

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.: 6 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: QRIAR FARM

2. Owner's Name: VVMB Holdings, LLC Phone: See Surveyor

Address: 5004 N Bay Road City: Miami Beach State: FL Zip Code: 33140

Owner's Email Address: See Surveyor

3. Surveyor's Name: Biscayne Engineering Phone: 305-324-7671

Address: 529 W Flagler Street City: Miami State: FL Zip Code: 33130

Surveyor's Email Address: Jmorejon@biscayneengineering.com

4. Folio No(s): 30-7906-001-0030 / 30-7906-001-0031 / 30-7906-001-0032 / 30-7906-001-0033

5. Legal Description of Parent Tract: See Attachment "A"

6. Street boundaries: Between SW 172nd Ave. and SW 170th Ave. and between SW 288th St. and SW 296th St.

7. Present Zoning: EU-1 Zoning Hearing No.: N/A

8. Proposed use of Property:
Single Family Res.(1 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.



A205F08A-BF4E-4F54-8E48-1E50DBFCE4FF -- 2022/01/26 08:04:44 -8:00

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

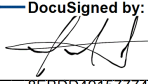
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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: _____

DocuSigned by:

8EBDD4915777419...

(Print name & Title here): Luis Felipe Neiva Silveira, Manager

BEFORE ME, personally appeared L. Silveira this 26th day of January, 2022 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 26th day of _____, 2022 A.D.

Signature of Notary Public: _____


Signed on 2022/01/26 08:06:27 -8:00

(Print, Type name here: Diana Ramos)

4.10.2023

GG308355

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

Notary Stamp 2022/01/26 09:06:27 PST

11389920E444

A205F08A-BF4E-4F54-8E48-1E50DBFCE4FF --- 2022/01/26 08:04:44 -8:00



Attachment "A"

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA DESCRIBED AS:

PARCEL A: THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE. COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO. 30-7906-001-0030.

PARCEL B: THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE. COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO. 30-7906-001-0032.

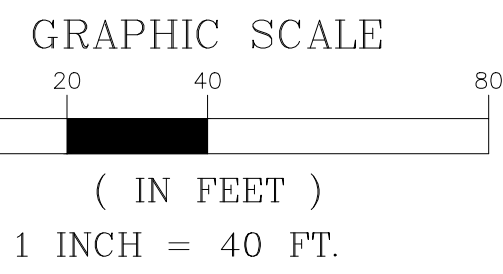
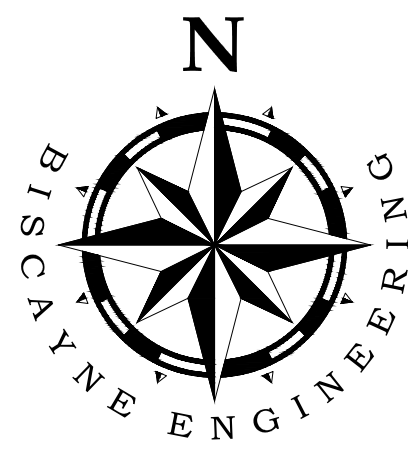
PARCEL C: THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DAD.E

PARCEL IDENTIFICATION NO. 30-7906-001-0033.

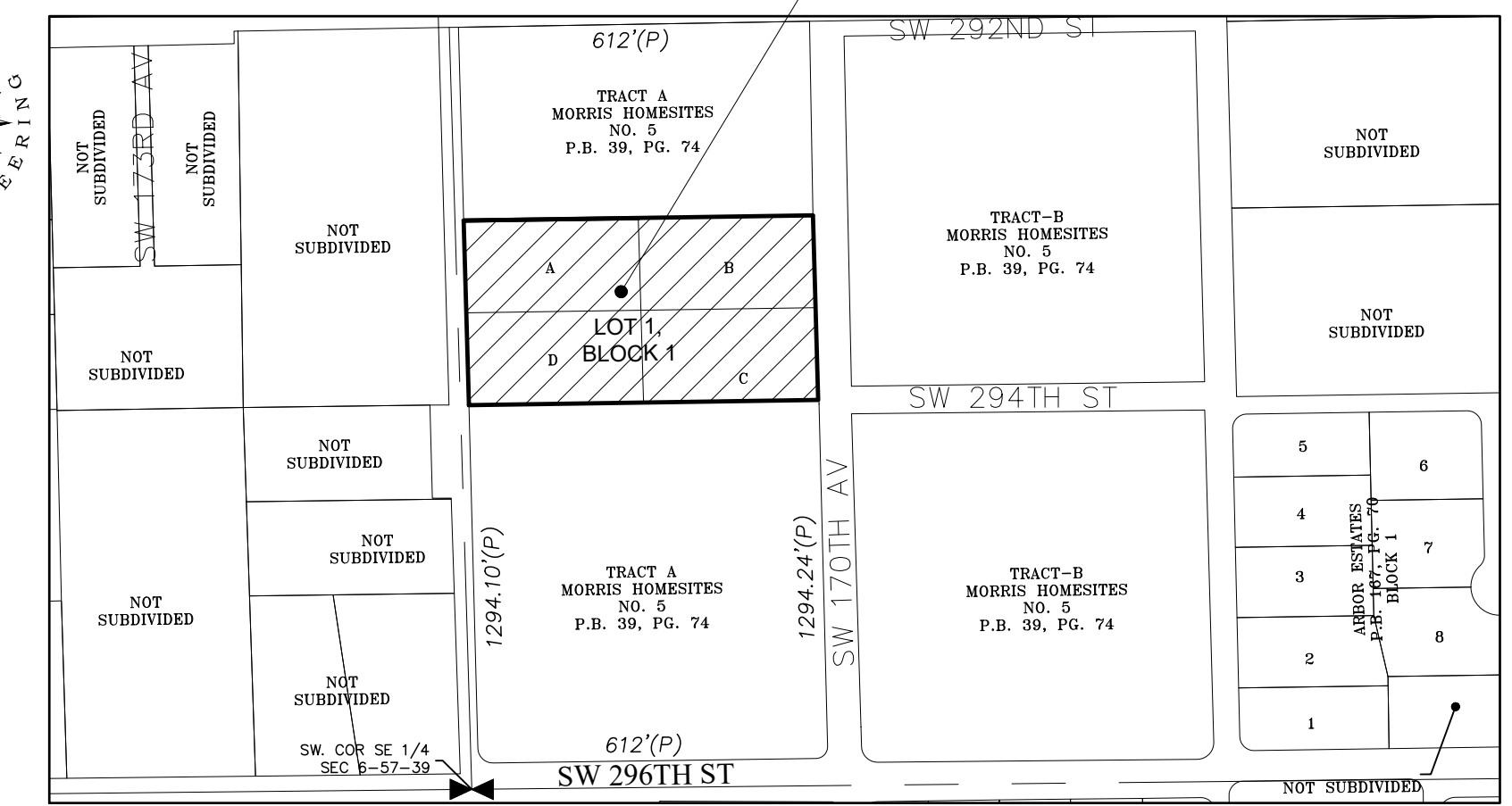
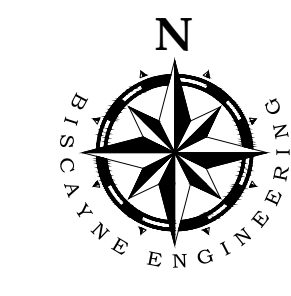
PARCEL D: THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE.

PARCEL IDENTIFICATION NO. 30-7906-001-0031.

BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF QRIAR FARM



A REPLAT OF A PORTION OF TRACT "A" OF THE REVISED PLAT OF MORRIS HOMESITES NO 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI DADE-COUNTY FLORIDA, THIS SITE LIES IN SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST.



LOCATION MAP
MIAMI-DADE COUNTY, FLORIDA
LYING IN SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST
SCALE 1"=300'

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA DESCRIBED AS:
 PARCEL A: THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.
 PARCEL IDENTIFICATION NO. 30-7906-001-0030.
 PARCEL B: THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.
 PARCEL IDENTIFICATION NO. 30-7906-001-0032.
 PARCEL C: THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.
 PARCEL IDENTIFICATION NO. 30-7906-001-0033.
 PARCEL D: THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT A OF REVISED PLAT OF MORRIS HOMESITES NO.5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA.
 PARCEL IDENTIFICATION NO. 30-7906-001-0031.

SURVEY NOTES:

- THE LIMITS OF THE SUBJECT PROPERTY WERE CALCULATED UTILIZING MIAMI-DADE COUNTY ENGINEERING DEPARTMENT TOWNSHIP MAP FOR TOWNSHIP 57 SOUTH, RANGE 39 EAST.
- LEGAL DESCRIPTION WAS OBTAINED FROM MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE BASED ON FOLIO NUMBERS AS PROVIDED BY CLIENT.
- THE GEOMETRY OF THE TREE PRESERVATION AREAS (NORTH/SOUTH) WERE PROVIDED BY THE CLIENT IN CAD FORMAT.
- SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION OF THE TREE PRESERVATION AREAS.
- THIS SITE LIES IN SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- THE PURPOSE OF THIS PLAT IS TO UNITE PARCELS "A" THROUGH "D" INTO ONE LOT.
- FOLIO 30-7906-001-0030, 30-7906-001-0031, 30-7906-001-0032 AND 30-7906-001-0033
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 83/2011.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN HEREON.
- THE LOCATION OF VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED, NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- THE SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.05 FEET VERTICALLY ON HARD SURFACES, AND ± 0.2 FEET ON GROUND SURFACES.
- THERE MAY BE RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
- ADJACENT PROPERTIES SHOWN HEREON ARE NOT PART OF THE BOUNDARY AND TOPOGRAPHIC SURVEY/TENTATIVE PLAT. THEY ARE FOR REFERENCES ONLY.
- LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29), SHOWING CONVERSION OF NAVD 88 TO NGVD 29 (+1.55 FT), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 A) BM NAME: "N-51", PK NAIL AND BRASS WASHER IN CONC PAD FOR FIRE HYDRANT.
 SW 296 ST --- 47' SOUTH OF C/L
 SW 172 AV --- 25' EAST OF C/L
 A) BM NAME: "N-50", PK NAIL AND BRASS WASHER IN CONC SIDEWALK.
 SW 288 ST --- 48' SOUTH OF C/L
 SW 172 AV --- 26' EAST OF C/L

SURVEYOR'S CERTIFICATION:

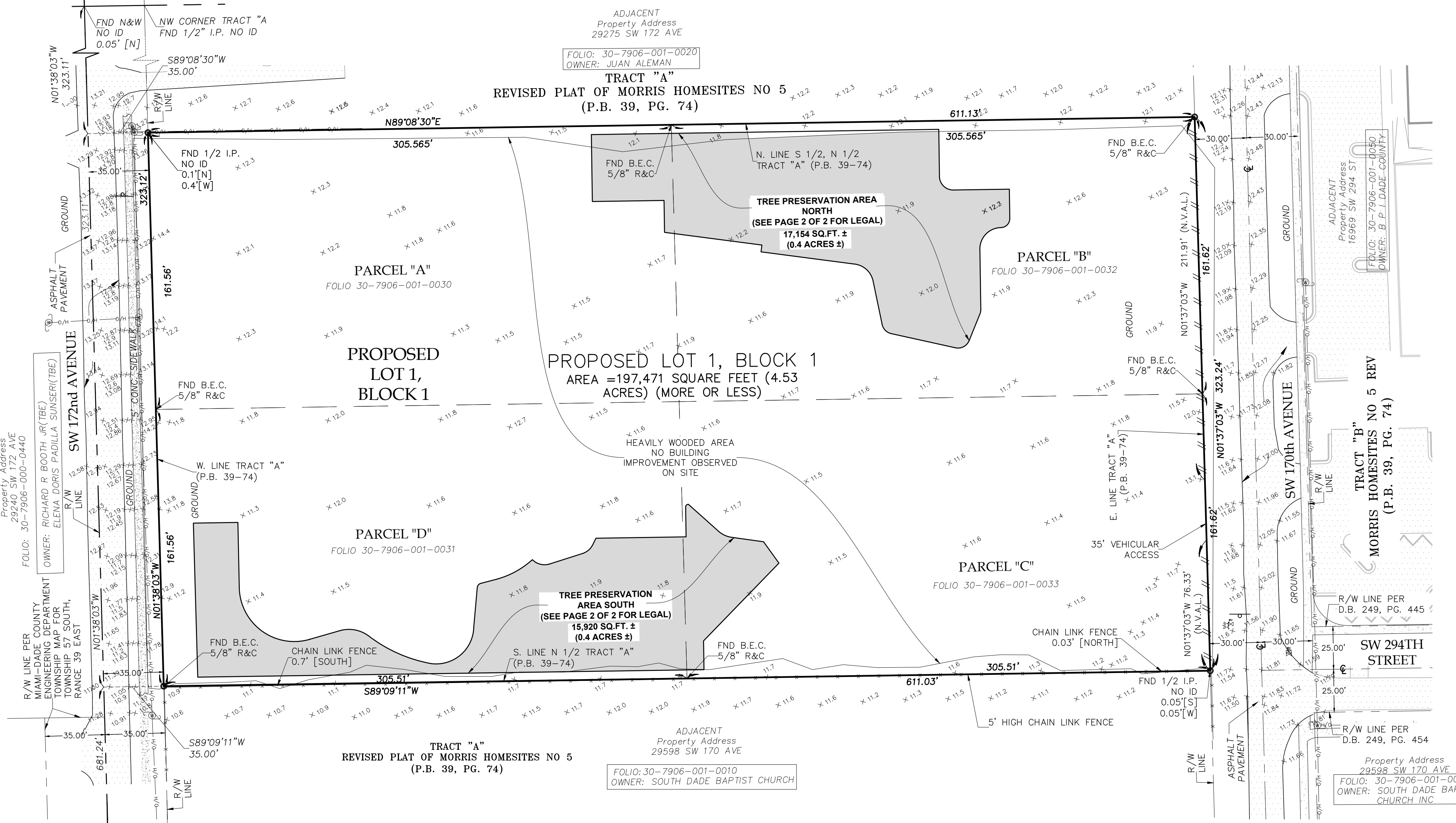
I hereby certify that the attached "BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

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

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 02-10-2025

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



TENTATIVE PLAT NOTES:

- FOLIO NUMBER: 30-7906-001-0030, 30-7906-001-0031, 30-7906-001-0032 and 30-7906-001-0033
- OWNER: VVMB HOLDINGS LLC
- 29300 SW 172 AVENUE, MIAMI, FL
- Development Contact Info: MIKE BARTHOLOMEW, PSM 5666, Biscayne Engineering Co., 529 West Flagler Street, Miami, Florida, 33130. Phone: 305-324-7671 Ext. 230. E-mail: MIKEB@BISCAYNEENGINEERING.COM
- Site Zoned: EU-1 Single-Family One Acre Estate 1 acre or more in area (Per Miami-Dade Property Search). Note: No Official zoning report was provided to Biscayne Engineering; This information is for reference only.
- Lands shown hereon are located in Federal Flood Zone "X", per Firm Map Number 12086C0440, suffix L, community name: MIAMI-DADE, UNINCORPORATED AREAS, Community Number: 120635, Revised: September 11, 2009.
- The Miami-Dade County Flood Criteria is 7.0 feet NGVD 1929, as shown on the amended plat of flood criteria map, according to the plat thereof recorded in Plat Book 120, at Page 13/4, of the public records of Miami-Dade County, Florida.
- Proposed number of Lots: 1
Proposed Area of Lot = 197,471 Square feet (4.53 Acres) More or Less
- Total Right of Way area to be dedicated by this plat :None
- Total Gross area of Plat: 197,471 Square feet (4.53 Acres) More or Less
- Development Information / Proposed Use: Single Family home with accessory buildings.

(Aforementioned Development information provided by Client)

ABBREVIATIONS:

B.E.C.	= BISCAYNE ENGINEERING COMPANY
ASPH.	= ASPHALT
CONC.	= CONCRETE
D.B.	= DEED BOOK
FND	= FOUND
C.B.S.	= CONCRETE, BLOCK AND STUCCO
✕	= CENTERLINE
COR	= CORNER
ELEV	= ELEVATION
LB	= LICENSED BUSINESS
ID	= IDENTIFICATION
IRP	= IRON PIPE
N.V.A.L.	= NON-VEHICULAR ACCESS LINE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
R&C	= REBAR & CAP
N&W	= NAIL AND WASHER
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
R/W	= RIGHT-OF-WAY
SWK	= SIDEWALK
SEC	= SECTION 6, TOWNSHIP 57 SOUTH, RANGE 39 EAST
±	= MORE OR LESS

LEGEND:

○	MONUMENT
⊙	WOOD POST
⊕	SIGN
⊕	WATER VALVE
✕	SECTION CORNER
⊕	WATER HYDRANT

HATCH TYPES:

CONC.	[Hatched Pattern]
ASPH.	[Hatched Pattern]

LINE TYPE:

---	BOUNDARY LINE
- - - -	RIGHT-OF-WAY LINE
///	NON-VEHICULAR ACCESS LINE
- - - -	CENTERLINE
- - - -	SECTION LINE
---	LOT LINE
---	PRESERVATION AREAS
---	OVERHEAD WIRES
---	CHAIN LINK FENCE

+ 5.5 = GROUND SURFACE ELEVATION (TYPICAL)
 x 5.5 = HARD SURFACE ELEVATION (TYPICAL)

ZONING ABBREVIATIONS:
 EU-1 = SINGLE-FAMILY ONE ACRE ESTATE 1 ACRE OR MORE IN AREA
 AU = AGRICULTURAL USE ZONING DISTRICT

DATE: Feb 10, 2025 - 4:27pm EST FILE: F:\SURVEY\PROJECTS\2025\20250210\URBAN\ROBOT ASSOCIATES - REPLATING\2. CAD\2. DWG\10-87197 - 1-PLAT UPDATE 02-10-25.dwg

BISCAYNE ENGINEERS • ENGINEERS • PLANNERS
 • SINCE 1898 •
 MIAMI-DADE COUNTY ENGINEERING DEPARTMENT
 529 W. FLAGLER ST. MIAMI, FL 33130
 TEL (305) 324-7671 FAX (305) 324-0809
 449 NW 35TH ST. SUITE 200 BOCA RATON, FL 33431
 TEL (561) 689-2329
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM

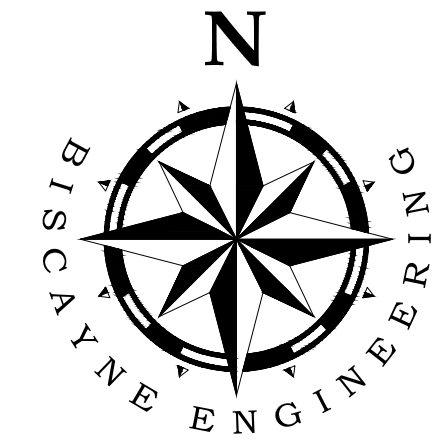
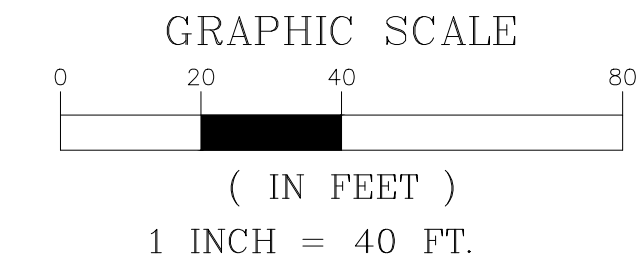
QRIAR FARM
 ORDER No. 03-87197
 FOR: URBAN ROBOT ASSOCIATES, INC.
 SCALE: 1"=40' DESIGNED BY: R.C.
 DATE: 02-10-25 APPROVED BY: AJR
 DRAWN BY: R.C./P.M./K.F.
 CHECKED BY: S.B./A.R.
 F.B./P.G.: 308-36/28, 3097-44/46, 3107/82-84, 3114/71-75

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-002, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET No. 1 of 2

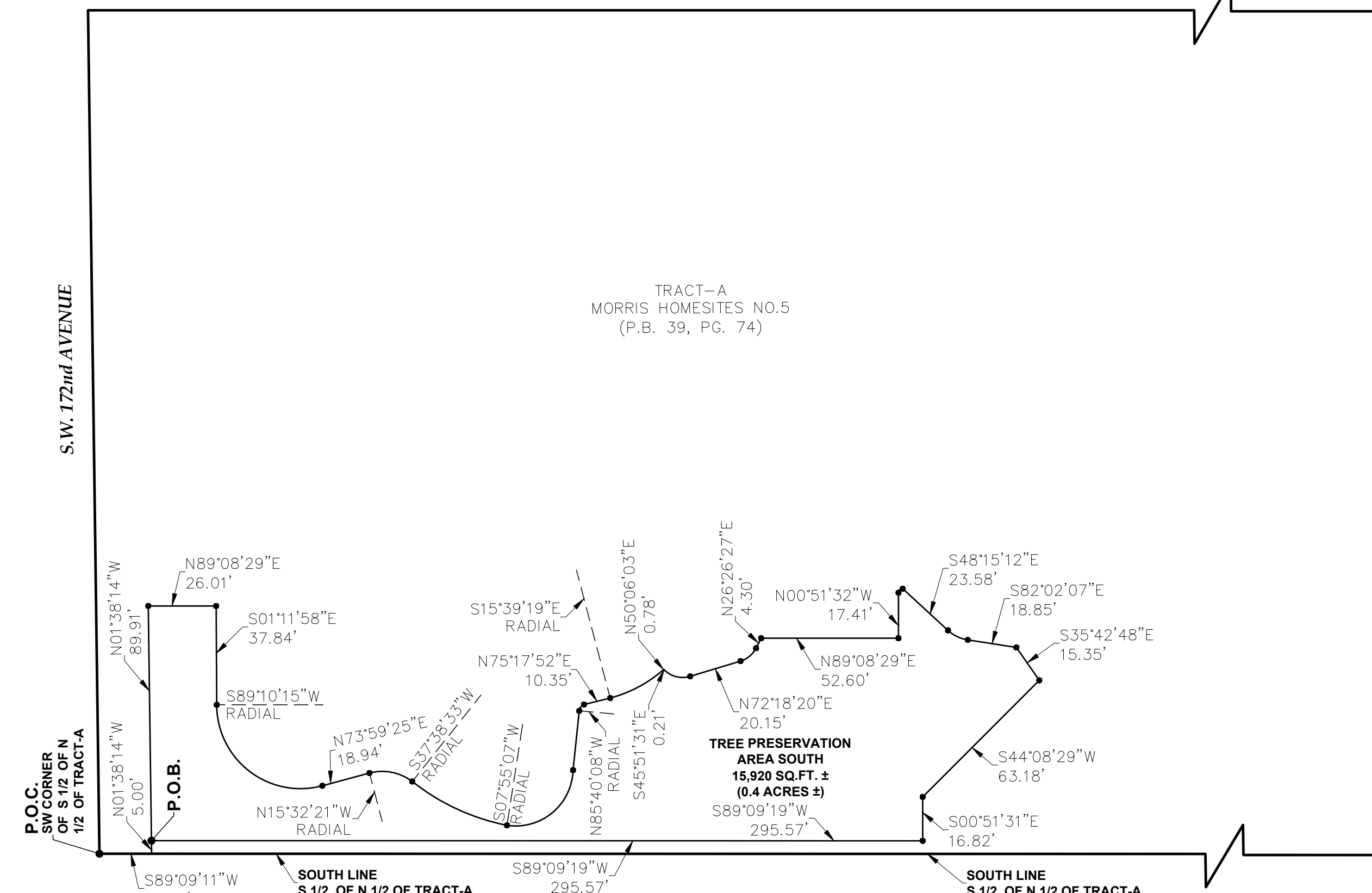
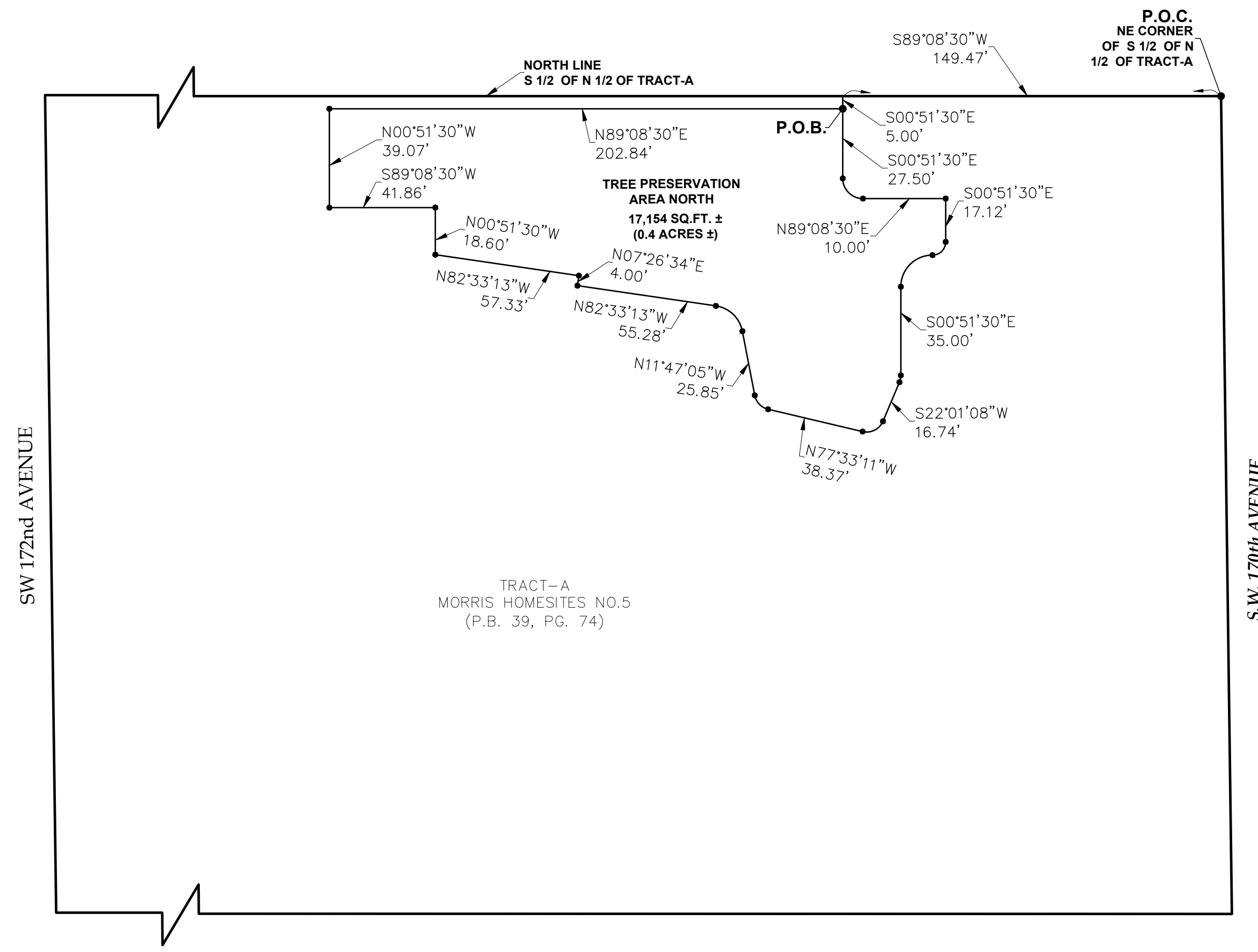
BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF QRIAR FARM

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TREE PRESERVATION AREA NORTH

TREE PRESERVATION AREA SOUTH



LEGAL DESCRIPTION (TREE PRESERVATION AREA NORTH):

A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A OF REVISED PLAT OF MORRIS HOMESITES NO. 5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A; THENCE SOUTH 89°08'30" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A, A DISTANCE OF 149.47 FEET; THENCE SOUTH 00°51'30" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°51'30" EAST, A DISTANCE OF 27.50 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 8.21 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 12.57 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 89°08'30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°51'30" EAST, A DISTANCE OF 17.12 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 8.21 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE SOUTH 22°01'08" WEST, A DISTANCE OF 16.74 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 19.63 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE SOUTH 00°51'30" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 22°52'38"; THENCE SOUTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 2.79 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 77°33'11" WEST, A DISTANCE OF 38.37 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 65°46'06"; THENCE NORTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 8.04 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 11°47'05" WEST, A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 12.50 FEET AND A CENTRAL ANGLE OF 70°46'08"; THENCE NORTHWESTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 15.44 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 82°33'13" WEST, A DISTANCE OF 55.28 FEET; THENCE NORTH 07°26'34" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 82°33'13" WEST, A DISTANCE OF 57.33 FEET; THENCE NORTH 00°51'30" WEST, A DISTANCE OF 18.60 FEET; THENCE SOUTH 89°08'30" WEST, A DISTANCE OF 41.86 FEET; THENCE NORTH 00°51'30" WEST, A DISTANCE OF 39.07 FEET; THENCE NORTH 89°08'30" EAST, A DISTANCE OF 202.84 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TREE PRESERVATION AREA SOUTH):

A PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A OF REVISED PLAT OF MORRIS HOMESITES NO. 5 AS RECORDED IN PLAT BOOK 39, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI -DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A; THENCE SOUTH 89°09'11" WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF TRACT-A, A DISTANCE OF 20.01 FEET; THENCE NORTH 01°38'14" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°38'14" WEST, A DISTANCE OF 89.91 FEET; THENCE NORTH 89°08'29" EAST, A DISTANCE OF 26.01 FEET; THENCE SOUTH 01°11'58" EAST, A DISTANCE OF 37.84 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 32.12 FEET AND A CENTRAL ANGLE OF 105°05'31"; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 89°01'15" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 58.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 73°59'25" EAST, A DISTANCE OF 18.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 19.14 FEET AND A CENTRAL ANGLE OF 51°47'36"; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 15°32'21" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 17.31 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 84.64 FEET AND A CENTRAL ANGLE OF 27°19'58"; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 37°38'33" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 40.38 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 21.98 FEET AND A CENTRAL ANGLE OF 97°18'25"; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 07°50'07" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 37.32 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 05°04'08" EAST, A DISTANCE OF 22.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 2.86 FEET AND A CENTRAL ANGLE OF 63°44'07"; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°40'08" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 3.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 75°17'52" EAST, A DISTANCE OF 10.35 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 14.50 FEET AND A CENTRAL ANGLE OF 25°41'55"; A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 15°39'19" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 22.73 FEET TO A POINT OF INTERSECTION TO A NON-TANGENT LINE; THENCE NORTH 50°06'03" EAST, A DISTANCE OF 0.78 FEET; THENCE SOUTH 45°51'31" EAST, A DISTANCE OF 0.21 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 9.95 FEET AND A CENTRAL ANGLE OF 61°50'09"; THENCE NORTH 10°17'52" EAST, A DISTANCE OF 10.74 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 72°18'20" EAST, A DISTANCE OF 20.15 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 14.50 FEET AND A CENTRAL ANGLE OF 25°41'55"; THENCE NORTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 7.97 FEET TO A POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE NORTH 26°26'27" EAST, A DISTANCE OF 4.30 FEET; THENCE NORTH 89°08'29" EAST, A DISTANCE OF 52.60 FEET; THENCE NORTH 00°51'31" WEST, A DISTANCE OF 17.41 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 1.56 FEET AND A CENTRAL ANGLE OF 92°21'29"; THENCE NORTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 2.51 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 48°15'12" EAST, A DISTANCE OF 23.58 FEET TO THE POINT OF TANGENCY WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 14.50 FEET AND A CENTRAL ANGLE OF 33°46'54"; THENCE SOUTHEASTERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 8.55 FEET TO THE POINT OF INTERSECTION WITH A TANGENTIAL LINE; THENCE SOUTH 82°02'07" EAST, A DISTANCE OF 18.85 FEET; THENCE SOUTH 35°42'48" EAST, A DISTANCE OF 15.35 FEET; THENCE SOUTH 44°08'29" WEST, A DISTANCE OF 63.18 FEET; THENCE SOUTH 00°51'31" EAST, A DISTANCE OF 16.82 FEET; THENCE SOUTH 89°09'19" WEST, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING.

NOTE: TREE PRESERVATION AREAS SHALL BE PRESERVED IN A NATURAL CONDITION SO THAT EXISTING PINELAND CANOPY AND PINELAND UNDERSTORY VEGETATION ARE NOT DISTURBED OR REMOVED AND REMAIN FREE FROM EXOTIC HERBACEOUS AND EXOTIC WOODY VEGETATION, AND HARDWOOD OVERGROWTH, LIMITED PEDESTRIAN PATHS, BENCHES, VIEWING PLATFORMS, AND SIMILAR IMPROVEMENTS MAY BE LOCATED IN TREE PRESERVATION AREAS AS LONG AS THEIR CONSTRUCTION DOES NOT RESULT IN THE DISTURBANCE OR REMOVAL OF PINELAND CANOPY AND PINELAND UNDERSTORY VEGETATION.

DATE: Feb 10, 2025 - 4:27pm EST FILE: F:\SURVEY\PROJECTS\QRIAR\QRIAR.dwg URBAN ROBOT ASSOCIATES - REV: 02-10-25.dwg

ORDER #	DATE	F.B.#	COMMENTS
03-87197	08-16-22	N/A	REVISED PER MIAMI-DADE COUNTY COMMENTS
03-87197	12-5-22	N/A	ADDED TREE ELEVATIONS

BISCAYNE ENGINEERS
SURVEYORS • ENGINEERS
PLANNERS

• SINCE 1898 •

QRIAR FARM
URBAN ROBOT ASSOCIATES, INC.

FOR: URBAN ROBOT ASSOCIATES, INC. DRAWN BY: R.C./P.M./K.F. CHECKED BY: S.B./A.R.
SCALE: 1"=40' DESIGNED BY: R.C. F.B./P.C.: 3098-26/26, 3097-44/46, 3107/62-64, 3114/71-75
DATE: 02-10-25 APPROVED BY: AJR

ORDER No. **03-87197**
SHEET No. **2 of 2**