

IMPORTANT NOTICE TO APPLICANT:

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 next 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:	<u>2/9/2018</u>
Waiver No. D-	<u>17667</u>
Received Date:	<u>1/29/2018</u>

APPLICATION FOR WAIVER OF PLAT DIST 10

Municipality: Miami-Dade County Sec.: 16 Twp.: 54 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Owner's Name: Patricia Villalon, Radames & Minet Villalon Phone: 305 815 2030
 Address: 2700 SW 88 AVENUE City: Miami State: FL Zip Code: 33165
 Owner's Email Address: ~~Patricia.Villalon@securewrap.com~~ RVILLALON@SECUREWRAP.COM

2. Surveyor's Name: E.R. BROWNELL & ASSOC. INC Phone: 305 860 3866
 Address: 2525 SW 27 AVE #100 City: Miami State: FL Zip Code: 33133
 Surveyor's Email Address: E.B. BROWNELL & ASSOC. INC.

3. Legal Description of Cutout Tract: The N 1/2 & S 1/2 Lot 210 John A. Campbells Little Farms PB. 40 PG. 31 Dade County Florida.

4. Folio No(s): 30-4016-004-1411 | | |

5. Legal Description of Parent Tract: Lot 210 John A. Campbells Little Farms PB. 40 PG 31 Dade County Florida.

6. Street Boundaries: SW 27 STREET / 88 AVENUE.

7. Present Zoning: RU-2 Zoning Hearing No.:

8. Proposed use of Property:
 Single Family Res. (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)

NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat.

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 waiver of 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 or her 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:

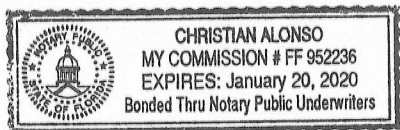
COUNTY OF MIAMI-DADE)

Signature of Owner: *[Signature]*

(Print name & Title here): Radames Villalon

BEFORE ME, personally appeared RADAMES, MINET, PATRICIA VILLALON this 17 day of JANUARY, 2018 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 17 day of JANUARY, 2018 A.D.



Signature of Notary Public: *[Signature]*

(Print, Type name here: CHRISTIAN ALONSO)

(NOTARY SEAL)

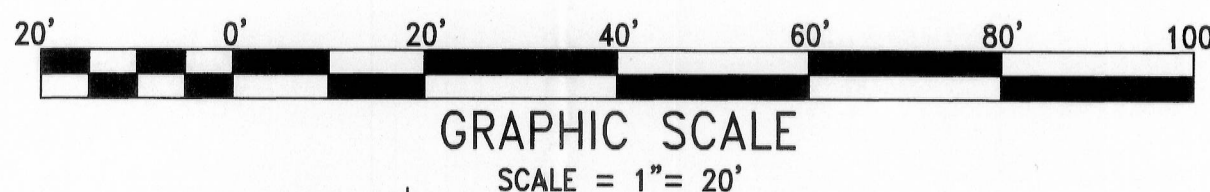
1/20/20
(Commission Expires)

FF952236
(Commission Number)

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

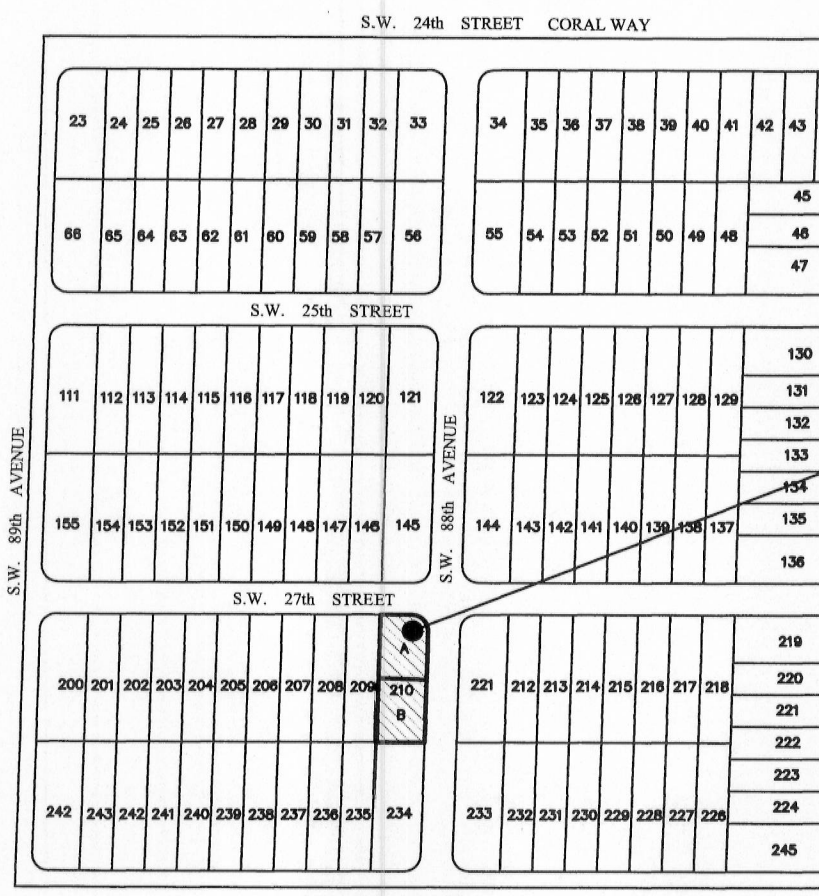
WAIVER OF PLAT

LOT 210 "JOHN A. CAMPBELL'S LITTLE FARMS" PLAT BOOK 40, PAGE 31,
A SUBDIVISION OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
DADE COUNTY, FLORIDA



S.W. 24th STREET
CORAL WAY

NE CORNER
SEC. 16-54-40



LOCATION MAP
A PORTION OF THE NE COR.
SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE = 1" = 300'

LOT 146
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-0991

LOT 145
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-0990

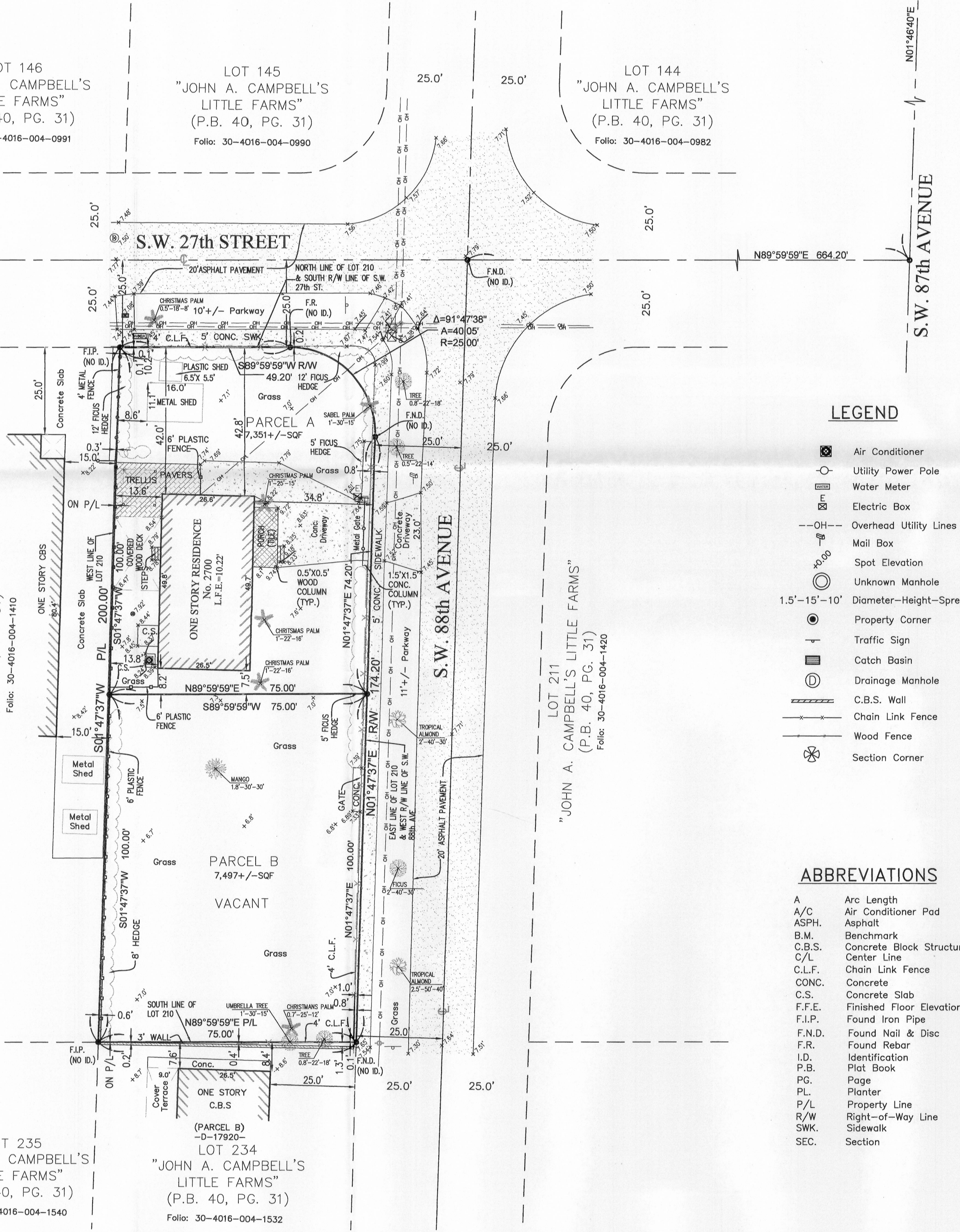
LOT 144
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-0982

LOT 209
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-1410

LOT 211
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-1420

LOT 235
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-1540

LOT 234
"JOHN A. CAMPBELL'S LITTLE FARMS"
(P.B. 40, PG. 31)
Folio: 30-4016-004-1532



- ### LEGEND
- Air Conditioner
 - Utility Power Pole
 - Water Meter
 - Electric Box
 - Overhead Utility Lines
 - Mail Box
 - Spot Elevation
 - Unknown Manhole
 - Diameter-Height-Spread
 - Property Corner
 - Traffic Sign
 - Catch Basin
 - Drainage Manhole
 - C.B.S. Wall
 - Chain Link Fence
 - Wood Fence
 - Section Corner

- ### ABBREVIATIONS
- A Arc Length
 - A/C Air Conditioner Pad
 - ASPH. Asphalt
 - B.M. Benchmark
 - C.B.S. Concrete Block Structure
 - C/L Center Line
 - C.L.F. Chain Link Fence
 - CONC. Concrete
 - C.S. Concrete Slab
 - F.F.E. Finished Floor Elevation
 - F.I.P. Found Iron Pipe
 - F.N.D. Found Nail & Disc
 - F.R. Found Rebar
 - I.D. Identification
 - P.B. Plat Book
 - P.G. Page
 - PL Planter
 - P/L Property Line
 - R/W Right-of-Way Line
 - SWK. Sidewalk
 - SEC. Section

LEGAL DESCRIPTION:

Parent Tract
Lot 210, of JOHN A. CAMPBELL'S LITTLE FARMS, according to the Plat thereof, recorded in Plat Book 40, at Page 31, of the Public Records of Miami-Dade County, Florida.

Parcel "A"
The North 1/2 of Lot 210, of JOHN A. CAMPBELL'S LITTLE FARMS, according to the Plat thereof, recorded in Plat Book 40, at Page 31, of the Public Records of Miami-Dade County, Florida.

Parcel "B"
The South 1/2 of Lot 210, of JOHN A. CAMPBELL'S LITTLE FARMS, according to the Plat thereof, recorded in Plat Book 40, at Page 31, of the Public Records of Miami-Dade County, Florida.

NOTES:
Area (Net): 14,948 square feet more or less (0.34 Acres more or less) (Note, assessed at 15,000 square feet)
Number of Lots: 2
Method of Sewage: Septic Tank (EQCB 2017 00031)
Method of Water: Existing Public Water
Property Zoned: RU-2
Folio Number: 30-4016-004-1411
Dade County Flood Criteria: 8.0; (P.B. 120, PG. 13)
FEMA Base Flood Elevation: NA (Zone X, un-shaded)

DEVELOPMENT INFORMATION:
1 Single Family Residence
1 Proposed Duplex

PREPARE FOR:
Radames Villalon, Patricia Villalon & Minet Villalon
2700 SW 88th Avenue
Miami, Florida 33176

CONTACT PERSON INFORMATION
Name: Thomas Brownell
Telephone Number: (305) 860-3866
Fax Number: (305) 860-3870
e-mail address: tbrownell@erbrownell.com

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the centerline of SW 28th Street, bears North 88°13'58" East, the same being the South line of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 54 South, Range 40 East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a Miami-Dade County Bench Mark No. CG-2-R, the same being a brass bar in a concrete monument set at the back of the sidewalk, located 115 feet West of the centerline of SW 87th Avenue and 49 feet South of centerline of SW 24th Street, elevation 8.01 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, at an equivalent distance standard of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to benchmark noted above, and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The client provided the legal description to the surveyor and is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-4016-004-1411 and the QUIT-CLAIM DEED recorded in Official Records Book 236991, at Page 4767, as evidenced thereon. The dedications noted on the said plat of JOHN A. CAMPBELL'S LITTLE FARMS are plotted hereon. There are no easements or setback restrictions neither noted nor are there any other plottable restriction noted thereon. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

This Waiver of Plat is based on: (i) recovered monumentation and (ii) the underlying plat of JOHN A. CAMPBELL'S LITTLE FARMS.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress as shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured, calculated and record dimensions is delineated hereon. Dimensions indicated as (M) are based on direct and indirect measurement of recovered monumentation. Calculated dimensions (C) are a protraction based on the underlying plat of the JOHN A. CAMPBELL'S LITTLE FARMS and field measurements. Record dimensions (P) are based on Record Plat.

The Subject Property does lie within a Special Flood Hazard Area (SFHA), an area subject to inundation by the 1% annual chance flood, as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0452L, Community No. 120635, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area of minimal flood hazard and outside of the 0.2% annual chance floodplain.

No encroachments were noted by this survey, except as shown hereon. The ownership of the fences and/or walls as shown hereon was not determined. The location of utilities on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

The Subject Property currently lies within the RU-2, Two-family Residential District. The zoning information is based on the Miami-Dade County Zoning GIS application (<http://gisweb.miamidade.gov/zoning/>) and is for reference purposes only. Verify with the Miami-Dade County Regulatory and Economic Resources Department, Development Services Division for specific requirements as to dimensional regulations, definitions and permitted uses.

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or obtained underground utility records from the servicing utility companies nor were they provided by the client. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This "Waiver of Plat" shown hereon in its graphic form, is the record depiction of the surveyed lands described hereon and will in no circumstances be supplanting in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Waiver of Plat" is a Boundary Survey and has been prepared under my supervision and is true and correct; I further certify that this "Waiver of Plat" meets or exceeds the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052

Dated: 1/24/18

E. R. BROWNELL AND ASSOCIATES, INC.

Thomas Brownell, Executive Vice-President
Professional Land Surveyor No. 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

WAIVER PLAT D-17667 - 2 - COR N.O.
NAME: PATRICIA VILLALON, RADAMES & MINET VILLALON
SEC. 16 TWP. 54 RGE. 40 / DIST. 10
ZONING: UNINCORPORATED MIAMI-DADE



E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
Miami, Florida, 33133
Phone 305-860-3866
Fax 305-860-3870
P.L.S./P.S.M. No.
F.B. No.
Ref. No.
Scale: 1"=20'
Date: 1/24/2018
Certification No. LB761

WAIVER OF PLAT
Ramades, Patricia & Minet Villalon

No.	Date	App'd. Job No.	Description

Sheet: 1 OF 1
J.N. 58083-A
Sk. No.
T:951