

**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.: 13 Twp.: 52 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: TERRACES AT BISCAYNE GARDENS

2. Owner's Name: MURAT CAPITAL PARTNERS LLC Phone: 917-604-4737

Address: 1142 North Venetian Drive City: Miami Beach State: FL Zip Code: 33139

Owner's Email Address: murat@mbcp.net

3. Surveyor's Name: ROBAYNA AND ASSOCIATES, INC. Phone: 305-823-9316

Address: 5723 NW 158 St City: Miami Lakes State: FL Zip Code: 33014

Surveyor's Email Address: scott@robayna.com

4. Folio No(s): 30-2113-000-0280 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 2nd Ave between SW 162nd St and NW 161st St

7. Present Zoning: PAD-PLANNED , Zoning Hearing No.: CZAB8-11-20

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 62 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( 49,382 Sq. Ft. & No. of Units 38 )

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.



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.

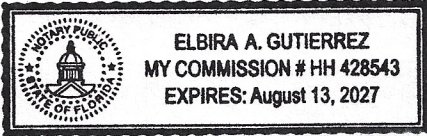
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: M Bugdaycay  
(Print name & Title here): Murat Bugdaycay. Mng Member

BEFORE ME, personally appeared Murat Bugdaycay this 24<sup>th</sup> day of October, 2024 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 24<sup>th</sup> day of October, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: Elbira Gutierrez  
(Print, Type name here: Elbira Gutierrez)  
August 13, 2027 HH 428543  
(Commission Expires) (Commission Number)

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

## LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 52 South, Range 41 East; LESS the West 35 feet; LESS the North 25 feet and LESS the South 25 feet thereof, and also LESS and EXCEPT that portion of the Northeast 1/4 of Section 13, Township 52 South, Range 41 East, being more particularly described as follows:

All that part of the Northeast 1/4 of said Section 13 which lies within the External area formed by a 25.00 foot radius arc concave to the Southeast, tangent to the South line of the North 25.00 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 13 and tangent to the East line of the West 35 feet of the Northeast 1/4 of said Section 13.

Said Lands, located, lying and being in Miami-Dade County, Florida.



# BOUNDARY AND TOPOGRAPHIC SURVEY TENTATIVE PLAT FOR TERRACES AT BISCAIYNE GARDENS

A SUBDIVISION OF A PORTION OF LAND IN THE NE 1/4 SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST; LESS THE WEST 35 FEET; LESS THE NORTH 25 FEET AND LESS THE SOUTH 25 FEET THEREOF, AND ALSO LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST 1/4 OF SAID SECTION 13 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, TANGENT TO THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND TANGENT TO THE EAST LINE OF THE WEST 35 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 13.

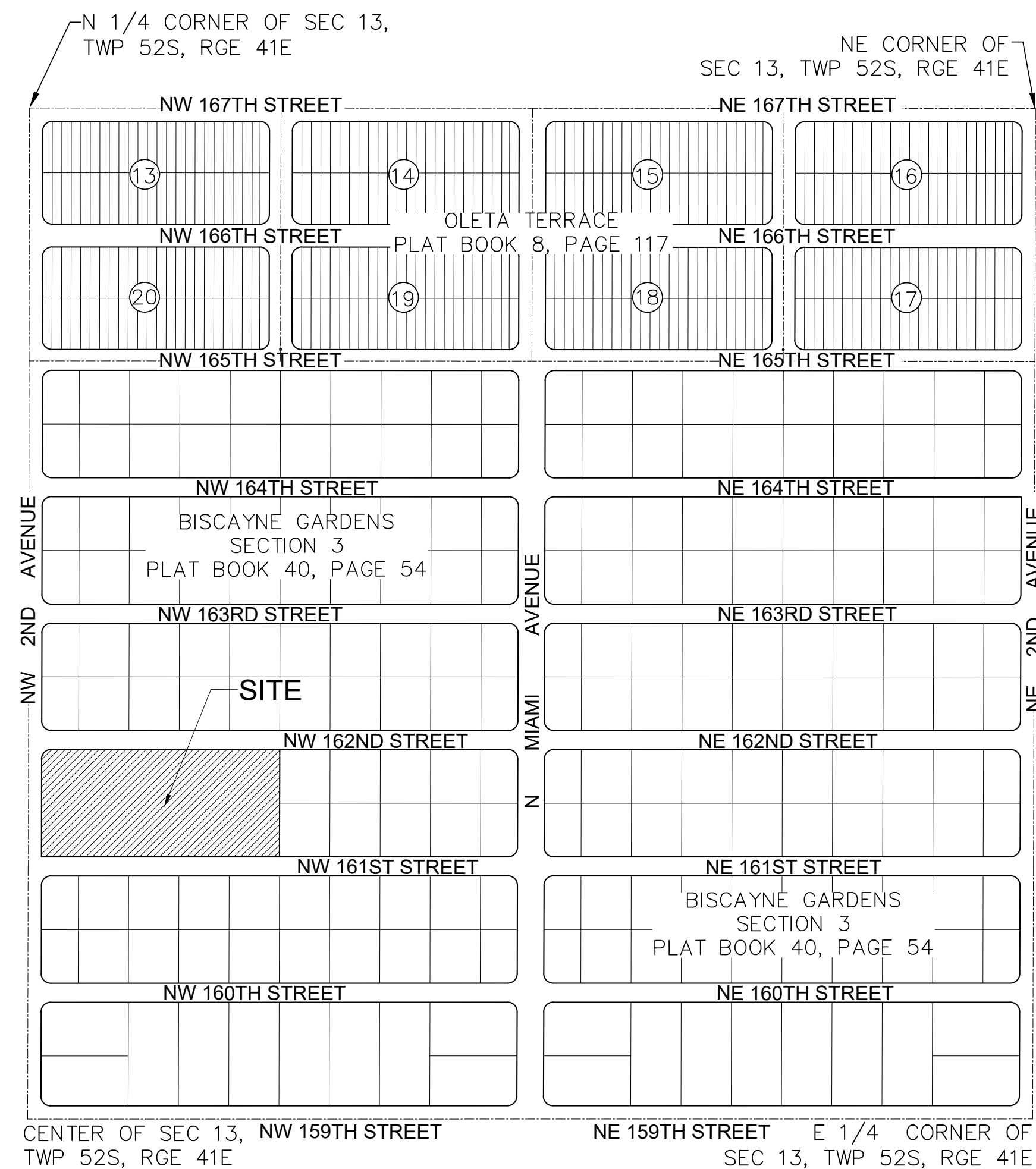
SAID LANDS, LOCATED, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 176,220 SQUARE FEET, 4.05 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION FURNISHED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES, 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 RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 5) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
- 6) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- 7) THIS BOUNDARY SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 8) ALL DIMENSIONS ARE IN SUBSTANTIAL AGREEMENT UNLESS OTHERWISE NOTED.
- 9) BEARINGS SHOWN ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF NW 2ND AVENUE BEING N02°48'39"W
- 10) ALL ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929
- 11) HORIZONTAL ACCURACY STATEMENT: THE HORIZONTAL ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(B) FLORIDA ADMINISTRATIVE CODE FOR COMMERCIAL/HIGH RISK PROPERTY 1:10000
- 12) VERTICAL ACCURACY STATEMENT: ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP TO THE BENCHMARKS NOTED, AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 5J-17.051(2)(A), OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES FOR VERTICAL ACCURACY.
- 13) BENCH MARK INFORMATION:  
 BENCH MARK #1: N-730 ELEVATION: 6.34' (NGVD 1929).  
 LOCATION: 1- NW 159 ST --- 25' SOUTH OF C/L  
 2- NW 2 AVE --- 160' WEST OF C/L  
 DESCRIPTION: PK NAIL & BRASS WASHER IN CONCRETE SLAB OF TRAFFIC CONTROL BOX  
 BENCH MARK #2: N-405 ELEVATION: 9.27' (NGVD 1929).  
 LOCATION: 1- NE 167 ST --- 40' NORTH OF C/L  
 2- NE 2 AVE --- 20' EAST OF C/L  
 DESCRIPTION: PK NAIL & BRASS IN TOP OF CATCH BASIN
- 14) REGARDING THE "COMMON NAME" OF TREES, AS EXPRESSED BELOW, THE UNDERSIGNED HAS NO EXPERTISE IN THE IDENTIFICATION OF TREE SPECIES AND THEREFORE STRONGLY URGES THE CLIENT TO SEEK THE EXPERTISE OF AN ARBORIST LICENSED IN THE STATE OF FLORIDA, SOLELY REGARDING TREE SPECIES. SAID INFORMATION IS BEING PROVIDED, AS REQUESTED BY CLIENT.

**NATIONAL FLOOD INSURANCE PROGRAM:**

MIAMI-DADE COUNTY, FLORIDA  
 COMMUNITY NUMBER: 120635  
 PANEL NUMBER: 0137L  
 MAP REVISED: SEPTEMBER 11, 2009  
 FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 7  
 FLOOD INSURANCE RATE MAP NUMBER: 12086C0137L



**LOCATION MAP**  
SCALE 1"=300'

**CONTACT INFORMATION**

**OWNER:**  
 OWNER: Murat Capital Partners LLC  
 CONTACT: Murat Bugdaycay  
 TELEPHONE: (917) 604 - 4737  
 EMAIL: murat@mbcp.net  
 ADDRESS: 1142 N. Venetian Drive, Miami Beach, FL 33139

**LAND SURVEYOR: SCOTT J. PERKINS, PSM**  
 TELEPHONE: (305) 823-9316  
 EMAIL: scott@robayna.com  
 ADDRESS: 5723 NW 158TH STREET, MIAMI LAKES, FL 33014

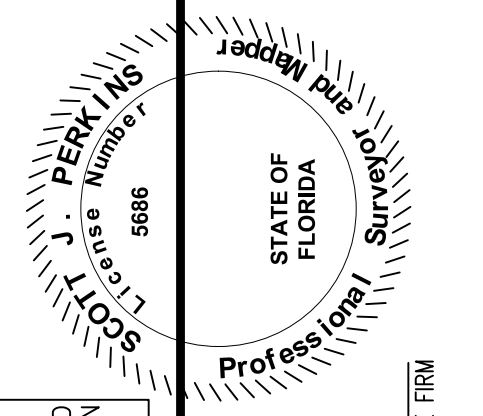
**DEVELOPMENT AND PROPERTY INFORMATION**

**PROPOSED USE:**  
 - ONE (1), FIVE (5) STORY BUILDING WITH (62 UNITS)  
 - THREE (3), TWO (2) STORY TOWNHOMES BUILDINGS (38 UNITS)

**EXISTING USE:**  
 - ZONING: PAD, PLANNED AREA DEVELOPMENT DISTRICT  
 RESOLUTION NO. CZAB8-11-20  
 MIAMI-DADE COUNTY FLOOD CRITERIA: 6.0 FEET (NGVD29)  
 FOLIO NUMBERS: 30-2113-000-0280

**CERTIFIED TO:**  
 - Murat Capital Partners LLC, a New York limited liability company

THESE ITEMS HAVE BEEN DIGITALLY SIGNED AND SEALED BY SCOTT J. PERKINS, PSM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ON THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



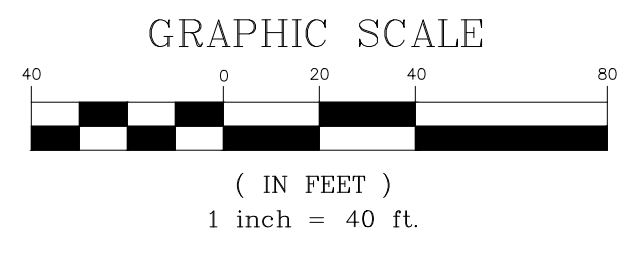
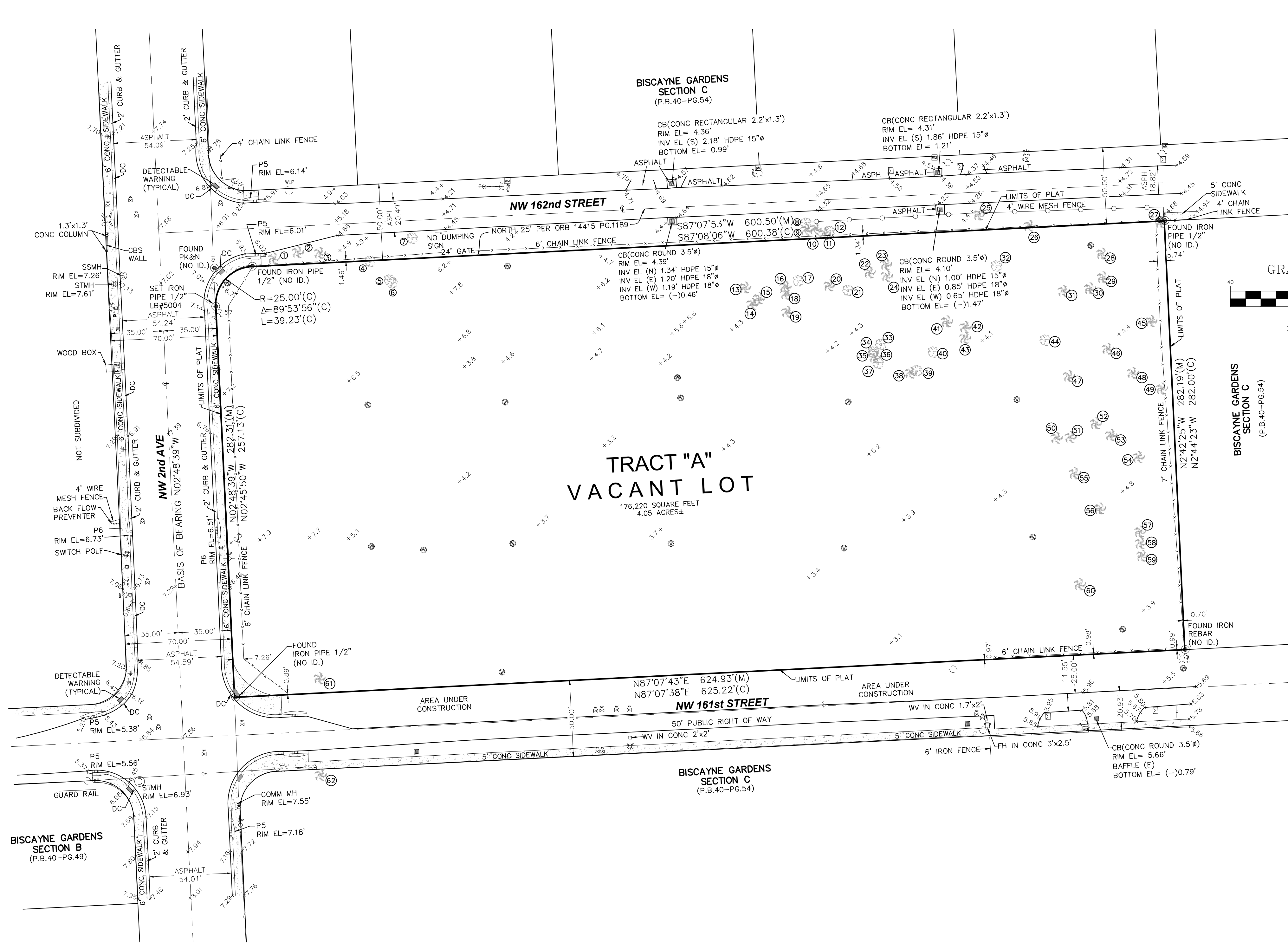
<b>REVISIONS:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DATE</td> <td style="width: 90%;">2022-09-16</td> </tr> <tr> <td>UPDATE SURVEY</td> <td>2023-04-21</td> </tr> <tr> <td>UPDATE SURVEY</td> <td>2024-04-18</td> </tr> <tr> <td>UPDATE OWNER INFORMATION</td> <td>2024-10-29</td> </tr> </table>	DATE	2022-09-16	UPDATE SURVEY	2023-04-21	UPDATE SURVEY	2024-04-18	UPDATE OWNER INFORMATION	2024-10-29
DATE	2022-09-16								
UPDATE SURVEY	2023-04-21								
UPDATE SURVEY	2024-04-18								
UPDATE OWNER INFORMATION	2024-10-29								
<b>CERTIFICATION:</b>	FIELD BOOK: 2103-2205-2303-2403 DRAWN: AA-ER CHECKED: SJP SCALE: 1"=40' BY: SCOTT J. PERKINS, PSM #5686 STATE OF FLORIDA FOR THE FIRM: SCHULMAN DEVELOPMENT, LLC THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT J. PERKINS P.S.M. 5686 ON 10/29/2024								
<b>DRAWING NAME:</b>	TENTATIVE PLAT								
<b>PROJECT:</b>	TERRACES AT BISCAIYNE GARDENS								
<b>PREPARED FOR:</b>	SCHULMAN DEVELOPMENT, LLC								
<b>SHEET:</b>	1								
<b>OF</b>	2 SHEETS								
<b>DATE:</b>	08/25/2021								
<b>DATE:</b>	06/15/2021								
<b>PROJ. No:</b>	210121								

**ROBAYNA AND ASSOCIATES INC.**  
 ENGINEERS AND SURVEYORS  
 5723 NW 158TH STREET  
 MIAMI LAKES, FL 33014  
 PH: (305) 823-9316 L.B. # 5004

# BOUNDARY AND TOPOGRAPHIC SURVEY TENTATIVE PLAT FOR TERRACES AT BISCIAYNE GARDENS

A SUBDIVISION OF A PORTION OF LAND IN THE NE 1/4 SECTION 13, TOWNSHIP 52 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	PALM	12	10	8
2	PALM	10	10	8
3	PALM	10	20	8
4	BLACK OLIVE	120	40	50
5	RIVER TAMARIND	12	40	20
6	ALMOND	12	50	20
7	BLACK OLIVE	48	50	30
8	FIGUS	14	20	10
9	(2) PALM	12	18	8
10	PALM	8	14	5
11	PALM	10	18	5
12	TABEBUIA	12	20	12
13	COCONUT PALM	4	14	8
14	COCONUT PALM	4	14	8
15	COCONUT PALM	4	14	8
16	COCONUT PALM	4	14	8
17	ORCHID TREE	12	15	10
18	COCONUT PALM	6	12	8
19	COCONUT PALM	4	14	8
20	PALM	12	15	10
21	ROYAL POINCIANA	12	25	15
22	PALM	4	25	10
23	PALM	4	25	10
24	PALM	4	25	10
25	PALM	12	14	10
26	PALM	10	14	10
27	PALM	8	12	8
28	PALM	14	20	10
29	PALM	14	20	10
30	PALM	14	20	10
31	PALM	14	20	10
32	ROYAL POINCIANA	14	12	15
33	WHITE TAMARIND	12	20	10
34	TABEBUIA	24	20	15
35	OAK	14	20	15
36	PALM	12	30	10
37	BISHOP WOOD	10	30	10
38	PALM	8	12	8
39	TABEBUIA	12	15	10
40	TABEBUIA	12	15	10
41	PALM	10	35	10
42	PALM	10	30	10
43	PALM	10	35	10
44	ROYAL POINCIANA	12	35	15
45	PALM	8	14	10
46	PALM	12	14	7
47	PALM	12	19	10
48	PALM	12	19	10
49	PALM	12	20	10
50	PALM	12	45	10
51	PALM	12	30	10
52	PALM	12	35	10
53	PALM	12	35	10
54	PALM	12	30	10
55	PALM	12	40	10
56	PALM	8	35	10
57	PALM	12	40	10
58	PALM	8	35	10
59	PALM	14	30	10
60	PALM	12	40	10
61	PALM	12	55	10
62	PALM	14	55	10

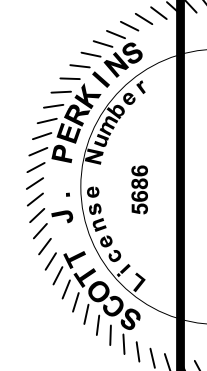


**LEGEND AND ABBREVIATIONS:**

ASPH = ASPHALT  
 CB = CATCH BASIN  
 CBS = CONCRETE BLOCK & STUCCO  
 C = CENTERLINE  
 COMM MH = COMMUNICATION MANHOLE  
 CONC = CONCRETE  
 LB = LICENSED BUSINESS  
 Δ = DELTA = CENTRAL ANGLE  
 Ø = DIAMETER  
 DC = DROPPED CURB  
 EL = ELEVATION  
 FH = FIRE HYDRANT  
 HDPE = HIGH-DENSITY POLYETHYLENE  
 ID. = IDENTIFICATION  
 INV = INVERT  
 L = LENGTH  
 (M) = MEASURED  
 NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM  
 ORB = OFFICIAL RECORDS BOOK  
 (P) = PLAT  
 P5 = INLET P5  
 P6 = INLET P6  
 P.B. = PLAT BOOK  
 PG = PAGE  
 PK&N = PARKER-KALON AND NAIL  
 PSM = PROFESSIONAL SURVEYOR AND MAPPER  
 R = RADIUS  
 R/W = RIGHT OF WAY  
 SSMH = SANITARY SEWER MANHOLE  
 STMH = STORM MANHOLE  
 WV = WATER VALVE

- = CONCRETE UTILITY POLE
- = METAL LIGHT POLE
- = WOOD POWER POLE
- = WOOD UTILITY POLE
- = WOOD LIGHT POLE
- = BOLLARD
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = STREET LIGHT BOX
- = TRAFFIC SIGNAL BOX
- = GAS VALVE
- = CATCH BASIN
- = COMMUNICATION MANHOLE
- = SANITARY SEWER MANHOLE
- = STORM MANHOLE
- = INLET P5
- = INLET P6
- = GUYWIRE & ANCHOR
- = TRAFFIC SIGN
- = TREE
- = PALM

THESE ITEMS HAVE BEEN DIGITALLY SIGNED AND SEALED BY SCOTT J. PERKINS, 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.



<p><b>REVISIONS:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2022-09-16</td> <td>UPDATE SURVEY</td> </tr> <tr> <td>2</td> <td>2023-04-21</td> <td>UPDATE SURVEY</td> </tr> <tr> <td>3</td> <td>2024-04-18</td> <td>UPDATE SURVEY</td> </tr> <tr> <td>4</td> <td>2024-10-29</td> <td>UPDATE OWNER INFORMATION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	2022-09-16	UPDATE SURVEY	2	2023-04-21	UPDATE SURVEY	3	2024-04-18	UPDATE SURVEY	4	2024-10-29	UPDATE OWNER INFORMATION	<p><b>CERTIFICATION:</b></p> <p>FIELD BOOK: 2103-2205-2303-2403                  DRAWN: AA-ER                  CHECKED: SJP                  SCALE: 1" = 40'</p>	<p><b>DATE:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>2022-09-16</td> <td>2023-04-21</td> <td>2024-04-18</td> <td>2024-10-29</td> </tr> <tr> <td>UPDATE SURVEY</td> <td>UPDATE SURVEY</td> <td>UPDATE SURVEY</td> <td>UPDATE OWNER INFORMATION</td> </tr> </table>	2022-09-16	2023-04-21	2024-04-18	2024-10-29	UPDATE SURVEY	UPDATE SURVEY	UPDATE SURVEY	UPDATE OWNER INFORMATION
NO.	DATE	DESCRIPTION																							
1	2022-09-16	UPDATE SURVEY																							
2	2023-04-21	UPDATE SURVEY																							
3	2024-04-18	UPDATE SURVEY																							
4	2024-10-29	UPDATE OWNER INFORMATION																							
2022-09-16	2023-04-21	2024-04-18	2024-10-29																						
UPDATE SURVEY	UPDATE SURVEY	UPDATE SURVEY	UPDATE OWNER INFORMATION																						
<p><b>ROBAYNA AND ASSOCIATES INC.</b>                  ENGINEERS AND SURVEYORS                  5723 NW 15TH STREET                  MIAMI LAKES, FL 33014                  PH: (305) 823-9316 L.B. # 5004</p>																									
<p><b>TENTATIVE PLAT</b></p> <p><b>TERRACES AT BISCIAYNE GARDENS</b></p> <p><b>SCHULMAN DEVELOPMENT, LLC</b></p>																									
<p><b>DRAWING NAME:</b> TENTATIVE PLAT</p> <p><b>PROJECT:</b> TERRACES AT BISCIAYNE GARDENS</p> <p><b>PREPARED FOR:</b> SCHULMAN DEVELOPMENT, LLC</p>																									
<p><b>SHEET:</b> 2 OF 2 SHEETS</p> <p><b>DATE:</b> 08/25/2021</p> <p><b>DWG:</b> 08/25/2021</p> <p><b>DATE:</b> 06/15/2021</p> <p><b>F.W.:</b> 06/15/2021</p> <p><b>PROJ. No:</b> 210089</p>																									