

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 38 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ONE RIVERSIDE

2. Owner's Name: LOFTY BRICKELL LLC Phone: _____

Address: 1 SE 3RD AVENUE, SUITE 3050 City: MIAMI State: FL Zip Code: 33131

Owner's Email Address: HHERNANDEZ@NEWGARDGROUP.COM

3. Surveyor's Name: BISCAYNE ENGINEERING Phone: 305-324-7671

Address: 529 W FLAGLER STREET City: MIAMI State: FL Zip Code: 33130

Surveyor's Email Address: AJRABIONET@BISCAYNEENGINEERING.COM

4. Folio No(s): 01-0205-030-1090 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE EXHIBIT "A"

6. Street boundaries: BETWEEN MIAMI RIVER AND S MIAMI AVE, SW 7TH STREET, AND BETWEEN MIAMI-DADE COUNTY RAPID TRANSIT SYSTEM RIGHT OF WAY AND SW 6TH ST, SW 1ST AVE

7. Present Zoning: T6-48B-O Zoning Hearing No.: _____

8. Proposed use of Property: Resi units: 591; Hotel units: 362 Apt hotel units; commercial spaces: 10, office space 10,000 sf

Single Family Res.(_____ 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 _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. 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.R.E.R. 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 duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

LOFTY BRICKELL LLC, a Delaware limited liability company

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here):

Harvey Hernandez, Authorized Signatory

BEFORE ME, personally appeared Harvey Hernandez this 24 day of July, 2025 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 24 day of July, 2025 A.D.

Signature of Notary Public: _____

(Print, Type name here: _____)

Maria Fuentes

5/20/2027

397921

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

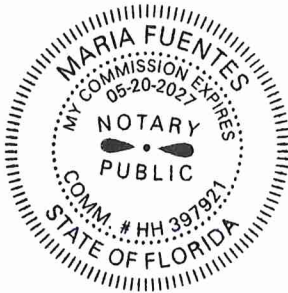


Exhibit A

(the "Legal Description")

Lots 12 and 13, Block 38-A, South, City of Miami, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Miami-Dade County, Florida.

And also, beginning at the Southwest corner of Lot 13, Block 38-A, South, City of Miami, Florida, according to an amended map or plat of said Block 38-A, South, made by Frederick and Brown, C.E., and recorded in Plat Book 1, Page 74, of the Public Records of Miami-Dade County, Florida, and thence run West along the North boundary line of Southwest 7th Street, a distance of fifty (50') feet to the right-of-way of the Florida East Coast Railway right-of-way; thence run North along the right-of-way of the said Florida East Coast Railway a distance of three hundred twenty-four and fifty-two hundredths (324.52') feet; thence run East a distance of one hundred one and forty-eight hundredths (101.48') feet; thence run South twenty-five (25') feet to a stake set in concrete; thence run West fifty-one and forty-eight hundredths (51.48') feet to the Northwest corner of Lot 12, Block 38-A, South, City of Miami, as aforesaid; thence run South a distance of two hundred ninety-nine and fifty-two hundredths (299.52') feet more or less to a pipe set in cement or concrete monument at the Southwest corner of Block 38-A, South, City of Miami.

LESS AND EXCEPT those lands contained in Deed Book 1251, Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: From the Southeast corner of Lot 13, Block 38-A, as shown on Mary Brickell's Subdivision, recorded in Book 1, of Plats at Page 74, Public Records of Miami-Dade County, Florida, run thence West along the South line of said Lot 13, 49.92 feet, more or less, to a point of curve; thence run Northeasterly along the arc of a curve to the left having a radius of 50 feet, and a central angle of eighty nine degrees, fifty-four minutes, thirty seconds, 78.46 feet, more or less, to a point of tangent on the East line of aforesaid Lot 13; thence run South along the East line of said Lot 13, 49.92 feet, more or less, to the Point of Beginning.

TOGETHER WITH:

A portion of Parcel 7S000.31 of the Miami-Dade County Stage 1 Rapid Transit System Right of Way, lying in Section 38, Township 54 South, Range 41 East, more particularly described as follows:

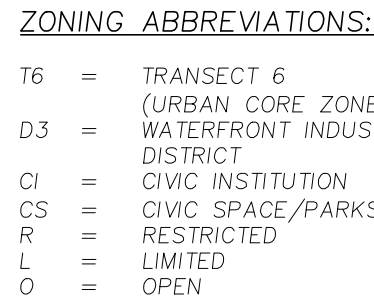
Commence at the Southeast corner of Block 39 South of A. L. KNOWLTON'S PLAT OF MIAMI, as recorded in Plat Book "B", Page 41, of the Public Records of Miami-Dade County, Florida; thence North 87°38'50" East along the Easterly prolongation of the South line of said Block 39 South, for 107.91 feet to the Point of Beginning of the herein described parcel of land; thence North 0°33'49" West for 108.39 feet; thence North 85°21'38" East for 5.22 feet; thence North 0°46'32" East for 276.35 feet to the mean high water line of the Miami River; thence meander along said mean high water line for the following three (3) courses: (1) thence North 70°41'21" East for 3.07 feet; (2) thence North 49°20'32" East for 12.74 feet; (3) thence North 66°20'43" East for 6.55 feet to an intersection with the Easterly right-of-way line of said Metropolitan Dade County State I Rapid Transit System; thence South 2°15'38" East along said right-of-way line for 395.66 feet; thence South 87°38'50" West for 42.09 feet to the Point of Beginning.

TOGETHER WITH:

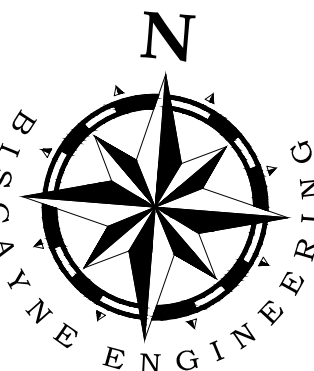
A parcel of land lying in Section 38, Township 54 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Eastern boundary of the Florida East Coast Railway right-of-way where it intersects the South bank or shore line of the Miami River; thence, run Southerly along the Eastern boundary of said right-of-way to a point where the Northerly boundary line of S.W. 6th Street, Miami, Florida, extended Westerly Intersects the Eastern boundary of said right-of-way; thence continue Southerly along the Eastern boundary of said right-of-way for a distance of 25 feet to a point; thence, run Easterly (101.49 feet more or less) to a point in the Westerly boundary of S.W. 1st Avenue, Miami, Florida, which is 25 feet South of the intersection of the Northerly boundary of said S.W. 6th Street and the Westerly boundary of said S.W. 1st Avenue; thence, run Northerly along the Westerly boundary of said S.W. 1st Avenue for a distance of 25 feet; thence run Easterly along the North side of S.W. 6th Street for a distance of 230.85 feet more or less to a point where S.W. 6th Street intersects the North point of S.W. Miami Avenue Road; thence, run Northeasterly along S.W. Miami Avenue Road for a distance of 84.11 feet more or less to a point; thence, run at right angles Northerly to the South bank of the Miami River; thence, meander Westerly along the said South bank of the Miami River to the Point of Beginning.

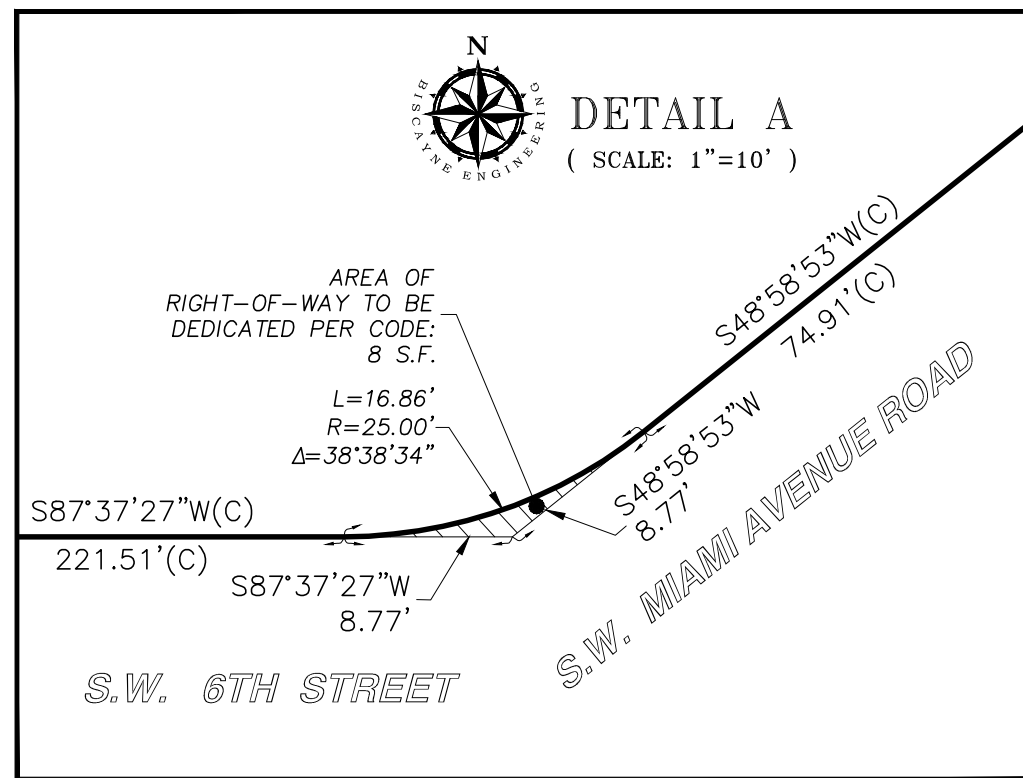
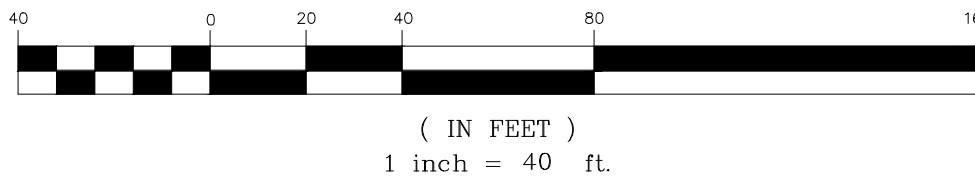
A REPLAT OF LOTS 12 AND 13, BLOCK 38-A, SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 DESCRIBED IN DEED BOOK 1251, PAGE 12, TOGETHER WITH A PORTION OF AVENUE E, AS RECORDED IN SAID PLAT BOOK 1, PAGE 74, CLOSED BY ORDINANCE # 332 ON 06-03-1920, AND ALSO TOGETHER WITH A PORTION OF PARCEL 75000.31 OF THE MIAMI-DADE COUNTY STAGE 1 RAPID TRANSIT SYSTEM RIGHT OF WAY, LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, AND A PLAT OF A PARCEL OF UNSUBDIVIDED LAND BOUNDED BY THE SOUTH BANK OF THE MIAMI RIVER, SW 6TH STREET, SW MIAMI AVENUE ROAD, AND SAID PARCEL 75000.31, ALSO LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



MIAMI RIVER



GRAPHIC SCALE

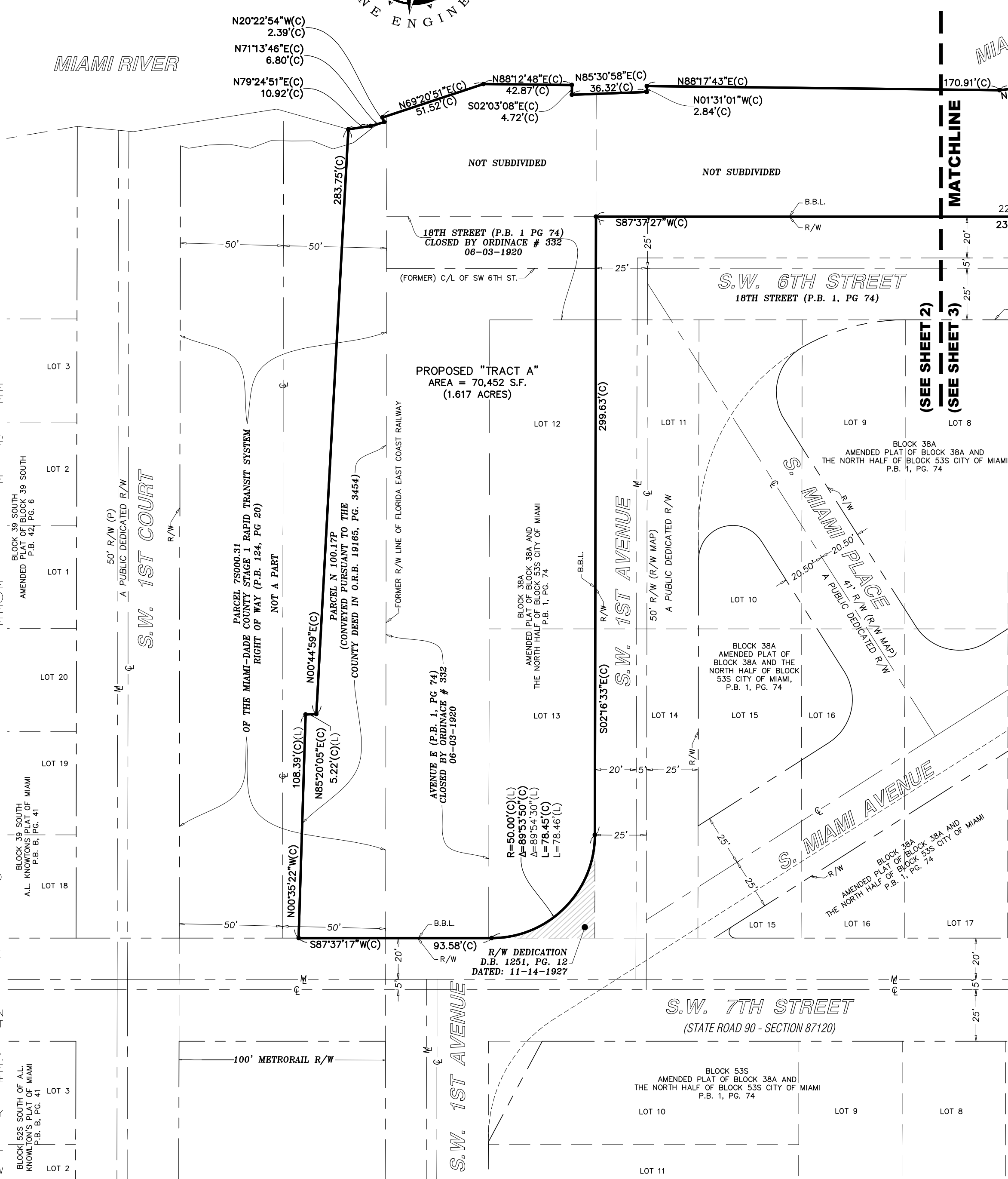


LOCATION MAP (1" = 300')

MRS. HAGAN DONATION SECTION 38, TOWNSHIP 54 SOUTH, R
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE CLIENT IS TILLY, T. CLYDE.
2. THIS SITE LIES IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
3. THE PURPOSE OF THIS PLAT IS TO PLAT THE UNSUBDIVIDED LANDS SHOWN HEREON WITHIN THE PLAT LIMITS.
4. SITE ADDRESS: 99 SW 7TH STREET MIAMI, FL (FOLIO: 01-0205-030-1090, PER MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE).
5. THE SUBJECT PROPERTY CONTAINS AN AREA OF 70,452 SQUARE FEET (1.617 ACRES) MORE OR LESS.
6. THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND COMMON BOUNDARIES OF THE PARCELS, AS SHOWN HEREON, ARE CONTIGUOUS WITH NO GORES, GAPS, HIATUSES, OR OVERLAPS, THERE IS AN "AFFIDAVIT CONCERNING LAND AND BOUNDARY LINE" AFFECTING THE NORTHEAST BOUNDARY OF THE SUBJECT PROPERTY (SEE O.R.B. 27593, PG. 3997). SEE SHEET 3 FOR NOTE REGARDING THIS AFFIDAVIT.
7. BEARINGS SHOWN HEREON ARE BASED ON THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY MAP SECTION NO. 87513-2644 DATED MARCH 1981, LAST REVISED NOVEMBER 1982 AND ARE REFERENCED TO THE NORTH RIGHT-OF-WAY OF S.W. 6TH STREET, HAVING A BEARING OF S87°37'27"W.
8. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.
9. THE MEAN HIGH WATER LEVEL SHOWN HEREON HAS AN ELEVATION OF (+0.01' NAVD 1988 AND THE MEAN LOW WATER LEVEL SHOWN HEREON HAS AN ELEVATION OF (-1.97' NAVD 1988, AS WAS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PER A TIDAL WATER SURVEY PROCEDURAL APPROVAL FORM DATED 5/26/2020. MEAN HIGH WATER SURVEY NO. 8253 WAS FILED FOR THIS SITE BY ALBERTO RABIONET, LS7218, OF BISYANCE ENGINEERING ON 9/2/2021, AND APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE SURVEY CAN BE DOWNLOADED FROM LABINS AT [HTTPS://FTP.LABINS.ORG/MHW/MHW8253.PDF](https://ftp.labins.org/MHW/MHW8253.PDF).
10. THIS SURVEY DEPICTS THE LOCATION OF THE SEAWALL AND DOCKING FACILITIES WITHIN THE SURVEYED AREA. THE IN-WATER BOUNDARIES OF THE "D-5 TRIANGLE" SHOWN HEREON ARE BASED ON PAGE 14 OF THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM CLASS I PERMIT APPLICATION (REVISED FEBRUARY 27, 2014) IN CONJUNCTION WITH GUIDANCE FROM SAMANTHA TIFFANY (A BIOLOGIST II WITH THE COASTAL RESOURCES SECTION AT DERM) THE "D-5 TRIANGLE" DEPICTED HEREON IS FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF DOCKING FACILITIES WITHOUT THE APPROVAL OF DERM.
11. THIS SURVEY SHOULD NOT CONSIDER RIPARIAN LINES OR RIPARIAN RIGHTS. EXTENDED LOT LINES SHOULD NOT BE CONFUSED WITH RIPARIAN LINES.
12. THIS IS NOT A MEAN HIGH WATER LINE SURVEY.
13. NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
14. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
15. NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
16. THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISYANCE ENGINEERING COMPANY (BEC) IS LB-00129.
17. THERE WERE NO TREES PRESENT WITHIN THE SUBJECT PROPERTY AND THEREFORE THERE IS NO TREE TABLE.
18. SITE IS UNDER CONSTRUCTION. ALL UTILITIES WITHIN THE SITE WERE OR ARE GOING TO BE DEMOLISHED PER THE CLIENT.
19. DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
20. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
21. TIES FROM BOUNDARY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
22. BUILDING DIMENSIONS SHOWN HEREON WERE MEASURED ALONG THE EXTERIOR FACE AT GROUND LEVEL, UNLESS INDICATED HEREON.
23. SYMBOLS ARE NOT SHOWN TO SCALE AND ARE SHOWN FOR REFERENCE.
24. UNDERGROUND SEWER LINE INFORMATION SHOWN HEREON WAS VERIFIED BASED ON FIELD MEASUREMENTS AS SHOWN ON THE STRUCTURES TABLE. THE LOCATIONS OF UNDERGROUND UTILITY LINES ARE BASED ON PAINTED UTILITY MARKINGS THAT WERE MARKED BY OTHERS AND LOCATED BY BEC ON 10/14/2019 (SEE REFERENCED BEC SURVEY) IN CONJUNCTION WITH CITY OF MIAMI PUBLIC WORKS UTILITY RECORDS DATED 01/15/1971 & 04/28/1981 (SHEETS 36-164 & 36-165 RESPECTIVELY). ADDITIONAL INVESTIGATIONS OF UNDERGROUND UTILITIES ARE NOTED ON THE SURVEY WHERE APPLICABLE.
25. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, TANKS OR RUBBISH FILLS, ETC.; NO INTERIOR OBSERVATIONS WERE MADE AT THE TIME OF THE SURVEY.
26. THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
27. LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE AE (EL 9), PER FIRM MAP NUMBER 12086C0314L, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI, COMMUNITY NUMBER: 120650, REVISED: SEPTEMBER 11, 2009.
28. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D 29), AND ARE REFERENCED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - a) BENCHMARK PN01A, FDOT BRASS DISC ELEVATION = 10.84' (CITY OF MIAMI DATUM) - 0.26 = 10.58' (NGVD 29), IN CONCRETE SIDEWALK AT 20' NW OF C/L OF SW 7TH STREET, AND 57' EAST OF C/L OF BRICKELL AVENUE.
 - b) BENCHMARK J-551, BRASS BAR ELEVATION = 4.73' (CITY OF MIAMI DATUM) - 0.26 = 4.47' (NGVD 29), IN CONCRETE SIDEWALK 6" FROM BACK OF CURB IN FRONT OF 665 S MIAMI AVENUE BEARING 20' NW OF C/L.
29. TWO (2) TO FOOT WIDE STORM SEWER EASEMENTS ARE TO BE RELOCATED AND ONE (1) TO FOOT WIDE STORM SEWER EASEMENT IS TO BE VACATED AS NOTED HEREON, ALL OTHER EXISTING EASEMENTS SHOWN HEREON ARE TO REMAIN IN ACCORDANCE WITH THE ORIGINAL GRANTING INSTRUMENT AND WILL NOT BE CONVERTED INTO PLATTED EASEMENTS. TWO (2) PROPOSED STORM WATER EASEMENTS BY THIS PLAN ARE PLOTTED HEREON.
30. A PROPOSED WATERWAY MAINTENANCE EASEMENT BY THIS PLAT IS PLOTTED HEREON (PER THE SITE PLAN UNDER PROCESS NUMBER PZ-22-15825).



TENTATIVE PLAT NOTES:

- OWNER: LOFTY BRICKELL LLC, a Delaware limited liability company, is the owner of the Property, as successor by merger to 995W7 HOLDINGS LLC, a Delaware limited liability company. The ultimate beneficial ownership of LOFTY BRICKELL LLC and 995W7 HOLDINGS LLC is the same and accordingly the merger did not result in any change to the beneficial ownership of the entity that owns the property. No deed transferring title to the property will be recorded in connection with the merger.
- FOLIO NUMBER: 01-0205-030-1090 (99 SW 7 ST MIAMI, FL 33130)
- Development Contact Info: MIKE BARTHOLOMEW, PSM 5666, Biscayne Engineering Co., 529 West Flagler Street, Miami, Florida, 33130. Phone: 305-324-7671 Ext. 230. MIKE@BISCAYNEENGINEERING.COM
- Site Zoned: T6-48B-0 (PER CITY OF MIAMI GIS WEBSITE).
- Lands shown hereon are located in Federal Flood Zone "AE". Base Flood Elevation = 9 feet, per FIRM Map Number: 120860C0314, Suffix: Community Name: City of Miami, Community Number: 120650, Revised: September 11, 2009.
- Proposed number of Lots or Tracts: 1
- Proposed Area of TRACT A = ±70,452 S.F. (1.617 acres) more or less
- Area of Right-of-Way to be dedicated per code: ±8 S.F.
- Total Gross area of Plot: ±70,452 S.F. (1.617 acres) more or less
- Development Information / Proposed Use:
Tract A = Residential Units: 591 Units, Hotel Units: 362 Apartment Hotel Units, Commercial Spaces: 10, 29,220 Square Feet
(Aforementioned development information provided by the client)
- The Miami-Dade County Flood Criteria appears to be 7 feet NAVD88, 8.5 feet NGVD 29, as shown on Miami-Dade County's 2022 Flood Criteria Map via their Open Data Hub website.

LEGAL DESCRIPTION:

Lots 12 and 13, Block 38-A, South, City of Miami, according to the Plat thereof, as recorded in Plat Book 1, Page 74, of the Public Records of Miami-Dade County, Florida.

And also, beginning at the Southwest corner of Lot 13, Block 38-A—South, City of Miami, Florida, according to an amended map or plot of said Block 38-A, South, made by Frederick and Brown, C.E., and recorded in Plot Book 1, Page 74, of the Public Records of Miami—Dade County, Florida, and thence run West along the North boundary line of Southwest 77th Street, a distance of fifty (50) feet to the right-of-way of the Florida East Coast Railway right of way; thence run along the right-of-way of the said Florida East Coast Railway right of way, a distance of three hundred twenty-four (324.5) feet; thence run South, a distance of one hundred one and forty-eight hundredths (101.48) feet; thence run South twenty-five (25) feet to a stake set in concrete; thence run West fifty-one and forty-eight hundredths (51.48) feet to the Northwest corner of Lot 12, Block 38-A, South, City of Miami, as aforesaid; thence run South a distance of two hundred ninety-nine and fifty-two hundredths (299.52) feet more or less to a pipe set in cement or concrete monument at the Southwest corner of Block 38-A, South, City of Miami.

LESS AND EXCEPT those lands contained in Deed Book 1251, Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

From the Southeast corner of Lot 3, Block 38 A, as shown on Mary Brickell's Subdivision, recorded in Book 1, of Plats at Page 74, Public Records of Miami-Dade County, Florida, run thence West along the South line of said Lot 13' 49.92 feet, more or less, to a point of curve; thence run Northeasterly along the arc of a curve to the left having a radius of 50 feet, and a central angle of eighty-nine degrees, fifty-four minutes, thirty seconds, 78.46 feet, more or less, to a point of tangent on the East line of aforesaid Lot 13; thence run South along the East line of said Lot 13, 49.92 feet, more or less, to the Point of Beginning.

TOGETHER WITH:

A portion of Parcel 7S000.31 of the Miami-Dade County Stage 1 Rapid Transit System Right of Way, lying in Section 38, Township 54 South, Range 41 East, more particularly described as follows:

commence at the Southeast corner of Block 39 South of A. L. KNOWLTON'S PLAT OF MIAMI, as recorded in Plat Book 'B', Page 41, of the Public Records of Miami-Dade County, Florida; thence North 87°38'50"East along the Easterly prolongation of the South line of said Block 39 South, for 107.91 feet to the Point of Beginning of the herein described parcel of land; thence North 0°33'49"West for 108.39 feet; thence North 85°21'38"East for 5.22 feet; thence North 0°46'32"East for 276.35 feet to the mean high water line of the Miami River; thence meander along said mean high water line for the following three (3) courses: (1) thence North 70°41'21"East for 3.07 feet; (2) thence North 49°20'32"East for 12.74 feet; (3) thence North 66°20'43"East for 6.55 feet to an intersection with the Easterly right-of-way line of said Metropolitan Dade County State I Rapid Transit System; thence South 21°5'38"East along said right-of-way line for 395.66 feet; thence South 87°38'50"West for 42.09 feet to the Point of Beginning.

TOGETHER WITH:

A parcel of land lying in Section 38, Township 54 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Eastern boundary of the Florida East Coast Railway right-of-way where it intersects the South bank or shore line of the Miami River; thence, run Southerly along the Eastern boundary of said right-of-way to a point where the Northernly boundary line of the said right-of-way intersects the South bank of the Miami River; thence, run Easterly along the South bank of the Miami River to a point where the said right-of-way intersects the Eastern boundary of said right-of-way for a distance of 25 feet to a point; thence, run Easterly (101.49 feet more or less) to a point in the Westerly boundary of S.W. 1st Avenue, Miami, Florida; which is 25 feet South of the intersection of the Northernly boundary of said S.W. 6th Street and the Westerly boundary of said S.W. 1st Avenue; thence, run Northernly along the Westerly boundary of said S.W. 6th Street to a point where the said boundary intersects the North side of S.W. 6th Street for a distance of 230.85 feet more or less to a point where S.W. 6th Street intersects the North point of S.W. Miami Avenue Road; thence, run Northernly along S.W. Miami Avenue Road for a distance of 84.11 feet more or less to a point; thence, run at right angles Northernly to the South bank of the Miami River; thence, meander Westerly along the said South bank of the Miami River to the Point of Beginning.

SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY AND TOPOGRAPHIC SURVEY" was prepared under my responsible charge, in accordance with the Standards of Practice for Surveying and Mapping as set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

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

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 12-06-2023

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET
IS THE ELECTRONIC FILE DIGITALLY
SIGNED AND SEALED UNDER RULE
5J-17-062, F.A.C.
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999 SW 7th STREET MIAMI, FLORIDA 33130

W7 HOLDINGS LLC

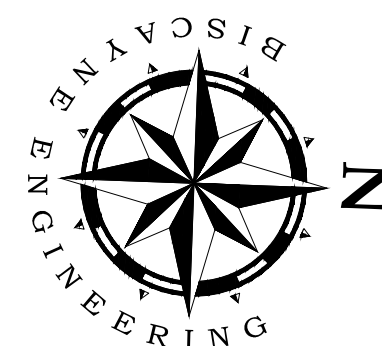
SHOWN DESIGNED BY: A.J.R. DRAWN BY: A.J.R./R.H./R.B. CHECKED BY: A.J.R./A.S.

ORDER No.
03-87172

SHEET No.
1 of 3

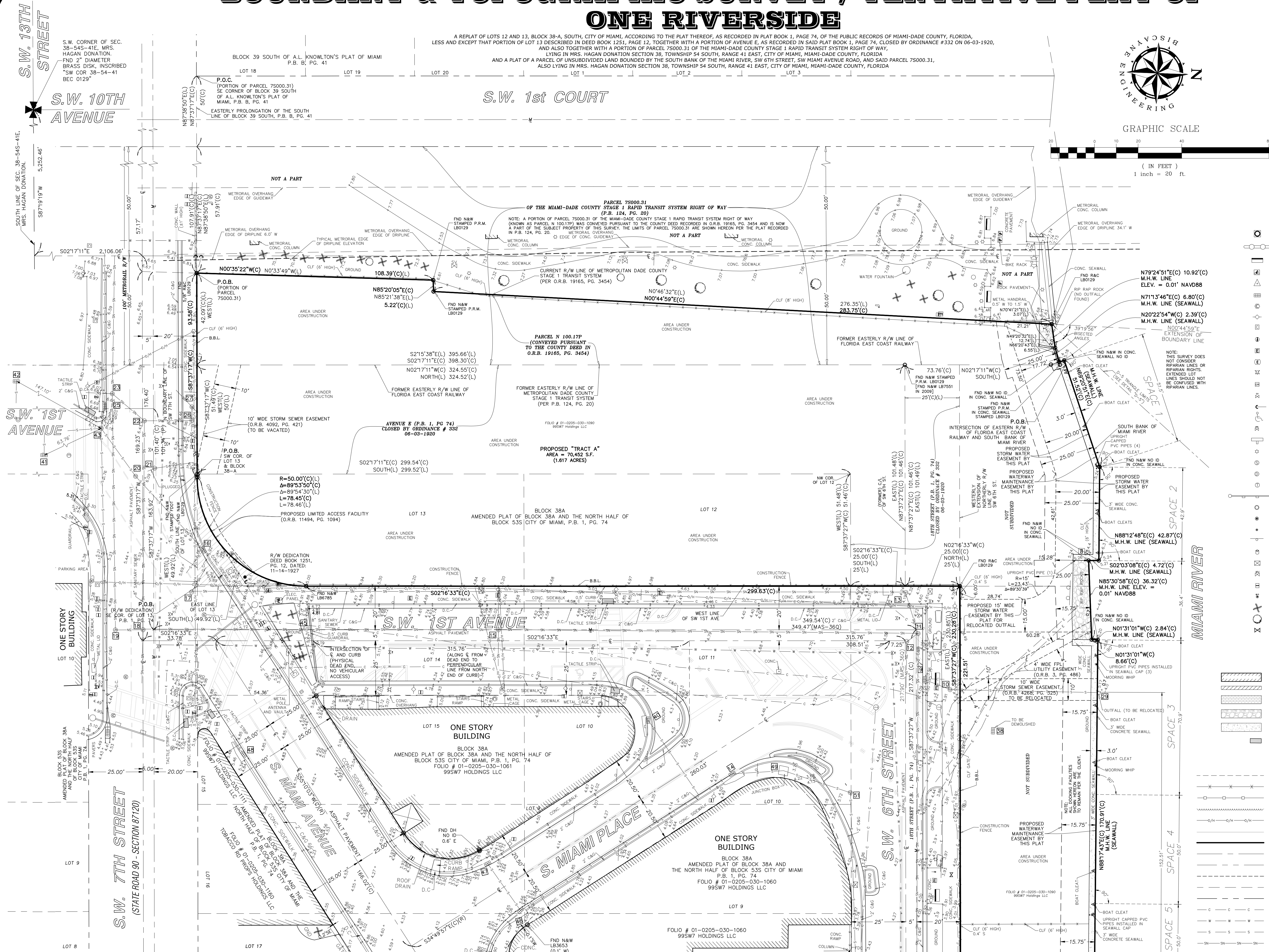
BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF ONE RIVERSIDE

A REPLAT OF LOTS 12 AND 13, BLOCK 38-A, SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 DESCRIBED IN DEED BOOK 1251, PAGE 12, TOGETHER WITH A PORTION OF AVENUE E, AS RECORDED IN SAID PLAT BOOK 1, PAGE 74, CLOSED BY ORDINANCE # 332 ON 06-03-1920, AND ALSO TOGETHER WITH A PORTION OF PARCEL 75000.31 OF THE MIAMI-DADE COUNTY STAGE 1 RAPID TRANSIT SYSTEM RIGHT OF WAY, LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 34 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, AND A PLAT OF A PARCEL OF UNSUBDIVIDED LAND BOUNDED BY THE SOUTH BANK OF THE MIAMI RIVER, SW 6TH STREET, SW MIAMI AVENUE ROAD, AND SAID PARCEL 75000.31, ALSO LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 34 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGEND:

- AIR CONDITIONER
- BACKFLOW PREVENTER
- BENCH
- BIKE RACK
- BOAT CLEAT
- CATCH BASIN
- CLEAN OUT
- CONCRETE POWER POLE
- CABLE BOX
- CROSSWALK PEDESTRIAN SIGNAL
- ELECTRIC BOX
- ELECTRIC PANEL
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- HANDICAP PARKING SPACE
- IRRIGATION CONTROL VALVE
- INLET
- LIGHT POST
- MANHOLE - SANITARY SEWER
- MANHOLE - STORM SEWER
- MANHOLE - TELEPHONE
- MAST ARM
- MONUMENT
- MOORING WHIP
- POST
- SIGN
- TRASH BIN
- WATER METER
- WATER VALVE
- WIRE PULL BOX
- WOOD POST
- PALM TREE
- TREE
- UNKNOWN VALVE

HATCH TYPES:

- BUILDING LIMITS
- CONCRETE WALL
- BRICK PAVERS
- RIP RAP ROCK
- CONCRETE
- TACTILE STRIP

LINE TYPES:

- BUILDING OVERHANG
- CHAIN LINE FENCE
- METAL FENCE
- HEDGES
- OVERHEAD WIRE
- PAVEMENT STRIPING
- BOUNDARY LINE
- CENTER LINE
- MONUMENT LINE
- EASEMENT LIMITS
- LOT LINE
- RIGHT-OF-WAY LINE
- COMMUNICATION UNDERGROUND LINE
- WATER UNDERGROUND LINE
- STORM SEWER UNDERGROUND LINE
- SANITARY SEWER UNDERGROUND LINE
- ELECTRIC UNDERGROUND LINE
- GAS UNDERGROUND LINE

MATCHLINE "A" (SEE SHEET 3)

ORDER #	DATE	F.B.#

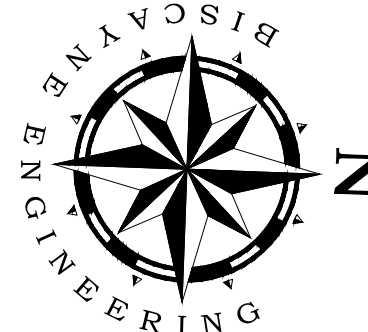
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99 SW 7th STREET MIAMI, FLORIDA 33130
FOR: 99SW7 HOLDINGS LLC
SCALE: AS SHOWN DESIGNED BY: A.J.R.
DATE: 12/06/23 APPROVED BY: A.J.R.
3026/62-70
ORDER NO.
03-87172
SHEET NO.
2 of 3

DC-6123 - 2 - N.G.V.D. 29

BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF ONE RIVERSIDE

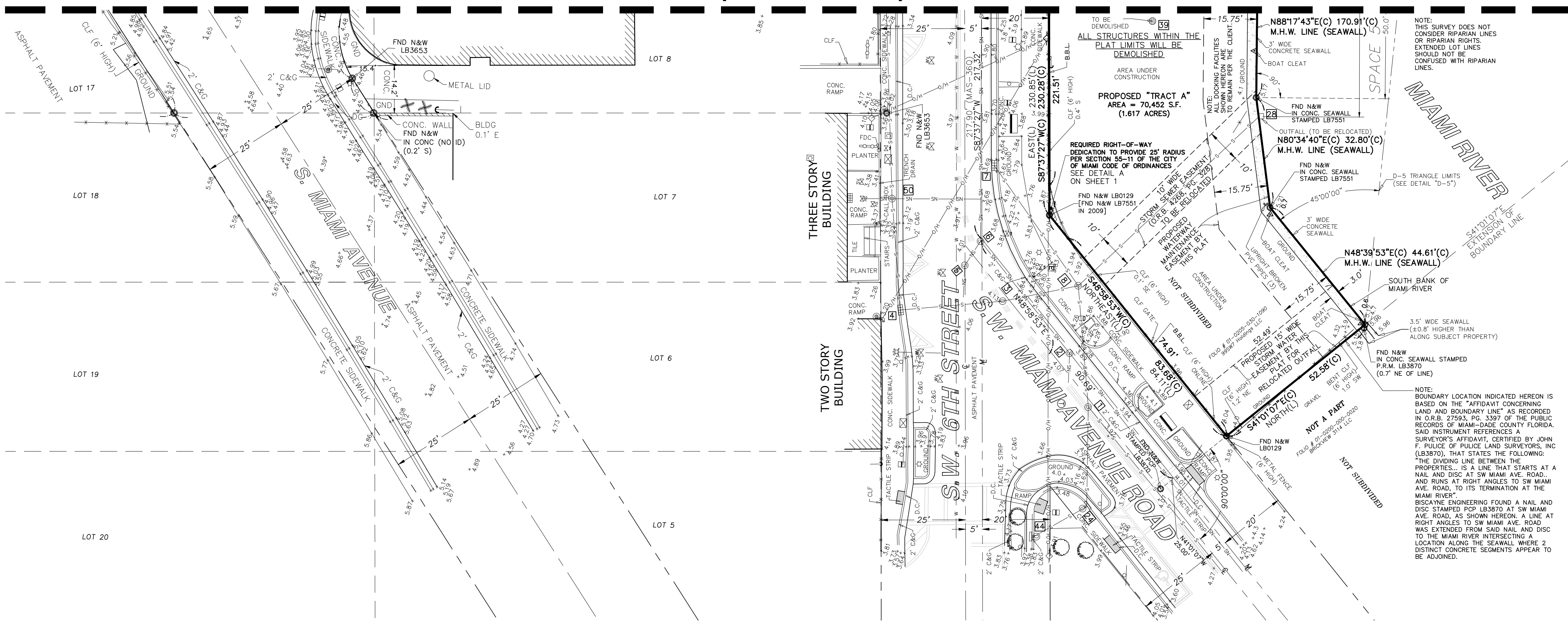


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

MATCHLINE "A" (SEE SHEET 2)



ABBREVIATIONS:

A/C = AIR CONDITIONER
B.B.L. = BASE BUILDING LINE
B.E.C. = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
CB = CATCH BASIN
CLF = CURB AND GUTTER
CLF = CHAIN LINK FENCE
COMM. = COMMUNICATION
CONC. = CONCRETE
COR = CORNER
C.M.P. = CORRUGATED METAL PIPE
DC = DEPRESSED CURB
DEED = DEED
DIAM = DIAMETER
D.I.P. = DUCTILE IRON PIPE
E = EAST
ELEV. = ELEVATION
FDC = FIRE DEPARTMENT CONNECTION
FND = FOUND
FPL = FLORIDA POWER AND LIGHT COMPANY
GND = GROUND
ID = IDENTIFICATION
L = LENGTH (WHEN USED IN CURVE DATA)
(L) = PER LEGAL DESCRIPTION
LB = LICENSED BUSINESS
(M) = MEASURED
MAS = MUNICIPAL ATLAS SHEET (CITY OF MIAMI)
MON = MONUMENT
MHD = MANHOLE (DRAINAGE/STORM SEWER)
MHS = MANHOLE (SANITARY SEWER)
MHW = MEAN HIGH WATER
MLW = MEAN LOW WATER
N = NORTH
N&D = NAIL AND DISC
NAV088 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NTT = NAIL AND TIN TAB
N&W = NAIL AND WASHER
O.R.S. = OFFICIAL RECORDS BOOK
(P) = PER PLAT
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R&C = # * REBAR AND CAP
R/W = RIGHT-OF-WAY
S = SOUTH
SW = SOUTHWEST
T = TANGENT
W = WEST
± = CENTRAL ANGLE (WHEN USED IN CURVE DATA)
± = MORE AND LESS (OR PLUS OR MINUS)
M = MONUMENT LINE
1.0 = GRADE ELEVATION (TYPICAL)
X 1.00 = HARD SURFACE ELEVATION (TYPICAL)

STRUCTURES TABLE N.G.V.D. 29									
NUMBER	STRUCTURE	RIM ELEV. (FEET)	INVERT ELEV. (FEET)	PIPE DIAM. (INCH)	MATERIAL	DIRECTION	DESCRIPTIONS		
1	MHD	3.92	-0.18	15	PVC	WEST	NORTHEAST PIPE IS		
			0.02	15	PVC	NORTHEAST	BAFFLED AND CONNECTED		
			-2.09			EAST	TO A 15' FOOT LONG		
						BOTTOM	FRENCH DRAIN		
2	MHS	3.97	-1.63	24	D.I.P.	NORTHEAST			
			-1.23	24	D.I.P.	EAST			
			-1.73	24	D.I.P.	SOUTHWEST			
3	MHD	4.13	0.97	15	PVC	NORTHEAST			
			0.81	15	PVC	SOUTHEAST			
			0.31			BOTTOM			
4	CB	3.03	0.78	15	PVC	NORTHWEST			
			0.08	15	CONCRETE	WEST			
			-1.22			BOTTOM			
5	MHS	3.94	-1.06	12	METAL	SOUTHEAST			
			-1.16	12	METAL	NORTHWEST			
6	MHS	3.92	-1.68	24	D.I.P.	NORTHEAST			
			-1.18	12	METAL	SOUTHEAST			
			-1.78	24	D.I.P.	WEST			
7	CB	3.66	0.36	15	PVC	NORTHEAST			
			-0.42	15	PVC	EAST	PIPE GOING NORTHWEST		
			-0.72	18	CONCRETE	NORTHWEST	TO OUTFALL (SEE PLAN		
			-0.37	15	PVC	SOUTHEAST	VIEW). TOP OF WALL INSIDE		
			-7.12			BOTTOM	STRUCTURE ELEV. = 1.88		
						SOUTHWEST	PIPE GOING SOUTHWEST		
							BEHIND WALL AND CANNOT		
							BE MEASURED.		
9	CB	3.98	-0.92	15	PVC	NORTH			
			-2.02			BOTTOM			
10	MHD	3.96	-1.74	10	PVC	NORTH			
			-1.29	15	PVC	SOUTH			
			-4.74			BOTTOM			
11	MHS	4.22	-1.88	24	D.I.P.	EAST			
			-1.58	10	PVC	SOUTHWEST			
			-2.03	24	D.I.P.	SOUTH			
12	MHS	4.39	-1.58	8	PVC	SOUTHEAST			
			-1.01	8	PVC	EAST			
			-1.41	8	PVC	NORTHWEST			
13	MHS	4.24	-1.02	10	PVC	NORTHWEST			
			-0.77	10	D.I.P.	SOUTH			
			-0.77			WEST			
14	CB	3.52	-0.68	15	METAL	NORTH			
			-2.48	24	METAL	SOUTHEAST			
			-3.08			BOTTOM			
15	MHS	4.84	-2.96	24	D.I.P.	NORTH			
			-2.26	8	D.I.P.	EAST			
			-2.25	24	D.I.P.	SOUTH			
			-1.76	8	D.I.P.	WEST			
16	CB	5.94	0.94	18	PVC	SOUTHEAST			
			0.98	15	CONCRETE	SOUTHWEST			
17	MHS	5.65	-0.40	10	D.I.P.	NORTH			
			-0.50	15	METAL	WEST			
			-2.81	24	D.I.P.	NORTH			
18	MHS	5.19	-2.01	15	PVC	EAST			
			-2.61	15	D.I.P.	SOUTH			
			-2.91	18	D.I.P.	WEST			
19	MHS	4.82	-2.48	15	D.I.P.	NORTH			
			-2.98	15	D.I.P.	WEST			
			-0.59	15	CONCRETE	NORTHWEST			
			-0.39	15	CONCRETE	SOUTHWEST			
20	MHD	6.01	-1.19			BOTTOM			
			0.31	12	CONCRETE	NORTH			
21	MHD	6.21	-0.09	12	CONCRETE	SOUTH (PLUGGED)	METAL PIPE RUNNING EAST-		
			-4.14			BOTTOM	WEST (T.O.P. = 5.26)		
22	MHS	6.47	0.67	10	D.I.P.	NORTH			
			-2.93	18	D.I.P.	EAST			
			-2.98	18	D.I.P.	SOUTHWEST			
			-2.97	18	D.I.P.	NORTHEAST			
23	MHS	6.38	-2.08	12	PVC	EAST			
			-3.32	18	PVC	SOUTH			
			-3.72	36	D.I.P.	WEST			
			0.37			SOUTHEAST			
24	MHD	3.87	0.37	15	PVC	NORTHWEST			
			-0.83			BOTTOM			
			-0.94	36	PVC	WEST			
25	CB	5.88	-1.27	15	CONCRETE	EAST			
			-2.32			BOTTOM			
26	MHS	7.02	-0.08	15	D.I.P.	EAST			
			0.22	10	PVC	SOUTH			
			0.02	8	D.I.P.	WEST			
27	MHS	7.05	1.55	4	METAL	NORTHEAST			
			-0.25	8	D.I.P.	EAST			
			-0.15	8	CLAY	SOUTHWEST			
28	OUTFALL	N/A	-0.06	12	CONCRETE		SEE PLAN VIEW		
29	OUTFALL	N/A	-1.40	10	CORRUGATED METAL PIPE		SEE PLAN VIEW		
30							DEMOLISHED		
31							DEMOLISHED		
32							DEMOLISHED		
33							DEMOLISHED		
34							DEMOLISHED		
35							DEMOLISHED		
36							DEMOLISHED		
37							DEMOLISHED		
38	CB	3.67	-		BAFFLE	EAST	BAFFLED PIPES		
			-3.08		BAFFLE	WEST	INACCESSIBLE		
39	CB	3.52	-			BOTTOM	YARD DRAIN		
40	CB	3.62	-0.48	15	CONCRETE	EAST			
			-2.48			BOTTOM			
41	CB	5.49	-0.71	15	CONCRETE	WEST			
42	CB	5.13	1.53	18	CONCRETE	EAST			
			-0.27			BOTTOM			
			-0.31	15	CONCRETE	NORTHEAST			
			-0.26	36	CONCRETE	SOUTH			
43	MHD	6.14	-0.51	15	CONCRETE	EAST			
			-0.41	15	CONCRETE	WEST			
			-1.51			BOTTOM			
44	MHD	3.79	-1.51	15	PVC	NORTHWEST			
			-2.41	24	D.I.P.	SOUTH			
45	MHS	5.29	-2.31	24	D.I.P.	NORTH			
			-0.49	36	CMP	NORTHWEST			
46	CB	3.66	-0.24	15	CONCRETE	SOUTHWEST			
			-3.6			BOTTOM			
47	CB	3.66	-1.94	15	CONCRETE	NORTHEAST			
			1.85	15	CONCRETE	WEST			
48	CB	4.85	-0.31	15	CONCRETE	BOTTOM			
			0.26	15	C.M.P.	SOUTH	24" CMP WELL LOCATED		
49	JUNCTION BOX	4.26	0.36	15	CONCRETE	NORTHEAST	INSIDE STRUCTURE		
			-0.59	15	C.M.P.	WEST	12" SANITARY SEWER PIPE		
50	MHD	3.29	-0.39	15	CONCRETE	EAST	RUNS NORTH AND SOUTH		
			-0.41			BOTTOM	THROUGH STRUCTURE		
51	MHD					SOUTHWEST	STRUCTURE UNDER		
						EAST	ASPHALT PAVEMENT		

ORDER #	DATE	F.B.#

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