SCALE: 1"=50'

NOT SUBDIVIDED

S00°52'45"E 1330.66'

SW 195 AVE (PROPOSED)

E.LINE W½ NW¼ NW¼ SEC 11-57-38

SW 296 ST

N89°14'43"E 664.83'

N.LINE NW¼ SEC 11-57-38

N89°14'43"E 599.71'

~ LOT 1 ~
1.106 ACRES ± GROSS
31,677 sq.ft.± NET

~ LOT 2 ~
1.015 ACRES ± GROSS
37,694 sq.ft.± NET

~ LOT 3 ~
1.010 ACRES ± GROSS
37,528 sq.ft.± NET

~ LOT 4 ~
1.011 ACRES ± GROSS
31,632 sq.ft.± NET

~ LOT 5 ~
1.003 ACRES ± GROSS
40,389 sq.ft.± NET

~ LOT 6 ~
1.002 ACRES ± GROSS
40,372 sq.ft.± NET

~ LOT 7 ~
1.002 ACRES ± GROSS
40,354 sq.ft.± NET

~ LOT 8 ~
1.001 ACRES ± GROSS
40,337 sq.ft.± NET

~ LOT 9 ~
1.001 ACRES ± GROSS
40,320 sq.ft.± NET

~ LOT 10 ~
1.001 ACRES ± GROSS
40,303 sq.ft.± NET

~ LOT 11 ~
1.016 ACRES ± GROSS
33,882 sq.ft.± NET

~ LOT 12 ~
1.007 ACRES ± GROSS
39,824 sq.ft.± NET

~ LOT 13 ~
1.007 ACRES ± GROSS
39,827 sq.ft.± NET

~ LOT 14 ~
1.106 ACRES ± GROSS
33,741 sq.ft.± NET

~ LOT 15 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ LOT 16 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ LOT 17 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ LOT 18 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ LOT 19 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ LOT 20 ~
1.000 ACRES ± GROSS
38,324 sq.ft.± NET

~ BLOCK 1 ~

1265.66'

IRREGULAR STORM DAMAGED FENCE

EXISTING P/L

SW 300 ST

S89°14'04"W 663.50'

S89°14'04"W 598.60'

DIRT ROAD

"NOB HILL"
PB 69/PG 53
BLK 1
LOT 3

SW 197 AVE

N00°56'11"W 1330.79'

FD BD IN CONC
NW COR
NW¼ SEC 11-57-38
DCBM # CE-158-R-2
EL=10.05'

1 STORY CBS HOUSE

CBS GARAGE

CONC./TILE STEP

BRICK CHIMNEY

BRICK WALL

WATER PUMP

TO BE REMOVED

EXISTING P/L

EXISTING R/W

ZONED R/W

ASPH PVMT

W/LINE NW¼ SEC 11-57-38

R=25.00' A=39.35' Δ=90°10'54"

R=25.00' A=39.22' Δ=89°52'32"

R=25.00' A=39.32' Δ=90°06'49"

R=25.00' A=39.20' Δ=89°49'44"

NOT SUBDIVIDED

NOT SUBDIVIDED

SCALE: 1"=300'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 BLK 1

SW 197 AVE

SW 195 AVE

SW 296 ST

SW 300 ST

LOCATION SKETCH
NW¼ NW¼ SEC 11-57-38
SCALE: 1" = 300'

50 0 25 50 100 200
GRAPHIC SCALE
SCALE 1"=50'

NOTES:
1) PROPOSED WATER SUPPLY – WELL WATER
2) PROPOSED SEWAGE DISPOSAL – SEPTIC TANK
3) FEDERAL FLOOD ZONE – ZONE X, 0350J, 7-17-95
4) FLOOD CRITERIA ELEVATION – 7.8'
5) NUMBER OF SITES – 20
6) FOLIO # 30-7811-000-0090
7) PROPOSED USE OF PROPERTY – SINGLE FAMILY RESIDENCES
8) PROPOSED ZONING – EU-1
9) EXISTING ZONING – AU
10) OWNER – RICHARD ROAD ESTATES, LLC
9860 SW 140 ST.
MIAMI, FL. 33176
(305)-323-0751

88-2769E

DESCRIPTION
The West½ of the NW¼ of the NW¼, subject to a right of way dedication across the North 35 feet and the West 35 feet thereof, Section 11, Township 57 South, Range 38 East, Miami-Dade County, Florida.

88-2769A

CONTACT PERSON INFORMATION
Name: FRANK MAKOWSKI
Telephone: # 305-247-1356
Fax Number: # 305-247-1378
e-mail: makowskisurv@aol.com

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: [illegible]
ON: 04/18/07
ZONING EVALUATOR
☑ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: [signature] 4/23/07

RECEIVED
2006-0097
APR 18 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

20

PROPOSED SUBDIVISION
"RICHARD ROAD ESTATES"

DRAFTING REVISIONS 03-28-07
ELEVATIONS TAKEN 12-08-05

ON = CUT NAIL | T = TELEPHONE BOX | ⁄ = SIGN POST

LEGEND
A = ARC
A/C = AIR CONDITIONER
ASPH= ASPHALT
BOS = BOLLARD
BSB = BELLSOUTH BOX
(C) = CALCULATED
C&G = CURB AND GUTTER
CB = CATCH BASIN
CBS = CONCRETE BLOCK W/STUCCO
CH = CHORD
C/L = CENTER LINE
CLF = CHAIN LINK FENCE
CLP = CONC LIGHT POLE
CLR = CLEARANCE
CM = CONCRETE MON
CTV = CABLE TV BOX
D = DEED
Ø = DIAMETER
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENCR= ENCROACHMENT
ETP = ELECTRIC TRANSFORMER PAD
FD = FOUND
FF = FINISH FLOOR
FH = FIRE HYDRANT
F/L = FRACTIONAL LINE
OHW = OVERHANG
OHP = OVERHEAD WIRE
IPF = 1/2" IRON PIPE FOUND
IPS = 1/2" IRON PIPE SET LB#2614
LT = LIGHT
M = MEASURED
MLP = METAL LIGHT POLE
MON = MONUMENT
N/C = NAIL
NAD = NAIL AND DISC
O/H = OVERHANG
O/S = OFFSET
P = PLAT
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
R = RADIUS
RB = REBAR
R/W = RIGHT-OF-WAY
SB = SOUTHERN BELL
SC = SEWER CLEANOUT
SCB = SEWER CLEANOUT BOX
SD = STORM DRAIN
SDMH = STORM MANHOLE
S/L = SECTION LINE
SMH = SANITARY MANHOLE
SN = SET NAIL
SPC= SET NAIL AND DISC LB#2614
SQ = SQUARE
S/W = SIDEWALK STUBOUT
S/W = SIDE WALK
TBM = TEMPORARY BENCHMARK
UE = UTILITY EASEMENT
UP = UTILITY POLE
W/C = WELL CASING
WD = WOOD
W/F = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
WWF = WOOD AND WIRE FENCE
W/F = WIRE FENCE
V.P. = ELEVATION POINT

MAKOWSKI & WRIGHT, INC. LB#6485
(305)247-1356
SURVEYORS–MAPPERS–ENGINEERS, 27 N.W. 13 STREET, HOMESTEAD, FL. 33030

PREPARED FOR: RICHARD ROAD ESTATES, LLC

TYPE OF SURVEY: BOUNDARY

FEDERAL FLOOD ZONE: "X", 0350J, 7-17-95

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

DATE OF FIELD SURVEY: 12-08-05

BY: [signature]
FRANK MAKOWSKI
SURVEYOR–MAPPER NO. 2614
STATE OF FLORIDA

I HEREBY CERTIFY that this survey was made under my responsible charge and that the survey and sketch are accurate to the best of my knowledge, information and belief. I further certify that this survey meets the minimum technical standards in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

1) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 ADJUSTMENT (NGVD29).
2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
3) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.

BENCHMARK DESCRIPTION: DCBM # CE-158-R-2 EL = 10.05'

BASIS OF BEARING SYSTEM: AN ASSUMED BEARING OF N 89° 14 ' 43 " E ALONG S/L SW 296 ST

REVISIONS	BY	DATE
ADD TREE TOPOGRAPHY	R.STEAFFENS	09-19-06

DRAWN BY	SCALE	DATE	FB/PG	JOB#
N.REID	1" = 50'	08-17-03	436/03 285/69 391/49	88-2769E