TENTATIVE PLAT
"HIRAM LANDINGS NORTH"

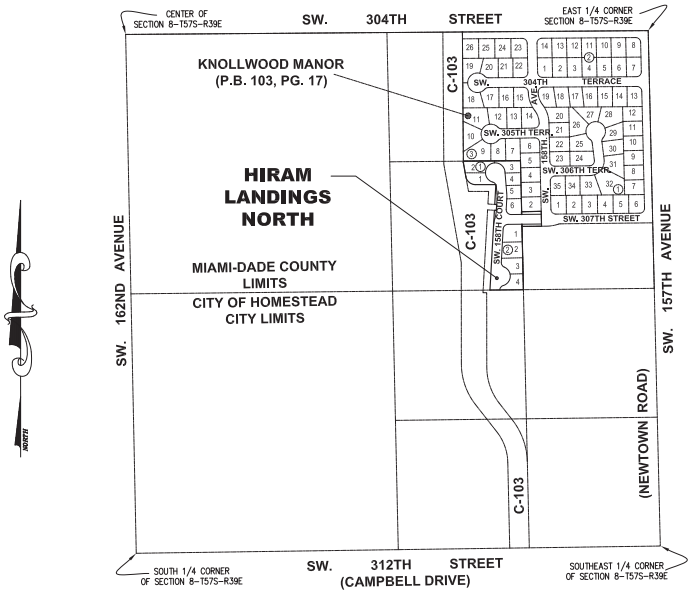
A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-1 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH LOT 1, BLOCK 3, OF KNOLLWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-01 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, BLOCK 3, OF KNOLLWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'

PROPERTY INFORMATION
OWNER:
ELITE CONSTRUCTION AND DEVELOPMENT INC. FOLIO No.: 30-7908-000-0641 FOLIO No.:30-7908-020-0500
APPLICANT:
ELITE CONSTRUCTION AND DEVELOPMENT INC. Contact: HIRAM COLLAZO / ALAN COLLAZO Address: 3518 NW 36th STREET MIAMI, FL 33142 Phone: (786) 644.3200 Email: Hiram@hiramhomes.com Emai: Alcruetv@gmail.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	16
P.C.P.	6
LOTS AND TRACTS CORNERS	37

CONTACT PERSON INFORMATION
Name: Joaquin Fee. e-mail address: jfee@lmsurveying.com Telephone Number: (305) 556-4002 Fax Number: (305) 556-4003

DEVELOPMENT CRITERIA TABLE FOR THIS PLAT
ZONING RESOLUTION NUMBER: CZAB15-11-23
ZONING HEARING NUMBER: Z2019000227
EXISTING ZONING: RU-1M (b) - MODIFIED SINGLE - FAMILY RESIDENT
PROPOSED ZONING: RU-1M(b) - MODIFIED SINGLE-FAMILY RESIDENT - 4.10 UNITS / ACRES
PROPOSED USE: 18 DUPLEX UNITS & 1 SINGLE FAMILY UNIT
TRACT "A" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT.
TRACT "B" - LANDSCAPE, COMMON OPEN SPACE AND UTILITY EASEMENT.
TRACT "C" - LANDSCAPE, COMMON OPEN SPACE.
TRACT "D" - LANDSCAPE, COMMON OPEN SPACE.

WORKFORCE PRE APPLICATION #R2025000078

SURVEYOR'S NOTES:

1.) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.

2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT WAS REVIEWED.

3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

4.) ACCURACY:
THE ACCURACY OBTAINED BY FIELD MEASUREMENT AND OFFICE CALCULATION OF A CLOSED GEOMETRIC FIGURE MEETS AND EXCEEDS 1 FOOT IN 7,500 FEET THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL LOOP BASED ON THE BENCHMARK LISTED BELOW. THE CALCULATED VALUE OF A CLOSURE IN FEET OF PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN FEET FROM THE CONTROL POINT BEING TESTED.

ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OR 1/100 OF A FOOT ON HARD 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 POSITION ACCURACY OF 1/10 OF A FOOT.

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

6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

7.) 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.

8.) NUMBER OF TRACTS AND/OR LOTS: 10 LOTS AND 4 TRACTS

9.) PUBLIC WATER TO BE UTILIZED.

10.) PUBLIC SEWER TO BE UTILIZED.

11. PROPOSED USE: SEE DEVELOPMENT CRITERIA TABLE

12.) MIAMI-DADE COUNTY FLOOD CRITERIA: 7.62' (N.G.V.D.29) FEET AS PER:
County Flood Criteria 2022
https://gis-mdc.opendata.arcgis.com/datasets/500625d5715f4279895b85ef570f7de2_0/explore

13.) AREA OF PROPERTY
GROSS: 143,985.58 SQUARE FEET AND/OR 3.31 ACRES MORE OR LESS.
NET: 93,889.15 SQUARE FEET AND/OR 2.155 MORE OR LESS (AFTER RIGHT-OF-WAY DEDICATION)

14.) OWNERSHIP SUBJECT TO OPINION OF TITLE.

15.) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF TENTATIVE PLAT.

16.) NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON ASSUMED VALUE OF N89°34'53"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

17.) UNLESS OTHERWISE NOTED, THIS PROFESSIONAL SURVEYOR AND MAPPERS HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).

18.) THE U.S. DEPARTMENT OF FEDERAL EMERGENCY MANAGEMENT AGENCY, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN FLOOD ZONE: "AH"; BASED FLOOD ELEVATION: 7'; PANEL NO.12086C0727L; COMMUNITY. 120635 (MIAMI-DADE COUNTY); MAP REVISED: SEPTEMBER 11, 2009.

19.) ELEVATIONS SHOWN HEREIN ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29).

20.) MIAMI-DADE COUNTY BENCH MARK USED: U-711 ELEVATION= 5.75 (N.G.V.D.29)

BENCH MARK LOCATION:
S.W. 304th STREET ------- 50 FEET NORTH OF CENTER LINE
S.W. 158th COURT ------- 20 FEET WEST OF CENTER LINE.

BENCH MARK IS A PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK.

21.) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 - FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 307TH STREET, ELEVATION: 5.48' (N.G.V.D.29)

T.B.M.#2 - FOUND NAIL & DISK AT THE INTERSECTION OF THE CENTER LINE AT SW 158TH AVENUE & SW 306TH TERRACE, ELEVATION: 5.54' (N.G.V.D.29)

22.) PROPERTY ADDRESS: 30640 SW 158TH, MIAMI, FLORIDA 33033
FOLIO # 30-7908-020-0500 & 30-7908-000-0641

23.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CANAL C-103-01 CANAL RIGHT-OF-WAY MAP, SHEET 7 OF 19, DRAWING NUMBER C-103-4, REVISED 08-27-68 AND KNOLLWOOD MANOR IN PLAT BOOK 103, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

24.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CONFORMS TO THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LANDMARK SURVEYING & ASSOCIATES, INC. L.B. #7633

ORIGINAL FIELD WORK SURVEY DATE: APRIL 16th, 2025
REVISION DATE: APRIL 09th, 2026 (REVISED AS PER MIAMI-DADE COUNTY COMMENTS)

ARTURO MENDIGUTIA License Number 5044 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Arturo Mendigutia
Date: 2026.04.09 08:46:39 -04'00'

SURVEYOR & MAPPER
STATE OF FLORIDA REG. NO. 5044
APRIL 09th, 2026

CAR 5267 - Exhibit 0

PROJECT NAME:	HIRAM LANDINGS NORTH
TYPE OF PROJECT:	BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LOCATION MAP
CLIENT:	ELITE CONSTRUCTION AND DELOPMENT, INC.
CLIENT ADDRESS:	3518 NW 36TH STREET MIAMI, FL 33142
PROJECT LOCATION:	SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LANDMARK SURVEYING & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
P.O.BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARK.SURVEYING@HOTMAIL.COM
LB No. 7633

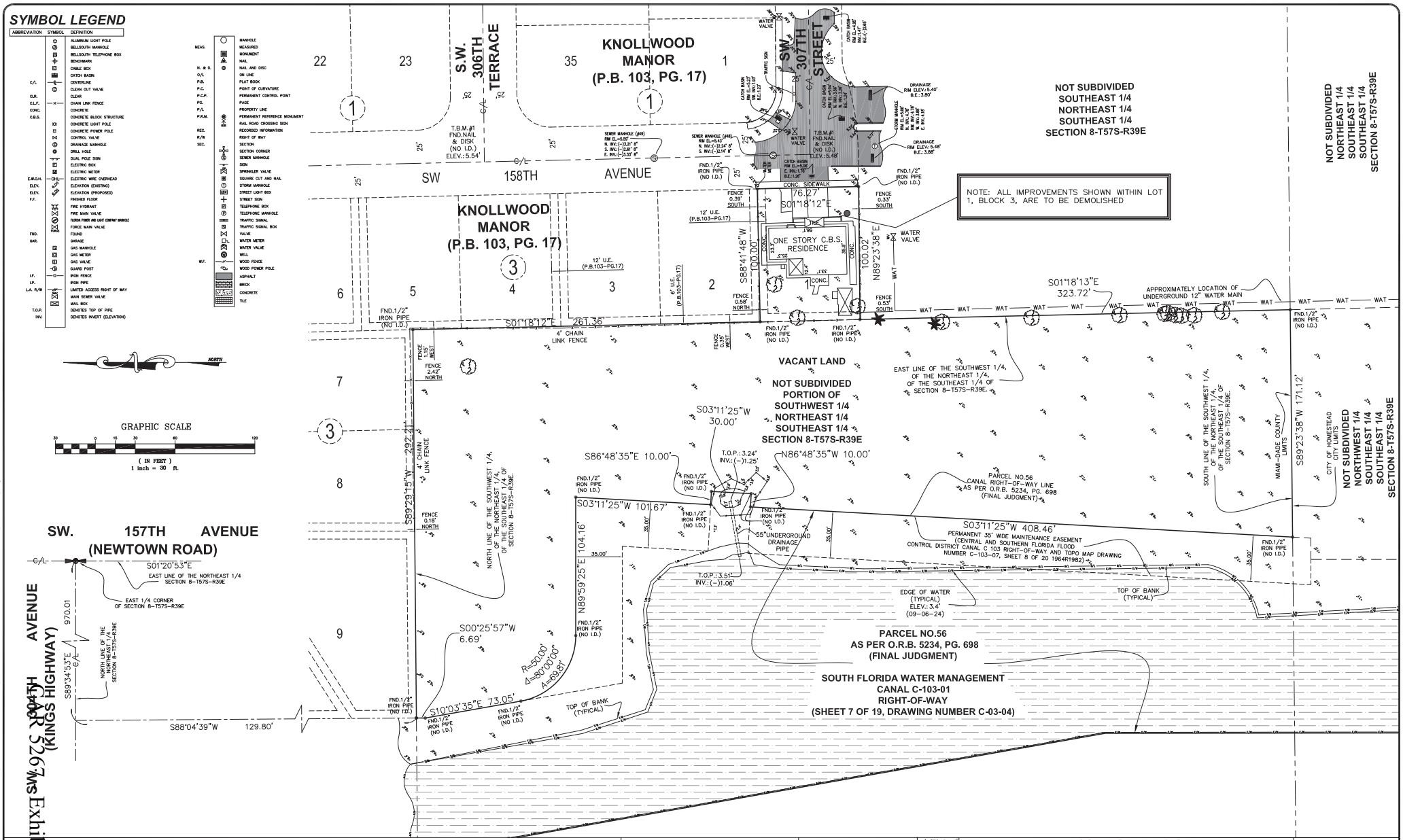
THE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. AND THE SAME MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AGREEMENT OF LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	08-09-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	R.R.	R.R.
2	12-08-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE
3	04-09-2026	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE

Drawn by:	M.G.
Check by:	J.FEE
REVISED:	04-09-2026
Scale:	AS SHOWN
Project No.:	2408.0340-05
SHEET	1 OF 3 SHEETS

Z:\PLATS BY LMK\2408.0340 HIRAM'S LANDINGS NORTH\2408.0340-02 TENTATIVE PLAT\2408.0340-02 HIRAM LANDINGS NORTH TENTATIVE PLAT (04-07-2026).dwg



PROJECT NAME: **HIRAM LANDINGS NORTH**

TYPE OF PROJECT: **BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

SHEET NAME: **SKETCH OF TOPOGRAPHIC SURVEY**

CLIENT: **ELITE CONSTRUCTION AND DELOPMENT, INC.**

CLIENT ADDRESS: 3518 NW 36TH STREET MIAMI, FL 33142

PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LANDMARK SURVEYING & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
P.O.BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARKSURVEYING@HOTMAIL.COM

LB No. 7633

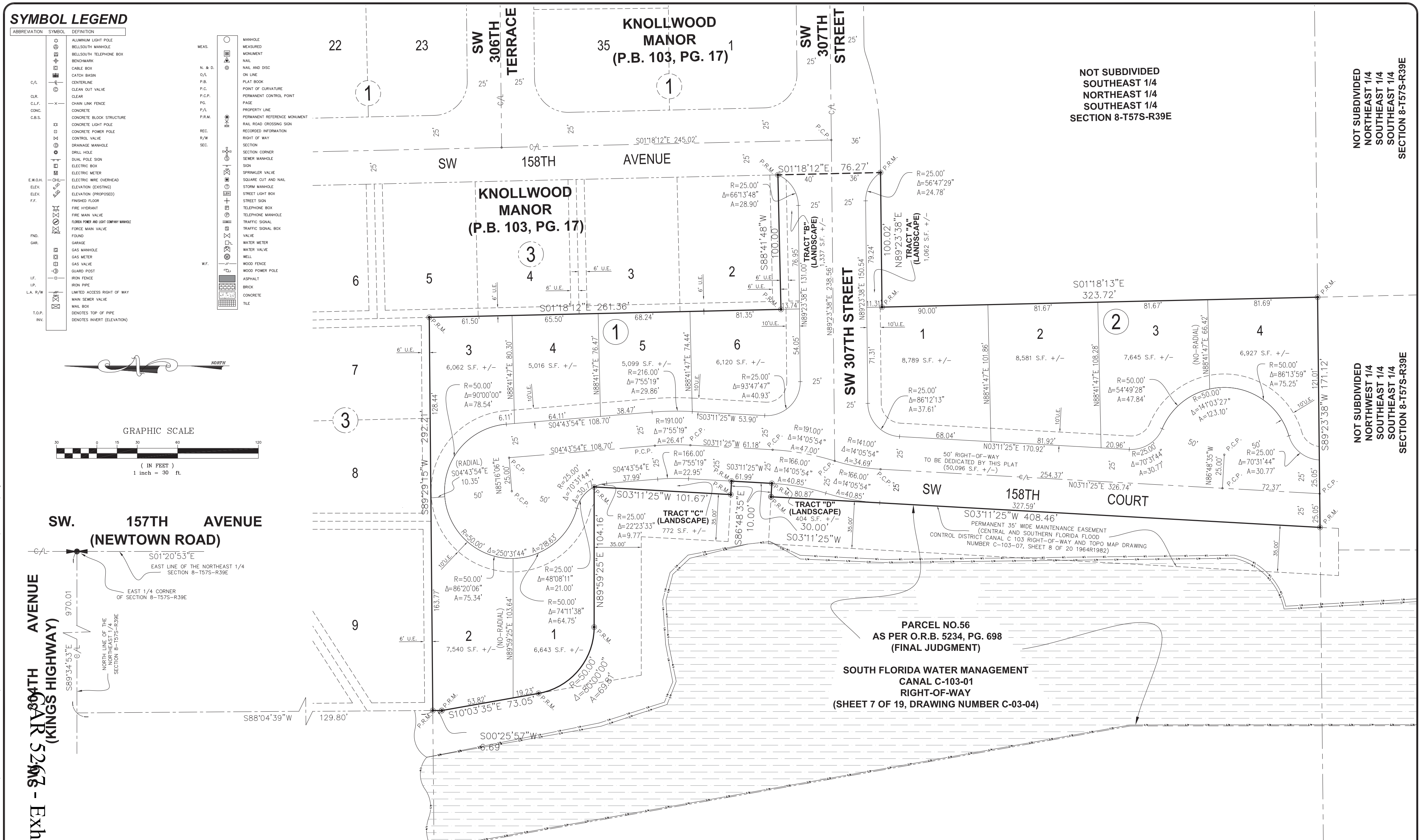
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	08-09-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	R.R.	R.R.
2	12-06-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE
3	04-09-2026	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE

Drawn by: M.G.
Check by: J.FEE
REVISED: 04-09-2026
Scale: AS SHOWN
Project No.: 2408.0340-05
SHEET 2 OF 3 SHEETS

Z:\PLATS BY LMK\2408.0340 HIRAM'S LANDINGS NORTH\2408.0340-02 TENTATIVE PLAT\2408.0340-02 HIRAM LANDINGS NORTH TENTATIVE PLAT (04-07-2026).dwg



PROJECT NAME:	HIRAM LANDINGS NORTH
TYPE OF PROJECT:	BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	SKETCH OF PROPOSED SUBDIVISION
CLIENT:	ELITE CONSTRUCTION AND DELOPMENT, INC.
CLIENT ADDRESS:	3518 NW 36TH STREET MIAMI, FL 33142
PROJECT LOCATION:	SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

LANDMARK SURVEYING & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
P.O.BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
LANDMARKSURVEYING@HOTMAIL.COM
LB No. 7633

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	08-09-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	R.R.	R.R.
2	12-08-2025	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE
3	04-09-2026	REVISED AS PER MIAMI-DADE COUNTY COMMENTS	M.G.	J.FEE

Drawn by:	M.G.
Check by:	J.FEE
REVISED:	04-09-2026
Scale:	AS SHOWN
Project No.:	2408.0340-05