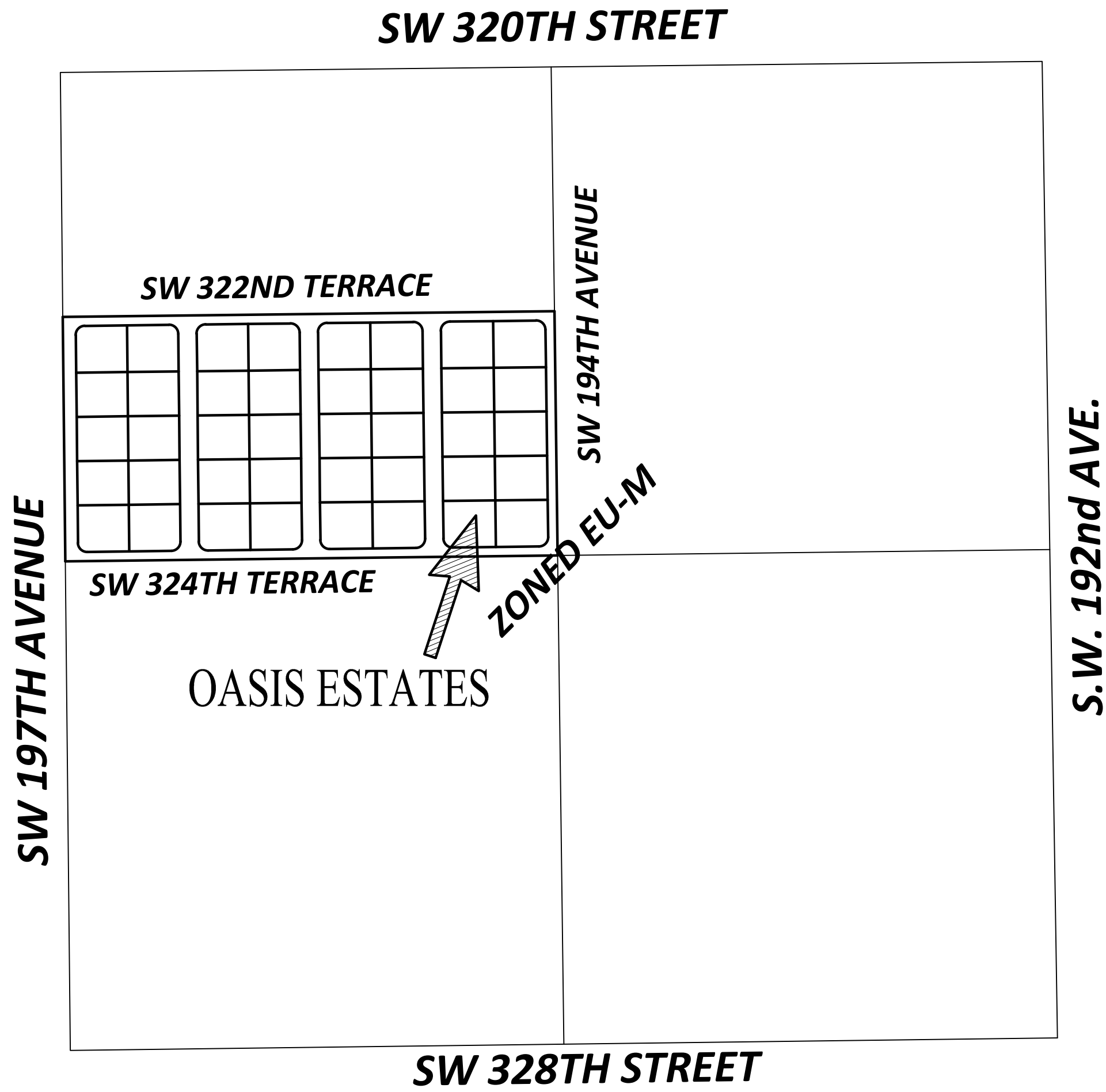


Tentative Plat OASIS ESTATES

THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4, LESS THE WEST 35 FEET THEREOF,
SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.



THE SW 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST,
MIAMI-DADE COUNTY, FLORIDA

LOCATION SKETCH
SCALE 1" = 300'

SITE INFORMATION

OWNERS:
GGH29, LLC
531 PIGEON PLUM LANE LLC
18305 BISCAYNE BLVD, NO.: 400
AVENTURA, FLORIDA 33160

FOLIO NUMBERS:
FOLIO NO.: 30-7814-000-0940
FOLIO NO.: 30-7814-000-0980

DEVELOPMENT INFORMATION:
40 LOTS - ONE STORY RESIDENCES

ZONING NOTE
THE ZONING ON THE TENTATIVE PLAT IS IN ACCORDANCE WITH THE
MIAMI-DADE COUNTY, FLORIDA - CODE OF ORDINANCES, CHAPTER 33,
ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT ARE 15,000 SQ.FT.
(EU-M).

FLOOD CRITERIA:
DADE COUNTY FLOOD CRITERIA ELEVATION OF 7.5 FT. MORE OR LESS. THIS
ELEVATION WAS PRORATED FROM PLAT BOOK 120 AT PAGE 13, SHEET NO. 4,
(DATED 6-6-94) SHOULD BE VERIFIED AND APPROVED BY THE DEPARTMENT
OF ENVIRONMENTAL RESOURCES MANAGEMENT OF MIAMI DADE COUNTY,
FLORIDA

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4, LESS THE WEST 35 FEET THEREOF, SECTION 14, TOWNSHIP 57
SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY: That this "BOUNDARY & TOPOGRAPHIC SURVEY," also being a "TENTATIVE PLAT," of the
property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn
under my supervision and direction.
This survey complies with the Standards of Practice requirements adopted by the Florida State Board of Professional
Surveyors and Mappers contained in Rules SJ-17.051 and SJ-17.052, Florida Administrative Code, pursuant to
Chapter 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1)FLOOD ZONE: X BASE: N/A PANEL NO. 12086C0294L
COMMUNITY NO. 120650 DATE OF MAP: 9-11-09
- 2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY
- 3)EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY,
AFFECTING PROPERTY
- 4) 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
- 5)LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6)OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7)TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
- 8)THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION:
PROVIDED BY CLIENT
- 9)SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED
AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE
CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11)UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY
DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, SURVEYOR SHALL BE NOTIFIED AS TO ANY
DEVIATION FROM UTILITIES SHOWN HEREON.
- 12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF MEASUREMENTS SHOWN HEREON DEPICT
PHYSICAL LOCATION OF FENCE
- 13)ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS
"COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN
10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE
WAS FOUND TO EXCEED THIS REQUIREMENT
- 14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE
RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN
SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR
BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS
PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

ELEVATIONS SHOWN ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER
PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
+O.O DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929.
BENCHMARK SOURCE: N.G.V.D. CONVERTED TO CITY OF MIAMI DATUM (+)0.26'
BENCHMARK: CE-163-R ELEVATION: +8.57'
LOCATOR INDEX: 7823 N

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 89 DEGREES
20 MINUTES 02 SECONDS EAST FOR THE CENTERLINE OF SW 322ND TERRACE.

ALL DATA SHOWN IS PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NATIONAL GEODETIC, 1974,
ADJUSTMENT.

FIELD SURVEY DATE: 07-05-17 SCALE: 1' = 50' DRAWN BY: M.G.
DRAWING DATE: 07-06-17 FB: SKETCH DRAWING NO.: 17-0251

CONTACT PERSON INFORMATION
Name JONATHAN POLITANO
Telephone Number 305-913-3333
Fax Number
e-mail address JPOLITANO@G-G-H.COM

Delta Mapping and Surveying, Inc
3301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

Surveyors,
Land Planners
& Mappers

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

DATE:
07-11-2017

SCALE:

DRAWN BY:
M.E.P.

DRAWING NO:
17-0251

SHEET NO.

1 OF 2

SEAL