

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.: 7 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SEVENTH DAY CHURCH OF PROPHECY

2. Owner's Name: SEVENTH DAY CHURCH OF PROPHECY INC. Phone: _____

Address: PO BOX 681779 City: MIAMI State: FL Zip Code: 33168

Owner's Email Address: CECILCLARKE@MSN.COM

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 266 GIRALDA AVENUE City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / mzwaga@ASOMiami.com

4. Folio No(s): 30-2207-000-0110 / 30-2207-000-0111 / 30-2207-000-0112 / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: N.E. 174TH STREET & N.E. 6TH AVENUE

7. Present Zoning: Religious Facility Zoning Hearing No.: Z2022000171 CZAB2-2-23

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(8940 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. 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.

SEVENTH DAY CHURCH OF PROPHECY

The North 100 feet of the South 200 feet of the West 185 feet of the West 1/2 of the North 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 7, Township 52 South, Range 42 East, less the West 35 feet thereof, and less the East 5 feet thereof, which lands are lying and situate in Miami-Dade County, Florida.

AND

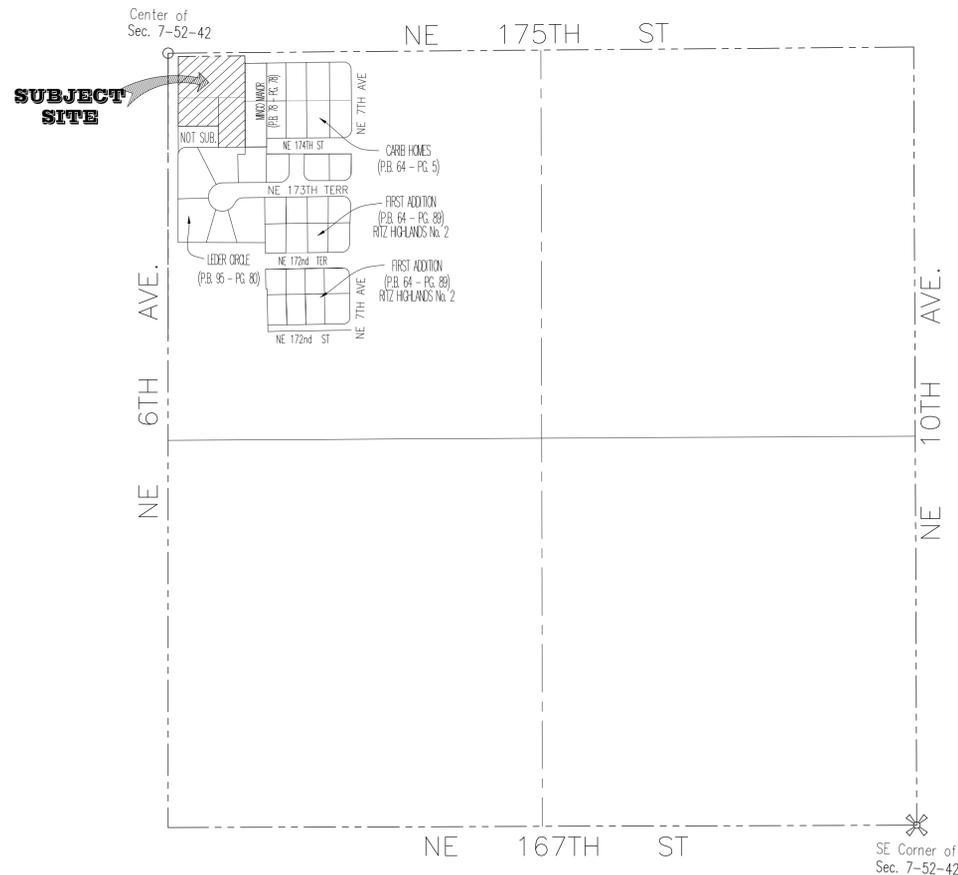
The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 7; Township 52 South, Range 42 East, less the West 35 feet thereof, and Less the South 200 feet thereof, and less .East 75 feet thereof.

AND

The South 200 feet of the NW 1/4 of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 7, Township 52 South, Range 42 East, LESS the East 75 feet and LESS the West 180 Feet thereof, lying and being in Miami-Dade County, Florida.

TENTATIVE PLAT
BOUNDARY & TOPOGRAPHICAL SURVEY
SEVENTH DAY CHURCH OF PROPHECY
 A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 SECTION 7, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI - DADE COUNTY, FLORIDA

LOCATION MAP
 1"=300'



**THE SOUTHEAST 1/4 OF THE SECTION 7
 TOWNSHIP 52 SOUTH RANGE 42 EAST**

**PREPARED FOR
 SEVENTH DAY CHURCH OF
 PROPHECY INC.**

**PREPARED BY
 AMERICAN SERVICES OF MIAMI, CORP.
 CONSULTING ENGINEERS - PLANNERS-SURVEYORS
 266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134
 PHONE: (305) 598-5101 FAX: (305) 598-8627
 WEB: ASOMIAMI.COM**

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE PLAT OF MINGO MANOR, AS RECORDED IN PLAT BOOK 78, PAGE 78, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA.

THE PLAT OF LEDER CIRCLE, AS RECORDED IN PLAT BOOK 95, PAGE 80, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SITE ADDRESS: 17495 N.E. 6th AVENUE, MIAMI, FLORIDA, 33162
 JOB NUMBER: 20-626
 DATE OF SURVEY: MARCH 21, 2022, REVISITED JAN. 2023; SEPT. 5, 2025
 FOLIO NUMBER: 30-2207-000-0110 / 30-2207-000-0111 / 30-2207-000-0112

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF THE SOUTH 200 FEET OF THE WEST 185 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, OF TOWNSHIP 52 SOUTH, RANGE 42 EAST, LESS THE WEST 35 FEET THEREOF, AND LESS THE EAST 5 FEET THEREOF, WHICH LANDS ARE LYING AND SITUATE IN MIAMI-DADE COUNTY, FLORIDA, AND
 THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, OF TOWNSHIP 52 SOUTH, RANGE 42 EAST, LESS THE WEST 35 FEET THEREOF AND LESS THE SOUTH 200 FEET THEREOF, AND LESS EAST 75 FEET THEREOF, AND
 THE SOUTH 200 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, OF TOWNSHIP 52 SOUTH, RANGE 42 EAST, LESS THE EAST 75 FT AND LESS THE WEST 180 FT THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.120656-0137L, BEARING AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE ELEVATION OF N/A.

LAND AREA OF SUBJECT PROPERTY: 1.38 ACRES(+/-)

THE PROPERTY IS ZONED RELIGIOUS FACILITY PER RESOLUTION No. C-ZAB2-2-23

THE PRECISION OF TRAVERSE FOR THIS BOUNDARY LAND TITLE SURVEY IS ONE PART IN 44,000. THE MINIMUM REQUIRED PRECISION IS ONE PART IN 10,000.

SHOWN ELEVATIONS ARE BASED ON N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

BEARING SHOWN HEREOF ARE REFERRED TO THE NORTH FOR THE CENTERLINE OF N.E. 6TH AVE. AS PER GPS COORDINATES.

DADE COUNTY FLOOD CRITERIA = 9.5 NGVD

NUMBER OF LOTS: ONE TRACT

BENCH MARK USED: BM N-745, ELEVATION 9.32 AT N.E. 6TH AVE. & N.E. 175TH ST.
 TBM-1: FND. NAIL @ INTERSECTION OF NE 175TH STREET AND NE 6TH AVE., ELEV. 10. 23

DEVELOPMENT INFORMATION: DEMOLITION OF ALL EXISTING STRUCTURES AND CONSTRUCTION OF A 8,940 S.F. CHURCH IN 1.38 ACRE TRACT AS PER RESOLUTION NO. CZAB2-2-23

OWNER INFO: SEVENTH DAY CHURCH OF PROPHECY INC
 17495 N.E. 6TH AVENUE
 MIAMI, FLORIDA 33162

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" 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 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

CONTACT PERSON INFORMATION
 NAME: ED PINO
 PHONE: (305) 598-5101
 FAX: (305) 598-8627
 E-MAIL: ED@ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, FROM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

American Services of Miami, Corp.



TENTATIVE FOR SEVENTH DAY CHURCH

AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors

REVISED

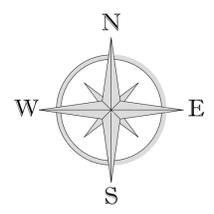
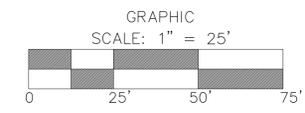
SHEET No.
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FOR: SCALE: 1"=40' DESIGNED BY: D.G. DRAWN BY: T.P. CHECKED BY: E.P. DATE: 6/12/24 APPROVED BY: E.P. FIELD BOOK No. PAGE No. 1

REVISED

TENTATIVE PLAT BOUNDARY & TOPOGRAPHICAL SURVEY SEVENTH DAY CHURCH OF PROPHECY

A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 SECTION 7,
TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI - DADE COUNTY, FLORIDA



LEGEND

- SURVEYOR'S LEGEND (IF ANY APPLIED)**
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - OVERHEAD ELECT.
 - EASEMENT LINE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - NOTES AIR CONDITIONER
 - NOTES HANDICAP SPACE
 - NOTES EXISTING TREE
 - NOTES EXISTING PALM TREE
- ABREVIATION (IF ANY APPLIED)**
- A = CURVE LENGTH
 - R = RADIUS
 - D = CURVE INTERIOR ANGLE
 - A/C = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - BK/Corr. = BLOCK CORNER
 - CALC.(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - R = CENTER LINE
 - CH.BR. = CHORD BEARING
 - C.L.F. = CHAIN LINK FENCE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - D = DIAMETER
 - EASMT. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D/H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.N/D = FOUND NAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - S.D/H = SET DRILL HOLE
 - S.N/D = SET NAIL AND DISC
 - S.I.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY = STORY
 - T.B.M. = TEMPORARY BENCH MARK
 - L.P. = LIGHT POLE
 - MEAS.(M) = MEASURED
 - MH = MANHOLE
 - M = MEASURED
 - NTS = NOT TO SCALE
 - P/W = PARKWAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC. (R) = RECORDED
 - RES. = RESIDENCE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - SWK. = SIDEWALK
 - U.E. = UTIL. EASEMENT
 - W.P. = WOODEN POLE
 - 7-52S-42E = SECTION 7 TOWNSHIP 52 SOUTH RANGE 42 EAST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	LIVE OAK	QUERCUS VIRGINIANA	1.5'	40'	38'
2	LIVE OAK	QUERCUS VIRGINIANA	1.8'	35'	30'
3	MANGO TREE	MANGIFERA INDICA	2.0'	15'	30'
4	LIVE OAK	QUERCUS VIRGINIANA	3.0'	30'	30'
5	MANGO TREE	MANGIFERA INDICA	0.9'	18'	20'
6	MANGO TREE	MANGIFERA INDICA	1.0'	27'	20'
7	SABAL PALM	SABAL PALMETTO	1.1'	20'	15'
8	SABAL PALM	SABAL PALMETTO	1.1'	20'	15'
9	MANGO TREE	MANGIFERA INDICA	1.6'	25'	20'
10	AVOCADO TREE	PERSEA AMERICANA	1.7'	27'	20'
11	AVOCADO TREE	PERSEA AMERICANA	1.5'	15'	20'
12	MANGO TREE	MANGIFERA INDICA	3.0'	35'	30'
13	MANGO TREE	MANGIFERA INDICA	2.0'	35'	32'
14	MANGO TREE	MANGIFERA INDICA	1.1'	38'	30'
15	MANGO TREE	MANGIFERA INDICA	2.0'	35'	30'
16	MANGO TREE	MANGIFERA INDICA	2.0'	37'	30'
17	MANGO TREE	MANGIFERA INDICA	2.0'	38'	35'
18	MANGO TREE	MANGIFERA INDICA	1.2'	35'	30'
19	MANGO TREE	MANGIFERA INDICA	1.0'	23'	20'
20	LYCHEE TREE	LITCHI CHINENSIS	1.6'	40'	35'
21	MANGO TREE	MANGIFERA INDICA	0.3'	28'	20'
22	MANGO TREE	MANGIFERA INDICA	1.1'	28'	20'
23	MANGO TREE	MANGIFERA INDICA	0.7'	20'	20'

SURVEYOR'S CERTIFICATE
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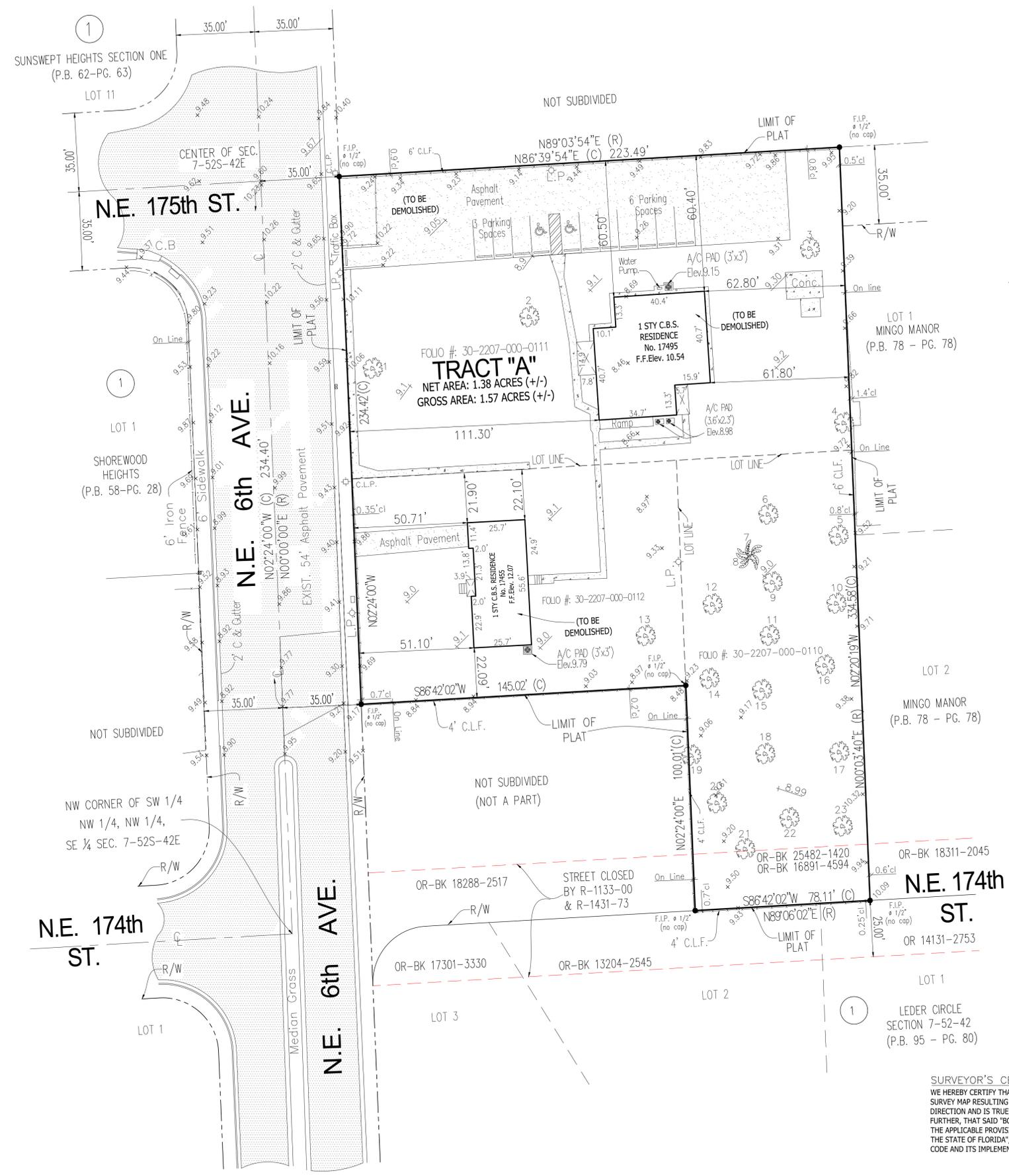
PROFESSIONAL LAND SURVEYOR
 Ed Pino
 No. 6771
 STATE OF FLORIDA
 DATE: JANUARY 27, 2026

AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors

TENTATIVE FOR SEVENTH DAY CHURCH

FOR: SEVENTH DAY CHURCH
 SCALE: 1"=40'
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 DRAWN BY: D.G.
 DESIGNED BY: E.P.
 APPROVED BY: E.P.
 FIELD BOOK No.

SHEET No.
 2



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