

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 : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: LEGACY RANCHES

2. Owner's Name: 20800 LLC Phone: 786-9056066

Address: 15870 SW 43RD ST City: MIAMI State: FL Zip Code: 33185

Owner's Email Address: Pedro@C4legacybuild.com

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

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-6911-016-0100 / 30-6911-016-0110 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 133th CT & SW 208th ST

7. Present Zoning: EU-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(4 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. 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.

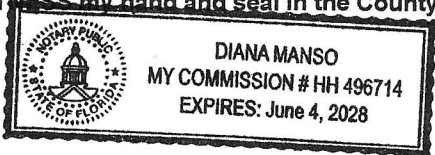
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: *[Handwritten Signature]*
(Print name & Title here): PEPRO HERNANDEZ

BEFORE ME, personally appeared Pedro Hernandez this 4th day of May 2026 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 4th day of May, 2026 A.D.



Signature of Notary Public: *[Handwritten Signature]*
(Print, Type name here: Diana Manso)
June 4, 2028 HH 496714
(Commission Expires) (Commission Number)

(NOTARY SEAL)

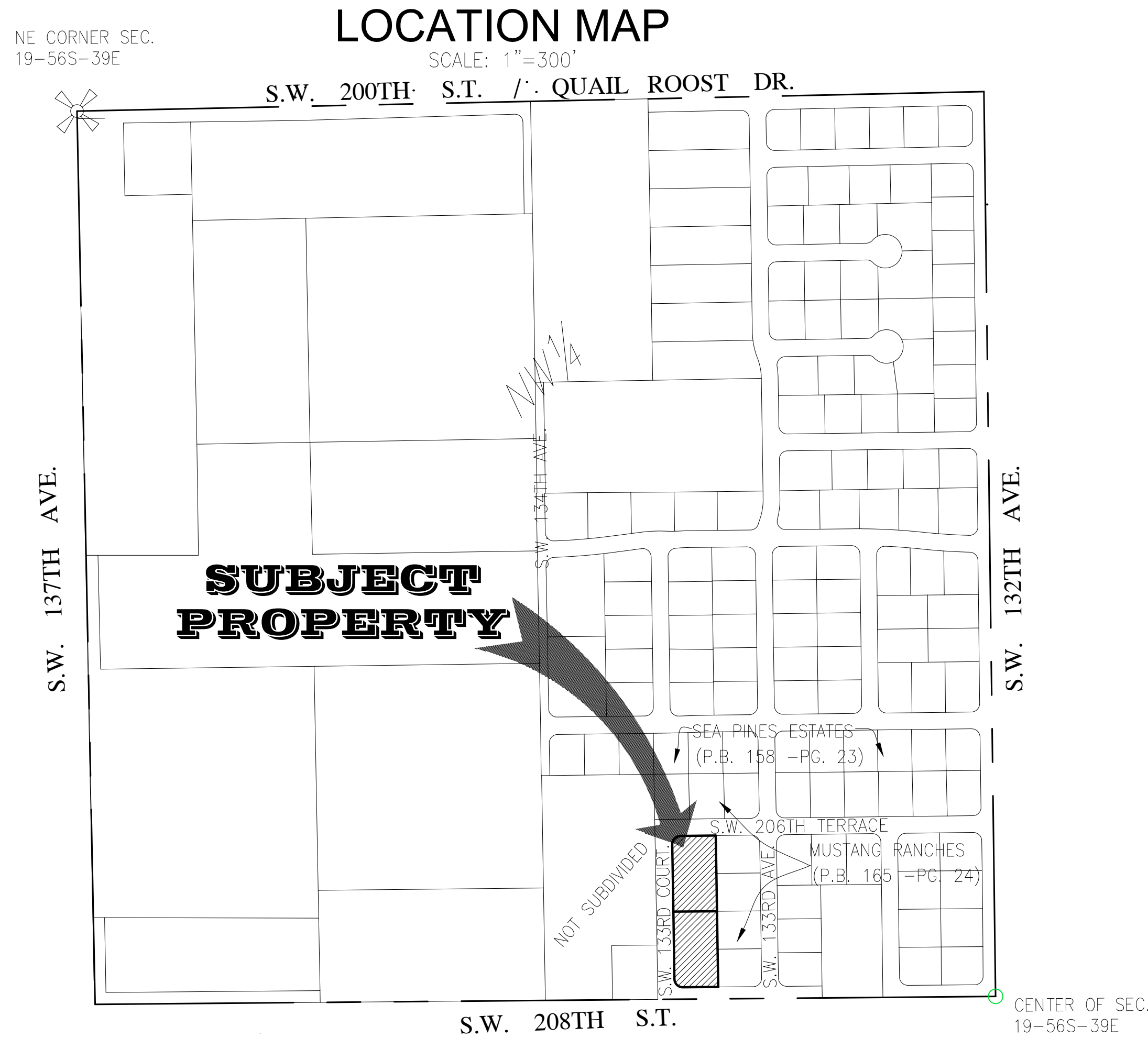
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

RESET FORM

PRINT FORM

TENTATIVE PLAT FOR LEGACY RANCHES

A REPLAT OF LOTS 1 AND 2 OF MUSTANG RANCHES, RECORDED IN PLAT BOOK 165, PAGE 24, IN SECTION 11,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.



THE NW 1/4 OF SECTION 11-56S-39E MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 3, OF MUSTANG RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

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

- THE PLAT OF MUSTANG RANCHES, AS RECORDED IN PLAT BOOK 165, PAGE 24, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF SEA PINES ESTATES AS RECORDED IN PLAT BOOK 158, PAGE 23, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

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.

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 FEMA 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.

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C0583L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF X N/A**
- LAND AREA OF SUBJECT PROPERTY: **58,359 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BC-60**, WITH AN ELEVATION OF **10.58 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°53'41"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 133RD COURT, AS SHOWN ON PLAT BOOK 165 AT PAGE 24 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 8.00 FT (NAVD) OR 9.52 FEET (NGVD)
- NUMBER OF LOTS: 4 SUBSTANDARD LOTS
- DEVELOPMENT INFO: 4 EU-1 LOTS IN ONE BLOCK

THE LOT AMOUNT AND SIZES SHOWN ON THIS TENTATIVE PLAT ARE PURSUANT TO THE APPLICATION OF EIGHT (8) SEVERABLE USE RIGHTS IN ACCORDANCE WITH SECTION 33B OF THE MIAMI-DADE COUNTY CODE.

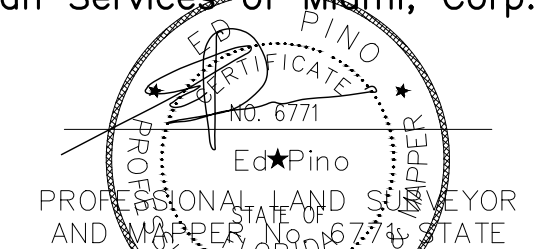
CONTACT PERSON INFORMATION

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

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 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.S.M. 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.



DATE: APRIL 29, 2026

PREPARED FOR
20800 LLC
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

REVISED

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

266 GIRALDA AVENUE
CORAL GABLES, FLORIDA 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

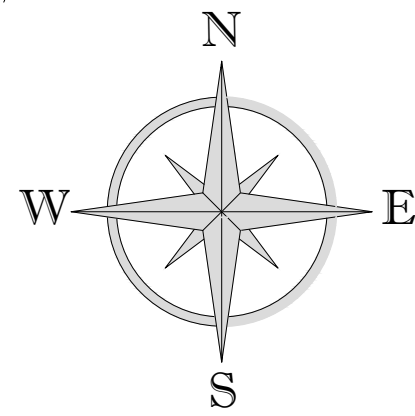
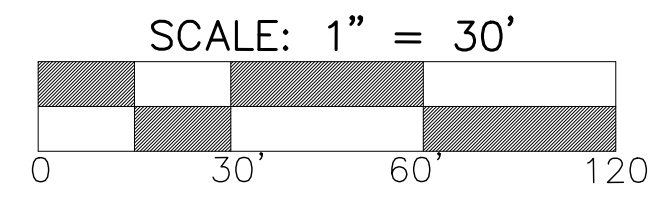
FOR: BLUENEST
SCALE: 1"=30'
DATE: 2025
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY: D
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

ORDER No.
26-113

SHEET No.
1

TENTATIVE PLAT FOR LEGACY RANCHES

A REPLAT OF LOTS 1 AND 2 OF MUSTANG RANCHES, RECORDED IN PLAT BOOK 165, PAGE 24, IN SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.



CERTIFIED TO:
C4 LEGACY BUILDERS LLC

LEGAL DESCRIPTION:
LOT 1 AND LOT 2, BLOCK 3, OF MUSTANG RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165 AT PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

No.	TREE NAME	D.B.H.	HEIGHT	SPREAD
203	mahogany	1.2'	23'	20'
204	mahogany	1.0'	24'	25'
205	gumbo	1.0'	8'	0'
206	gumbo	1.2'	25'	18'
207	oak	1.0'	20'	15'
208	gumbo	1.2'	13'	8'
209	oak	1.0	22'	15'
210	gumbo	0.7'	20'	15'
211	oak	1.2'	20'	17'
212	mahogany	1.2'	30'	20'
213	oak	1.0'	22'	15'
214	oak	1.0'	18'	15'
215	oak	0.8'	20'	15'
216	gumbo	0.8'	17'	10'
217	gumbo	1.1'	18'	15'
218	mahogany	1.1'	29'	20'
219	gumbo	1.1'	23'	15'
220	gumbo	1.3'	21'	20'
221	gumbo	0.9'	17'	15'
222	gumbo	0.7'	15'	15'
223	mahogany	0.9'	19'	10'
224	mahogany	0.7'	20'	17'
225	mahogany	0.7'	18'	15'
226	mahogany	0.7'	19'	15'
227	mahogany	0.7'	18'	15'
228	mahogany	0.5'	9'	5'
229	gumbo	0.8'	25'	10'
230	gumbo	1.1'	25'	20'

SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/POOR
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- AIR CONDITIONER
- POOL PUMP
- TREE
- Denotes SECTION CORNER
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER VALVE
- FIRE HYDRANT
- TV CABLE BOX
- WM WATER METER
- CONC. LIGHT POLE
- WATER HEATER
- PALM

ABBREVIATION (IF ANY APPLIED)

- A/C = AIR CONDITIONING UNIT
- ASPH = ASPHALT
- BM = BENCH MARK
- BLK/CON = BLOCK CORNER
- CALC(C) = CALCULATED
- CB = CATCH BASIN
- CBS = CONCRETE BLOCK STRUCTURE
- CL = CLEAR
- CL/F = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.M.E. = DRAINAGE MAINT. EASMENT
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.D.H. = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.N/D = FOUND NAIL AND DISC
- F.R.P. = FOUND IRON PIPE
- F.S. = FOUND SPIKE
- L.P. = LIGHT POLE
- MEAS.(M) = MEASURED
- MH = MANHOLE
- M = MONUMENT
- L = MONUMENT LINE
- NTS = NOT TO SCALE
- R = RADIUS REC. = REC.
- C = CALCULATED
- REC. = RECORD
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- 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 = STORE
- T.O.P. = TOP OF BANK
- U.E. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- S.L. = SECTION LINE
- DELTA
- REC. = RECORD
- PLAT BOOK
- SECTION 11
- TOWNSHIP 56 SOUTH
- RANGE 39 EAST

SITE ADDRESS: 206XX SW 133 CT., MIAMI, FL 33177
 JOB NUMBER: 26-113
 DATE OF SURVEY: JANUARY 27, 2026
 FOLIO NUMBER: 30-6911-016-0100 / 30-6911-016-0110

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ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT ON THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE X (SEE NOTE 1)
 -THERE IS A 10' UTIL. EASEMENT ON THE FRONT SIDE OF THE SUBJECT PROPERTY

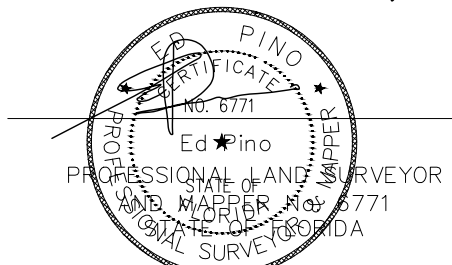
THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

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American Services of Miami, Corp.

This item has been digitally signed and sealed by Ed Pino, PLSM 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.



DATE: APRIL 29, 2026

AMERICAN SERVICES OF MIAMI, CORP.
 Consulting Engineers . Planners . Surveyors
 266 GIRALDA AVENUE, SUITE 330
 CORAL GABLES, FL 33134
 PHONE: (305) 598-8627
 ASOMIAMI.COM

FOR: CALEGACY
 SCALE: 1"=30'
 DATE: 2/4/2026
 DESIGNED BY: E.P.
 APPROVED BY: E.P.
 DRAWN BY:
 FIELD BOOK No.
 CHECKED BY: E.P.
 PAGE No. 1

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