

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 10 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: HUEHUB

2. Owner's Name: 27TH AVE HOLLAND PARK Ecoresidences, LLC Phone: (786) 594 1118

Address: 3006 AVIATION AVENUE, SUITE 3A City: MIAMI State: FL Zip Code: 33133

Owner's Email Address: PROJECT@HUEHUB.US

3. Surveyor's Name: JORGE L. CABRERA Phone: (305) 302 2522

Address: 2852 SW 149TH PLACE City: MIAMI State: FL Zip Code: 33185

Surveyor's Email Address: JORGELCABRERAPLS@GMAIL.COM

4. Folio No(s): 30 3110 002 0020 / _____ / _____ / _____

5. Legal Description of Parent Tract: A PORTION OF LAND WITHIN "COVENANT PALMS OF MIAMI", PB 58, PAGE 53

(SEE ATTACHED PAGE WITH FULL LEGAL DESCRIPTION)

6. Street boundaries: ON THE WEST, NW 27TH AVE, ON THE SOUTH NW 83RD STREET AND THE EAST NW 26TH AVENUE

7. Present Zoning: NCUAD Zoning Hearing No.: ASPR A2024000071

8. Proposed use of Property:

Single Family Res. (____ Units), Duplex (____ Units), Apartments (4,032 Units), Industrial/Warehouse (____ Square .Ft.),
Business (88,124 Sq. Ft.), Office (____ Sq. Ft.), Restaurant (____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

9. Does the property contain contamination? YES: ☐ NO: ☒ 5,202 Sq Ft of Medical Bldg & 5,202 Sq Ft of COMMUNITY CENTER

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.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

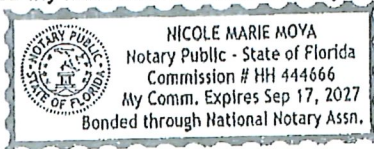
(Print name & Title here):

Javier Bano Machado, Manager

27th Ave. Holland Park Condominiums LLC

BEFORE ME, personally appeared Javier Bano Machado this 10 day of January, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 10 day of January, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Nicole Moya)

09/17/2027
(Commission Expires)

HH 444666
(Commission Number)

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

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF COVENANT PALMS OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NW 25TH AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF NW 87TH STREET, AS SHOWN ON SAID PLAT OF COVENANT PALMS OF MIAMI; THENCE SOUTH 0 DEGREES 01'38" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF NW 25TH AVENUE FOR 143.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 1116.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 57'38" FOR AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56'00" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW 83RD STREET FOR 374.97 FEET; THENCE DUE NORTH FOR 210.00 FEET; THENCE SOUTH 89 DEGREES 56'00" WEST FOR 195.00 FEET; THENCE DUE NORTH ALONG THE EASTERLY RIGHT OF WAY LINE OF NW 27TH AVENUE FOR 308.12 FEET, (THE LAST SIX MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARIES OF THE SAID PLAT OF COVENANT PALMS OF MIAMI); THENCE NORTH 89 DEGREES 59'30" EAST FOR 93.20 FEET; THENCE NORTH 45 DEGREES 34'21" EAST FOR 92.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 31'23" FOR AN ARC DISTANCE OF 29.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 47 DEGREES 31'23" FOR AN ARC DISTANCE OF 41.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 34'21" EAST FOR 24.66 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 34'21" FOR AN ARC DISTANCE OF 39.77 FEET TO A POINT OF TANGENCY; THENCE DUE NORTH FOR 237.44 FEET; THENCE SOUTH 89 DEGREES 49' 50" WEST FOR 77.27 FEET; THENCE NORTH 42 DEGREES 53'19" WEST FOR 14.80 FEET; THENCE NORTH 0 DEGREES 29'49" WEST FOR 226.60 FEET; THENCE NORTH 89 DEGREES 59'30" EAST FOR 69.05 FEET; THENCE NORTH 1 DEGREE 03'51" EAST FOR 6.75 FEET; THENCE NORTH 89 DEGREES 58'37" EAST FOR 358.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 - EASEMENT:

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PARCEL AS SET FORTH AND CREATED BY THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN U.S. CARE CORPORATION, AN INDIANA CORPORATION AND THE URBAN LEAGUE HOUSING CORPORATION OF GREATER MIAMI, INC., A FLORIDA NON-PROFIT CORPORATION RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12708, PAGE 2779, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

HUEHUB

A REPLAT OF A PORTION OF COVENANT PALMS OF MIAMI, AS RECORDED IN PLAT BOOK 58, AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

REFERENCE PROPERTY ADDRESS BY MIAMI-DADE COUNTY PUBLIC RECORDS:
8400 NW 25th Avenue
Miami, Florida 33147-4183

FOLIO NUMBER BY MIAMI-DADE COUNTY PUBLIC RECORDS:
30 3110 002 0020

LEGAL DESCRIPTION:
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TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE ABOVE PARCEL AS SET FORTH AND CREATED BY THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN U.S. CARE CORPORATION, AN INDIANA CORPORATION AND THE URBAN LEAGUE HOUSING CORPORATION OF GREATER MIAMI, INC., A FLORIDA NON-PROFIT CORPORATION RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12708, PAGE 2779, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

NOTES:

Number of Acres: 11.39+/- Acres
Number of Tract: 1 Tract
Method of Sewer: Public Sanitary Sewer with (Private Lift Station to be Installed)
Method of Water: Public Water
Property Zoned: NCUAD (ASPR A2024000071)
Dade County Flood Criteria: 5.5 (NGVD 29) 7.0 (NAVD 88)
FEMA Base Flood Elevation: Zone AH-9
Tax Folio Number: 30-3110-002-0020,
Number of PRM: 19 PRMs
Number of PCP: 5 PCPs

NOTE: ALL IMPROVEMENT WITHIN PROPOSED TRAT "A" ARE TO BE REMOVED

DEVELOPMENT INFORMATION:

A MIXED-USE DEVELOPMENT CONSISTING OF FOUR THOUSAND THIRTY-TWO (4,032) DWELLING UNITS, 20,741 SQ. FT. OF RETAIL SPACE, 14,480 SQ. FT. OF OFFICE AREAS, AND 8,205 SQ. FT. OF RECREATIONAL-COMMUNITY CENTER.

PREPARED FOR:

27TH AVENUE HOLLAND PARK, ECORESIDENCES, LLC,
3006 AVIATION AVENUE, (STE 3-A)
COCONUT GROVE, Florida 33133
C/O, JAVIER BANOS

CONTACT PERSON INFORMATION:

Name: JORGE L. CABRERA PSM
Telephone Number: (305) 302-2522
e-mail address: jorgelcabrera@gmail.com

SURVEYOR'S NOTES:

Subject property lies within the NW 1/4, NW 1/4 of Section 10, Township 53 South, Range 41 East, Miami-Dade County, Florida.

All distances as shown hereon are based on the US Survey foot.

Bearings are based/referred to an assumed meridian where the Westerly Right of Way line of NW 25th Avenue bears South 00 degrees 01 Minutes 38 Seconds East as shown in the legal description provided to the surveyor.

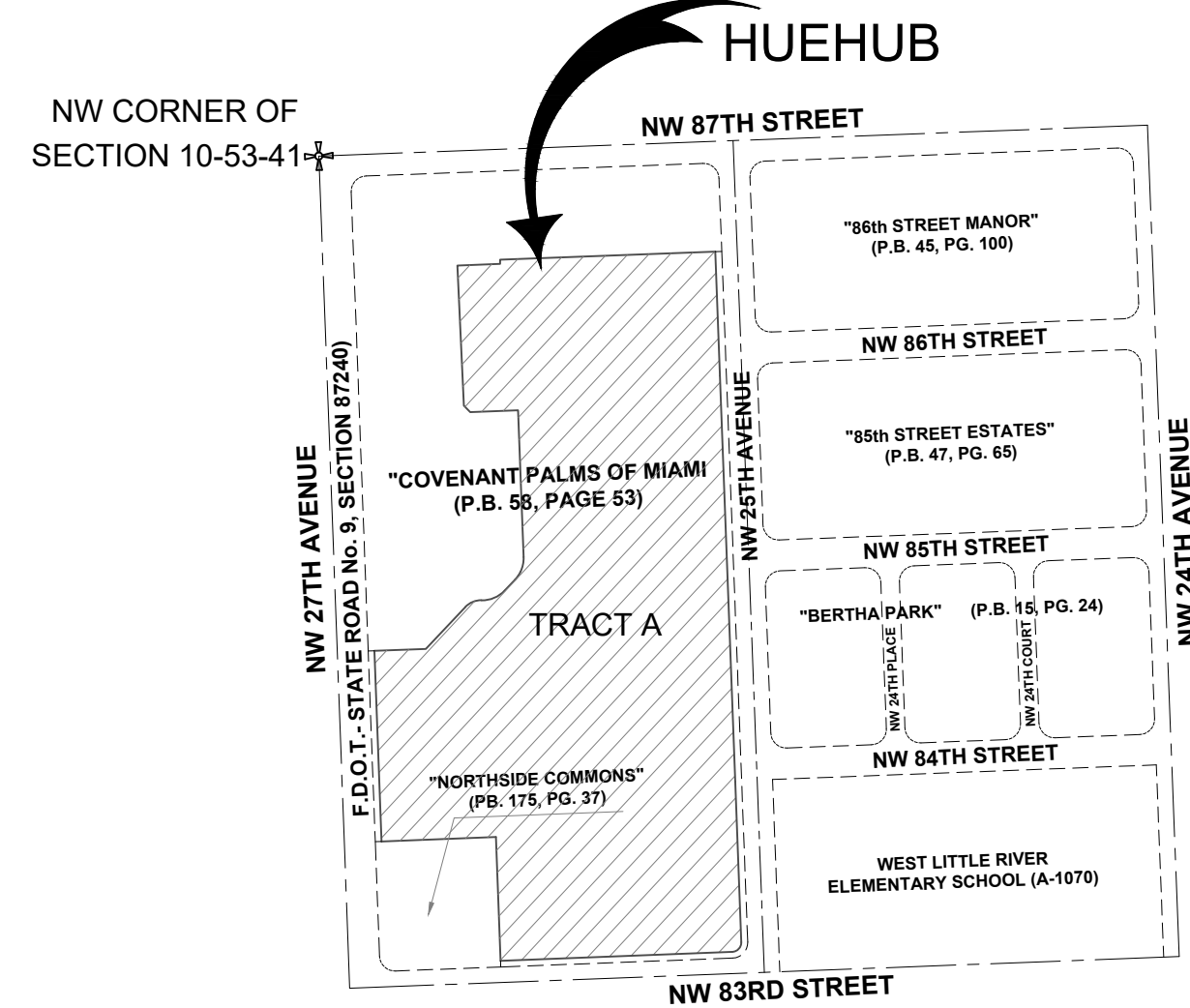
BENCHMARK REFERENCES:

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BM Name: N-640
BM Elevation (NGVD 1929): 9.63 feet
Location 1: NW 87 ST --- 9' NORTH OF NORTH EDGE OF PAVEMENT
Location 2: NW 22 AVE --- 3.1' EAST OF EAST EDGE OF PAVEMENT OF SOUTHBOUND LANE
Description 1: PK NAIL AND BRASS WASHER IN CONC BULLNOSE OF DIVIDER

BM Name: N-635
BM Elevation (NGVD 1929): 10.14 feet
Location 1: NW 79 ST --- 5.3' SOUTH OF C/L
Location 2: NW 32 AVE --- 10.3' WEST OF PROJECTED WEST EDGE OF PAVEMENT
Location 3: TRAFFIC DIVIDER --- AT SE EDGE
Description 1: PK NAIL AND BRASS WASHER IN CONC CURB OF BULLNOSE OF DIVIDER.

Some elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due equipment vertical displacement.



LOCATION MAP

SCALE: 1" = 300'

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA



CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.
CALL BEFORE YOU DIG. IT'S THE LAW!

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level 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 SJ-17.051, FAC at an equivalent distance standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of "COVENANT PALMS OF MIAMI", recorded in Plat Book 58 at Page 53; (iv) the Public Records of Miami-Dade County, Florida, Section 10, Township 53 South, Range 41 East.

A comparison between measured (M), Recorded (R) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. (R) are based on Legal Description. Calculated dimensions.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County) 12086 C, 0301 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone AH; Base Flood Elevation 9 feet. The Base Flood Elevation AH-9 refers to the NGVD (1929) Datum.

Dade County Flood Criteria is 8.5 feet NGVD 1929 or 7.00 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13, of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appliances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 60' feet or smaller on 60' feet or smaller on Page 2 and displayed at a scale of 1 inch equals 40' feet or smaller. **Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.**

Num	Common Name	Scientific Name	DBH - Trunk Size (Inches) +/-	Canopy Diameter (Feet) +/-	Height (Feet) +/-
1	Sabal Palmetto Palm	Sabal palmetto	14"	7'	12'
2	Norfolk Island Pine	Araucaria excelsa	14"	8'	20'
3	Norfolk Island Pine	Araucaria excelsa	14"	8'	20'
4	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
5	Sabal Palmetto Palm	Sabal palmetto	14"	8'	10'
6	Umbrella Tree	Schefflera actinophylla	36"	12'	20'
7	Tamara Tree	Calophyllum inophyllum	10"	- double trunk	18'
8	Sabal Palmetto Palm	Sabal palmetto	16"	8'	18'
9	Avocado Tree	Persea americana	6"	- multi trunk	8'
10	Sabal Palmetto Palm	Sabal palmetto	14"	8'	16'
11	Coconut Palm	Cocos nucifera	30"	20'	40'
12	Black Olive Tree	Bucida buceras	16"	15'	20'
13	Tamara Tree	Calophyllum inophyllum	12"	- double trunk	20'
14	Sabal Palmetto Palm	Sabal palmetto	10"	6'	15'
15	Alexandria Palm	Archontophoenix alexandriae	3"	15'	12'
16	Sabal Palmetto Palm	Sabal palmetto	14"	6'	10'
17	Sabal Palmetto Palm	Sabal palmetto	14"	6'	10'
18	Sabal Palmetto Palm	Sabal palmetto	12"	6'	18'
19	Sabal Palmetto Palm	Sabal palmetto	14"	6'	10'
20	Sabal Palmetto Palm	Sabal palmetto	14"	6'	10'
21	Queen Palm	Syagrus romanzoffiana	14"	6'	10'
22	Sabal Palmetto Palm	Sabal palmetto	14"	5'	10'
23	Sabal Palmetto Palm	Sabal palmetto	14"	5'	10'
24	Sabal Palmetto Palm	Sabal palmetto	12"	6'	15'
25	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
26	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
27	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
28	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
29	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
30	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
31	Sabal Palmetto Palm	Sabal palmetto	12"	6'	20'
32	Sabal Palmetto Palm	Sabal palmetto	12"	6'	12'
33	Tamara Tree	Calophyllum inophyllum	16"	20'	36'
34	Tamara Tree	Calophyllum inophyllum	16"	20'	36'
35	Tamara Tree	Calophyllum inophyllum	16"	20'	36'
36	Sabal Palmetto Palm	Sabal palmetto	10"	6'	18'
37	Alexandria Palm	Archontophoenix alexandriae	3"	5'	12'
38	Taylor Juniper Tree	Juniperus virginiana	6"	5'	20'
39	Queen Palm	Syagrus romanzoffiana	10"	7'	15'
40	Royal Palm	Royaltree regia	13"	10'	25'
41	Sabal Palmetto Palm	Sabal palmetto	12"	6'	10'
42	Queen Palm	Syagrus romanzoffiana	8"	8'	22'
43	Alexandria Palm	Archontophoenix alexandriae	4"	5'	12'
44	Alexandria Palm	Archontophoenix alexandriae	4"	5'	12'
45	Sabal Palmetto Palm	Sabal palmetto	10"	6'	12'
46	Florida Thatch Palm	Thrinax radiata	3"	12'	12'
47	Alexandria Palm	Archontophoenix alexandriae	3"	6'	15'
48	Live Oak	Quercus virginiana	5"	4'	10'
49	Live Oak	Quercus virginiana	5"	4'	10'
50	Slash Pine	Pinus elliotii	12"	18'	40'
51	Tamara Tree	Calophyllum inophyllum	8"	16'	15'
52	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
53	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
54	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
55	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
56	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
57	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
58	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
59	Mammocillo (Gesp) Tree	Melicoccus bijugatus	24" (cluster)	8'	12'
60	Sabal Palmetto Palm	Sabal palmetto	10"	8'	18'
61	Sabal Palmetto Palm	Sabal palmetto	10"	8'	18'
62	Sabal Palmetto Palm	Sabal palmetto	10"	8'	10'
63	Sabal Palmetto Palm	Sabal palmetto	10"	8'	10'
64	Sabal Palmetto Palm	Sabal palmetto	10"	8'	10'
65	Sabal Palmetto Palm	Sabal palmetto	12"	8'	20'
66	Royal Palm	Royaltree regia	16"	12'	40'
67	Sabal Palmetto Palm	Sabal palmetto	14"	8'	12'
68	Sabal Palmetto Palm	Sabal palmetto	10"	8'	8'
69	Sabal Palmetto Palm	Sabal palmetto	14"	8'	15'
70	Sabal Palmetto Palm	Sabal palmetto	10"	4'	8'
71	Mango Tree	Mangifera indica L.	42"	25'	20'
72	Black Olive Tree	Bucida buceras	42"	40'	20'
73	Black Olive Tree	Bucida buceras	10"	18'	20'
74	Black Olive Tree	Bucida buceras	16"	40'	40'
75	Sabal Palmetto Palm	Sabal palmetto	16"	6'	15'
76	Sabal Palmetto Palm	Sabal palmetto	10"	8'	15'
77	Royal Palm	Royaltree regia	14"	12'	30'
78	Ficus Tree	Ficus benjamina	4"	3'	8'
79	Sabal Palmetto Palm	Sabal palmetto	10"	6'	22'
80	Sabal Palmetto Palm	Sabal palmetto	16"	6'	8'
81	Sabal Palmetto Palm	Sabal palmetto	10"	6'	8'
82	Sabal Palmetto Palm	Sabal palmetto	16"	8'	12'
83	Quinto Limbo Tree	Bursera simaruba	3"	6'	10'
84	Chinese / Oriental Arborvitae	Platycladus orientalis	22"	8'	10'
85	Chinese / Oriental Arborvitae	Platycladus orientalis	22"	8'	10'
86	Sabal Palmetto Palm	Sabal palmetto	12"	8'	15'
87	Sabal Palmetto Palm	Sabal palmetto	12"	8'	12'
88	Umbrella Tree	Schefflera actinophylla	14"	- double trunk	12'
89	Alexandria Palm	Archontophoenix alexandriae	5"	6'	15'
90	Alexandria Palm	Archontophoenix alexandriae	5"	6'	15'
91	Alexandria Palm	Archontophoenix alexandriae	5"	- triple trunk	15'
92	Alexandria Palm	Archontophoenix alexandriae	5"	6'	15'
93	Pongamia Oil Tree	Millettia pinnata	30"	25'	28'
94	Cashew Tree	Anacardium occidentale	10"	15'	30'
95	Avocado Tree	Persea americana	6"	12'	18'
96	Alexandria Palm	Archontophoenix alexandriae	3"	5'	12'
97	Cashew Tree	Anacardium occidentale	6"	15'	12'
98	Black Olive Tree	Bucida buceras	36"	28'	70'
99	Canary Island Date Palm	Phoenix canariensis	28"	18'	28'

100	Sabal Palmetto Palm	Sabal palmetto	16"	8'	15'
101	Sabal Palmetto Palm	Sabal palmetto	7"	6'	15'
102	Sabal Palmetto Palm	Sabal palmetto	12"	8'	15'
103	Chinese / Oriental Arborvitae	Platycladus orientalis	20"	10'	12'
104	Chinese / Oriental Arborvitae	Platycladus orientalis	20"	10'	12'
105	Royal Palm	Royaltree regia	16"	15'	40'
106	Avocado Tree	Persea americana	8"	15'	18'
107	Umbrella Tree	Schefflera actinophylla	10"	8'	18'
108	Umbrella Tree	Schefflera actinophylla	8"	6'	10'
109	Royal Palm	Royaltree regia	18"	15'	50'
110	Sabal Palmetto Palm	Sabal palmetto	10"	8'	16'
111	Sabal Palmetto Palm	Sabal palmetto	10"	6'	8'
112	Sabal Palmetto Palm	Sabal palmetto	8"	4'	8'
113	Sabal Palmetto Palm	Sabal palmetto	10"	6'	8'
114	Sabal Palmetto Palm	Sabal palmetto	10"	6'	8'
115	Sabal Palmetto Palm	Sabal palmetto	10"	6'	8'
116	Florida Thatch Palm	Thrinax radiata	3"	3'	14'
117	Sabal Palmetto Palm	Sabal palmetto	12"	8'	12'
118	Alexandria Palm	Archontophoenix alexandriae	4"	- double trunk	5'
119	Live Oak	Quercus virginiana	22"	- triple trunk	25'
120	Sabal Palmetto Palm	Sabal palmetto	18"	10'	20'
121	Cashew Tree	Anacardium occidentale	8"	10'	18'
122	Umbrella Tree	Schefflera actinophylla	48"	18'	28'
123	Sabal Palmetto Palm	Sabal palmetto	10"	6'	20'
124	Alexandria Palm	Archontophoenix alexandriae	3"	6'	18'
125	Mango Tree	Mangifera indica L.	2"	5'	10'
126	Slash Pine	Pinus elliotii	16"	20'	30'
127	Sabal Palmetto Palm	Sabal palmetto	10"	6'	12'
128	Chinese / Oriental Arborvitae	Platycladus orientalis	20"	12'	16'
129	Alexandria Palm	Archontophoenix alexandriae	4"	6'	12'
130	Alexandria Palm	Archontophoenix alexandriae	4"	6'	12'
131	Alexandria Palm	Archontophoenix alexandriae	4"	6'	12'
132	Ficus Tree	Ficus benjamina	16"	20'	28'
133	Slash Pine	Pinus elliotii	24"	15'	60'
134	Mango Tree	Mangifera indica L.	12"	20'	25'
135	Alexandria Palm	Archontophoenix alexandriae	6"	15'	20'
136	Umbrella Tree	Schefflera actinophylla	10"	15'	20'
137	Sabal Palmetto Palm	Sabal palmetto	10"	15'	18'
138	Coconut Palm	Cocos nucifera	18"	15'	20'
139	Sabal Palmetto Palm	Sabal palmetto	18"	8'	10'
140	Black Olive Tree	Bucida buceras	13"	20'	30'
141	Mammocillo (Gesp) Tree	Melicoccus bijugatus	14"	- double trunk	15'
142	Live Oak	Quercus virginiana	28"	20'	45'
143	Avocado Tree	Persea americana	10"	12'	25'
144	Council Tree	Ficus alipes	40"	25'	30'
145	Alexandria Palm	Archontophoenix alexandriae	6"	6'	12'
146	Alexandria Palm	Archontophoenix alexandriae	6"	6'	12'
147	Jatropha Tree	Jatropha inaequalis	6"	6'	8'
148	Sacred Fig Tree	Ficus religiosa	4"	3'	8'
149	Chinese / Oriental Arborvitae	Platycladus orientalis	10"	8'	12'
150	Guiana Chestnut Tree	Pachira aquatica	5"	6'	10'
151	Guiana Chestnut Tree	Pachira aquatica	5"	6'	10'
152	Sabal Palmetto Palm	Sabal palmetto	12"	6'	22'
153	Alexandria Palm	Archontophoenix alexandriae	4"	6'	15'
154	Alexandria Palm	Archontophoenix alexandriae	3"	6'	18'
155	Sabal Palmetto Palm	Sabal palmetto	16"	6'	12'
156	Sabal Palmetto Palm	Sabal palmetto	10"	6'	12'
157	Sabal Palmetto Palm	Sabal palmetto	10"	6'	12'
158	Live Oak	Quercus virginiana	6"	10'	18'
159	Alexandria Palm	Archontophoenix alexandriae	4"	- triple trunk	5'
160	Umbrella Tree	Schefflera actinophylla	10"	15'	20'
161	Sabal Palmetto Palm	Sabal palmetto	18"	8'	10'
162	Live Oak	Quercus virginiana	24"	25'	40'
163	Sabal Palmetto Palm	Sabal palmetto	18"	8'	20'
164	Avocado Tree	Persea americana	10"	15'	15'
165	Sabal Palmetto Palm	Sabal palmetto	16"	6'	8'
166	Umbrella Tree	Schefflera actinophylla	10"	8'	18'
167	Sabal Palmetto Palm	Sabal palmetto	20"	7'	15'
168	Slash Pine	Pinus elliotii	16"	20'	40'
169	Sabal Palmetto Palm	Sabal palmetto	17"	6'	12'
170	Slash Pine	Pinus elliotii	16"	20'	35'
171	Umbrella Tree	Schefflera actinophylla	20"	12'	12'
171A	Sabal Palmetto Palm	Sabal palmetto	14"	8'	12'
172	Sabal Palmetto Palm	Sabal palmetto	16"	8'	18'
173	Sabal Palmetto Palm	Sabal palmetto	10"	8'	18'
174	Live Oak	Quercus virginiana	7"	14'	15'
175	Live Oak	Quercus virginiana	14"	15'	35'
176	Live Oak	Quercus virginiana	14"	19'	38'
177	Live Oak	Quercus virginiana	14"	15'	35'
178	Mango Tree	Mangifera indica L.	12"	18'	18'
179	Quercum Palm	Syagrus comamifolia	10"	12'	25'
180	Mango Tree	Mangifera indica L.	12"	12'	18'
182	Brazilian Pepper Tree	Schinus molle	12"	15'	18'
183	Sabal Palmetto Palm	Sabal palmetto	14"	8'	20'
184	Coconut Palm	Cocos nucifera	10"	12'	30'
185	Sabal Palmetto Palm	Sabal palmetto	10"	12'	30'

A REPLAT OF A PORTION OF COVENANT PALMS OF MIAMI, AS RECORDED IN PLAT BOOK 58, AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

PROFESSIONAL SURVEYOR AND MAPPER
2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185
PHONE: (305) 302-2522, FAX: (305) 207-9537
CERTIFICATION NO. PLS/PSM 6487

60' 0' 30' 60' 120' 240'

(IN FEET)

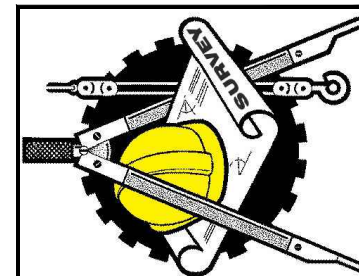
1 INCH = 60 FT.



- | | |
|--|---------------------------|
| | TRAFFIC LIGHTS |
| | AIR CONDITIONER |
| | CABLE TV |
| | CATCH BASIN |
| | CONCRETE POLE |
| | CONCRETE POLE (Ø4") |
| | ELECTRIC BOX |
| | SANITARY SEWER MANHOLE |
| | DRAINAGE MANHOLE |
| | IRRIGATION VALVE |
| | TELEPHONE MANHOLE |
| | WATER METER |
| | WOOD POWER POLE |
| | STOP SIGN |
| | WATER VALVE |
| | FIRE HYDRANT |
| | LIGHT POLE |
| | AT&T PHONE BOX |
| | SEWER CLEAN-OUT |
| | GROUND SIGNAL |
| | FPL FIBERNET BOX |
| | WATER MANHOLE |
| | GAS VALVE |
| | METAL COVER (CATCH BASIN) |
| | TRAFFIC SIGNAL BOX |
| | ANCHOR WIRE |
| | TRAFFIC FLOW |
| | DENOTE PALM |
| | DENOTE TREE |
| | EXISTING ELEVATION |
| | COVERED AREA |
| | CBS, WALL |
| | OVERHEAD LINES |
| | PLASTIC FENCE (P.F.) |
| | WOOD FENCE (W.F.) |
| | METAL FENCE (M.F.) |
| | CHAIN LINK FENCE (C.L.F.) |

LEGEND

- Ø = DIAMETER
 [C] = CALCULATED
 CL. = CLEAR
 C_c = CENTER LINE
 S_c = SECTION LINE
 CONC. = CONCRETE
 CRS. = CONCRETE BLOCK STUCCO
 Δ = DELTA
 EBR. = ENCRUSTATION
 F.F.E. = FINISH FLOOR ELEVATION
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 F.N. = FOUND NAIL
 F.N&D. = FOUND NAIL & DISC
 FPL = FLORIDA POWER & LIGHT
 I.D. = IDENTIFICATION
 L = LENGTH
 [M] = MEASURED
 M = MONUMENT LINE
 O/L = ON LINE
 P_r = PROPERTY LINE
 (P) = PLAT
 P.C. = POINT OF CURVATURE
 P.B. = PLAT BOOK
 PG. = PAGE
 R = RADIUS
 [R] = RECORD
 R/W = RIGHT OF WAY
 U.E. = UTILITY EASEMENT



JORGE L. CABRERA

Professional Surveyor and Mapper

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No.	Date	Job No.	Description
1	07/17/25		Revised Right-of-Way Line Location

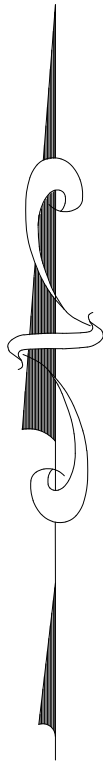
TENTATIVE PLAT

8400 NW 25TH AVENUE, MIAMI, FLORIDA 33147-4183

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	4/16/2024
DATE:	6/03/2024
SCALE:	1" = 60'
JOB No.	24-7986

SHEET

2 OF 4



HUEHUB

A REPLAT OF A PORTION OF COVENANT PALMS OF MIAMI, AS RECORDED IN PLAT BOOK 58,
AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING IN THE NORTHWEST
1/4 OF SECTION 10, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

JORGE L. CABRERA

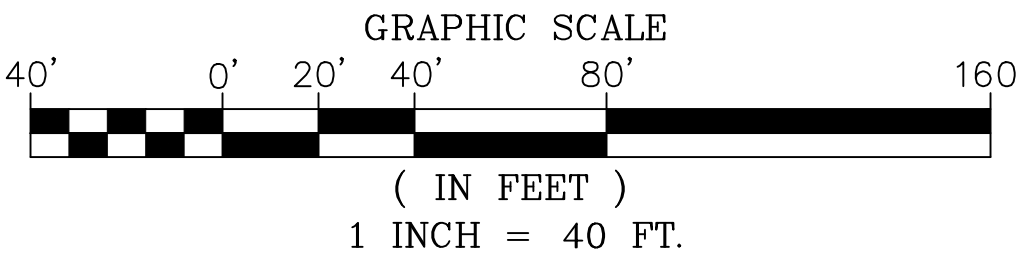
PROFESSIONAL SURVEYOR AND MAPPER

2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185

PHONE: (305) 302-2522, FAX: (305) 207-9537

CERTIFICATION NO. PLS/PSM 6487

JUNE, 2024

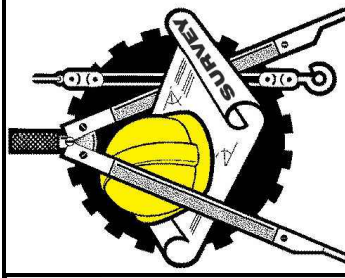


SYMBOLS

- TRAFFIC LIGHTS
- AIR CONDITIONER
- CABLE TV
- CATCH BASIN
- CONCRETE POLE
- CONCRETE POLE (Ø4)
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- IRRIGATION VALVE
- TELEPHONE MANHOLE
- WATER METER
- WOOD POWER POLE
- STOP SIGN
- FIBER OPTICAL CABLE SIGN POST
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- ATT- PHONE BOX
- FIRE DEPARTMENT CONNECTION
- SEWER CLEAN-OUT
- GROUND SIGNAL
- FPL FIBERNET BOX
- WATER MANHOLE
- GAS VALVE
- METAL COVER (CATCH BASIN)
- TRAFFIC SIGNAL BOX
- ANCHOR WIRE
- TRAFFIC FLOW
- DENOTE PALM
- DENOTE TREE
- 12 DENOTE NUMBER TREE AND PALM
- EXISTING ELEVATION
- COVERED AREA
- CBS. WALL
- OVERHEAD LINES
- PLASTIC FENCE (P.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- CHAIN LINK FENCE (C.L.F.)

LEGEND

- Ø = DIAMETER
- (C) = CALCULATED
- CL. = CLEAR
- C = CENTER LINE
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- CONC. = CONCRETE
- CBS. = CONCRETE BLOCK STUCCO
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- F.I.R. = FOUND IRON ROD
- F.N. = FOUND NAIL
- F.N.&D. = FOUND NAIL & DISC
- FPL = FLORIDA POWER & LIGHT
- I.D. = IDENTIFICATION
- L = LENGTH
- (M) = MEASURED
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Email: jorgecabrerapl@gmail.com

Description
Revised Right-of-Way Line Location

Job No.
1 07/17/25

Date
1 07/17/25

No.
1

TENTATIVE PLAT

8400 NW 25TH AVENUE, MIAMI, FLORIDA 33147-4183

CHECKED BY: JLC.

DRAWN BY: JF / ELF

FIELD DATE: 4/16/2024

DATE: 6/03/2024

SCALE: 1" = 40'

JOB No. 24-7986

SHEET:

3 OF 4

MATCH LINE - PAGE No. 4

