# 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:

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality:	Sec.:	_ Twp.:S. F	Rge.:E. / Se	c.: Twp.:S	i. Rge.: E.
Name of Proposed Subdivision:					
2. Owner's Name:	Phone:				
Address:	City:		State:	Zip Code:	
Owner's Email Address:					
	Phone:				
Address:	City:		State:	Zip Code:	
Surveyor's Email Address:					
4. Folio No(s).:				/	
5. Legal Description of Parent Tract:					
6. Street boundaries:					
7. Present Zoning:					
8. Proposed use of Property:					
Single Family Res.( Units), Duplex( _ Business( Sq. Ft. ), Office(					
9. Does the property contain contamination	on? 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) SS:	AAA
COUNTY OF MIAMI-DADE)	Signature of Owner:
	(Print name & Title here): Abraham Hernandez, Manager
BEFORE ME, personally appeared Abraha acknowledged to and before me that (he/she) りょうしょう かんしゅう はんしゅう はんしゅん	executed the same for the purposed therein. Personally known or produce tion and who did (not) take an oath.
WITNESS my hand and seal in the County and	d State last aforesaid this 20th day of October, 2005 A.D.
	Signature of Notary Public:
	(Print, Type name here: Kens Uprola
(NOTARY SEAL)  Note: The reverse side of this sheet may be used fo	Commission Expires)  (Commission Expires)  (Commission Number)



**RESET FORM** 

PRINT FORM

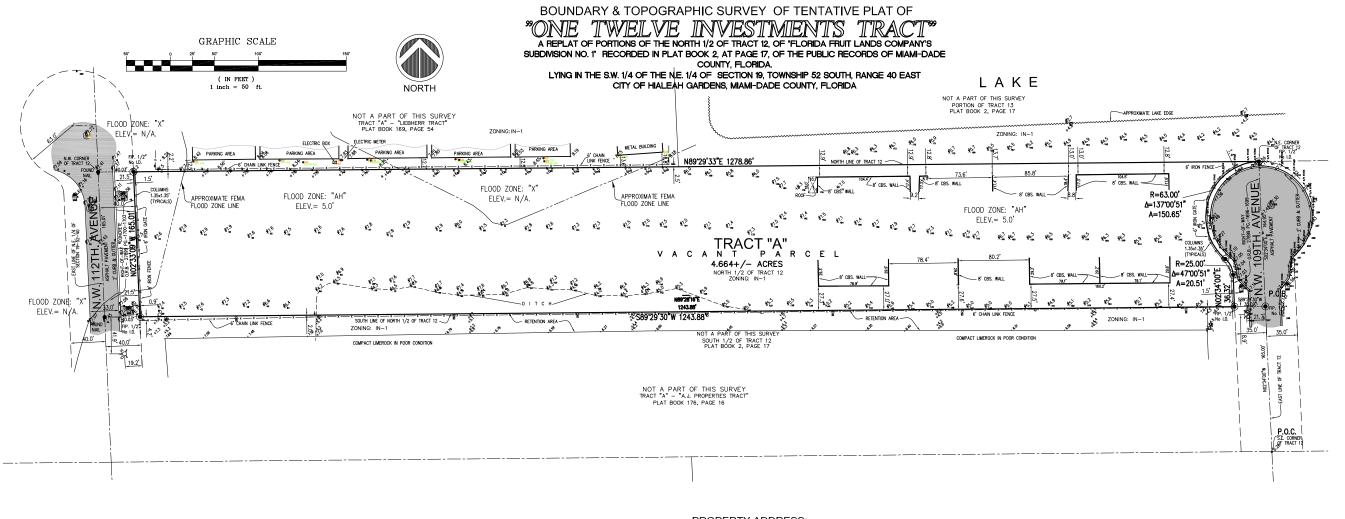
# EXHIBIT "A"

# LEGAL DESCRIPTION:

The North 1/2 of Tract 12, less the East 641.53 feet thereof, in Section 19, Township 52 South, Range 40 East, in "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof, recorded in Plat Book 2, at page 17, of the Public Records of Miami -Dade County, Florida, and LESS Right-of-Way as per Official Records Book 27899, at Page 1700 - 1701, of the Public Records of Miami-Dade County, Florida.

# TOGETHER WITH:

The East 641.53 feet of the North 1/2 of Tract 12, in Section 19, Township 52 South, Range 40 East, in "Florida FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the plat thereof, recorded in Plat Book 2, at page 17, of the Public Records of Miami-Dade County, Florida, and LESS Right-of-Way as per Official Records Book 27899, at page 1696 - 1699, of the Public Records of Miami-Dade County, Florida.



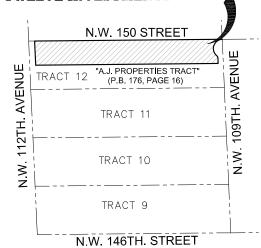
CONTACT INFORMATION

**OWNER: 112 INVESTMENTS LLC** CONTACT: ABRAHAM HERNANDEZ TEL: (305) 525-2745 EMAIL: specialequiment@bellsouth.net

SURVEYOR: CARLOS A. MARTINEZ, PSM ROYAL POINT LAND SURVEYORS

6175 NW 153rd STREET SUITE 321 MIAMI LAKES, FL 33014 OFFICE: (305) 822-6062 (305) 827-9669 EMAIL: info@royalpointls.com

"ONE TWELVE INVESTMENTS TRACT"



S,W, 1/4 OF THE N,E, 1/4 OF SECTION 19, TOWNSHIP 52 SOUTH, RANGE 40 EAST CITY OF HIALEAH GARDENS, MIAMI-DADE COUNTY, FLORIDA LOCATION SKETCH SCALE:  $1'' = 300^{\circ}$ NORTH



Conc. = Concrete C.B.S. = Concrete Block \$ Stucco Catch Basin Flector Box S = Sanitary Manholé = Sønnkler Pump = Wood Pole 🗘 = Light Pole F.N&D = Found Nail & Disc ₩ = Water Valve TVI = Cable Tv Box EM = Electric Meter Box P.O.B. = Point of Beginning S = Traffic Signal Box P.O.C. = Point of Commer S = Gas Valve M = Monitoring Valve
M = Manhole SIP/R = Set Iron Pir/Rebai

# **DEVELOPMENT INFORMATION:**

12 INVESTMENTS LLC 362 | SW | 08 COURT, MIAMI, FLORIDA 33 | 65

27-2019-001-0121 \$ 27-2019-001-0130 14951 NW 112 AVENUE, HIALEAH GARDENS, FLORIDA 33018

DEVELOPMENT INFORMATION

Existing Site Containing 203, I 64 Square Feet± or 4.664 acres±

PROPOSED LISE:

Trailer Storage Yard - Proposed 517 s/f Office with 126 trailer parking stalls

n accordance with the Miami-Dade County Criteria Ordinance dated October 18, 2022: +7.95' (NGVD29) or +6.43' (NAVD88)

PRESENT ZONING: IN-1 (Industrial - Light Manufacturing)

WATER & SEWER PROVIDER:

HIALEAH GARDENS WATER & SEWER DEPARTMENT

#### PROPERTY ADDRESS:

VACANT PARCEL -14951 NW 112 AVENUE MIALEAM GARDENS, FL 33018 Folio# 27-2019-001-0121 \$ 27-2019-001-0130

#### SURVEYOR'S NOTES:

- I The Legal Description to the Property was obtained from owner.

  2- The Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encombrances. ABSTRACT NOT REVIEWED.
- 3- 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
- The Horizontal positional accuracy of well-defined improvement on this survey is ±/-0.2'.
- The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1\* Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
   Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
   Foundations and a footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- design work or construction on the property herein described. Surveyor shall be notified as to
- any deviation from utilities shown hereon

- any behavior monitors and the second form of the se
- Section 19, Township 52 South, Range 40 East with a bearing of N.89°28'32"E. along the South line of
- 13-All measurements shown hereon are made in accordance with the United States Standard Feel
- 14-Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
  15-Benchmark Used: Miam-Dade Country Benchmark #N-532. Elevation = +5.52'
  16-Flood Zone Data: Community/ Panel #1 20644/0095 \$ 0 11 3/l.
  Pated: September | 1, 2009
  Flood Zone: "Aff" Base Flood Elevation = +5.0' and Flood Zone: "X" Base Flood Elevation = WA.

- 17-Present Zoning: IN-1 (Industrial Light Manufacturing) 18-Subject property has access to a public right-of-ways: NW 109th. Avenue and NW 140st. Street 19-This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

### CITY OF HIALEAH GARDENS - PLAT APPROVALS

YIOSET DE LA CRUZ, MAYOR

MIRTHA GONZALEZ, CHIEF ZONING OFFICIAL

#### LEGAL DESCRIPTION:

The North 1/2 of Tract 12, LE95 the East 641.53 feet thereof, in Section 19, Township 52 South, Rainge 40 East, in "FLORIDA FRUIT LANDS COMPANYS SUBDIVISION NO.", according to the pist thereof, recorded in Past Bock 2, at Page 17, of the Public Records of Mamin-Dade County, Flonda, and LE95 Right-of-Way as per Official Records Book 27899, at Page 1700-1701, of the Public Records of Mamin-Dade County, Flonda.

The East 641.53 feet of the North 1/2 of Tract 12, in Section 19, Township 52 South, Range 40 East, in "FLORIDA FRUIT LANDS COMPANYS SUBSIVISION NO. 1", according to the plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Mami-Dade Courty, Florida, and LESS Right-of-Way as per Official Records Book 27899, at Page 1696-1699, of the Public Records of Mami-Dade Courty, Florida.

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Flonda, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Flonda Board of Professional Surveyors and Mappers in Chapter 53-17, Flonda Administrative Code, pursuant to Section 472.027, Florida Statutes

I HEREBY CERTIFY THAT: the attached Tertative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade Courty, Flonda.

ROYAL POINT LAND SURVEYORS, INC. LB No. 7282



Digitally signed by Carlos A Martinez Date: 2025.12.19 07:24:58-05'00'

BY: CARLOS A. MARTINEZ, Professional Surveyor \$ Mapper No. 7608 CARLUD A. MARI INEZ., Frofessional Durveyor & Mapp State of Flonda For the Firm: ROYAL POINT LAND SURVEYORS, INC. LB No. 7282 Date of Survey: 03/14/2025

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

SURVEY ט צ BOUNDARY YORS, SUITE 321,

1 1 1 1 2 1 2 1 3

153

DRAWN: C.A.M.

CHECKED: P.J.A.

SHEET:

SCALE: AS NOTED

FIELD DATE: 03/14/2025

JOB NUMBER: RP25-033

OF 1 SHEET