

**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.**

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Waiver No. D-	_____
Received Date:	_____

**APPLICATION FOR WAIVER OF PLAT**

Municipality: Unincorporated Miami-Dade Sec.: 26 Twp.: 54 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Owner's Name: SOMI 7160 LLC Phone: 305-796-2900  
 Address: 1200 NW 57th Avenue City: Miami State: FL Zip Code: 33126  
 Owner's Email Address: NMouriz@keystoneholdings.com

2. Surveyor's Name: John Ibarra & Assoc., Inc. Phone: (305) 262-0400  
 Address: 777 NW 72nd Avenue City: Miami State: FL Zip Code: 33126  
 Surveyor's Email Address: Javier@lbarralandsurveyors.com

3. Legal Description of Cutout Tract: See Exhibit "B"

4. Folio No(s): 30-4026-013-0680 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street Boundaries: Between SW 70th ST and SR 986 (SW 72nd ST) and between SW 71st CT and SW 71st AVE

7. Present Zoning: EU-M Zoning Hearing No.: R2024000050

8. Proposed use of Property: Workforce Housing  
 Single Family Res.( 2 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. Futhermore, 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.

**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)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): \_\_\_\_\_

*Nicholas Mowritz*  
Nicholas Mowritz, MGR

BEFORE ME, personally appeared NICHOLAS MOWRITZ this 21 day of MARCH, 2025 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 MARCH, 2025 A.D.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: \_\_\_\_\_)

*Mariah Pappalettera*  
Mariah Pappalettera



4/19/2026  
(Commission Expires)

HH255184  
(Commission Number)

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

## **Exhibit "A"**

### **Legal Description of Parent Tract**

THE NORTH 100 FEET OF TRACT 12, "AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

## Exhibit "B"

### Legal Descriptions of Cutout Parcels

#### Parcel "A"

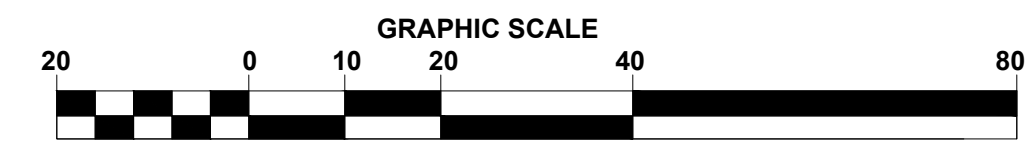
THE EAST 100.17 FEET OF THE NORTH 100 FEET OF TRACT 12,  
"AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE  
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

#### Parcel "B"

THE NORTH 100 FEET, LESS THE EAST 100.17 FEET OF TRACT 12,  
"AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE  
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

**WAIVER OF PLAT**  
 (MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY)

THE NORTH 100 FEET OF TRACT 12, AMENDED PLAT OF A PORTION OF PALM-MIAMI, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.



**LEGAL DESCRIPTION OF THE PARENT TRACT:**

THE NORTH 100 FEET OF TRACT 12, "AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

**CUT-OUT PARCELS:**

PARCEL "A"  
 THE EAST 100.17 FEET OF THE NORTH 100 FEET OF TRACT 12, "AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

PARCEL "B"  
 THE NORTH 100 FEET, LESS THE EAST 100.17 FEET OF TRACT 12, "AMENDED PLAT OF A PORTION OF PALM-MIAMI", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

**SURVEYOR'S SURVEY NOTES:**

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY HEREIN WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 MIAMI-DADE COUNTY.
- BENCHMARK P-4025, LOCATOR No. 4005W, PK NAIL AND BRASS WASHER IN NW CORNER OF CONC RIM OF CATCH BASIN AT NE CORNER OF INTERSECTION: SW 72 ST -- 11.8' NORTH OF NORTH EDGE OF PAVEMENT AND SW 72 AVE -- 32' EAST OF EXTENDED EAST EDGE OF PAVEMENT; ELEVATION IS 10.11 FEET OF NGVD OF 1929.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THE SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NO UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN ON THE SURVEY WERE FOUND. UNLESS OTHERWISE SPECIFIED, THIS FIRM HAS NOT LOCATED ANY FOOTINGS AND/OR FOUNDATIONS UNDERGROUND.
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR A WAIVER OF PLAT.
- THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS, BASED ON A 95% CONFIDENCE LEVEL, VERIFIED BY REDUNDANT MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS AN EQUIVALENT LINEAR CLOSURE STANDARD OF 1 FOOT IN 7,500 FEET (SUBURBAN). THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARK NOTED ABOVE AND MEETS OR EXCEEDS A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT, A BEARING OF S 86° 29' 53" W, ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 54, RANGE 40 EAST ALSO BEING THE CENTERLINE OF SW 72ND STREET, AS PER PLAT BOOK 155, PAGE 1.
- FENCE OWNERSHIP NOT DETERMINED. THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

**DEVELOPMENT INFORMATION**

OWNER: SOMI 7160 LLC  
 MAILING ADDRESS: 1200 NW 57 AVENUE, MIAMI, FL 33126

DEVELOPMENT INFORMATION:  
 PARENT TRACT CONTAINING:  
 GROSS AREA 31,250 SQ. FT. +/- OR 0.72 ACRES +/-  
 NET AREA 19,732 SQ. FT. +/- OR 0.45 ACRES +/-

FLOOD CRITERIA:  
 MIAMI-DADE COUNTY FLOOD CRITERIA AS SHOWN ON MIAMI-DADE COUNTY'S 2022 GIS OPEN DATA FLOOD CRITERIA MAP WEBSITE:  
 10.195 FEET (NAVD 1988) 11.745 FEET (NGVD 1929)

ZONING (EXISTING TO REMAIN): EU-M  
 MIAMI-DADE COUNTY ZONING APPLICATION REFERENCE NO. R2024000050

PROPOSED TO DIVIDE THE LAND AND DEVELOP A 2-STORY SINGLE FAMILY RESIDENCE ON EACH PARCELS THROUGH WORKFORCE HOUSING

PARCEL "A" (WORKFORCE HOUSING) GROSS LAND AREA 15,644± SQ. FT. PROPOSED TOTAL BUILDING AREA AT GROUND LEVEL: 3,569 SQ. FT. TOTAL AREA: 5,846 SQ. FT.

PARCEL "B" (WORKFORCE HOUSING) GROSS LAND AREA 15,604± SQ. FT. PROPOSED TOTAL BUILDING AREA AT GROUND LEVEL: 3,569 SQ. FT. TOTAL AREA: 5,846 SQ. FT.

MIAMI-DADE COUNTY PRE-PERMIT PROCESS # R2024000050.

ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE DEMOLISHED.

**WATER AND SEWER SERVICES:**

PUBLIC WATER TO BE UTILIZED

SEPTIC TANK TO BE UTILIZED

**ABBREVIATIONS**

- B.M. = BENCHMARK
- CONC. = CONCRETE
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- ELEV. = ELEVATION
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- FT. = FEET
- LB. = LICENSED BUSINESS
- L.F.E. = LOWEST FLOOR ELEVATION
- (M) = MEASURED
- (R) = RECORD
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- # OF NO. = NUMBER
- O/S = OFFSET
- O.R.B. = OFFICIAL RECORDS BOOK
- P.W. = PARKWAY
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- SEC. = SECTION
- S.I.R. = SET IRON REBAR
- TWP. = TOWNSHIP
- RGE. = RANGE
- T.B.M. = TEMPORARY BENCHMARK
- U.P. = UTILITY POLE
- W.M. = WATER METER
- CENTER LINE
- = MORE OR LESS
- = DENOTE 1/4 SECTION CORNER
- 26-54-40 = SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST

**LEGEND**

- ⊙ = DRAINAGE MANHOLE
- ⊙ = SANITARY MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = ELECTRIC BOX
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = LIGHT POLE
- ⊙ = WATER METER
- ⊙ = CENTER LINE
- ⊙ = MORE OR LESS
- ⊙ = DENOTE 1/4 SECTION CORNER
- = CENTERLINE
- = RIGHT OF WAY
- = OVERHEAD UTILITY LINES
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = LIMITED ACCESS RW
- = NON-VEHICULAR ACCESS RW
- = EXISTING ELEVATION
- ⊙ = TREE

**CONTACT INFORMATION:**

OWNER: SOMI 7160 LLC  
 MAILING ADDRESS: 1200 NW 57 AVENUE, MIAMI, FL 33126

NICOLAS MOURIZ  
 KEYSTONE HOLDINGS GROUP, LLC  
 (305) 796-2900  
 NMouriz@keystoneholdings.com

**OTHER CONTACT:**

JULIO E. PEREZ, P.S.M.  
 JOHN IBARRA & ASSOCIATES, INC.  
 (305) 262-0400  
 777 NW 72nd AVE, SUITE 3025  
 MIAMI, FL 33126  
 EMAIL: JULIO@IBARRALANDSURVEYORS.COM  
 JAVIER MOREJON, PLAT MANAGER  
 EMAIL: JAVIER@IBARRALANDSURVEYORS.COM

**PROPERTY ADDRESS:**

7160 SW 70TH STREET, MIAMI, FLORIDA 33143

**FOLIO NUMBER:**

30-4026-013-0680

**FEMA INFORMATION:**

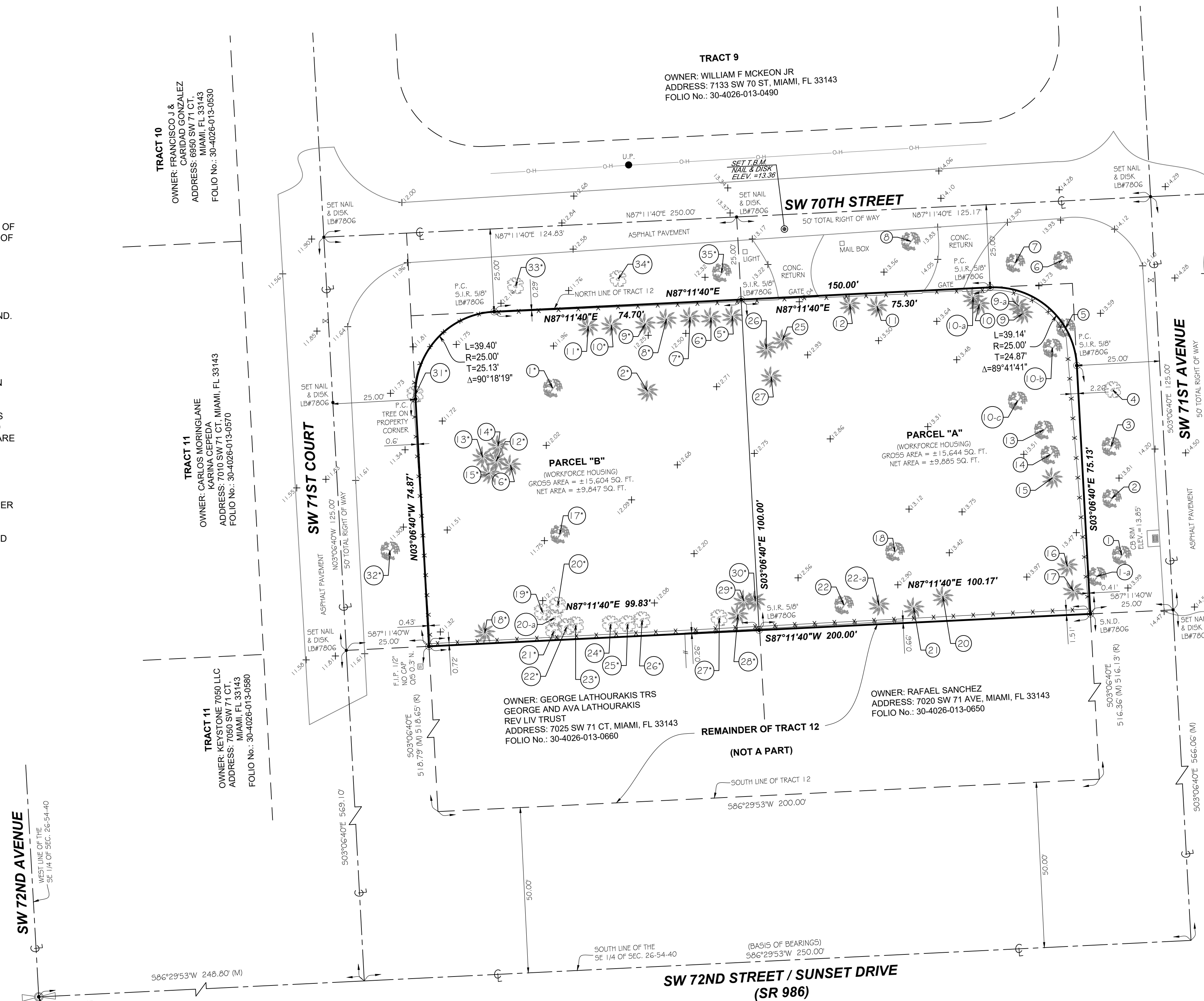
THE NATIONAL FLOOD INSURANCE PROGRAM MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LANDS TO BE SITUATED IN:

COMMUNITY NAME: MIAMI-DADE COUNTY  
 COMMUNITY NUMBER: 120635 (UNINCORPORATED AREAS)  
 PANEL NUMBER: 0458  
 FLOOD ZONE: X  
 HAVING A BASE FLOOD ELEVATION (N/A)  
 DATE OF FIRM: 09/11/2009.

**SPECIAL EXCEPTIONS:**

- ALL MATTERS CONTAINED ON THE PLAT OF AMENDED PLAT OF A PORTION OF PALM-MIAMI, AS RECORDED IN PLAT BOOK 31, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY RECORDED IN O.R. BOOK 20154, PAGE 3434, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISED ON: UPDATE SURVEY 03/10/2026  
 REVISED ON: ORIGINAL SURVEY 02/06/2025



TRACT 8  
 OWNER: ERIC SILVIN  
 BECKY SILVIN  
 ADDRESS: 6935 SW 71 AVE.  
 MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0390

TRACT 9  
 OWNER: WILLIAM F MCKEON JR  
 ADDRESS: 7133 SW 70 ST, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0490

TRACT 10  
 OWNER: FRANCISCO J & CARIDAD GONZALEZ  
 ADDRESS: 6950 SW 71 AVE, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0530

TRACT 11  
 OWNER: CARLOS MORINLANE & KARINA CEPEDA  
 ADDRESS: 7010 SW 71 CT, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0570

TRACT 11  
 OWNER: KEYSTONE 7060 LLC  
 ADDRESS: 7060 SW 71 CT, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0580

TRACT 11  
 OWNER: GEORGE LATHOURAKIS TRS  
 GEORGE AND AVA LATHOURAKIS  
 REV LIV TRUST  
 ADDRESS: 7025 SW 71 CT, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0660

TRACT 11  
 OWNER: RAFAEL SANCHEZ  
 ADDRESS: 7020 SW 71 AVE, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0650

TRACT 11  
 OWNER: KEYSSTONE 7060 LLC  
 ADDRESS: 7060 SW 71 CT, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0580

TRACT 11  
 OWNER: FRANCISCO J & CARIDAD GONZALEZ  
 ADDRESS: 6950 SW 71 AVE, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0530

TRACT 11  
 OWNER: ERIC SILVIN  
 BECKY SILVIN  
 ADDRESS: 6935 SW 71 AVE, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0390

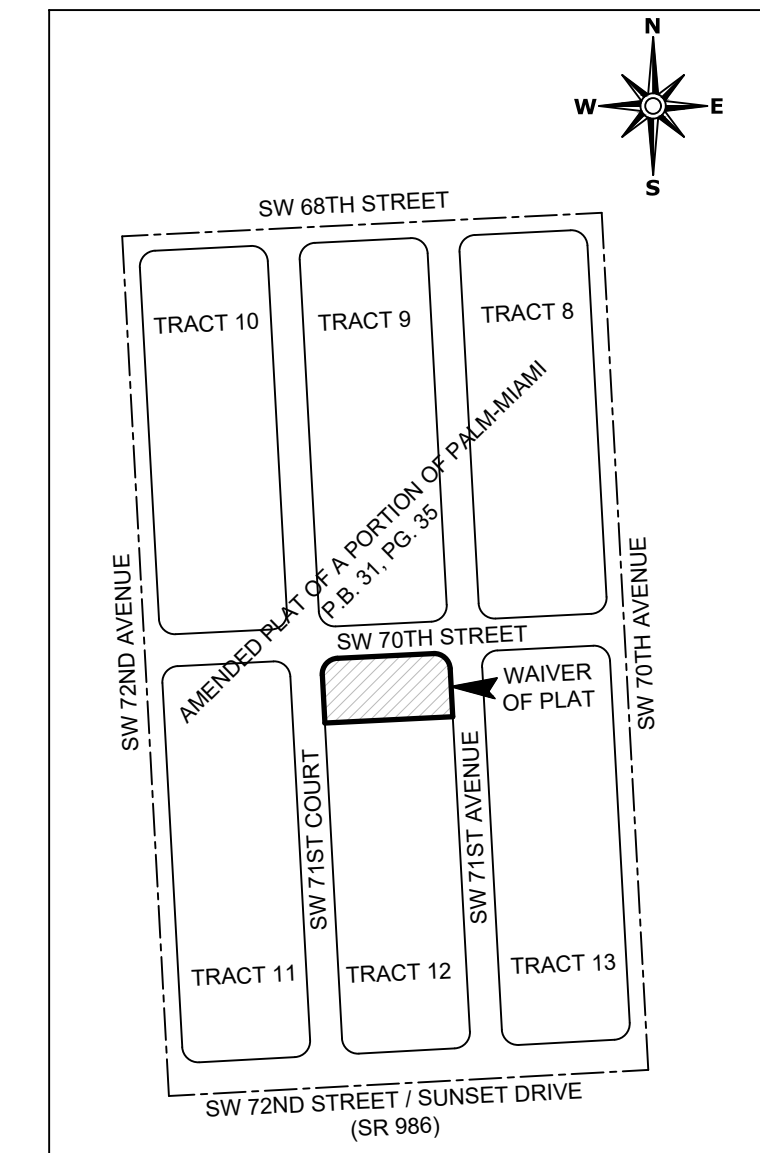
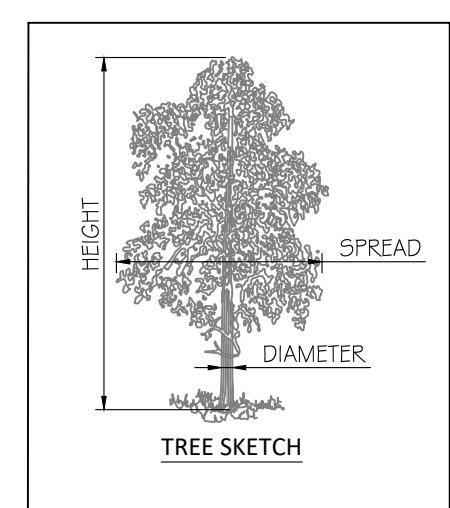
TRACT 11  
 OWNER: WILLIAM F MCKEON JR  
 ADDRESS: 7133 SW 70 ST, MIAMI, FL 33143  
 FOLIO No.: 30-4026-013-0490

**TREE LEDGER EAST SIDE LOT - 1**

Tree #	Common Name	Botanical Name	D.B.H./Dia	Height	Canopy Value (Spread)	Condition	Native	Specimen
1	Black Olive	Terminalia buceras	26"	60'	40'	Poor	No	No
1A	Indian Sirs	Albizia lebeck	4"	20'	15'	---	No	No
2	Black Olive	Terminalia buceras	24"	60'	35'	Good	No	Yes
3	Black Olive	Terminalia buceras	23"	50'	35'	Good	No	Yes
4	Live Oak	Quercus virginiana	18"	32'	18'	Fair	Yes	Yes
5	Avocado Tree	Persea americana	17"	35'	35'	Fair	No	No
5A	Triple Trunk Avocado	Persea americana	5"	20'	15'	Fair	No	No
5B	Orchid Tree	Bauhinia purpurea	Exempt	From Miami Dade County Ordinance Chapter 24			No	No
6	Gumbo Limbo	Bursera simaruba	5"	18'	15'	Fair	Yes	No
7	Signature Tree	Clusia rosea	6"	15'	18'	Fair	No	No
8	Orchid Tree	Bauhinia purpurea	Exempt	From Miami Dade County Ordinance Chapter 24			No	No
9	Two Sided Palm	Sabal palmetto	14" each	12'	18'	Fair	Yes	No
10	Frangipani	Plumeria rubra	3"	14'	9'	Good	No	No
10A	Frangipani	Plumeria rubra	3"	12'	10'	Good	No	No
10B	Frangipani	Plumeria rubra	4"	14'	15'	Fair	No	No
10C	Frangipani	Plumeria rubra	4"	14'	10'	Fair	No	No
11	Montgomery Palm	Veitchia arecina	5"	27'	14'	Good	No	No
12	Palm	Veitchia arecina	5"	25'	14'	Good	No	No
13	Coconut Palm	Cocos nucifera	8"	22'	18'	Fair	No	No
14	Coconut Palm	Cocos nucifera	10"	40'	20'	Good	No	No
15	Chinese Fan Palm	Livistona chinensis	6"-8"	15'-22'	14'	Fair	No	No
16	Dead Stump	Cocos nucifera	---	---	---	Dead	No	No
17	Chinese Fan Palm	Livistona chinensis	6"	13'-16'	14'	Fair	No	No
18	Mulberry Dead stump	Broussonetia papyrifera	4"	---	---	Poor	No	No
19	Mango Tree	Mangifera indica	20"	30'	25'	Fair	No	No
20	Coconut Palm	Cocos nucifera	10"	40'	20'	Fair	No	No
21	Coconut Palm	Cocos nucifera	10"	40'	20'	Fair	No	No
22	Montgomery Palm	Veitchia arecina	7"	40'	14'	Good	No	No
22A	Queen Palm	Syagrus romanzoffiana	8"	25'	10'	Poor	No	No
23	Pencil Tree	Euphorbia tirucalli	4"	16'	14'	Good	No	No
24	Solitaire Palm	Psychosperma elegans	4"	20'	10'	Good	No	No
25	Queen Palm	Syagrus romanzoffiana	7"	20'	12'	Fair	No	No
26	3 Solitaire Palms	Psychosperma elegans	4"	30'	10'	Good	No	No
27	Paradise Bird of Paradise	Strelitzia reginae	4"	24'	12'	Fair	No	No

**TREE LEDGER WEST SIDE LOT - 2 (\*)**

Tree #	Common Name	Botanical Name	D.B.H./Dia	Height	Canopy Value (Spread)	Condition	Native	Specimen
1	Mango Tree	Mangifera indica	17"/19"	35'	35'	Fair	No	No
2	Bismark Palm	Bismarckia nobilis	9"	14'	13'	Fair	No	No
3	Frangipani	Plumeria rubra	4"	16'	16'	Fair	No	No
4	Queen Palm	Syagrus romanzoffiana	10"	25'	18'	Fair	No	No
5	2 Solitaire Palm	Psychosperma elegans	3"	25'	10'	Good	No	No
6	Queen Palm	Syagrus romanzoffiana	11"	33'	18'	Fair	No	No
7	Queen Palm	Syagrus romanzoffiana	9"	32'	18'	Fair	No	No
8	3 Chinese Fan Palms	Livistona chinensis	5"-7"	20'	12'	Fair	No	No
9	Queen Palm	Syagrus romanzoffiana	8"	27'	18'	Fair	No	No
10	Queen Palm	Syagrus romanzoffiana	5"	18'	12'	Fair	No	No
11	3 Chinese Fan Palms	Livistona chinensis	6"-8"	20'-30'	12'	Fair	No	No
12	Sabal Palm	Sabal palmetto	14"	15'	14'	Good	Yes	No
13	Solitaire Palm	Psychosperma elegans	3"	20'	10'	Good	No	No
14	Frangipani	Plumeria rubra	5"	20'	15'	Fair	No	No
15	Fraxinus Shrub	Hamelia parsons	4-3"	17'	15'	Fair	Yes	No
16	Frangipani	Plumeria rubra	4"	18'	12'	Good	No	No
17	Mango Tree	Mangifera indica	16"/22"	35'	35'	Fair	No	No
18	Sabal Palm	Sabal palmetto	11"	18'	12'	Fair	Yes	No
19	Live Oak	Quercus virginiana	16"	25'	30'	Fair	Yes	No
20	Live Oak	Quercus virginiana	23"	60'	40'	Fair	Yes	Yes
20A	Live Oak	Quercus virginiana	6"	25'	15'	Fair	Yes	No
21	Live Oak	Quercus virginiana	14"	35'	30'	Fair	Yes	No
22	Live Oak	Quercus virginiana	19"	40'	35'	Fair	Yes	Yes
23	Solitaire Palm	Psychosperma elegans	4"	25'	10'	Good	No	No
24	Live Oak	Quercus virginiana	21"	40'	40'	Fair	Yes	Yes
25	Sabal Palm	Sabal palmetto	12"	17'	12'	Fair	Yes	No
26	Sabal Palm	Sabal palmetto	12"	16'	12'	Fair	Yes	No
27	Arca Palm Cluster	Dyopsis lutescens	3"	20'	12'	Fair	No	No
28	African Tulip	Spathoglottis campanulata	11"	45'	30'	Fair	No	No
29	2 Solitaire Palm	Psychosperma elegans	3"	30'	10'	Fair	No	No
30	Royal Palm	Roystonea regia	17"	40'	20'	Good	Yes	No
31	Live Oak	Quercus virginiana	24"	40'	40'	Fair	Yes	Yes
32	Queen Crape Myrtle	Lagerstroemia speciosa	4"	15'	15'	Fair	No	No
33	Live Oak	Quercus virginiana	25"/18"	40'	40'	Fair	Yes	No
34	Live Oak	Quercus virginiana	15"	35'	30'	Fair	Yes	No
35	Hog Plum	Spondias mombin	5"	15'	15'	Poor	No	No



LYING IN THE SE 1/4 IN SECTION 26, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.  
**LOCATION SKETCH**  
 SCALE 1" = 300'

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" AND WAIVER OF PLAT OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: JULIO E. PEREZ, P.S.M. FOR THE FIRM

PROFESSIONAL SURVEYOR AND MAPPER No.: 6029 STATE OF FLORIDA. (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).  
 LB #7806

<b>DRAWN BY:</b>	JEP
<b>SURVEY DATE:</b>	03/10/2026
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<b>SHEET:</b>	1 OF 1

LB 7806 SEAL