

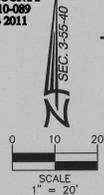
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: P10-089
DATE: APR 04 2011
BY: ROA

TENTATIVE PLAT OF "DICE POINT"

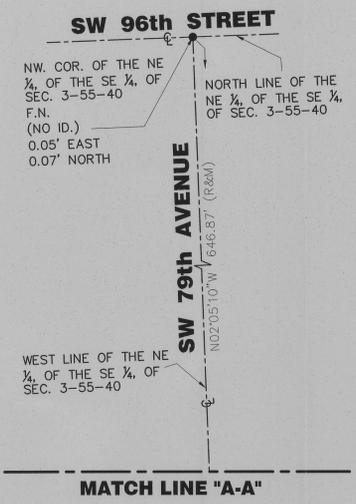
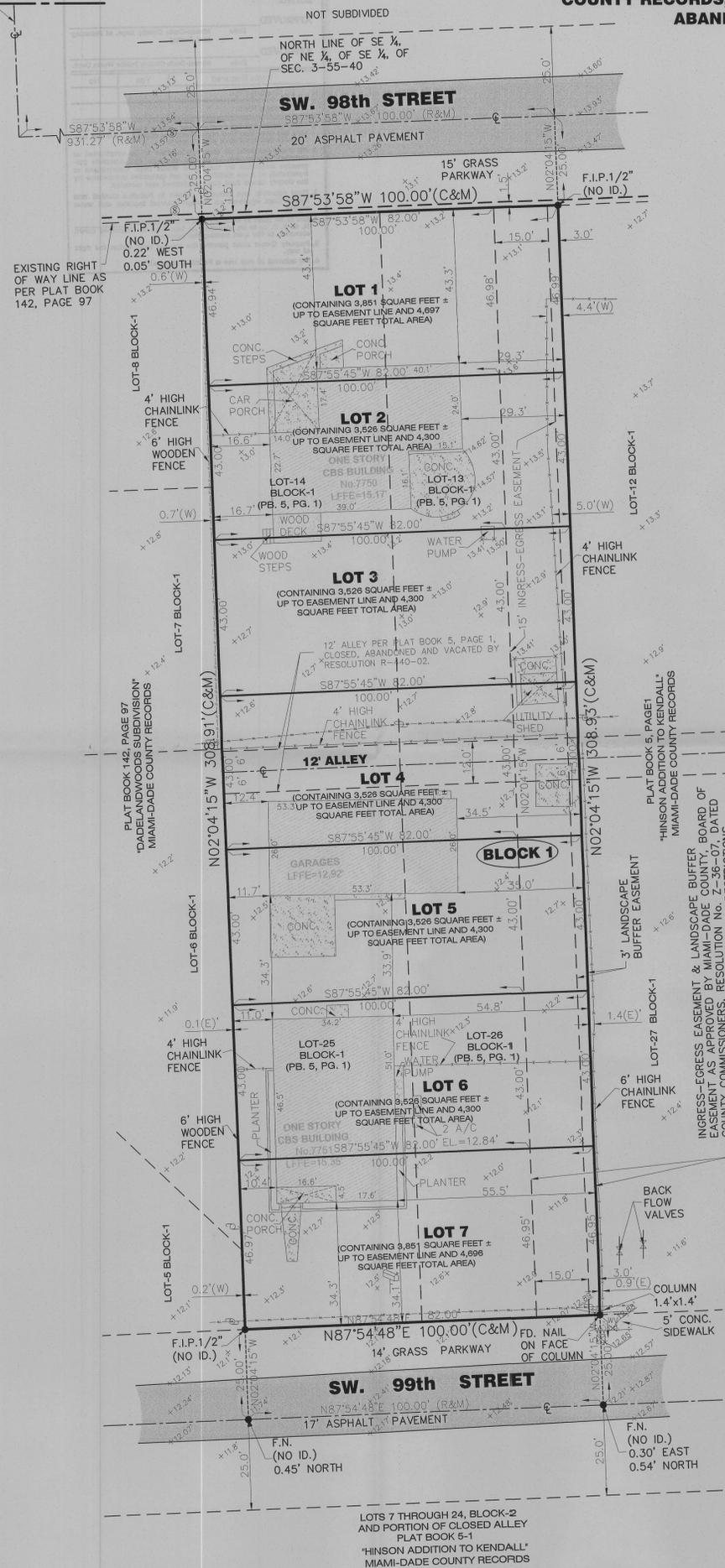
A REPLAT OF LOTS 13, 14, 25 & 26, BLOCK 1 OF "HINSON ADDITION TO KENDALL", RECORDED IN PLAT BOOK 5, PAGE 1, MIAMI-DADE COUNTY RECORDS, AND THAT PORTION OF A 12 FOOT ALLEY LYING BETWEEN SAID LOTS 13, 14, 25 & 26, CLOSED, VACATED AND ABANDONED PER RESOLUTION R-440-02, SAID LANDS LYING AND BEING IN THE NE. 1/4, OF THE SE. 1/4, OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SEC. 3, TWP. 55S, RGE. 40E

DICE POINT
TENTATIVE PLAT T-2394-1
DATE: APR 04 2011
BY: ROA

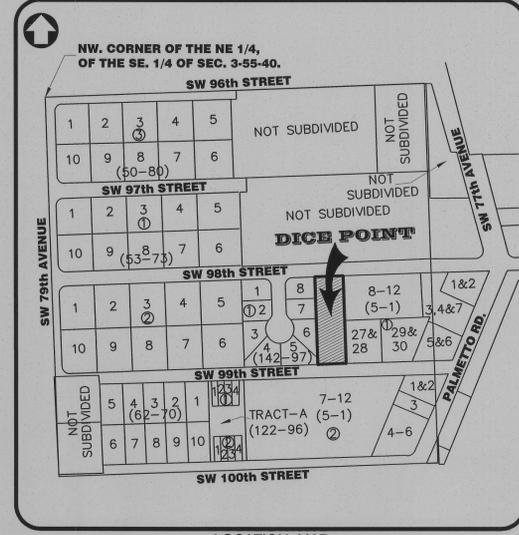


MATCH LINE "A-A"



LEGEND

<ul style="list-style-type: none"> DRWY. = DRIVEWAY U.P. = UTILITY POLE B.O.B. = BASIS OF BEARINGS A/C = AIR CONDITIONING PAD A = ARC DISTANCE BLDG. = BUILDING C.B. = CATCH BASIN C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHORD DISTANCE C = CALCULATED (C) = CLEAR CL. = CENTER LINE CONC. = CONCRETE P.R.C. = POINT OF REVERSE CURVE P.C. = POINT OF CURVATURE F.N.D. = FOUND NAIL/DISK P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAT BOOK P.C.P. = PERMANENT CONTROL POINT P.G. = PAGE P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE △ = CENTRAL ANGLE □ = CATCH BASIN ⊙ = SANITARY SEWER ⊕ = WATER VALVE L.F.F.E. = LOWEST FINISH FLOOR ELEVATION 	<ul style="list-style-type: none"> S.I.R. = SET IRON ROD P.O.C. = POINT OF COMMON-CEMENT F.N. = FOUND NAIL P.T. = POINT OF TANGENCY E.N.C. = ENCROACHMENT F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.I.R. = FOUND REBAR L.F.E. = LOWEST FLOOR ELEVATION L.P. = LIGHT POLE (M) = MEASURED (R) = RECORD OUL = OVERHEAD UTILITY LINE P.I. = POINT OF INTERSECTION ---X--- = CHAIN LINK FENCE = C.B.S. WALL B/C = BLOCK CORNER R = RADIUS RAD. = RADIAL RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION S.I.P. = SET IRON PIPE STY. = STORY SWK = SIDEWALK UE. = UTILITY EASEMENT UT. = UTILITY POLE ⊕ = FIRE HYDRANT ⊕ = METAL LIGHT POLE ⊕ = LIGHT POLE ⊕ = WATER METER ⊕ = CABLE TV BOX
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LOCATION MAP
SCALE 1" = 300'
THE NE 1/4, OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:
The date of completion of original field Survey was on February 18, 2008.

SECTION 2) LEGAL DESCRIPTION:
Lots 13 & 14, 25 & 26, Block 1, of "HINSON ADDITION TO KENDALL", according to the plat thereof, as recorded in Plat Book 5, Page 1, Public Records of Miami-Dade County, Florida, and including the closed 12' alley per R-440-02.

Containing 30,892 square feet (0.71 acres) more or less by calculations.

SECTION 3) PROPERTY INFORMATION:
Property Address: 7751 SW. 99th Street, Miami, Florida, 33156.

Folio Numbers:
30-5003-003-0100
30-5003-003-0160

SECTION 4) ACCURACY:
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical positional accuracy of 1/100 of a foot on hardscape surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 of a foot.

SECTION 5) SOURCES OF DATA:
North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Center line of SW. 98th Street with an assumed bearing of N87°53'58"E, said line to be considered a well monumented line.

This property appears to be located in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 0260, Suffix J, Effective Date: March 02, 1994.

Legal Description furnished by client.

Plat of "HINSON ADDITION TO KENDALL", as recorded in Plat Book 5, Page 1, of the Public Records of Miami-Dade County, Florida.

Plat of "DADELANDWOODS SUBDIVISION", as recorded in Plat Book 142, Page 97, of the Public Records of Miami-Dade County, Florida.

Plat of "KENDALL PINES", as recorded in Plat Book 56, Page 73, of the Public Records of Miami-Dade County, Florida.

Elevations are based upon the National Geodetic Vertical Datum 1929 as per Miami-Dade Public Work Department Benchmark V-269. Said Benchmark has an elevation of 15.99 feet.

The subject property falls within Miami-Dade County Flood Criteria 8.5', more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.

SECTION 6) LIMITATIONS:

Since other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) CLIENT INFORMATION:

This Map of Boundary Survey was prepared at the insistence of and certified to:
MICHAEL MUSKAT
10775 SW. 99th Street,
Miami, Florida, 33156
Phone No.:(305)253-0000

SECTION 8) PROJECT CONTACT INFORMATION:

HADONNE CORP.
Attention: MARIELA ALVAREZ
7855 NW. 12th Street, Suite 202
Doral, Florida, 33126
Phone No.:(305)266-1188
E-mail: mariela@hadonne.com

SECTION 9) DEVELOPMENT INFORMATION:

1. ZONING DESIGNATION: RU-1MA (Modified Single Family 5,000 sq. ft. net)
2. NUMBER OF LOTS: 7
3. NUMBER OF BLOCKS: 1
4. PROPOSED USE OF PROPERTY: 7 Single-Family Residences. (3 Models)
Model A = 2,586 square feet (2 story Bldg)
Model B = 2,628 square feet (2 story Bldg)
Model C = 2,265 square feet (2 story Bldg)

This information was provided as per Site Plan prepared by Puig and Associates, Architects and Planners, Inc., Project No. 05-169, dated December 20, 2007, Sheet SP-1.

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc.
POTABLE WATER: MIAMI-DADE WATER AND SEWER DEPARTMENT.
SANITARY SEWER: MIAMI-DADE WATER AND SEWER DEPARTMENT.

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61017-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE Corp., a Florida corporation
Florida Certificate of Authorization Number LB7097

By:
Abraham Nadad
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



HADONNE
CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
7855 NW. 12th Street, Suite 202, Doral, Florida 33126
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
for
MICHAEL MUSKAT
of
7751 SW. 99th STREET, MIAMI, FLORIDA, 33156.

REVISIONS
1-
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Job No: 08016
Drawn: EC
Checked: AH
Scale: 1"=20'
Field Book: 72-26



CFN 2004RD155273
DR 04 22099 Pg 2897; (1pg)
RECORDED 03/08/2004 13:18:50
DEED DOC TAX 2,347.80
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

This instrument was prepared by:
Ira S. Silver, Esq.
109 S. Miami Avenue, 2nd Floor
Miami, Florida 33130
Folio # 30-5003-003-0160

WARRANTY DEED

THIS INDENTURE, Made this 5 day of ^{March} ~~February~~, 2004, between ANGELINE H. PRENITZER, a single woman, hereinafter called the "Grantor", and MICHAEL MUSKAT, a single man, whose post office address is 10775 SW 133 Terrace, Miami, Florida hereinafter called the "Grantee":

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in MIAMI-DADE County, Florida, to wit:

Lots 25 and 26, Block 1, of HINSONS ADDITION TO KENDALL, according to the Plat thereof, as recorded in Plat Book 5, Page 1 of the Public Records of Miami-Dade County, Florida.

Subject to:

1. Taxes for the year 2004 and subsequent years
2. The Plat of HINSONS ADDITION TO KENDALL, recorded in Plat Book 5, Page 1 of the Public Records of Miami-Dade County, Florida.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all person whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: W. KOKORELIS

Printed Name: IRA S. SILVER

ANGELINE H. PRENITZER
7751 SW 99 Street
Miami, Florida 33156

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this 5 day of ^{March} ~~February~~, 2004, by ANGELINE H. PRENITZER, who is personally known to me or who has produced FL Drivers Lic as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of ~~February~~ ^{March}, 2004.

My Commission Expires:

Notary Public
IRA S. SILVER
Printed Name

cloungd\Warranty-Muskat-Prenitzer



IRA S. SILVER
MY COMMISSION # 00174983
EXPIRES: February 8, 2007
Bonded Title Budget Notary Services

RECEIVED
JUN 24 2008

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

FOR OFFICIAL USE ONLY:	
Agenda Date:	<u>7-3-08</u>
Tentative No.: T-	<u>22984</u>
Received Date:	_____

DATE SUBMISSION / PLATTING

Number of Sites : ()

FEES:	
Subdivision Control-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.E.R.M. -----	\$210.00

AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2218.47 <---AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 3 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision: Dice Point
- Owner's Name: Michael Muskat Phone: (305) 253-0000
Address: 10775 S.W. 133 Terrace City: Miami State: FL Zip Code: 33176-6047
Owner's Email Address: _____
- Surveyor's Name: Hadonne, Corp. Phone: (305) 266-1188
Address: 7855 N.W. 12 St., #202 City: Doral State: FL Zip Code: 33126
Surveyor's Email Address: ma@hadonne.com
- Folio No(s): 30-5003-003-0100 / 30-5003-003-0160 / _____ / _____
- Legal Description of Parent Tract: Lots 13, 14, 25, and 26, Block 1, of HINSONS ADDITION TO KENDALL, Plat Book 5, Page 1, of the Public Records of Miami-Dade County
- Street boundaries: S.W. 98 St. and S.W. 99 St.
- Present Zoning: RU1-MA Zoning Hearing No.: 05-167 (10/4/2007)
- Proposed use of Property:
Single Family Res. (7 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 _____)

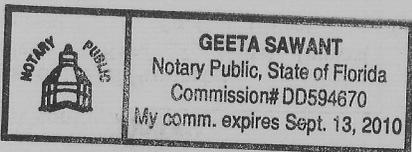
NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best 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 D.E.R.M. 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: Michael Muskat
COUNTY OF MIAMI-DADE) (Print name & Title here): Michael Muskat

BEFORE ME, personally appeared Michael Muskat this 15 day of Feb, 2008 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known _____ or produce FLORIDA DL as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15 day of February, 2008 A.D.



Signature of Notary Public: Geeta Sawant
(Print, Type name here): GEETA SAWANT
Sept 13, 2010 DD 594670
(Commission Expires) (Commission Number)

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



CFN 2004R0177230
 OR Bk 22123 Pg 25517 (1pg)
 RECORDED 03/16/2004 13:16:10
 DEED DDC TAX 2,700.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This Instrument Prepared By:
 GASTON R. ALVAREZ, P.A.
 Attorney at Law
 City National Bank Building
 2701 LeJeune Road, Suite 407
 Coral Gables, Florida 33134

Property Appraisers Parcel Identification No.: 30-5003-003-0100
 Grantee(s) S.S.:

THIS WARRANTY DEED Made the 15th day of MARCH, A.D. 2004 by JOHN GREGORY DE ROSE, a single man, hereinafter called the Grantor, to MICHAEL MUSKAT, a single man, whose post office address is: 10775 SW 133 Terrace Miami, FL 33176, hereinafter called the Grantee.

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other good valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in Miami-Dade County, Florida, to-wit:

LOTS 13 AND 14, BLOCK 1, OF HINSON'S ADDITION TO KENDALL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Subject to: Conditions, restrictions, limitations and easements of records, if any, without hereby reimposing the same; applicable zoning regulations and taxes for the year 2004 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: GASTON R. ALVAREZ
 Print Signature: Gaston R Alvarez
 Signature: TERESA M. ALVARO
 Print Signature: _____

John Gregory De Rose L.S.
 JOHN GREGORY DE ROSE
 Address: 7750 S.W. 98 STREET
MIAMI, FL 33156

Address: _____

STATE OF FLORIDA)
) SS
 COUNTY OF MIAMI-DADE)

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN GREGORY DE ROSE, a single man who is personally known to me or who produced as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MARCH, 2004.

Notary Seal:

[Signature]
 NOTARY PUBLIC, State of FLORIDA

Print Notary Signature

 GASTON R. ALVARO
 MY COMMISSION # DD 002665
 EXPIRES: Feb 19, 2005
 MIAMI-DADE COUNTY, FL Notary Section 102