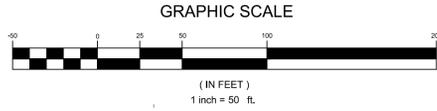
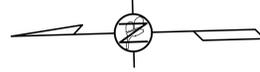


OCEAN GATE VILLAGE

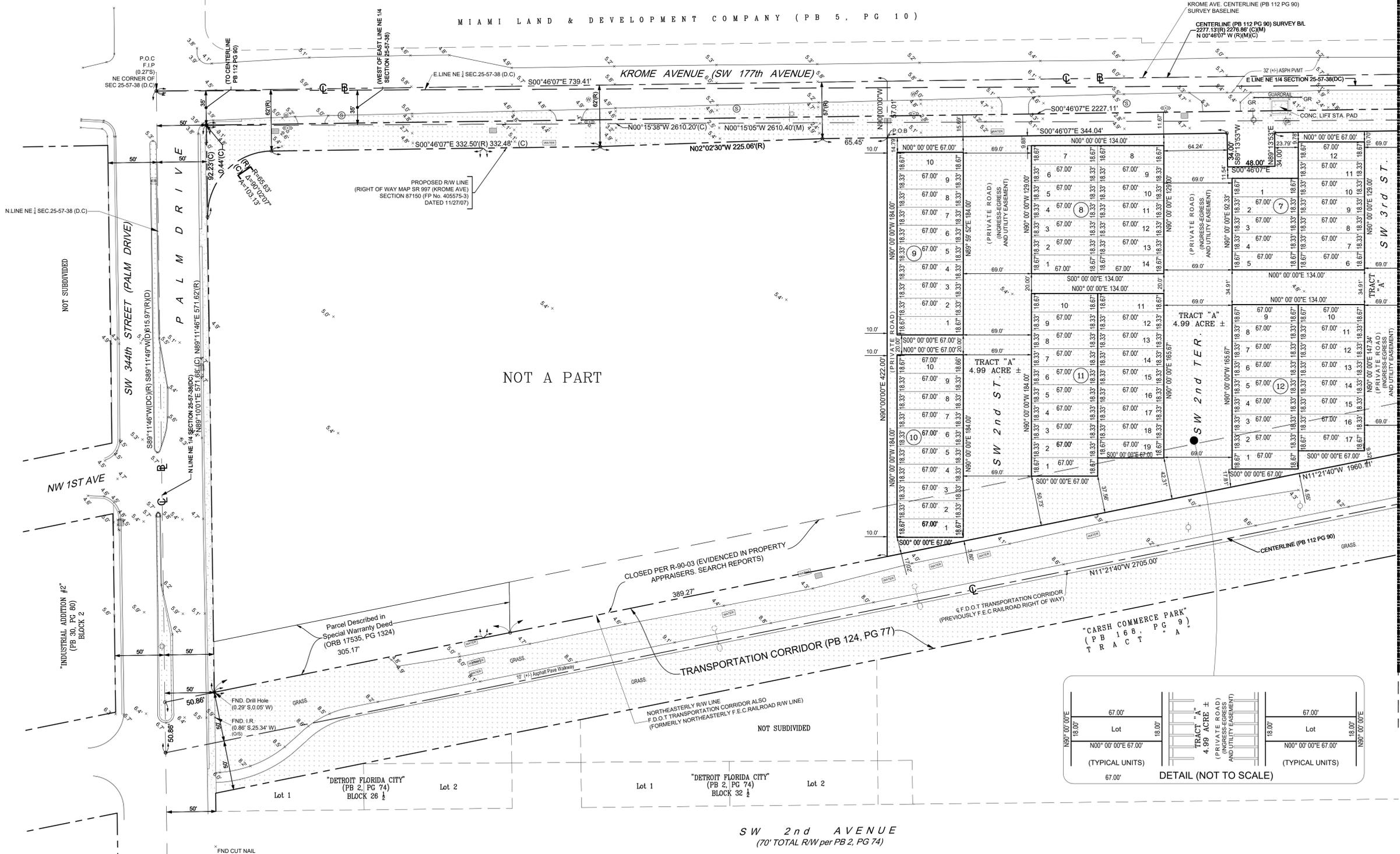
A RE-PLAT OF A PORTION OF LOT 36 AND 37, ALL OF LOTS 38 THROUGH 105, A PORTION OF LOT 106, OF INDUSTRIAL ADDITION TO FLORIDA CITY, TOGETHER WITH ALL ROADS AND CANAL VACATED IN PLAT BOOK 5, PAGE 6, LYING AND BEING IN THE NE 1/4 OF SECTION 25, TOWNSHIP 57 SOUTH, RANGE 38 EAST, FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
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 CERTIFICATION NO. LB 761 AUGUST, 2022



MIAMI LAND & DEVELOPMENT COMPANY (PB 5, PG 10)



ABBREVIATIONS:

(1)	As-Built info. by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2W, 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV	Elevation
F.F.ELEV	Finish Floor Elevation
INV	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR	Planter

SYMBOL LEGEND:

	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Inlet
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water

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 www.erbrownell.com

TENTATIVE PLAT
 OCEAN GATE VILLAGE

REVISION	DATE	DESCRIPTION
1	11/10/23	REVISED TENTATIVE PLAT
2	08/16/23	REVISED TO BE CERTIFIED TO
3	12/06/22	REVISED FLOOD CRITERIA NOTE.
4	11/28/22	

No.	Date	App'd.	Job No.	Description
1				
2				
3				
4				

Certification No. LB761
 PLS/PSM No. 2891
 Field Book No. FILE
 Drawn by: JG
 Checked by: TB
 Scale: 1" = 50'
 Date: 08/04/22
 Job No. 58250

Plot Date: 11/14/2023
 Saved by: adder
 C:\p\58250 (05 WEST PALM DRIVE) FLORIDA CITY-HOMESTEAD\DWG\TENTATIVE PLAT R2 (OCEAN GATE VILLAGE) 11-08-23.dwg

ABBREVIATIONS:	
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A/C	Air Conditioner Unit
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ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
RW	Right of Way
PLAT	Plat
USFS	United States Postal Service
SYMBOL LEGEND:	
(S)	Fire Hydrant
(W)	Water Valve
(G)	Gas Valve
(S)	Sanitary Valve
(R)	Irrigation Valve
(U)	Unknown Valve
(P)	Post Indicator Valve
(C)	Check Valve
(DDCV)	Double Detector Check Valve
(N)	Cleanout
(M)	Monitoring Well
(CB)	Catch Basin
(DR)	Drain Round
(DI)	Drain Inlet
(CUI)	Curb Inlet
(DM)	Drainage Manhole
(SM)	Sanitary Manhole
(EM)	Electric Manhole
(GTM)	Grease Trap Manhole
(CM)	Communications Manhole
(L)	Light Pole
(CLP)	Concrete Light Pole
(MLP)	Metal Light Pole
(SMA)	Signal Mast Arm
(PS)	Pedestrian Walk Signal
(WP)	Wood Pole
(CP)	Concrete Pole
(MP)	Metal Pole
(FP)	Flag Pole
(GW)	Guy Wire
(SS)	Single Support Sign
(PM)	Parking Meter
(GP)	Guard Post
(B)	Bollards
(W)	Water Meter
(E)	Electric Meter
(G)	Gas Meter
(UM)	Unknown Meter
(H)	Handhole
(WFB)	Wire Pull Box
(EB)	Box Electric
(CB)	Box Communications
(ET)	Electrical Transformer
(EP)	Electrical Panel
(IP)	Iron Pipe
(SC)	Section Corner
(HS)	Handicap Space
(M)	Mailbox
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(FDCW)	Fire Department Connection Wall
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(CL)	Center Line
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(FT)	Flow of Traffic
(A)	Asphalt
(C)	Concrete
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(P)	Pavers
(T)	Tile
(W)	Wood
(W)	Wall
(W)	Water

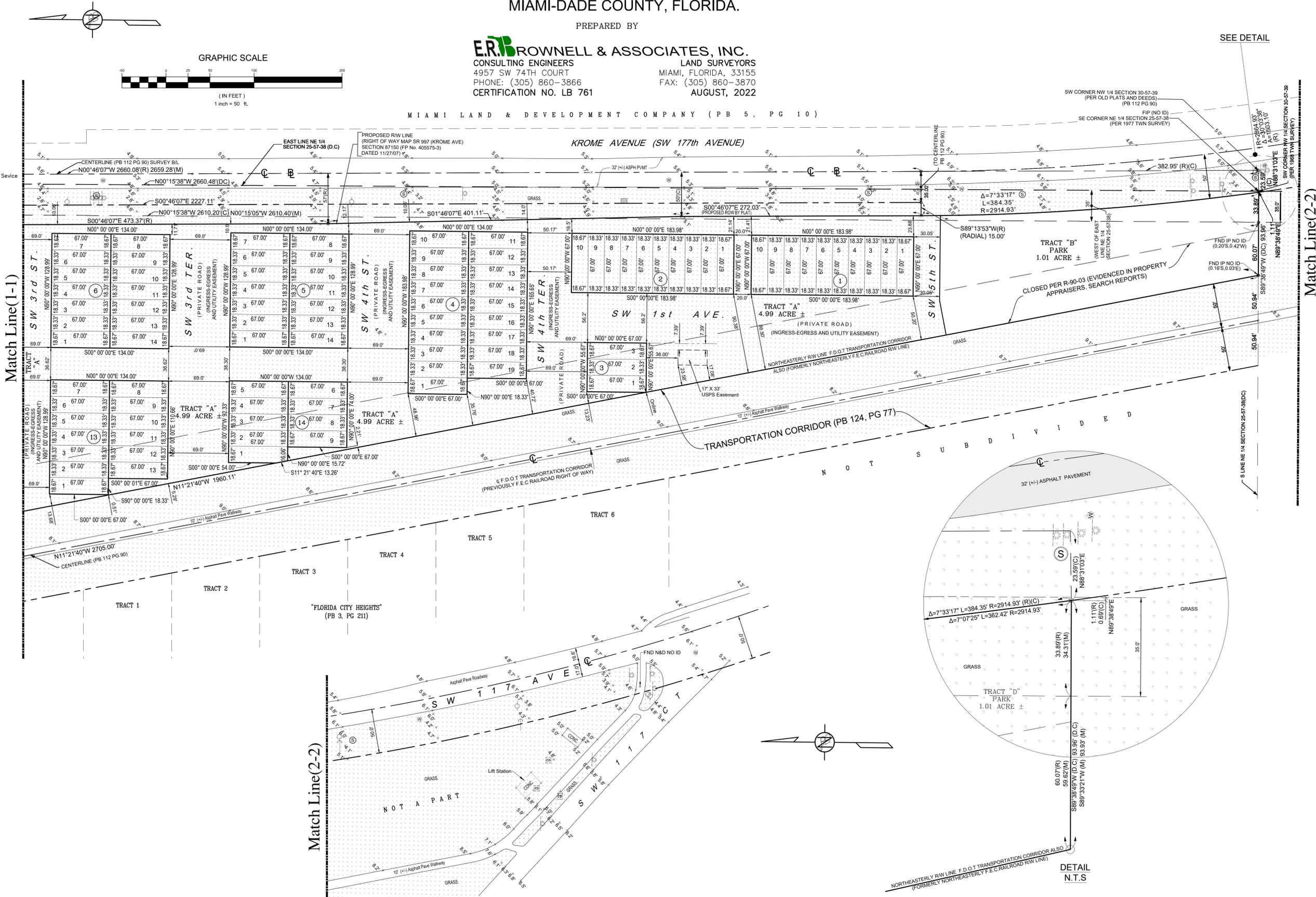
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TENTATIVE PLAT
 OCEAN GATE VILLAGE

REVISED SHEET PLAN	NO.	DATE	DESCRIPTION
REVISION	1	11/10/23	REVISED TENTATIVE PLAT
REVISION	2	08/10/23	REVISED TO BE CERTIFIED TO
REVISION	3	12/06/22	REVISED FLOOD CRITERIA NOTE.
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Job No.	Date	App'd.	Job No.
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 Job No. 58250

SEE SHEET 1 FOR CERTIFICATIONS.
 Sheet No. 4 OF 4
 Sketch No. T-994

Saved by: asdr
 Plot Date: 11/14/2023
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