

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Number of Sites : (13)

Agenda Date: 2-22-13

FEES:	
P.W.W.M. -----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$76.30
P.E.R.A. -----	\$210.00
PRINT	\$2,158.30

Tentative No.: T-19406-6-EXT-N.O.

Received Date: 2-12-13

Concurrency Review Fee (*6.00% of Sub-Total) -- \$129.50 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,287.80 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 33 Twp.: 55 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: YARLENE SUBDIVISION

2. Owner's Name: 2367 NE 7 ST., LLC, a Florida Limited Liability Company Phone: 305 760 5602

Address: 17071 W. Dixie Highway City: Miami State: FL Zip Code: 33160

Owner's Email Address: rfk10901@aol.com

3. Surveyor's Name: Manuel G. Vera and Associates, Inc. Phone: 305 221 6210

Address: 13960 SW 47th Street City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 30-5933-000-0230 / _____ / _____ / _____

5. Legal Description of Parent Tract: W/2, W/2, S/2, S/2, NW 1/4, SE 1/4 Sec. 33-55-39 Less the west 43 Feet and less the north 25 feet thereof.

6. Street boundaries: NE corner intersection of SW 180th Street and SW 152nd Avenue.

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

8. Proposed use of Property:
Single Family Res.(13 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: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative 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. 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 P.E.R.A. 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 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:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Manuel G. Vera president

BEFORE ME, personally appeared Manuel G. Vera this 19 day of December, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of December, 2012 A.D.

Signature of Notary Public: _____

(Print, Type name here): Maria Elena Insua



MARIA-ELENA INSUA
MY COMMISSION # EE 190100
EXPIRES: April 17, 2016
Bonded Thru Budget Notary Services
(NOTARY SEAL)

4-17-16
(Commission Expires)

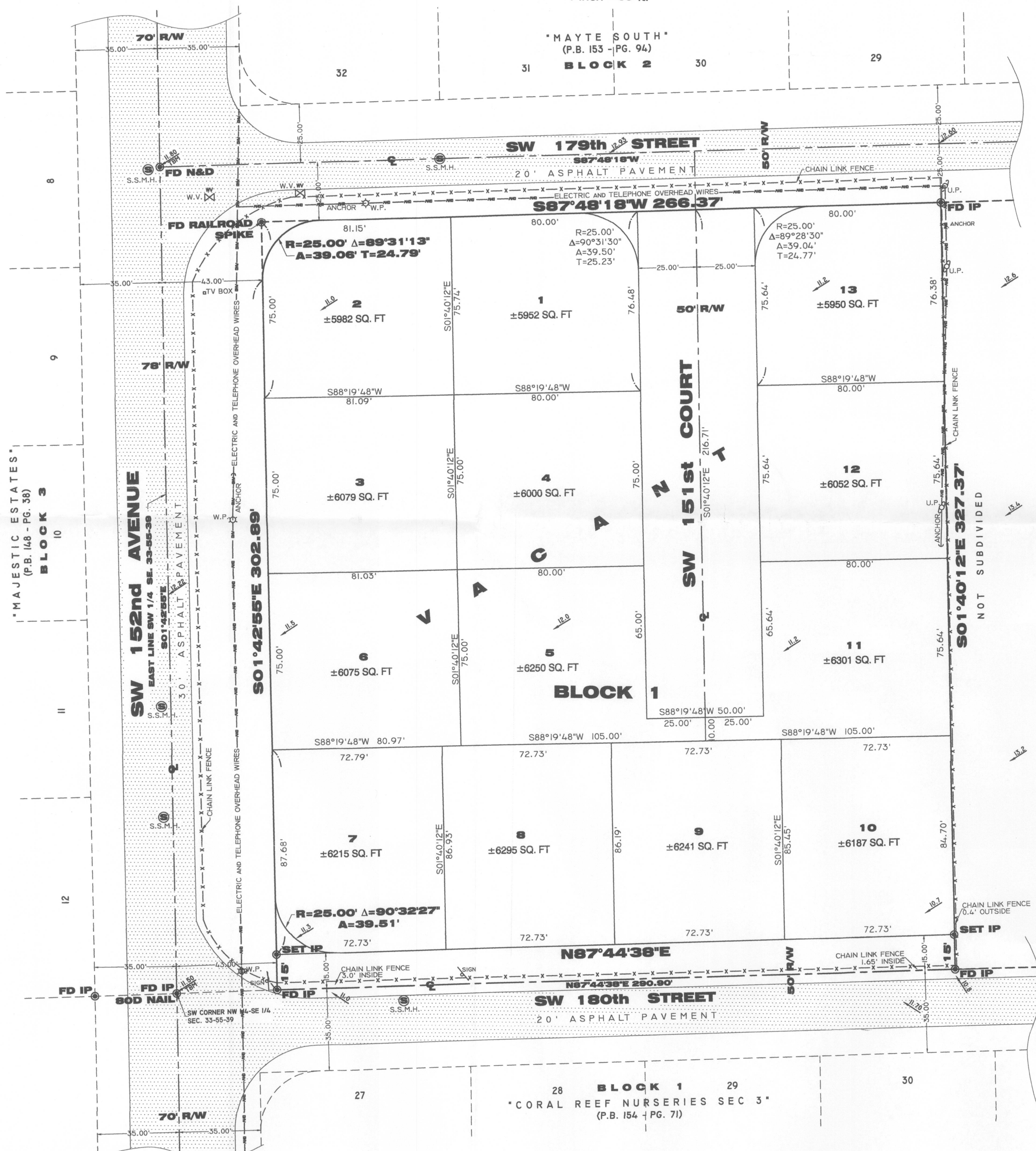
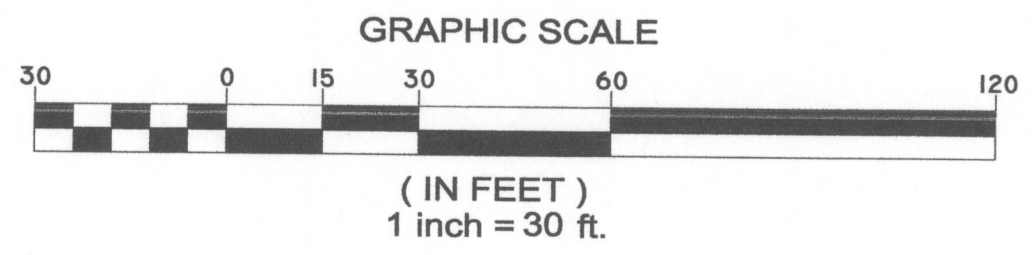
190100
(Commission Number)

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

TENTATIVE PLAT OF YARLENE SUBDIVISION

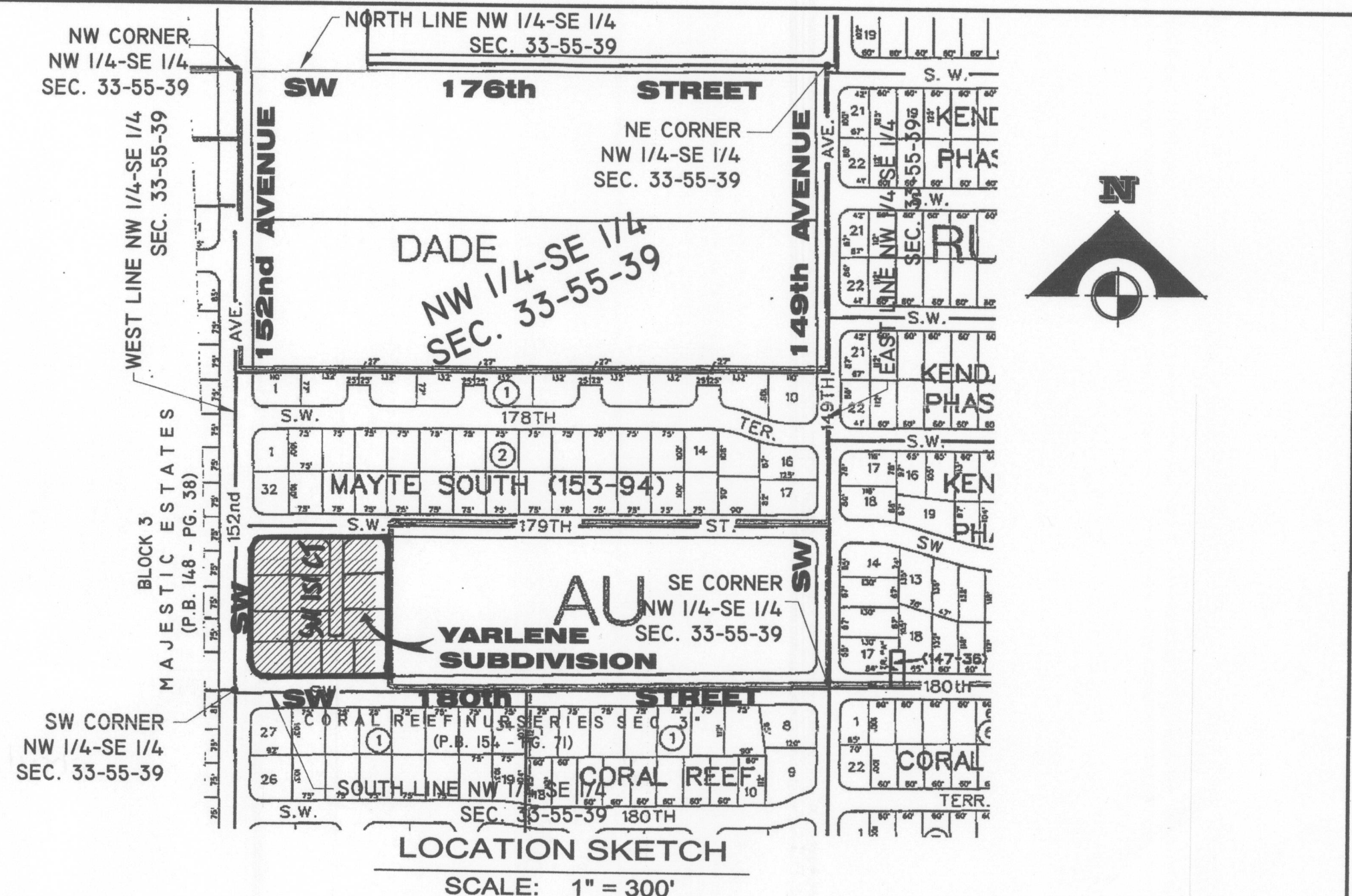
A REPLAT OF A PORTION OF MAP OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST (P.B. 4 PG. 63)
 LYING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST
 MIAMI-DADE COUNTY, FLORIDA.

OWNER	MANUEL G. VERA & ASSOCIATES, INC.
DATE	03/20/2006
PROJECT	YARLENE SUBDIVISION
SCALE	1" = 300'



ABBREVIATIONS:

- | | | |
|--|---|--|
| (M.) = DENOTES MEASURE | M.H. = DENOTES MAN HOLE | SQ. FT. = DENOTES SQUARE FEET. |
| (R.) = DENOTES RECORDS | PKY = DENOTES PARKWAY | CONC. = DENOTES CONCRETE |
| UTIL. ESMT. = DENOTES UTILITY EASEMENT | P.V.M.T. = DENOTES PAVEMENT | FD.I.P.K. = DENOTES FOUND P.K. NAIL |
| UTIL. = DENOTES UTILITY | C.B. = DENOTES CATCH BASIN | FD.I.P. = DENOTES FOUND 1/2" IRON PIPE (NO I.D.) |
| MTN. = DENOTES MAINTENANCE | O.W. = DENOTES OVERHEAD WIRES | SET I.P. = DENOTES SET 1/2" (18" LONG) IRON PIPE WITH CAP NO. 2262 |
| F.H. = DENOTES FIRE HYDRANT | W.M. = DENOTES WATER METER | FD. N&D = DENOTES FOUND NAIL AND DISC |
| C. = DENOTES CENTER LINE | W.V. = DENOTES WATER VALVE | SET N&D = DENOTES SET NAIL AND DISC 2262 |
| ENCRO. = DENOTES ENCROACHMENT | S.S.M.H. = DENOTES SANITARY SEWER MANHOLE | FD.DH. = DENOTES FOUND DRILL HOLE |
| ESMT. = DENOTES EASEMENT | C.L. = DENOTES CLEAR | P.O.B. = DENOTES POINT OF BEGINNING |
| R/W = DENOTES RIGHT OF WAY | T.B.M. = DENOTES TEMPORARY BENCH MARK | P.O.C. = DENOTES POINT OF COMMENCEMENT |
| SWK = DENOTES SIDEWALK | FPL = DENOTES FLORIDA POWER AND LIGHT | FD. = DENOTES FOUND |
| | BELL SO. = DENOTES BELL SOUTH BOX | |



THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST

LEGAL DESCRIPTION:

THE WEST 1/2, OF THE WEST 1/2, OF THE SOUTH 1/2, OF THE SOUTH 1/2, OF THE NW 1/4, OF THE SE 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 43 FEET AND LESS THE NORTH 25 FEET THEREOF FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON "MAP OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 95,314.50 SQUARE FEET MORE OR LESS OR 2.19 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 THERE ARE NO EXISTING TREES WITHIN THE BOUNDARIES OF THE PROPERTY.
 NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCHLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
 THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA INFORMATION AS WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE MAY BE AVAILABLE.
 THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 BEARING SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 152ND AVENUE WHICH BEARS S 01°42'55" E.
 FLOOD ZONE: X COMMUNITY: I20635 SUFFIX: L PANEL: 0580 & 0581 DATE OF FIRM: 09-11-09 ELEVATION: N.A.
 LEGAL DESCRIPTION FURNISHED BY THE CLIENT
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. DATUM OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE SURVEYING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
 BENCH MARK = DA-102 ELEVATION: 14.27 (FB 306 - PG 13)
 BENCH MARK = G2R ELEVATION: 10.93 (FB 306 - PG 13)
 FOR INFORMATION ON T.B.M. SEE SKETCH OF SURVEY.
 MIAMI-DADE COUNTY FLOOD CRITERIA = 8.6
 STREET R/W, BUILDING SETBACK, ZONING REQUIREMENTS AND ABSTRACT OF TITLE MUST BE CHECKED BY OWNER BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY.
 THERE MAY BE UNDERGROUND UTILITIES CROSSING THIS PROPERTY. UTILITY COMPANIES MUST BE NOTIFIED BEFORE ANY DIGGING OR CONSTRUCTION BEGINS ON THIS PROPERTY.

DEVELOPMENT INFORMATION:

AS PER INFORMATION FURNISHED BY THE CLIENT:
 ZONING : RU-1
 No. OF LOTS: 13
 S.U.R. UNITS TO BE PROVIDED: (4)
 WATER AND SEWER ON THIS SITE TO BE SERVED BY WASD

OWNER:

2367 NE 7 ST LLC, A FLORIDA LIMITED LIABILITY COMPANY
 17071 W. DIXIE HIGHWAY,
 NORTH MIAMI BEACH,
 FLORIDA, 33160

CERTIFICATION:

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

Manuel G. Vera
MANUEL G. VERA
 PROFESSIONAL SURVEYOR AND MAPPER #2262
 STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

DATE OF SURVEY: 03/20/2006, 08-13-2012, 02-06-2013, 05-15-15

MANUEL G. VERA & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • MAPPERS
 13980 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
 P.O. BOX 650578 • Miami, FL 33266 • Fax (305)221-1295
 www.mgv.com • e-mail: mveras@mgvera.com

L.B. 2439

**TENTATIVE PLAT and BOUNDARY SURVEY FOR:
 YARLENE SUBDIVISION**

REVISIONS:	PROPERTY OF:			
06-15-2015	UP DATE SURVEY			
DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
02-05-2013	R.M./S.N.	1" = 30'	306/71	06-05-21 14-522