

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: HIALEAH Sec.: 7 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Murphy Palm Avenue

2. Owner's Name: 2090 Palm LLC

Phone: 954-562-2113

Address: 1059 Nautica Drive

City: Weston

State: FL

Zip Code: 33327

Owner's Email Address: edwinflores13@gmail.com

3. Surveyor's Name: Paul S. Katrek

Phone: 407-322-6841 x1174

Address: 600 W. Fulton Street

City: Sanford

State: FL

Zip Code: 32771

Surveyor's Email Address: pkatrek@cphcorp.com

4. Folio No(s): 04-3107-000-0020

/ 04-3107-014-0560

/

5. Legal Description of Parent Tract: SEE ATTACHED SURVEY

6. Street boundaries: West 21 Street, West 20 Street, Palm Avenue

7. Present Zoning: C-3

Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(2,824 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (12 fueling Sq. Ft. & No. of Units _____) stations

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:

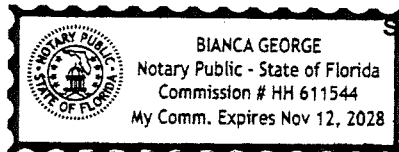
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jesus Edwin Flores

BEFORE ME, personally appeared Jesus Flores this 2nd day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known FLP or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2nd day of May, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Bianca George

(Print, Type name here: Bianca George)

11/12/2028
(Commission Expires)

HH 611544
(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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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

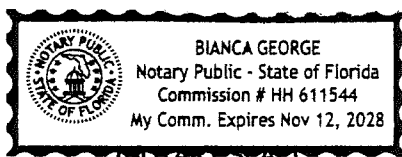
SS:


Signature of Owner: 

(Print name & Title here): Jesus Edwin Flores

BEFORE ME, personally appeared Jesus Flores this 2nd day of May, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known TE-PL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2nd day of May, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Bianca George)

6/12/2028 HH 611544
(Commission Expires) (Commission Number)

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SPECIAL EXCEPTIONS PER OPINION
OF TITLE BY THOMAS L. HARRIS, ESQ.
DATED JANUARY 8, 2025

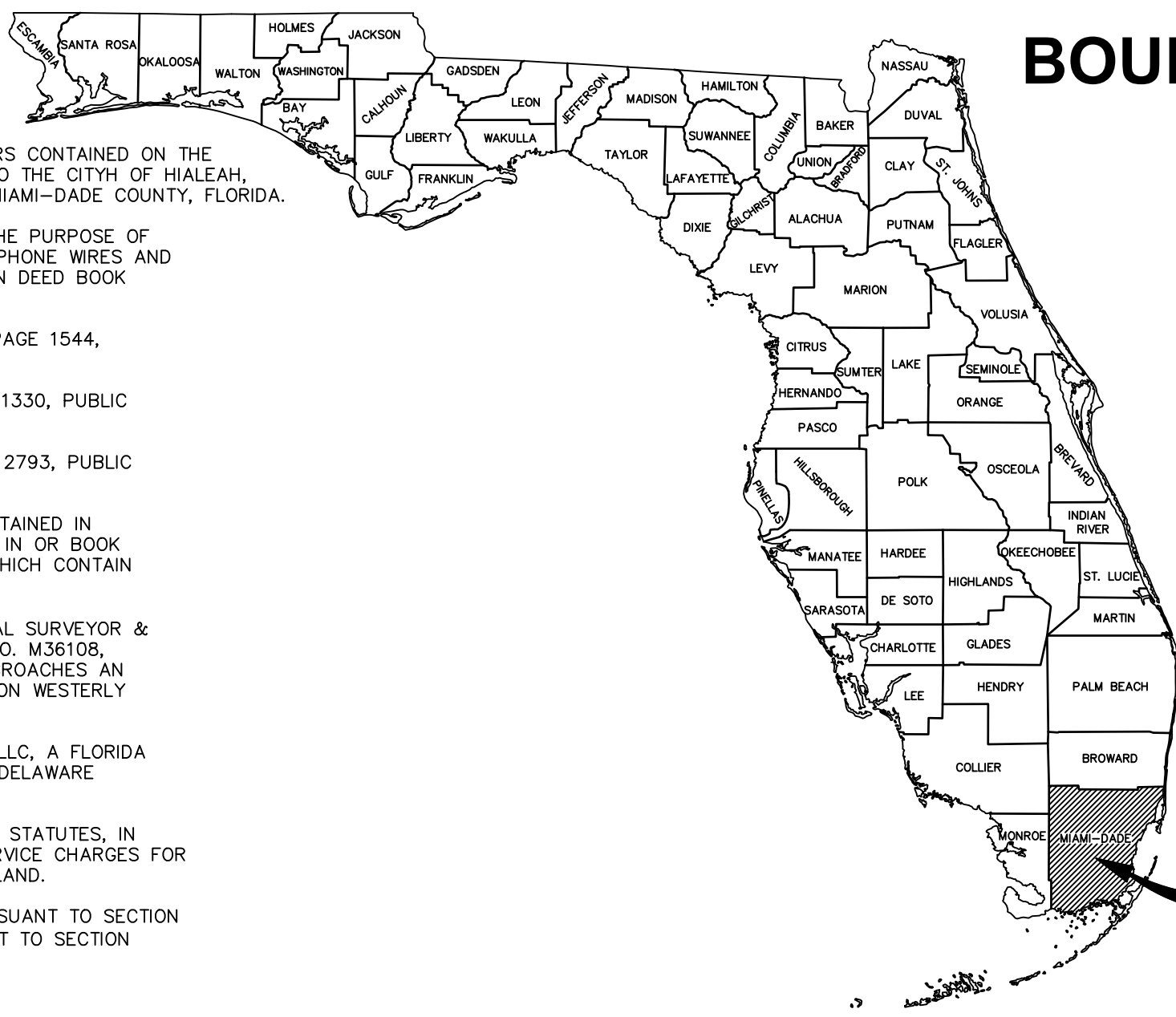
- (A) RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF REVISED PLAT OF THE REVISED PLAT OF SEVENTEENTH ADDITION TO THE CITY OF HIALEAH, AS RECORDED IN PLAT BOOK 31, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- (B) AN EASEMENT OR RIGHT OF WAY OF TWO FEET IN WIDTH RESERVED FOR THE PURPOSE OF ERECTING AND MAINTAINING WATER AND SEWER PIPES, ELECTRIC AND TELEPHONE WIRES AND POLES CONTAINED IN WARRANTY DEED RECORDED IN CN 946-9123 AND IN DEED BOOK 2625, PAGE 107, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- (C) COVENANT RUNNING WITH THE LAND, RECORDED UNDER OR BOOK 27594, PAGE 1544, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- (D) COVENANT RUNNING WITH THE LAND, RECORDED IN OR BOOK 13516, PAGE 1330, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- (E) COVENANT RUNNING WITH THE LAND, RECORDED IN OR BOOK 13656, PAGE 2793, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- (F) COVENANTS, CONDITIONS, RESTRICTIONS AND REMEDIATION AGREEMENT CONTAINED IN WARRANTY DEED RECORDED IN OR BOOK 21064, PAGE 3545, AS AMENDED IN OR BOOK 27949, PAGE 3267, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS GRANTING EASEMENTS AND/OR ASSESSMENTS.
9. MATTERS SHOWN ON SURVEY PREPARED BY PAUL J. KATREK, PROFESSIONAL SURVEYOR & MAPPER, FLORIDA REGISTRATION NUMBER 6233 OF CPH LLC, UNDER JOB NO. M36108, DATED JUNE 20, 2024 AND REFLECTING THEREIN: BUILDING OVERHANG ENCROACHES AN UNDETERMINED DISTANCE ONTO WEST 20th STREET; AND OVERHEAD WIRE SON WESTERLY PORTION OF THE PROPERTY.
- h. TERMS AND CONDITIONS OF THE LEASE AGREEMENT BETWEEN 2090 PALM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LANDLORD AND MURPHY OIL USA, INC., A DELAWARE CORPORATION, AS TENANT.
- i. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
- j. ANY LOSS OR DAMAGE RESULTING FROM ANY LIEN FOR ASSESSMENTS PURSUANT TO SECTION 718.115(5)(A) FLORIDA STATUTES, OR FOR UNPAID ASSESSMENTS PURSUANT TO SECTION 718.116(1)(A), FLORIDA STATUTES.

Tentative Plat Information:

- PROPERTY IS ZONED C-2-LIBERAL RETAIL COMMERCIAL (TO BE REZONED).
- ACCORDING TO THE MIAMI-DADE COUNTY FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022, THE SUBJECT PROPERTY FLOOD CRITERIA IS 7.47 FET (NAVD88).
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12086C0283L, COMMUNITY PANEL NO. 120643 0283 L, CITY OF HIALEAH, REVISED SEPTEMBER 11, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LIES IN ZONE AH, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD ELEVATIONS DEPICTED AS 8 FEET (NGVD '29), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
- PROPOSED SUBDIVISION NAME: MURPHY PALM AVENUE, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 41 EAST.
- ALL IMPROVEMENTS TO BE REMOVED.
- FUTURE SITE PROPOSES 6 FUEL STATIONS, 12 FUEL DISPENSING NOZZLES AND A 2,824 SQ. FT. BUILDING.

Abbreviation Legend:

(A)	— ACTUAL	MBX	— MAILBOX
A/C	— AIR CONDITIONER	MES	— MITERED END SECTION
ACSM	— AMERICAN CONGRESS ON SURVEYING & MAPPING	MH	— MANHOLE
ADA	— AMERICANS WITH DISABILITIES ACT	MLP	— METAL LIGHT POLE
ALTA	— AMERICAN LAND TITLE ASSOCIATION	MPH	— MILES PER HOUR
APPROX	— APPROXIMATE	MPP	— METAL POWER POLE
ARV	— AIR RELEASE VALVE	N/A	— NOT APPLICABLE
AVE	— AVENUE	NADV	— NORTH AMERICAN VERTICAL DATUM
AVG	— AVERAGE	NAD	— NORTH AMERICAN DATUM
(BB)	— BEARING BASIS	NG	— NATURAL GROUND
BFP	— BACKFLOW PREVENTER	NGS	— NATIONAL GEODETIC SURVEY
BLK	— BLOCK	NGVD	— NATIONAL GEODETIC VERTICAL DATUM
BLDG	— BUILDING	N & D	— NAIL AND DISK
BLVD	— BOULEVARD	NO	— NUMBER
BM	— BENCH MARK	NR	— NON-RADIAL
BOC	— BACK OF CURB	NSPS	— NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOW	— BACK OF WALK	NT	— NON-TANGENT
BSL	— BUILDING SETBACK LINE	NTS	— NOT TO SCALE
BWF	— BARBED WIRE FENCE	OD	— OUTSIDE DIAMETER
C-X	— DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OR	— OFFICIAL RECORDS BOOK
(C)	— CALCULATED	OUL	— OVERHEAD UTILITY LINES
C	— CHORD	OTL	— OVERHEAD TRAFFIC LINES
CBT	— CABLE TELEVISION RISER	(P)	— PLAT
CB	— CHORD BEARING	PE	— PLAT BOOK
CBS	— CONCRETE BLOCK STRUCTURE	PC	— POINT OF CURVATURE
C.C.R.	— CERTIFIED CORNER RECORD	PCP	— POINT OF COMPOUND CURVATURE
C&G	— CURB & GUTTER	PCP	— PERMANENT CONTROL POINT
C/L	— CATCH INLET	PFF	— PROPOSED FINISHED FLOOR
CL	— CENTERLINE	PG	— PAGE
CLF	— CHAIN LINK FENCE	POS	— POINT OF INTERSECTION
CM	— CONCRETE MONUMENT	PIV	— POST INDICATOR VALVE
CMP	— CORRUGATED METAL PIPE	PK	— PARKER KAYLON
CO	— CLEANOUT	POB	— POINT OF BEGINNING
CONC	— CONCRETE	POC	— POINT OF COMMENCEMENT
COR	— CORNER	POL	— POINT ON LINE
CRPP	— CORRUGATED PLASTIC PIPE	PP	— POWER POLE
CUE	— COUNTY UTILITY EASEMENT	PRC	— POINT OF REVERSE CURVATURE
CVS&T	— CAN'T VERIFY SIZE & TYPE	PRM	— PERMANENT REFERENCE MONUMENT
CWS	— CROSSWALK SIGNAL	PSM	— PROFESSIONAL SURVEYOR & MAPPER
Δ	— DELTA	PT	— POINT OF TANGENCY
(D)	— DESCRIPTION	R	— RADIUS
DE	— DEED BOOK	RAD	— RADIAL
DBH	— DIAMETER AT BREAST HEIGHT IN INCHES	RCP	— REINFORCED CONCRETE PIPE
DE	— DRAINAGE EASEMENT	REC	— RECOVERED
DEPT	— DEPARTMENT	REV	— REVISION
DI	— DUCTILE IRON PIPE	RF	— RADIUS POINT
DR	— DRIVE	R/W	— RIGHT-OF-WAY
D/U	— DRAINAGE AND UTILITY EASEMENT	RLS	— REGISTERED LAND SURVEYOR
(E)	— ENGINEERING PLAN	RPL	— RADIUS POINT
EJB	— ELECTRIC JUNCTION BOX	RWL	— UNDERGROUND RECLAIM WATER LINE
EL	— UNDERGROUND ELECTRICAL LINES	RWM	— RECLAIMED WATER METER
ELEC	— ELECTRIC	SE	— SPECIAL EASEMENT
ELEV	— ELEVATION	SEC 7	— SECTION 7
ELUP	— ELLIPTICAL	SMH	— SANITARY SEWER MANHOLE
EOP	— END OF INFORMATION	(SP)	— STATE PLANE
EOP	— END OF PAVEMENT	SQ	— SQUARE
FB	— FIELD BOOK	SQ FT	— SQUARE FEET
FDC	— FIRE DEPARTMENT CONNECTION	ST	— STREET
FDOT	— FLORIDA DEPARTMENT OF TRANSPORTATION	STMH	— STORM DRAINAGE MANHOLE
FF	— FINISH FLOOR	ST	— SIDEWALK
FG	— PLAT GRATE INLET	T&B	— TANGENT BEARING
FGLP	— FIBERGLASS LIGHT POLE	TS3S	— TOWNSHIP 53 SOUTH
FHYD	— FIRE HYDRANT	TELE	— TELEPHONE
FM	— FORCE MAIN	TL	— TOP OF SLOPE
FND	— FOUND	TOB	— TOP OF BANK
FP&L	— FLORIDA POWER AND LIGHT	TOE	— TOE OF SLOPE
(FS)	— FLORIDA STATUTES	TR	— TRANSFORMER
(G)	— GRID (STATE PLANE)	TRANS	— TRANSVERSE
GL	— UNDERGROUND GAS LINES	TRF	— TRAFFIC SIGNAL BOX
GOV'T	— GOVERNMENT	TSSP	— TRAFFIC SIGNAL SUPPORT POLE
GPR	— GROUND PENETRATING RADAR	TVL	— UNDERGROUND CABLE TV LINES
GTMH	— GREASE TRAP MANHOLE	(TYP)	— TYPICAL
HOPE	— HIGH DENSITY POLYETHYLENE PIPE	UE	— UTILITY EASEMENT
HWF	— HOG WIRE FENCE	UNK	— UNKNOWN
ID	— IDENTIFICATION	UTL	— UNDERGROUND TELEPHONE LINES
ICV	— IRRIGATION CONTROL VALVE	W	— W
INFO	— INFORMATION	W/F	— WROUGHT IRON FENCE
INV	— INVERT	WL	— UNDERGROUND WATER LINE
IP	— IRON PIPE	WLP	— WOOD LIGHT POLE
IP&C	— IRON PIPE & CAP	WM	— WATER METER
IR&C	— IRON ROD	WP	— WORK PROGRAM
IRR	— IRRIGATION	WPF	— WOOD POST FENCE
L	— ARC LENGTH	WPP	— WOOD POWER POLE
L#	— LICENSED BUSINESS NUMBER	WV	— WATER VALVE
LP	— LIGHT POLE		
(M)	— MEASURED		
MB	— MAGNETIC		
MAG	— MAP BOOK		



BOUNDARY & TOPOGRAPHIC SURVEY/TENTATIVE PLAT

MURPHY PALM AVENUE

A RE-SUBDIVISION OF A PORTION OF LAND

SECTION 7-TOWNSHIP 53 SOUTH-RANGE 41 EAST

MIAMI-DADE COUNTY, FLORIDA

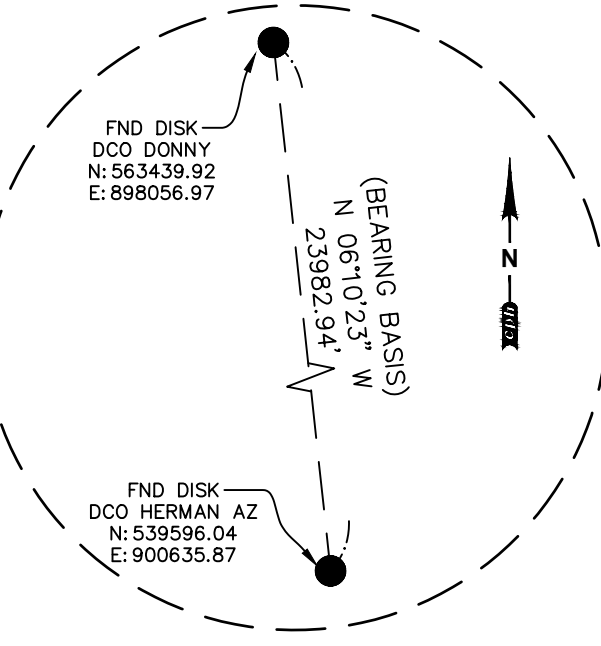
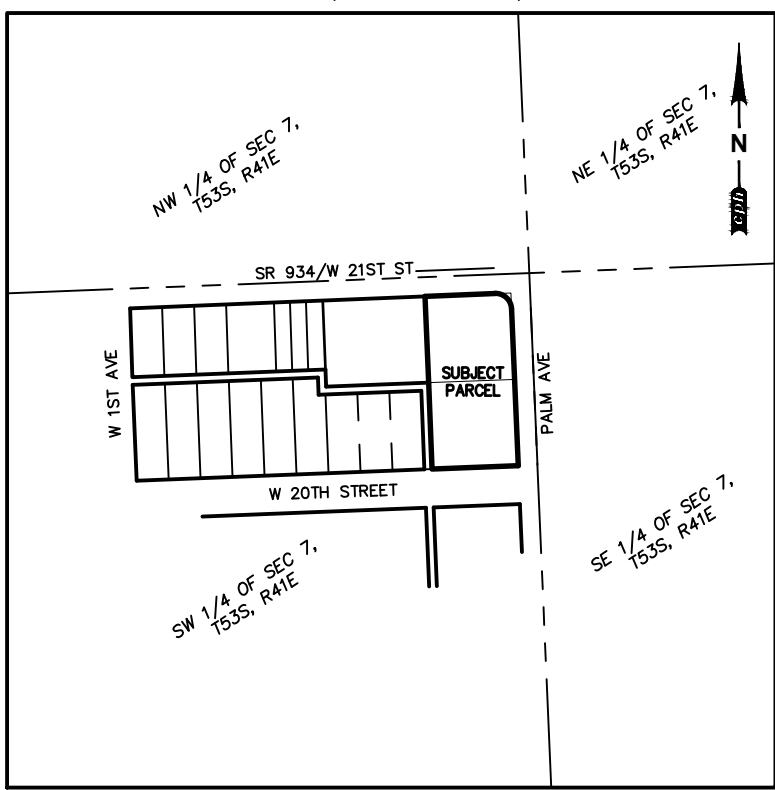
Legal Description: (PER OPINION OF TITLE PREPARED BY THOMAS L. HARRIS, ESQ DATED JANUARY 8, 2025)

TRACT 127-C, REVISED PLAT OF THE REVISED PLAT OF SEVENTEENTH-ADDITION TO THE CITY OF HIALEAH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 127-C, REVISED PLAT OF THE REVISED PLAT OF SEVENTEENTH-ADDITION TO THE CITY OF HIALEAH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 87°44'39" WEST ALONG THE SOUTH LINE OF SAID TRACT 127-C, A DISTANCE OF 134.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 02°15'16" WEST ALONG THE WEST LINE OF SAID TRACT 127-C, A DISTANCE OF 135.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID NW CORNER RUN NORTH 02°26'58" WEST, A DISTANCE OF 134.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 934 (W 21ST STREET) RIGHT OF WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 87080, SIGNED 5/23/2016; THENCE RUN NORTH 87°41'02" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 109.32 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°20'08" EAST, 35.28 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'20" FOR AN ARC LENGTH OF 39.17 FEET TO A POINT OF TANGENCY, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF PALM AVENUE (60' WIDE RIGHT-OF-WAY PER AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE DEPARTING SAID CURVE RUN SOUTH 02°26'58" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 245.18 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

SCALE 1" = 300'
SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH,
RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA



State Plane Bearing Basis Detail
NOT TO SCALE

Line Legend:

NOT TO SCALE

— 1 —	= 1 FOOT CONTOURS
— 5 —	= 5 FOOT CONTOURS
— — — — —	= ADJOINER PROPERTY LINES
— x — x —	= BARBED WIRE FENCE
— — — — —	= CHORD
— — — — —	= BROKEN LINE
— — — — —	= BURIED CABLE
— — — — —	= BURIED CABLE TELEVISION
— — — — —	= BURIED ELECTRIC
— — — — —	= BURIED FIBER OPTICS
— — — — —	= BURIED GAS
— — — — —	= BURIED RECLAIMED WATER LINE
— — — — —	= BURIED SANITARY LINES
— — — — —	= BURIED STORM SEWER LINES
— — — — —	= BURIED SANITARY SEWER FORCE MAIN LINE
— — — — —	= BURIED TRAFFIC CONTROL
— — — — —	= BURIED TELEPHONE LINE
— — — — —	= BURIED WATER LINES
— — — — —	= CENTER LINE R/W
— — — — —	= CHAIN LINK FENCE
— — — — —	= EASEMENT LINES (EXISTING)
— — — — —	= EASEMENT LINES (PROPOSED)
— — — — —	= EDGE OF WATER LINES
— — — — —	= EXISTING DRAINAGE PIPES
— — — — —	= EXISTING DRAINAGE PIPES
— — — — —	= EASEMENT LINES (PROPOSED)
— — — — —	= FIRE WATER MAIN LINES
— — — — —	= HOT WATER SUPPLY LINES
— — — — —	= IRRIGATION LINES
— — — — —	= OVERHEAD TRAFFIC LINES
— — — — —	= OVERHEAD UTILITY LINES
— — — — —	= RAILROAD TRACKS
— — — — —	= RIGHT-OF-WAY LINES
— — — — —	= SECTION LINES
— — — — —	= STONE WALL LINES
— — — — —	= TOP OF BANK LINES
— — — — —	= TOE OF SLOPE LINES
— — — — —	= TREE LINES
— — — — —	= TRAVERSE LINES
— — — — —	= UNKNOWN BURIED LINES
— — — — —	= VINYL FENCE
— — — — —	= WOOD FENCE
— — — — —	= WETLAND LINE
— — — — —	= ORANGE PAINT LINE
— — — — —	= GREEN PAINT LINE
— — — — —	= RED PAINT LINE
— — — — —	= WHITE PAINT LINE
— — — — —	= PURPLE PAINT LINE
— — — — —	= BLUE PAINT LINE
— — — — —	= YELLOW PAINT LINE

Symbol Legend:

NOT TO SCALE

— AIR	— AIR RELEASE VALVE
— B	— BORING HOLE LOCATION
— B	— BRICK PAVERS
— B	— CABLE TV RISER
— B	— CENTRAL ANGLE
— B	— CLEAN OUT
— B	— COMMUNICATION MANHOLE
— B	— CONCRETE
— B	— CONCRETE LIGHT POLE
— B	— CONCRETE LIGHT POLE (DUAL)
— B	— CONCRETE LIGHT POLE (TRIPLE)
— B	— CONCRETE LIGHT POLE (QUAD)
— B	— CONCRETE MITERED END SECTION
— B	— CONCRETE PAVERS
— B	— CONCRETE RIP RAP
— B	— CONCRETE UTILITY POLE
— B	— COUNTY ROAD SYMBOL
— B	— CROSSWALK SIGNAL POLE
— B	— DETECTABLE WARNING AREA
— B	— DUAL SUPPORT SIGN
— B	— ELECTRICAL MANHOLE
— B	— ELECTRIC METER
— B	— ELECTRICAL JUNCTION BOX
— B	— ELECTRIC OUTLET
— B	— ELECTRIC RISER
— B	— FIBER OPTIC MARKER
— B	— FIRE DEPARTMENT CONNECTION
— B	— FIRE HYDRANT
— B	— FLOOD LIGHT
— B	— FOUND CONCRETE MONUMENT (AS NOTED)
— B	— FOUND IRON PIPE (AS NOTED)
— B	— TANGENT BEARING
— B	— FOUND IRON REBAR (AS NOTED)
— B	— FOUND/SET NAIL (AS NOTED)
— B	— GASBAR CAN
— B	— GAS VALVE
— B	— GOPHER TORTOISE HOLE
— B	— GRATE INLET
— B	— GRAVEL/DIRT
— B	— GREASE TRAP MANHOLE
— B	— GROUND LIGHT
— B	— GUY ANCHOR
— B	— HANDICAP PARKING SPACE
— B	— IRRIGATION CONTROL VALVE
— B	— INTERSTATE SYMBOL
— B	— WETLAND FLAG
— B	— WOOD UTILITY POLE
— B	— WOOD LINE MARKER
— B	— LIGHT POLE (DUAL)
— B	— LIGHT POLE (TRIPLE)
— B	— WIRE HEIGHTS (SEE CHART)

Sign Legend:

NOT TO SCALE

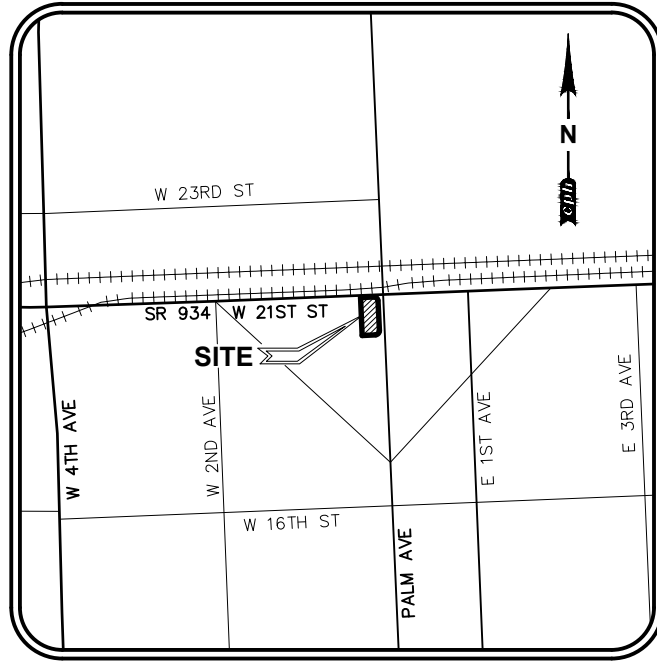
(R1)	— ROW NUMBER SIGN
(B)	— BUS STOP SIGN
(DE)	— DEAD END SIGN
(DNE)	— DO NOT ENTER SIGN (R5-1)
(HC)	— HANDICAP SIGN
(HC)	— DUAL HANDICAP SIGN
(FDC)	— FIRE DEPARTMENT CONNECTION
(INFO)	— INFORMATION SIGN
(KR)	— KEEP RIGHT SIGN
(LTO)	— LEFT TURN ONLY
(ME)	— MEDIAN SIGN
(MO)	— MOBILE ORDER PARKING SIGN
(ND)	— NO DUMPING SIGN
(NL)	— NO LEFT TURN SIGN (R3-2)
(NLI)	— NO LITTERING SIGN
(NO)	— NO OUTLET SIGN
(FL)	— NO PARKING FIRE LANE SIGN
(NOR)	— NO RIGHT TURN SIGN (R3-1)
(NTT)	— NO THRU TRAFFIC SIGN
(NOT)	— NO TRUCKS (R5-2)
(NP)	— NO PARKING SIGN
(IW)	— ONE WAY SIGN (R6-2)
(PE)	— PEDESTRIAN CROSSING SIGN
(PU)	— PICKUP PARKING SIGN
(RP)	— RESERVED PARKING SIGN
(RTO)	— RIGHT TURN ONLY
(SL)	— SPEED LIMIT SIGN
(ST)	— STOP SIGN (R1-1)
(SS)	— STREET SIGN
(TZ)	— TOW AWAY ZONE SIGN
(TE)	— TRUCK ENTRANCE SIGN
(TX)	— TRUCK EXIT SIGN
(U)	— UNKNOWN SIGN
(WL)	— WEIGHT LIMIT SIGN
(WW)	— WRONG WAY SIGN
(Y)	— YIELD SIGN

Reference Material

- BLOCK 127 OF "AMENDED PLAT OF THE SEVENTEENTH ADDITION TO THE CITY OF HIALEAH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP SECTION NO. 87080, DATED 5/23/16, SHEET 5 OF 8.
- REVISED PLAT OF THE REVISED PLAT OF SEVENTEENTH-ADDITION TO THE CITY OF HIALEAH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parking Table

STANDARD SPACES =	29
ACCESSIBLE HANDICAP SPACES =	2
TOTAL SPACES =	31



VICINITY MAP
NOT TO SCALE

Survey Notes:

- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD '29)
- THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.0X" WHICH MEETS THE ALLOWABLE CLOSURE OF 0.0X". THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # AT-64, DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD '29) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS (OTHER) PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:
- a) DESIGNATION #DCC BM M 136, PK NAIL AND ALUMINUM WASHER SET ON CONC SIDEWALK, EAST 16 ST --- 33' NORTH OF C/L, PALM AVE --- 20' EAST OF C/L (NGVD '29) ELEVATION = 7.67
- THE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 2 OF 2.
- THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 AND 2 OF 2.
 - THE LAST DAY FIELD WORK WAS PERFORMED WAS MAY 13, 2025; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
 - THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE OPINION OF TITLE BY THOMAS L. HARRIS, ESQ. DATED JANUARY 8, 2025.
 - BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 06°10'23" W (SEE SURVEY NOTE 16 AND DETAIL THIS SHEET).
 - HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12086C0283L, COMMUNITY PANEL NO. 120643 0283 L, CITY OF HIALEAH, REVISED SEPTEMBER 11, 2009, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND LIES IN ZONE AH, WHICH ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DEPICTED AS 8 FEET (NGVD '29), THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
 - HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40 AND A TOPCON GPS HIPER VR. THIS INFORMATION IS BASED ON (NAD 83 (90)).
 - MIAMI-DADE COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS FOLIO# IS PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE (HTTPS://WWW.MIAMIDADE.GOV/APPS/PA/PROPERTYSEARCH/#/) AS OF JULY, 3, 2024.
 - UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OPINION OF TITLE BY THOMAS L. HARRIS, ESQ. DATED JANUARY 8, 2025
 - NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
 - FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON: OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
 - VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)".
 - STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED BY MIAMI-DADE COUNTY GPS CONTROL POINTS AND ARE AS FOLLOWS: FLORIDA EAST ZONE
 - a) GPS CONTROL POINT# DONNY = N 563439.92 FEET, E 898056.97 FEET
b) GPS CONTROL POINT# HERMAN AZ = N 539596.04 FEET, E 900635.87 FEET
- THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR.
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
 - CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
 - THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

PARCEL DATA		
MURPHY PARCEL	S.F.	ACRES
GREENSPACE PROVIDED	36,144	0.83
REQUIRED PARKING	24% (17800) (6 REQ'D)	
PARKING SPACES PROVIDED	14	
EXISTING ZONING	C-2 LIBERAL RETAIL COMMERCIAL (TO BE REZONED)	
SETBACKS		
FRONT (ROAD FRONTAGE):	5' MIN.	
SIDE STREET:	5' MIN.	
INTERIOR SIDE:	0' MIN.	
REAR:	0' MIN.	

Index of Survey Sheets

1	COVER SHEET
2	BOUNDARY AND TOPOGRAPHIC SURVEY

Surveyor's Certification:

I hereby certify that the attached "Boundary & Topographic Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in

20 0 20 40

Scale: 1" = 20'

Scale: 1" = 20'

