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:	
Waiver No. D-	
Received Date:	

APPLICATION FOR WAIVER OF PLAT

M	funicipality: MIAMI DADE Se	ec.: <u>34</u> Twp.: <u>52</u> S. Rge.: <u>41</u>	_E. / Sec.:	Twp.:	_S. Rge.: E.
1.	. Owner's Name:		_ Phone: 3	05-934-1966	
	Address: 2060 NE 155th St	City: North Miami Beach	ate: FL	Zip Code:	33162
	Owner's Email Address: alan@trianguloconst	ruction.com			
2.			Phone:	(786) 413-8246	5
	. Surveyor's Name: Benigno J Suarez Address: 4839 SW 75 Ave	City: Miami S	ate: FL	Zip Code:	33155
	Surveyor's Email Address: info@surveylosada	asurvey.com			
3.	. Legal Description of Cutout Tract: N/A				
	. Folio No(s).: _30-2134-002-0790 //				
5.	 Legal Description of Parent Tract: Gots 4 and 5, B and Revised Plat of Golf Park Sec -2, according to the Plat there 				
6.	. Street Boundaries: West boundaries NW 27 Ave / East	Boundaries Alley			
7.	. Present Zoning: Zo	oning Hearing No.:			
	Proposed use of Property: Single Family Res.(Units), Duplex(Unit Business(Sq. Ft.), Office(Sq. Ft.),		trial/Warehouts 16), Oth	use(Sq.	Square .Ft.), Ft. & No. of Units

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

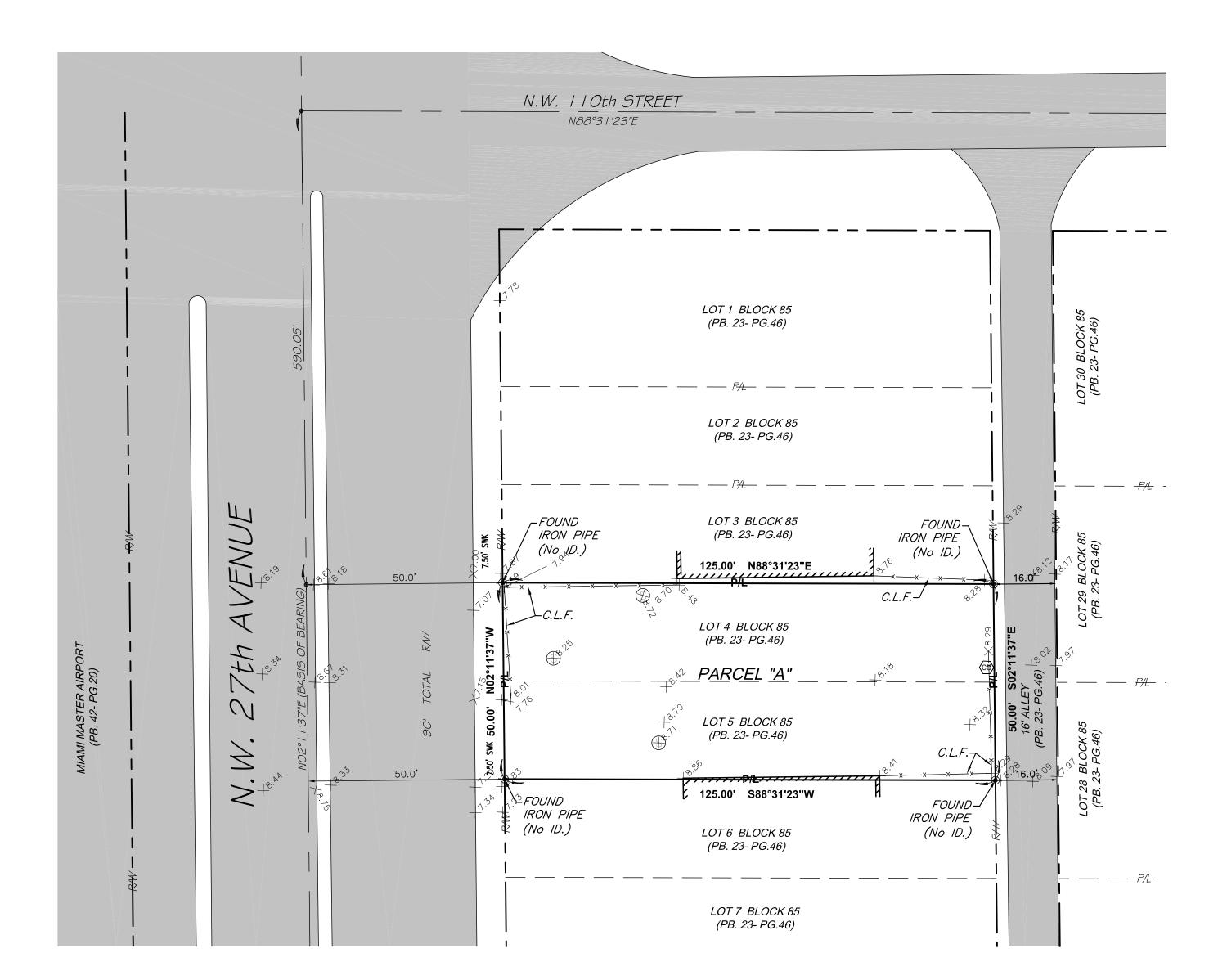
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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.

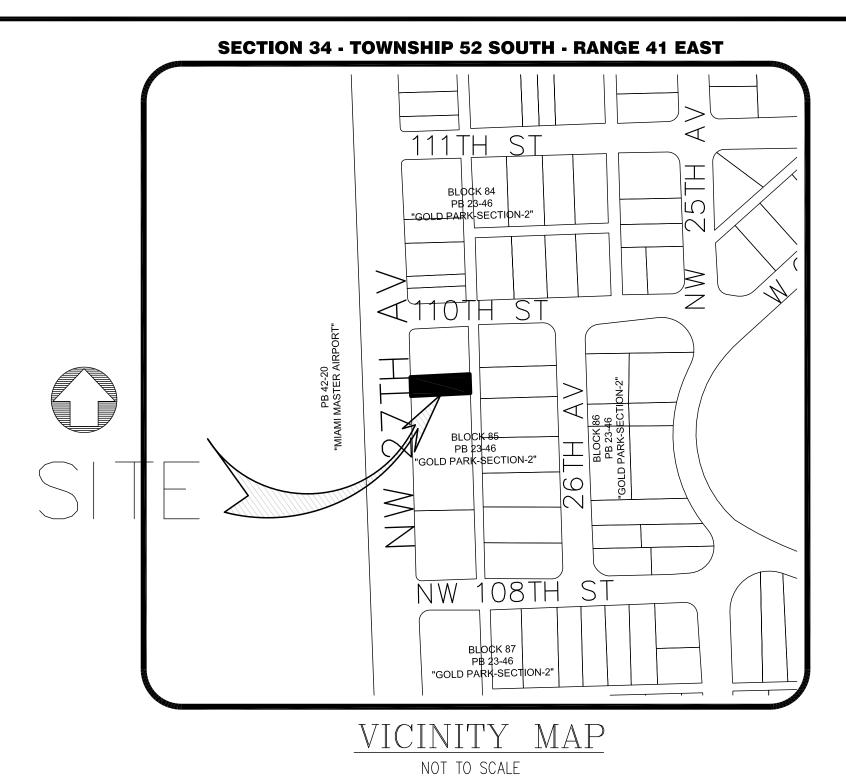
STATE OF FLORIDA)	SS: Sig	nature of Owner:			
COUNTY OF MIAMI-DADE)			n Ahmad Mour	ad	
BEFORE ME, personally appea	Alan Ahmad Mourad	this 22 day o	August 2	025 A.D. and (he/s	she)
acknowledged to and before me	_ as identification and who di	d (not) take an oath.			iuce
WITNESS my hand and seal in	the County and State last afor	esaid this day of _	August	, 2025	A.D.
	Sign	ature of Notary Public:		200100	
		(Print, Type name here:	MAYCER 9	HUIFU	<u>~</u>)
(NO Note: The reverse side of this shee	TARY SEAL) et may be used for a statement of a	• • • • • • • • • • • • • • • • • • • •	ssion Expires) wish considered.	Commission Num	iber)

WAIVER OF PLAT





		ABBREVI	TATIONS AND LEGEND	
L.P. M.D.E. B.C. MH. M/L C.B. N.G.V.D. P.R.M. G	= LIGHT POLE = MAINTENANCE & DRAINAGE EASEMENT = BLOCK CORNER = MANHOLE = MONUMENT LINE = CATCH BASIN = NATIONAL GEODETIC VERTICAL DATUM = PERMANENT REFERENCE MONUMENT = CENTER LINE	P.O.C. = POINT OF COMMENCEMENT (M) = MEASURED (R) = RECORDED A = ARC DISTANCE P/L = PROPERTY LINE R. = RADIUS RAD. = RADIAL (R & M) = RECORDED & MEASURED R/W = RIGHT-OF-WAY	F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.N.D. = FOUND NAIL & DISK N.T.S. = NOT TO SCALE O/H = OVERHEAD O.R.B. = OFFICIAL RECORDS BOOK P.B. = PLAT BOOK F.H. = FIRE HYDRANT	
CONC. A/C	= CONCRETE = AIR CONDITIONING PAD	SEC. = SECTION F.F.ELEV. = FINISH FLOOR ELEVATION	P.C.P. = PERMANENT CONTROL POINT PG. = PAGE P.O.B. = POINT OF BEGINNING = UTILITY POWER POLE ASPH. = ASPHALT	



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on June 20, 2025.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARENT TRACT:

Lots 4 and 5, Block 85, Golf Park- Section - 2, according to the Plat thereof as recorded in Plat Book 23, Page(s) 46, and Revised Plat of Golf Park Sec -2, according to the Plat thereof as recorded in Plat Book 34, Page(s) 36, of the Public Records of Miami-Dade County, Florida.

Containing 6,250 Square Feet, more or less, by calculations.

LEGAL DESCRIPTION OF LOT:

Lots 4 and 5, Block 85, Golf Park- Section - 2, according to the Plat thereof as recorded in Plat Book 23, Page(s) 46, and Revised Plat of Golf Park Sec -2, according to the Plat thereof as recorded in Plat Book 34, Page(s) 36, of the Public Records of Miami-Dade County, Florida.

SECTION 3) PROPERTY INFORMATION:

Property Address: 10935 NW 27 AVE MIAMI, FL 33167

Folio No.: 30-2134-002-0790

SECTION 4) ACCURACY:

The 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, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, 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. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 20' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline NW 27 AVE of the subject site with an assumed bearing of N02°11'37"E said line to be considered a well established and monumented line.

FEMA FLOOD INFORMATION:

Based on the Flood Insurance Rate Map of the Federal Emergency Agency Revised on 9/11/2009 the herein described Property is situated within:

Zone X Base Flood Elev. N/A Community Number 120635 Panel Number 12086C0301

CERTIFIED TO: VALENCE INVESTMENT LLC

Water Control

Project Area: 6,250 sqft

Miami-Dade County Flood Elevation: 9.0 ft N.G.V.D.

Township Map for Section 34, Township 52 South, Range 41 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number N-362, Elevation 10.42 feet.

Location:

NW 106 ST --- 85.8' NORTH OF C/L

NW 27 AVE --- 68' WEST OF EAST EDGE OF SOUTHBOUND LANE

PK NAIL AND BRASS WASHER IN SIDEWALK AT NE CORNER OF BLDG.

SECTION 6) LIMITATIONS

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) CLIENT INFORMATION:

This Waiver of Plat was prepared at the insistence of and certified to:

VALENCE INVESTMENT LLC

SECTION 8) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: VALENCE INVESTMENT LLC

SECTION 9) DEVELOPMENT INFORMATION:

1. Zoning Designation: NCUAD-North Central Urban Area District

3. Number of Blocks: 1 4. Proposed Use of Property:

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company TELEPHONE: AT&T, Comcast CABLE TV: ATT-Uverse, Comcast POTABLE WATER: Miami-Dade Water and Sewer Department SANITARY SEWER: Miami-Dade Water and Sewer Department

SECTION 11) CONTACT INFORMATION:

Attention: Jonathan Losada 4839 SW 75 Ave Miami, Florida 33175 Phone No. (786) 413-8246 E-mail: Jonathan@Losadasurvey.com

SECTION 12) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Waiver of Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Waiver of Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17. through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Ву:
Benigno J. Suarez, P.S.M.
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



4839 SW 75 AVE, MIAMI FLORIDA 33155 EMAIL: INFO@LOSADASURVEY.COM

PLAT OF

27 AVE 33167

10935 NW Miami, FL

27

WAIVER

SCALE: 1" = 20' DRAWN BY: J.L.

SHEET:

CHECKED BY: DATE: 07-11-2025 PROJECT No.: 2025-092