\_\_ / \_\_\_\_\_

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

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STATE OF FLORIDA)

SS:

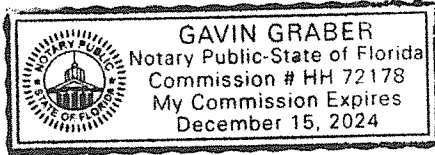
Signature of Owner: 

COUNTY OF MIAMI-DADE)

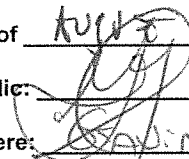
(Print name & Title here): Ronny Ackermann, GP.

BEFORE ME, personally appeared Ronny Ackermann this 21 day of August, 2023 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 21 day of August, 2023 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: GAVIN GRABER)

12/15/2024  
(Commission Expires)

HH 72178  
(Commission Number)

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

## **Oak Village- Miami Gardens**

### **Tract "B"**

#### **Legal Description**

A portion of Tract 75 of Miami Gardens, in Section 4, Township 52S, Range 41E according to the plat thereof, as recorded in Plat Book 2, Page 96, of the public records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of SW 1/4 of Section 4, Township 52S, Range 41E; thence S87°14'59"W 659.33' along the North line of SW 1/4 of Section 4, Township 52S, Range 41E; thence S02°46'27"E 346.19' along the East line of W 1/2 of NE 1/4 of SW 1/4 of Section 4, Township 52S, Range 41E to the Point of Beginning; thence S02°46'27"E 313.45'; thence S87°14'59"W 164.82'; thence N02°46'28"W 25.00'; thence S87°14'59"W 3.37'; thence N02°46'28"W 288.45'; thence N87°14'59"E 168.19' to the Point of Beginning. Lying and being in Miami-Dade County, Florida. Contains 52,635.139 square feet or 1.2083 Acres ±

LEGAL DESCRIPTION:

Tract "A"

A portion of Tract 75 of Miami Gardens, in Section 4, Township 52S, Range 41E according to the plat thereof, as recorded in Plat Book 2, page 96, of the public records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of SW 1/4 of Section 4, Township 52S, Range 41E; thence S87°14'59"W 659.33' along the North line of SW 1/4 of Section 4, Township 52S, Range 41E to the Point of Beginning; thence S02°46'27"E 346.19' along the East line of W 1/2 of NE 1/4 of SW 1/4 of Section 4, Township 52S, Range 41E; thence S87°14'59"W 168.19'; thence S02°46'28"E 288.45'; thence S87°14'59"W 161.63'; thence N02°45'29"W 634.65' along the West line of East 1/2 of NW 1/4 of NE 1/4 of SW 1/4 of Section 4, Township 52S, Range 41E; thence N87°14'59"E 329.66' along the North line of SW 1/4 of Section 4, Township 52S, Range 41E to the Point of Beginning. Lying and being in Miami-Dade County, Florida. Contains 161,857 square feet or 3.7157 Acres ±

Tract "B"

A portion of Tract 75 of Miami Gardens, in Section 4, Township 52S, Range 41E according to the plat thereof, as recorded in Plat Book 2, Page 96, of the public records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NE corner of SW 1/4 of Section 4, Township 52S, Range 41E; thence S87°14'59"W 659.33' along the North line of SW 1/4 of Section 4, Township 52S, Range 41E; thence S02°46'27"E 346.19' along the East line of W 1/2 of NE 1/4 of SW 1/4 of Section 4, Township 52S, Range 41E to the Point of Beginning; thence S02°46'27"E 313.45'; thence S87°14'59"W 164.82'; thence N02°46'28"W 25.00'; thence S87°14'59"W 3.37'; thence N02°46'28"W 288.45'; thence N87°14'59"E 168.19' to the Point of Beginning. Lying and being in Miami-Dade County, Florida. Contains 52,635.139 square feet or 1.2083 Acres ±

SURVEYOR'S NOTES:

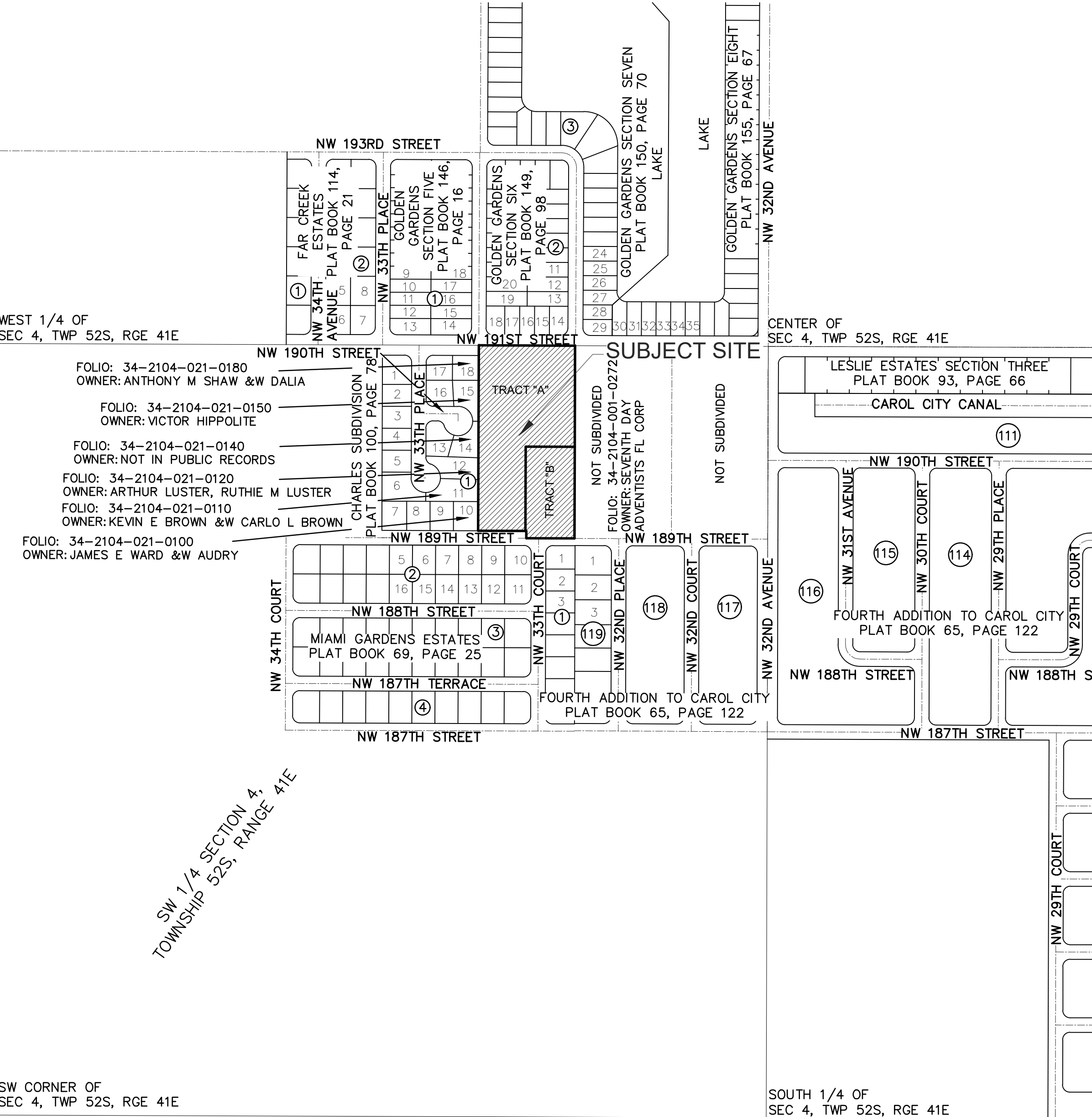
- The above captioned property was surveyed and described based on the above legal description furnished by client.
- This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY (TENTATIVE PLAT)
- Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
- This BOUNDARY AND TOPOGRAPHIC SURVEY TENTATIVE PLAT, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- All dimensions are in substantial agreement unless otherwise noted.
- Bearings shown are assumed and are based on the Centerline of NW 191ST STREET being S87°14'59"W
- All elevations are referred to the National Geodetic Vertical Datum 1929
- Horizontal accuracy statement: The horizontal accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(b) Florida Administrative Code for Suburban Linear: 1 foot in 7,500 feet.
- Vertical accuracy statement: Elevations as shown are based on a closed level loop to the benchmarks noted, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(2)(a), of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles for vertical accuracy.
- Bench Mark information:  
Bench Mark #1: N-856 Elevation: 8.29' NGVD 1929.  
Location #1: NW 199 St --- 117' South of Centerline  
#2: NW 32 Ave --- 36' East of Centerline  
Description: PK Nail and brass washer in concrete pad of traffic control box  
Bench Mark #2: N-381-R Elevation: 9.37' NGVD 1929.  
Location #1: NW 183 St --- 69' North of Centerline  
#2: NW 39 Ave --- 45.5' West of Centerline  
Description: PK Nail and brass washer in concrete headwall (NE side)
- Regarding the "COMMON NAME" of trees, as expressed below, the undersigned has no expertise in the identification of tree species and therefore strongly urges the client to seek the expertise of an arborist licensed in the state of Florida, solely regarding tree species. Said information is being provided, as requested by client.

SURVEYORS CERTIFICATE:

I hereby certify that this "BOUNDARY AND TOPOGRAPHIC SURVEY (TENTATIVE PLAT)" is true and correct to the best of my knowledge and belief as surveyed and drawn under my responsible direction, and that the survey meets the "Standards of Practice" as set forth in Chapter 5J-17.051 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, of the Florida Statutes.

BOUNDARY AND TOPOGRAPHIC SURVEY  
TENTATIVE PLAT  
FOR  
OAK VILLAGE

A REPLAT OF TRACT 75 OF MIAMI GARDENS, AS RECORDED IN PLAT BOOK 2, PAGE 96 IN THE SW 1/4 SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST LYING IN THE CITY OF MIAMI GARDENS AND BEING SITUATED IN MIAMI DADE COUNTY, FLORIDA.



LOCATION MAP  
SCALE: 1" = 300'

CONTACT INFORMATION

OWNER:  
OWNER: OAK VILLAGE DEVELOPERS, LLLP (TRACT "A")  
CONTACT: RONNY ACKERMANN  
TELEPHONE: (954) 471-4512  
EMAIL: maintenance2030@gmail.com

OWNER: GOSPEL TABERNACLE FAITH DELIVERANCE CHURCH (TRACT "B")  
CONTACT: REVEREND JOHN T. IRVING  
TELEPHONE: (305) 626-9162  
ADDRESS: 3311 NW 189TH STREET, MIAMI GARDENS, FL 33056

LAND SURVEYOR: SCOTT J. PERKINS, PSM  
TELEPHONE: (305) 823-9316  
EMAIL: scott@robayna.com  
ADDRESS: 5723 NW 158TH STREET, MIAMI LAKES, FL 33014

CERTIFIED TO:

TO: OAK VILLAGE DEVELOPERS, LLLP (TRACT "A")  
GOSPEL TABERNACLE FAITH DELIVERANCE CHURCH (TRACT "B")

DEVELOPMENT AND PROPERTY INFORMATION

TRACT A:  
ZONING R-15  
RESIDENTIAL 62 APARTMENT UNITS  
34-2104-001-0290

TRACT B:  
NO CHANGES ARE PROPOSED TO STRUCTURES OR PAVING WITHIN TRACT B  
ZONING AU  
EXISTING CHURCH TO REMAIN: 7,074 SQ.FT.  
EXISTING TRAILER TO REMAIN: 1,316 SQ.FT.  
34-2104-001-0280

MIAMI-DADE COUNTY FLOOD CRITERIA 1982 PLAT BOOK 120, PAGE 13-1 TO 13-5: 6.0 FEET (NGVD29)  
MIAMI-DADE COUNTY FLOOD CRITERIA 2022: 8.5 FEET (NGVD29)  
7.0 FEET (NAVD88)

LEGEND AND ABBREVIATION:

- A/C = AIR CONDITIONER  
ASPH. = ASPHALT  
BM = BENCH MARK  
CB = CATCH BASIN  
CMP = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
Ø = DIAMETER  
DWY. = DRIVEWAY  
EL = ELEVATION  
F.F.E. = FINISHED FLOOR ELEVATION  
INV = INVERT  
LB = LICENSED BUSINESS  
M = MEASURED  
NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
PCP = PERMANENT CONTROL POINT  
PK NAIL = PARKER-KALON NAIL  
PKWY = PARKWAY  
PL = PLANTER  
PVC = POLYVINYL CHLORIDE  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
R = RECORD  
SSMH = SANITARY SEWER MANHOLE  
(TYP) = TYPICAL  
● = BOLLARD  
☒ = CABLE BOX  
☒ = CATCH BASIN  
⊙ = CLEAN OUT  
CLP  
⊗ = CONCRETE LIGHT POLE  
⊗ = ELECTRIC TRANSFORMER  
⊗ = FIRE HYDRANT  
⊗ = TRAFFIC SIGN  
⊗ = GUYWIRE & ANCHOR  
☐ = MAIL BOX  
⊙ = SANITARY SEWER MANHOLE  
☐ = SEWER BOX  
① = TREE NUMBER  
WM = WATER METER  
WP = WATER PUMP  
WV = WATER VALVE  
W = WATER WELL  
⊗ = WOOD POST  
⊗ = WOOD UTILITY POLE  
☐ = TREE  
☐ = PALM  
☐ = PINE  
☐ = CLUSTER  
☐ X ☐ X ☐ X ☐ X IRON FENCE - GUARD RAIL  
☐ X ☐ X ☐ X ☐ X CHAIN LINK FENCE - BARB WIRE  
☐ OH ☐ OVERHEAD LINE

NATIONAL FLOOD INSURANCE PROGRAM:  
CITY OF MIAMI GARDENS, FLORIDA  
COMMUNITY NUMBER: 120345  
PANEL NUMBER: 0109L  
MAP REVISED: SEPTEMBER 11, 2009  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: NOT APPLICABLE  
FLOOD INSURANCE RATE MAP NUMBER: 12086C0109L

THESE ITEMS HAVE BEEN DIGITALLY SIGNED AND SEALED BY SCOTT J. PERKINS, 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.

STATE OF FLORIDA  
Professional Seal  
Scott J. Perkins, PSM  
L.S. 5686

DATE: 10-16-2025  
REVISIONS:  
10-16-2025  
UPDATE SURVEY  
12-05-2024  
UPDATE AS PER PLAT COMMITTEE  
09-08-2023  
UPDATE GROUND DEPOUCHED, NEW SIDEWALK, ADD  
05-03-2023  
COMMENTS  
02-08-2023  
UPDATE AS PER CITY OF MIAMI GARDENS  
10-20-2022  
UPDATE LEGAL DESCRIPTION

CERTIFICATION:  
BY: SCOTT J. PERKINS, PSM# LS5686  
STATE OF FLORIDA  
FOR THE FIRM

FIELD BOOK: 21-02  
DRAWN: AA-ER  
CHECKED: EAM/SJP  
SCALE: 1" = 40'

ROBAYNA AND ASSOCIATES INC.  
ENGINEERS AND SURVEYORS  
5723 NW 158TH STREET  
MIAMI LAKES, FL 33014  
PH: (305) 823-9316  
L.B. # 5004

BOUNDARY AND TOPOGRAPHIC SURVEY  
TENTATIVE PLAT  
OAK VILLAGE  
AFFORDABLE RESIDENTIAL, LLC

SHEET: 1  
OF 2 SHEETS  
DATE: 5/5/2021  
DWG: 5/5/2021  
DATE: 4/26/2021  
F.W.  
PROJ. No: 210037



A REPLAT OF TRACT 75 OF MIAMI GARDENS AS RECORDED IN PLAT BOOK 2, PAGE 96, IN THE SW 1/4 SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST LYING WITHIN THE CITY OF MIAMI GARDENS AND BEING SITUATED WITHIN MIAMI DADE COUNTY, FLORIDA.

| NUMBER | COMMON NAME      | DIAMETER<br>(INCHES) | HEIGHT<br>(FEET) | SPREAD<br>(FEET) |
|--------|------------------|----------------------|------------------|------------------|
| 1      | COCONUT PALM     | 8                    | 10               | 8                |
| 2      | COCONUT PALM     | 8                    | 10               | 8                |
| 3      | COCONUT PALM     | 8                    | 10               | 8                |
| 4      | COCONUT PALM     | 8                    | 10               | 8                |
| 5      | (2) PALMS        | 4                    | 8                | 4                |
| 6      | (3) PALMS        | 4                    | 8                | 4                |
| 7      | (2) PALMS        | 4                    | 8                | 4                |
| 8      | (3) PALMS        | 4                    | 12               | 6                |
| 9      | (3) PALMS        | 4                    | 8                | 4                |
| 10     | PALM             | 4                    | 14               | 8                |
| 11     | PALM             | 4                    | 14               | 8                |
| 12     | MALALEUCA        | 38                   | 45               | 20               |
| 13     | UMBRELLA TREE    | 5                    | 20               | 10               |
| 14     | MALALEUCA        | 38                   | 45               | 20               |
| 15     | BRAZILIAN PEPPER | 45                   | 20               | 20               |
| 16     | UNKNOWN TREE     | 80                   | 50               | 60               |
| 17     | WEEPING FIG      | 40                   | 30               | 40               |
| 18     | MALALEUCA        | 20                   | 30               | 20               |
| 19     | BRAZILIAN PEPPER | 8                    | 15               | 15               |
| 20     | MALALEUCA        | 15                   | 30               | 15               |
| 21     | MALALEUCA        | 15                   | 30               | 15               |
| 22     | MALALEUCA        | 15                   | 30               | 15               |
| 23     | (3) PALMS        | 4                    | 8                | 5                |
| 24     | NUMBER NOT USED  |                      |                  |                  |
| 25     | NUMBER NOT USED  |                      |                  |                  |
| 26     | NUMBER NOT USED  |                      |                  |                  |
| 27     | NUMBER NOT USED  |                      |                  |                  |
| 28     | NUMBER NOT USED  |                      |                  |                  |
| 29     | BRAZILIAN PEPPER | 8                    | 15               | 15               |
| 30     | BRAZILIAN PEPPER | 8                    | 15               | 15               |
| 31     | AUSTRALIAN PINE  | 48                   | 70               | 40               |
| 32     | PALMETTO         | 12                   | 30               | 10               |
| 33     | AUSTRALIAN PINE  | 48                   | 70               | 40               |
| 34     | AUSTRALIAN PINE  | 48                   | 70               | 40               |
| 35     | AUSTRALIAN PINE  | 20                   | 50               | 15               |
| 36     | AUSTRALIAN PINE  | 32                   | 60               | 25               |
| 37     | UNKNOWN TREE     | 4                    | 20               | 15               |
| 38     | AUSTRALIAN PINE  | 32                   | 60               | 25               |
| 39     | AUSTRALIAN PINE  | 40                   | 70               | 20               |
| 40     | PALMETTO         | 15                   | 15               | 15               |
| 41     | AUSTRALIAN PINE  | 18                   | 50               | 20               |
| 42     | BRAZILIAN PEPPER | 10                   | 20               | 20               |
| 43     | WEEPING FIG      | 15                   | 25               | 20               |
| 44     | AUSTRALIAN PINE  | 24                   | 50               | 25               |
| 45     | AUSTRALIAN PINE  | 10                   | 30               | 10               |
| 46     | AUSTRALIAN PINE  | 18                   | 30               | 15               |
| 47     | AUSTRALIAN PINE  | 12                   | 15               | 10               |
| 48     | AUSTRALIAN PINE  | 12                   | 15               | 10               |
| 49     | AUSTRALIAN PINE  | 18                   | 45               | 20               |
| 50     | AUSTRALIAN PINE  | 12                   | 15               | 10               |

| TREE TABULATION |                  |                   |               |               |
|-----------------|------------------|-------------------|---------------|---------------|
| NUMBER          | COMMON NAME      | DIAMETER (INCHES) | HEIGHT (FEET) | SPREAD (FEET) |
| 51              | AUSTRALIAN PINE  | 12                | 15            | 10            |
| 52              | BRAZILIAN PEPPER | 18                | 20            | 20            |
| 53              | MALALEUCA        | 20                | 50            | 15            |
| 54              | AUSTRALIAN PINE  | 50                | 80            | 40            |
| 55              |                  | REMOVED           |               |               |
| 56              |                  | REMOVED           |               |               |
| 57              |                  | REMOVED           |               |               |
| 58              | OAK              | 15                | 4             | 35            |
| 59              | OAK              | 47                | 40            | 50            |
| 60              |                  | REMOVED           |               |               |
| 61              |                  | REMOVED           |               |               |
| 62              | OAK              | 28                | 35            | 40            |
| 63              | OAK              | 38                | 35            | 60            |
| 64              |                  | REMOVED           |               |               |
| 65              |                  | REMOVED           |               |               |
| 66              | OAK              | 18                | 35            | 40            |
| 67              | OAK              | 18                | 32            | 30            |
| 68              | OAK              | 75                | 40            | 60            |
| 69              | MANGO            | 12                | 30            | 20            |
| 70              | UNKNOWN TREE     | 5                 | 18            | 12            |
| 71              | OAK              | 18                | 30            | 35            |
| 72              | OAK              | 15                | 35            | 30            |
| 73              | OAK              | 15                | 35            | 40            |
| 74              | OAK              | 11                | 25            | 20            |
| 75              | OAK              | 10                | 18            | 20            |
| 76              | OAK              | 12                | 30            | 25            |
| 77              | OAK              | 12                | 30            | 30            |
| 78              | OAK              | 12                | 20            | 25            |
| 79              | OAK              | 7                 | 20            | 20            |
| 80              | OAK              | 10                | 25            | 25            |
| 81              | OAK              | 5                 | 12            | 12            |
| 82              | OAK              | 6                 | 12            | 12            |
| 83              | OAK              | 18                | 27            | 25            |
| 84              | OAK              | 11                | 25            | 20            |
| 85              | OAK              | 8                 | 20            | 20            |
| 86              | OAK              | 5                 | 15            | 10            |
| 87              | OAK              | 7                 | 18            | 10            |
| 88              | OAK              | 6                 | 15            | 10            |
| 89              | BRAZILIAN PEPPER | 5                 | 10            | 10            |
| 90              | BRAZILIAN PEPPER | 5                 | 10            | 10            |
| 91              | OAK              | 20                | 25            | 30            |
| 92              | BRAZILIAN PEPPER | 20                | 20            | 20            |
| 93              | ACACIA           | 5                 | 25            | 10            |
| 94              | BRAZILIAN PEPPER | 5                 | 15            | 15            |
| 95              | OAK              | 40                | 33            | 40            |
| 96              | BOTTOM WOOD      | 3                 | 12            | 10            |
| 97              | (3) PALMS        | 5                 | 12            | 8             |
| 98              | MAHOGANY         | 17                | 25            | 30            |
| 99              | PALM             | 3                 | 5             | 5             |
| 100             | (3) PALMS        | 5                 | 12            | 8             |
| 101             | FOXTAIL PALM     | 8                 | 18            | 10            |

SCOTT J. PERKINS  
License Number  
LS5686

|                                                                                                                          |  |                                                                                                                                                                    |  |                                                                                                                                                                                                                                                             |  |                                                                                                    |  |                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| SHEET: <b>2</b> OF <b>2</b> SHEETS<br>DATE: <b>5/5/2021</b><br>DATE PLOTTED: <b>4/26/2021</b><br>PROJ. No: <b>210037</b> |  | DRAWING NAME: <b>BOUNDARY AND TOPOGRAPHIC SURVEY<br/>TENTATIVE PLAT</b><br><br>PROJECT: <b>OAK VILLAGE</b><br><br>PREPARED FOR: <b>AFFORDABLE RESIDENTIAL, LLC</b> |  |  <b>ROBAYNA</b><br><b>AND ASSOCIATES INC.</b><br>ENGINEERS - PLANNERS - SURVEYORS<br>5723 NW 158TH STREET<br>MIAMI LAKES, FL 33014<br>PH: (305) 823-9316    LB. # 5004 |  | FIELD BOOK: <b>21-02</b><br>DRAWN: <b>AA-ER</b><br>CHECKED: <b>EAM/SJP</b><br>SCALE: <b>1"=40'</b> |  | CERTIFICATION:<br><br>BY: <b>SCOTT J. PERKINS, PSM# 156886</b><br><b>STATE OF FLORIDA</b><br>FOR THE FIRM |  | REVISIONS:<br><br>DATE: <b>07-20-2022</b><br>UPDATE LEGAL DESCRIPTION<br>DATE: <b>02-08-2023</b><br>UPDATE AS PER CITY OF MIAMI GARDENS<br>DATE: <b>05-03-2023</b><br>UPDATE AS PER CITY OF MIAMI GARDENS<br>DATE: <b>09-08-2023</b><br>UPDATE AS PER PLAT COMMITTEE<br>DATE: <b>12-05-2024</b><br>UPDATE SURVEY<br>DATE: <b>10-16-2025</b><br>UPDATE SURVEY |  |
|--------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|