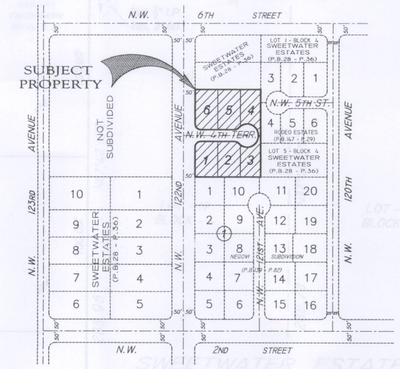
TENTATIVE PLAT T-23316-1-NEW
NERY SUBDIVISION
SEC. 1, TWP. 54 S, RGE. 39 S DISTRICT 12
ZONING: EUM MIAMI-DADE COUNTY

LOCATION SKETCH

SCALE: 1"-300'



CERTIFIED TO:

- FVP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY.

LEGAL DESCRIPTION

LOT 16, 17 & 18 BLOCK 4, "SWEETWATER ESTATES ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 36, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT: THE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON, AND THAT THIS "BOUNDARY SURVEY AND TENTATIVE PLAT" HAS BEEN PREPARED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM TECHNICAL STANDARDS", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEYOR'S NOTES:

1.-EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY,AFFECTING THIS PROPERTY.
2.-LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT,IF ANY.
3.-OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
4.-TYPE OF SURVEY: "BOUNDARY SURVEY & TENTATIVE PLAT"
5.-THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6.-ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
7.-THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
8.-THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
9.-PROPERTY ZONING: EU-M
10.-NUMBER OF ACRES: 2.48 ACRES, MORE OR LESS
11.-NUMBER LOTS: 6
12.-WATER SERVICE: CENTRAL
13.-SEWER SERVICE: CENTRAL
14.-FLOOD CRITERIA ELEVATION: 8.2
15.-ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
16.-BEARINGS ARE BASED ONE A STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 1974 ADJUSTMENT WHERE THE CENTERLINE OF NW.122ND AVE, BEARING N01°50'24"W
17.- FOLIO NO. 30-4001-001-0190 ; 30-4001-001-0192

ABBREVIATIONS:

S.N.D. = SET NAIL & DISC STAMPED P.L.S. 2160
F.N.D. = FOUND NAIL & DISC
SET 1/2"I.P = SET 1#2 "IRON PIPE # 2160
C.L. = CLEAR
R/W. = RIGHT OF WAY
A. = ARC
R. = RADIUS
Δ = DELTA
T = TANGENT
CH = CHORD
C/L = CENTER LINE
x0.00 = EXISTING ELEVATIONS

LEGEND:

° = DEGREES.
Δ = CENTRAL ANGLE.
—·—·—·— = ℄, CENTERLINE.
– – – – – – – = U.E., UTILITY EASEMENT.
SET ½"I.P. = SET ½" IRON PIPE No. 2160.
——■■■—— = OVERHEAD UTILITY LINES.
//////// = C.B.S., CONCRETE BLOCK STRUCTURE.
—x—x—x— = CHAIN LINK FENCE.
—o—o—o— = IRON FENCE.
—//—//— = WOOD FENCE.
x0.00 = EXISTING ELEVATIONS.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0269
SUFFIX : L
PANEL REVISED DATE: 9-11-2009
FLOOD ZONE: AH
BASE FLOOD EL.: 8.00 AS PER DADE COUNTY, FLORIDA.
BENCH MARK USED: BM.# 3530 ELEVATION = 8.85 FT N.G.V.D.

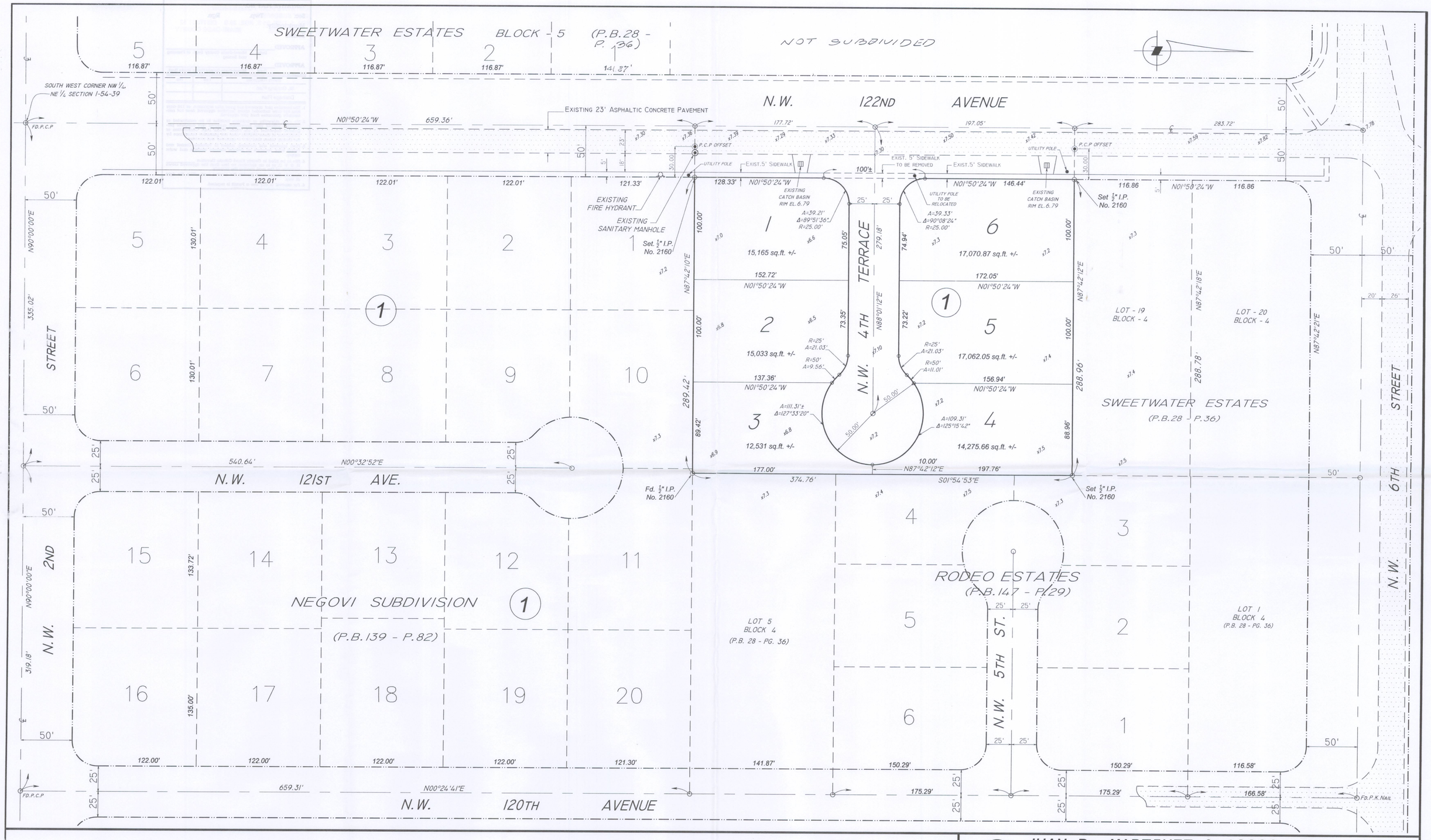
BOUNDARY SURVEY AND TENTATIVE PLAT
NERY SUBDIVISION

FOR: FVP DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY.

JUAN R. MARTINEZ & ASSOCIATES, INC.
ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

BY: _____
JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY:A.D.Izq.	DATE:09-20-2012	FILE No.
CHECKED BY:J.R.M.	DATE:09-20-2012	SCALE : 1"=40'
ORDER No.	SHEET NO. 1 OF 2 SHEETS	



BOUNDARY SURVEY AND TENTATIVE PLAT

NERY SUBDIVISION

FOR: F.V.P. DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.

JUAN R. MARTINEZ & ASSOCIATES, INC.
ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

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CHECKED BY: J.R.M.	DATE: 09-20-2012	SCALE : 1"=40'
ORDER No.	SHEET NO. 2 OF 2 SHEETS	

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

Number of Sites : (6)

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=>	$2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 11-2-12
Tentative No.: T- 23316-1-NEW
Received Date: 10-22-12

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 1 Twp.: 54 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Nery Subdivision
2. Owner's Name: FVP Development LLC, a Florida Limited Liability Comapny Phone: 786-295-9116
   Address: 15500 New Barn Road, Suite #104 City: Miami Lakes State: Florida Zip Code: 33014
   Owner's Email Address: ____
3. Surveyor's Name: Juan R. Martinez and Associates Phone: 305-552-7007
   Address: 8550 West Flagler Street, Suite #106 City: Miami State: Florida Zip Code: 33144
   Surveyor's Email Address: martinez.associates@live.com
4. Folio No(s).: 30-4901-001-0190 / 30-4901-001-0192 / ____ / ____
5. Legal Description of Parent Tract: Lots 16, 17 and 18, Block 4 Sweetwater Estates, Platbook 28 at Page 36 of the Public Records of Miami-Dade County, Florida
6. Street boundaries: NW 122 Avenue between NW 4th Street and 6th Street
7. Present Zoning: EUM Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(6 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:
COUNTY OF MIAMI-DADE)

Signature of Owner: ____

(Print name & Title here): REINALDO VILLAR, MANAGER

BEFORE ME, personally appeared REINALDO VILLAR this 4 day of OCTOBER, 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 4 day of OCTOBER, 2012 A.D.

Signature of Notary Public: ____

(Print, Type name here: Ruben Bertrain)

(NOTARY SEAL) SEPT. 16, 2015 (Commission Expires) #EE126363 (Commission Number)

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

REV. 2- 11/01/06S

NOTARY PUBLIC STATE OF FLORIDA
R BERTRAN
MY COMMISSION # EE 126363
EXPIRES: September 16, 2015
Bonded Thru Budget Notary Services