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FOR OFFICIAL US	E ONLY:
Agenda Date:	
Tentative No.: T	
Received Date:	

Number of Sites : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

М	unicipality: MIAMI Sec.: Sec.: Twp.: S. Rge.: F E E.			
1.	Name of Proposed Subdivision: PLATINUM ESTATES			
2. Owner's Name: 20 NW 41ST STREET AND 24 NW 41 STREET BH, LLC Phone: 212-825-0050				
	Address: 100 WALL STREET, 2ND FLOOR City: NEW YORK State: NY Zip Code: 10005			
	Owner's Email Address: KEYN@PP-NYC.COM			
3.	Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606			
	Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186			
	Surveyor's Email Address: INFO@BELLOLAND.COM			
4.	Folio No(s).: 01-3124-021-0240 / 01-3124-021-0230 / /			
5.	Legal Description of Parent Tract: Lots 3 and 4, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in			
	Plat Book 6, Page 87 on the Public Records of Miami-Dade County, Florida.			
6.	Street boundaries: NORTH: NW 41st STREET - EAST: NORTH MIAMI AVENUE - SOUTH: 15' PUBLIC ALLEY			
7.	Present Zoning:T4 L Zoning Hearing No.:N/A			
8.	Proposed use of Property:			
	Single Family Res.(Units), Duplex(Units), Apartments(9Units), 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. Futhermore, 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.

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.

	20 NW 41st Street and 24 NW 41 Street BH, LLC
	a Florida limited liability company
New York State of Florida) SS:	Signature of Owner: X/Mas4
COUNTY OF MIAMI-BADE) Maybe Hay	(Print name & Title here): Khushill at Ednatheri Authorized Signatory
cknowledged to and before me that (Khashy AR Eynal this 21st day of April
WITNESS my hand and seal in the Co	Signature of Notary Public: X and State last aforesaid this Ast day of April 1025 A.D.
	(Print, Type name here: Karen Castaburo)
(NOTARY Note: The reverse side of this sheet may be	SEAL) (Commission Expires) (commission Number) (commission Number)
•	
CARLES CO.	KAREN GASTIABUT
7.4	NOTARY PUBLIC-STATE O'
	No. 01GA625
	Qualified in New Y
ed a chart of	My Commission Expires March 26,

KAREN GASTIABURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6258561
Qualified in New York County
My Commission Expires March 26, 102X

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FOR OFFICIAL USE ONLY:		
Agenda Date: _		
Tentative No.: T		
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Number of Sites: (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipal	lity: MIAMI	Sec.: 24 Twp.: 53	_S. Rge.: <u>41</u> E. / Sec.:	: Twp.:S. Rge.: E.
1. Name	of Proposed Subdivision: PL	ATINUM ESTATES		
2. Owner	's Name: LIVING ROOM PROP	PERTIES INC N/K/A RAHA PROPE	RTIES INC Phone: 30	5-335-2091
Addres	ss: 921 SW WASHINGTON ST	REET ST 220 City: PORTLAND	State: OR	Zip Code: 97205
Owner	r's Email Address: ernesto@ra	ahaproperties.com		
3. Survey	yor's Name: BELLO AND BEL	LO LAND SURVEYING CORP	Phone: <u>3</u>	05-251-9606
Addres	ss: 12230 SW 131 AVENUE	City: MIAMI	State: FL	Zip Code: 33186
	yor's Email Address: INFO@B			
4. Folio N	No(s).: 01-3124-021-0400	/ 01-3124-021-0410	01-3124-021-0401	/
5. Legal [Description of Parent Tract: _	ots 21, 22, 23 and 24, Block 2, PR	INCESS PARK, accord	ing to the Plat thereof, as
	re	ecorded in Plat Book 6, Page 87 o	n the Public Records o	f Miami-Dade County, Florida.
6. Street	boundaries: NORTH: 15' PUBLIC	CALLEY - EAST: NORTH MIAMI AVEN	IUE - SOUTH: NW 40TH S	TREET
		Zoning Hearing No.: N/A		
8. Propos	sed use of Property:			
		x(Units), Apartments(<u>26</u> Sq. Ft.), Restaurant(Sq.		use(Square .Ft.), er (Sq. Ft. & No. of Units)
9. Does ti	he property contain contamina	ation? 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. Futhermore, 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.

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Living Room Properties, Inc., N/K/A RAHA Properties, Inc.

		Č	a Delaware Corpo	oration		
STATE OF	FLORIDA)	Sign	ature of Owner:	July.		
COUNTY OF MIA	MI-DADE)		ne & Title here):		Rimoch, P	resident
		Ernesto RimochLewinberg (he/she) executed the sami identification and who did (ne for the purpo	sed therein.		A.D. and (he/she) nown or produce
WITNESS my hai	nd and seal in the C	ounty and State last afores	aid this1stday	y of May	2025	A.D.
A Source Po	Notary Public - State of		ure of Notary Pu rint, Type name l			
ST. OF FL	Commission # HH 1537 Expires on July 14, 202	25	07	7/14/2025		HH 153738
- Millitary	(NOTARY	SEAL)	(Co	mmission Ex	(pires) ((Commission Number)

Notarized remotely online using communication technology via Proof.

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

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М	unicipality: MIAMI Sec.: 24 Twp.: 53 S. Rge.: 41 E. / Sec.: Twp.: S. Rge.: E.
1.	Name of Proposed Subdivision: PLATINUM ESTATES
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	Address: 100 WALL STREET City: NEW YORK State: NY Zip Code: 10005
	Owner's Email Address: KEYN@PP-NYC.COM
3.	Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606
	Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186
	Surveyor's Email Address: INFO@BELLOLAND.COM
4.	Folio No(s).: 01-3124-021-0220 / / / /
5.	Legal Description of Parent Tract: Lots 1 and 2, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, Page 87 on the Public Records of Miami-Dade County, Florida.
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7.	Present Zoning: _T5 O Zoning Hearing No.: N/A
	Proposed use of Property: Single Family Res.(Units), Duplex(Units), Apartments(18Units), Industrial/Warehouse(Square .Ft.), Business(10,000_Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units Does the property contain contamination? YES: NO:

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	Miami Barokh, LLC, a Florida limited liability company
1121.01	in its capacity as a 50% tenant in common
STATE OF FLORIDAY	S: Signature of Owner: 1 Mash 1
COUNTY OF MIAMI-DADE)	,
maulietea	(Print name & Title nere).
BEFORE ME. personally appeare	d thashy AR Eunalhori this 35th day of April , 2025 A.D. and (he/she)
cknowledged to and before me the	iat (he/she) executed the same for the purposed therein. Personally known or produce
driver ucase	s identification and who did (not) take an oath.
WITNESS my hand and seal in the	e County and State last aforesaid this 215 day of Poril 1, 2025 A.D.
	Signature of Notary Public: Kally XIII Mally C
	(Print, Type name here: Karen Gastiaburo)
	3-26-2028 010A6258561
(NOTA	RY SEAL) (Commission Expires) (Commission Number)
	nay be used for a statement of additional items you may wish considered.

CALLES ...

KAREN GASTIABURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6258561
Qualified in New York County
My Commission Expires March 26, 2023

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	in its capacity as a 50% t	enant in common
STATE OF FLORIDAY SS:	Signature of Owner: 12 Mash C	
COUNTY OF MIAMI-DADE) Maybe Hell	(Print name & Title here): Khaまない とよれるしん	
BEFORE ME, personally appeared thas My African American American BEFORE ME, personally appeared that (he/she) e	Eunalized this #5 day of April xecuted the same for the purposed therein. Personal on and who did (not) take an oath.	2025 A.D. and (he/she) y known or produce
WITNESS my hand and seal in the County and	State last aforesaid this 25 day of Doril	1 ZOZS A.D.
	Signature of Notary Public: <u> </u>	straburo
(NOTARY SEAL)	3-76-7078 (Commission Expires)	OLOR6258561 (Commission Number)
(NOTARY SEAL) Note: The reverse side of this sheet may be used for	a statement of additional items you may wish considered.	(Commission Number)

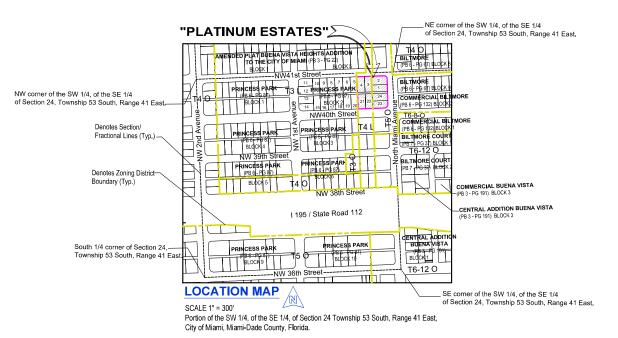
A STATE OF THE STA

KAREN GASTIABURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GA6258561
Qualified in New York County
My Commission Expires March 26, 2023

Miami La La La, LLC, a Florida limited liability company

"PLATINUM ESTATES" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A replat of Lots 1, 2, 3, 4, 21, 22, 23 and 24 together with that portion of the 15 foot Alley lying between said Lots 1, 2, 3, 4, 21, 22, 23 and 24, all in Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida, lying and being in the SW 1/4 of the SE 1/4 of Section 24, Township 53 South, Range 41 East, in City of Miami-Dade County, Florida.



LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 21, 22, 23 and 24, Block 2, PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida,

THE EXPRESSED PURPOSE OF THIS REPLAT IS TO CLOSE AND VACATE. A PORTION OF THE PLATTED 15 FOOT ALLEY LOCATED IN BLOCK 2 OF PRINCESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 15-Foot Public Alley, bounded on the North by the South line of Lots 1, 3 and 4, Block 2, of PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida, bounded on the South by the North line of Lots 21, 22, and 24, Block 2 of said plat of PRINCESS PARK, bounded on the East by the West Right of Way line of North Miami Avenue (North Avenue D, per said PRINCESS PARK, according to the plat thereof, as recorded in Plat Book 6, Page 87), and bounded on the West by a line being the Southerly extension of the West line of said Lot 4, and the Northerly extension of the West line of said Lot 21, all in Block 2, of said plat of PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida. Said lands containing 3, 211.50 square feet more or less

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- 1. Any easement required by Utility Agencies will be granted by separate instruments with the specific language required by those agencies.
- 2. Calls as "Deed", "Record" or "Plat" refer to documents and instruments of record being part of the pertinent information used for this survey work. Measured distances, directions and angles noted as "M"
- along boundary and/or other occupied lines, are in consistency with corresponding values from records, unless otherwise shown.

 3. This Boundary Survey has been prepared based on and upon an examination of the Opinion of Title prepared by First American Title Insurance Company, File No. 110538881, covering the period from the beginning to October 31, 2024 at 8:00 AM. No survey-related matters, except the ones on plat of record affect these lands. There might be additional restrictions of record affecting these lands that the undersigned has no knowledge of.
- 4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map. Assumed bearing along the Center Line of NW 41st Street (Avenue 31 N.W. 40th Street Plat): N87°45'54"E.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- 6. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location.
 7. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- 8. FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120650 (City of Miami), Panel 0304, Suffix L, revised on Sept 11th, 2009, this real property falls in
- 9. HORIZONTAL ACCURACY: The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein. 10. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD88). Elevation are based on a level loop from and to the following
- official Bench Marks:
- Bench Mark # 1: City of Miami Bench Mark (SW Quadrant at intersection of North Miami Avenue & N.W. 40th Street), Elevation:16.06 feet (City of Miami Datum) = 15.80' (NGVD 29) = 14.27' (NAVD'88)

 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark H-430, Elevation: 16.58 feet (NGVD 29) = 15.05' (NAVD'88)
- The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles.

UNDERGROUND UTILITY INFORMATION:

- 1. A Subsurface Utility Engineering (SUE) Quality Levels B, C, and D was performed in conjunction with this survey.
 2. The following Sunshine 811 Locate Tickets were filed with SSOCOF: Request #: 305406782, 305406852, 305406825, and 305406902. Utility agencies' responses were monitored and the spray paint marks were surveyed and depicted on this survey.
- Additionally a SUE Quality Level B was performed by a private locating company:
- South Florida Utility Location Services
- 15323 SW 31st Terrace, Miami, Florida 33185
- (785) 547 9086 Office, Email: rogerh@sf-uls.com, Contact Person: Roger Hasbani South Florida Utility Location Services used GPR (Ground Penetrating Radar) and RD (Radiodetection Technology) for the designation of underground facilities, with an accuracy of +/- 1.5 feet,
- 4. This Survey depicts the location of the marks surveyed by Bello and Bello Land Surveying, indicating the approximate location of the buried pipes and conduits, as designated in the field by South
- Florida Utility Location Services, and as designated by Utility Owners in response to the Sunshine 811 Locate Tickets.

 5. There might be additional underground utilities not detected at the time of this survey and locating effort. No direct excavation was performed to locate utilities.
- Call 811 or visit www.sunshine811.com before digging.
 Size of Stormwater underground information has been field located and verified.

UTILITY LEGEND:

- = APPARENT WATER LINE - SAN - SAN - = APPARENT SANITARY SEWER LINE

Schedule of Sheets

Page 1 of 4	Location Map and Notes
Page 2 of 4	Boundary Details
Page 3 of 4	Boundary Survey and T-Plat
Page 4 of 4	Boundary Survey and T-Plat

Site Location:	Folio number:
4030 N Miami Avenue, Miami, Florida 33127,	Folio: 01-3124-021-0220
20 NW 41st Street Miami, Florida 33127,	Folio: 01-3124-021-0230
24 NW 41st Street Miami, Florida 33127,	Folio: 01-3124-021-0240
4000 N Miami Avenue, Miami Florida 33127,	Folio:01-3124-021-0410
15 NW 40th Street, Miami Florida 33127,	Folio:01-3124-021-0401
25 NW 40th Street, Miami Florida 33127,	Folio:01-3124-021-0400

DEVELOPMENT INFORMATION

Current Zoning District: T5 O and T4 L

(Per Miami 21 - https://www.miami21.org/zoningatlas.asp)(City of Miami Zoning Map https://map.oridics.com/us/fl/miami)

Area of this Replat including 15' Allev: +/- 46, 662,03 SQ.FT. (+/- 1.07 Acres) Area of this Replat not including 15' Alley: +/- 43, 450.53 SQ.FT. (+/-1.0 Acres) Area of Public R/W to be closed (15' Public Alley): +/- 3, 211.50 SQ.FT.

Current Number of Parcels: Six (6)

Current Use: Lots 1 and 2, Block 2 (Parcel Folio: 01-3124-021-0220): Commercial Building (to Remain),

Lot 3, Block 2 (Parcel Folio: 01-3124-021-0230); Vacant Land - Commercial Lot 4. Block 2 (Parcel Folio: 01-3124-021-0240): Vacant Land - Commercial Lot 21, Block 2 (Parcel Folio: 01-3124-021-0400): Vacant Land - Commercial Lot 22. Block 2 (Parcel Folio: 01-3124-021-0401): Vacant Land - Commercial

Lots 23 and 24, Block 2 (Parcel Folio: 01-3124-021-0410) Vacant Land - Commercial

Proposed Number of Parcels: One (1) Block, Four (4) Lots. Lot 1, Block 1 (+/- 12, 598.34 SQ.FT.) Lot 2 Block 1 (+/- 11 182 58 SQ FT Lot 3, Block 1 (+/-10, 749.99 SQ.FT.) Lot 4. Block 1 (+/-12, 131 12 SQ FT

Lot 1: Mixed Use Building with 18 units and 10,000 SQ.FT. Commercial Use

Lot 2: Residential Use Building with 9 units Lot 3: Residential Use Building with 8 units

Lot 4: Mixed Use Building with 18 units and 10,000 SQ.FT. Commercial Use

Miami-Dade County Flood Criteria appears to be +/- 14.5 Feet (NAVD 1988), per current MIAMI-DADE COUNTY FLOOD CRITERIA Ordinance dated October 18, 2022 (County Flood Criteria 2022 - CountyFloodCriteria) (gis-mdc.opendata.arc gis.com)

MIAMI LA LA LA, LLC ("MLLL LLC"), and MIAMI BAROKH, LLC, ("MB LLC")

(Folio: 01-3124-021-0220)

100 Wall Street, New York, NY, 10005

20 NW 41st STREET AND 24 NW 41 STREET BH, LLC ("20 & 24LLC") (Folio: 01-3124-021-0230, 01-3124-021-0240) 100 Wall Street, New York, NY, 10005

LIVING ROOM PROPERTIES, INC., N/K/A RAHA PROPERTIES INC. (Folio: 01-3124-021-0400, 01-3124-021-0410, 01-3124-021-0401) SE 421 SE 10th Avenue, Portland, OR 97214

Clients Contact info: Eyn Holdings LLC

Bello & Bello Land Surveying Corp. 100 Wall Street, 2nd Floor, New York, NY 10005 Odalys C. Rello, PSM Tel: 305-251-9606 Tel: 212-825-0050 info@belloland.com

I HEREBY CERTIFY

That this subdivision is being created in compliance with the applicable requirements set forth in Chapter 55 - Subdivision Regulations of City of Miami. Chapter 28 of the Miami Dade County Code of Ordinances and with the applicable provisions of

That this Boundary and Topographic Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section

That this Tentative Plat and the survey that it is based on, are true and correct to the best of my knowledge and belief

Odalys C. Bello-Iznaga

Professional Surveyor and Mapper LS6169 - State of Florida Field Work Date: 11/06/2024

T-Plat Preparation Date:: 12/13/2024 T-Plat Completion Date: 01/22/2025

T-Plat Revised and Field Work Update: 04/14/2025 (Revised per City Comments)

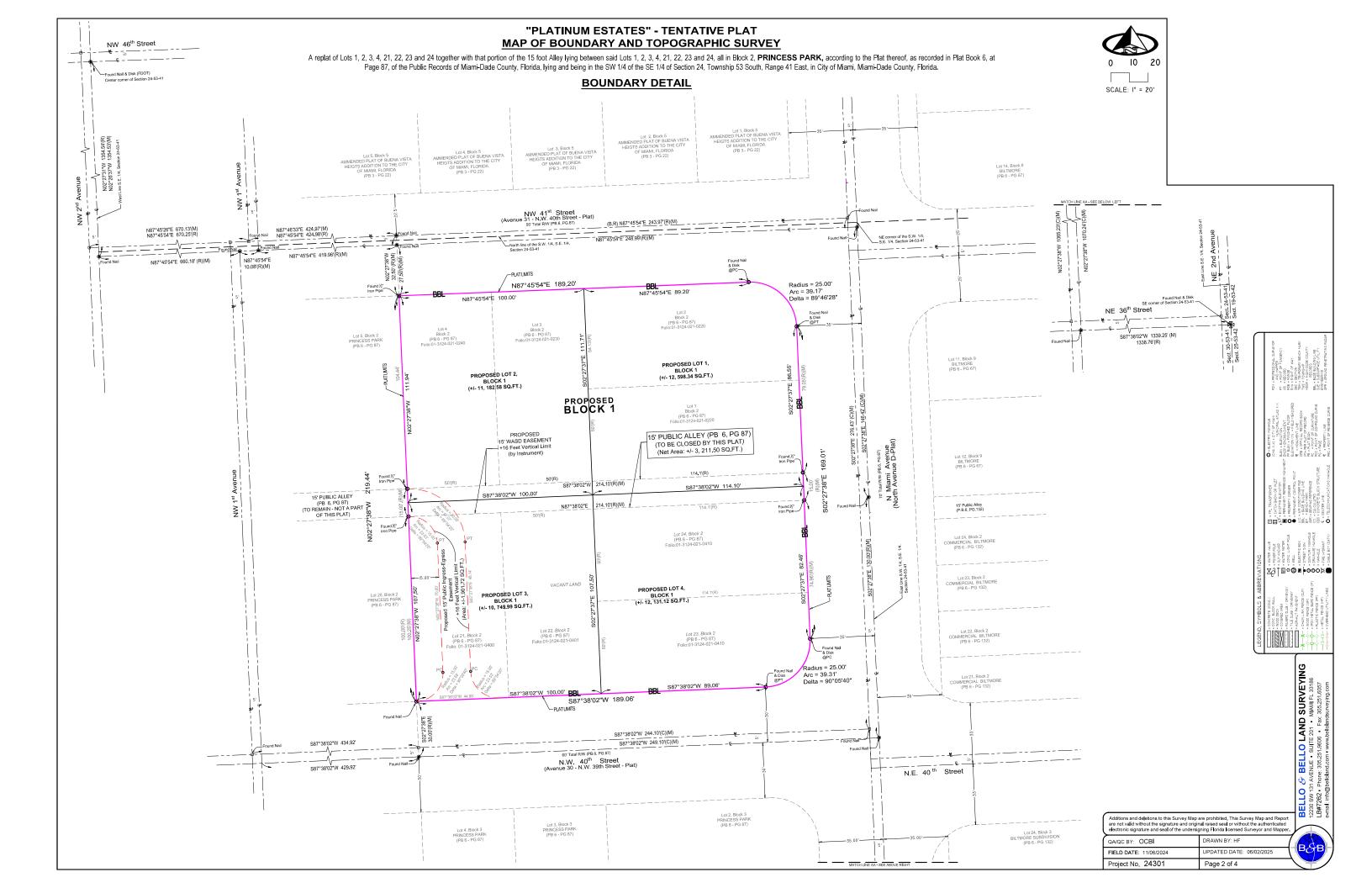
T-Plat Revised: 06/02/2025 (Revised per Miami-Dade County Plat Committee Comments)

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QA/QC BY: OCBI IPDATED DATE: 06/02/2024 Project No. 24301 Page 1 of 4



SURVEYING MIAMI FL 33186 : 305.251.6057

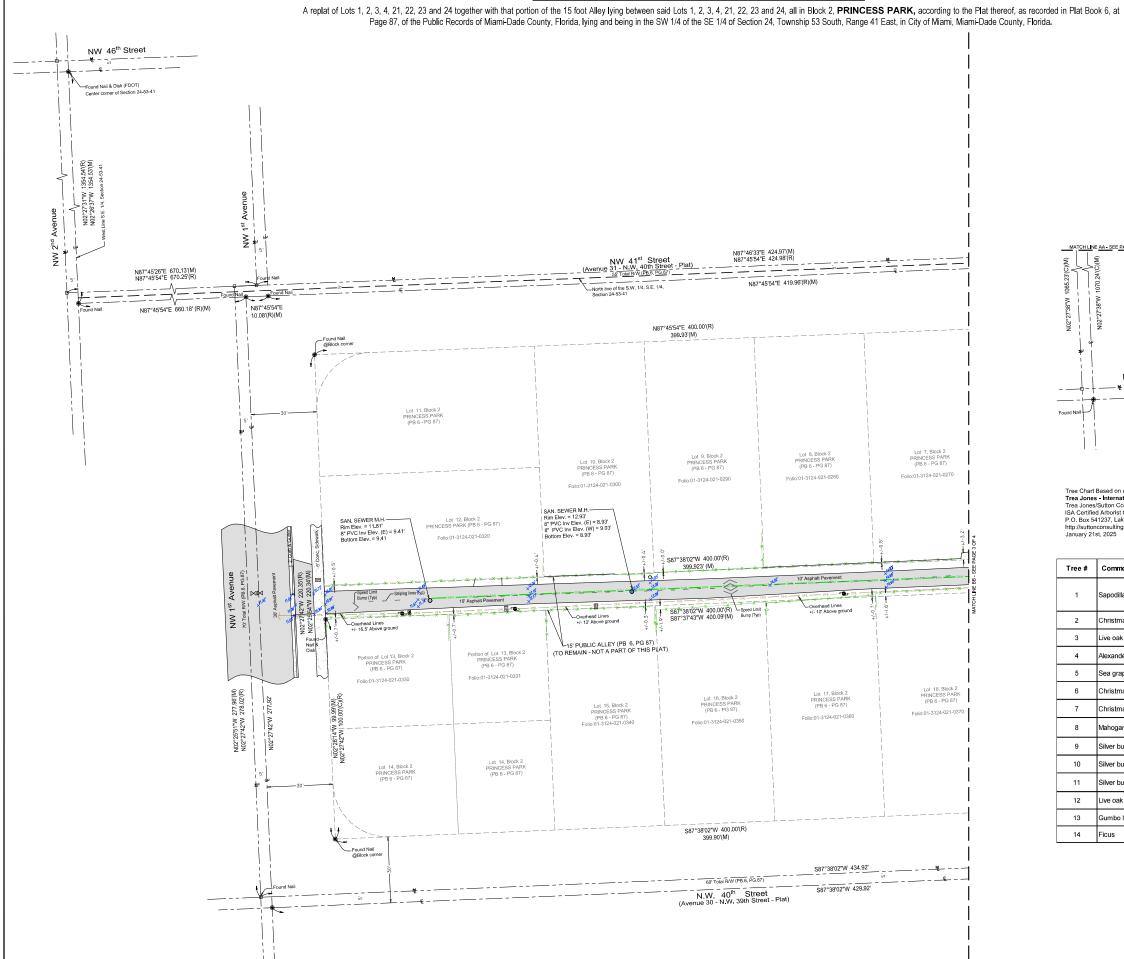


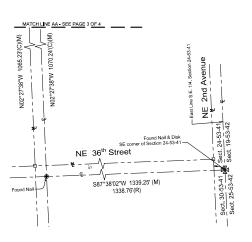
"PLATINUM ESTATES" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY A replat of Lots 1, 2, 3, 4, 21, 22, 23 and 24 together with that portion of the 15 foot Alley lying between said Lots 1, 2, 3, 4, 21, 22, 23 and 24, all in Block 2, **PRINCESS PARK,** according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida, lying and being in the SW 1/4 of the SE 1/4 of Section 24, Township 53 South, Range 41 East, in City of Miami, Miami-Dade County, Florida. SCALE: I" = 20' SAN. SEWER M.H.— Rim Elev. = 14.97' 8" PVC Inv Elev. (W) Bottom Elev. = 11.32' STORM SEWER M.H. | Min Elev. = 14.84' | French Trench (North - South) | Elev. = 10.84' | 24' PVC Inv Elev. (E) = 5.74' | 24' PVC Inv Elev. (M) = 7.64' | Bottom Elev. = 1.24' NW 41st Street - Plat) (B.R) N87/45/54°E 243.97'(R)(M) 59 Total RW1/PB.6. PG.87) N87°46'33"E 424.97'(M) N87°45'54"E 424.98'(R) N87°45'54"E 248.99'(R)(M) 86 LF 24" PVC Storm Sewer pipe N87°45'54"E 419.96'(R)(M) SAN, SEWER M.H. — STORM SEWER M.H. Rim Elev. = 14.91* 24" PVC Inv Elev. (S) = 11.11' Bottom Elev. = 9.91' N87°45'54"E 189.20' N87°45'54"E 400.00'(R) N87°45'54"E 89.20" Arc = 39.17' Delta = 89°46'28" ADA Ramp STORM SEWER M.H. - Rim Elev. = 14.92' 24" PVC Inv Elev. (N) = 8.37' 24" PVC Inv Elev. (W) = 8.72' 24" PVC Inv Elev. (W) = 8.67' Bottom Elev. = 5.32' STORM SEWER M.H. Rim Elev. = 15.92'-PVC 24" Inv Elev. (E) = 9.62' Bottom Elev. = 7.92'_ PROPOSED LOT 2, Two Story Building No. 4030 (to remain) F.F.Elev = 15.04' +/-0.7"W = (+/- 11, 182.58 SQ.FT.) Lot 5, Block 2 PRINCESS PARI (PB 6 - PG 87) STORM SEWER M.H. Rim Elev. = 15.10' 24" PVC Inv Elev. (N) = 11.00' Bottom Elev. = 10.00' PROPOSED LOT 1, BLOCK 1 (+/- 12, 598.34 SQ.FT.) Lot 6, Block 2 PRINCESS PARK (PB 6 - PG 87) SAN. SEWER M.H. Rim Elev. = 17.23' 8" PVC Inv Elev. (E) = 8.48'— 8" PVC Inv Elev. (W) = 8.58' Bottom Elev. = 8.58' 15' PUBLIC ALLEY (PB 6, PG 87) (TO BE CLOSED BY THIS PLAT) (Net Area: +/- 3, 211.50 SQ.FT.) +/-0.8°W CMA X.X) CMA X.X) CMA X.X) CMA X.X) ELEC = ELL ELEV = ELL ELEV = ELL ELEV = EN ELEV = PON ELEV = PO S87°38'02"W 400.00'(R) PROPOSED BLOCK 1 S87°38'02"W 400.00'(R) PROPOSE 15' WASD EASEMENT +16 Feet Vertical Limit (by Instrument) (TO REMAIN - NOT A PART OF THIS PLAT) PROPOSED LOT 4, BLOCK 1 (+/- 12, 131.12 SQ.FT.) PROPOSED LOT 3, BLOCK 1 (+/- 10, 749.99 SQ.FT.) Z∂↑@#**@#**•@@o}#■ Lot 20, Block 2 PRINCESS PARK (PB 6 - PG 87) STORM SEWER M.H. RIDEN SEVER WITE Rim Elev. = 14.23' 15" Conc. Inv Elev. (NW) = 5.43' French Trench (North - South) Bottom Elev. = 0.03' STORM SEWER M.H. Rim Elev. = 14.82'-French Trench (East - West) Elev. = 11.82' Bottom Elev. = 10.22' Folio:01-3124-021-0386 - C.B. Rim Elev. = 13.53' 18" Conc. Inv Elev. (NW) = 5.23' Bottom Elev. = 3.53' Radius = 25.00' pelta = 90°0 S87°38'02"W 89.06' \$87°38'02"W 189.06 S87°38'02"W 400.00'(R) 399.90'(M) 7.30' Parkway -PLAT LIMITS S87°38'02"W 244.10'(C)(M) S87°38'02"W 249.10'(C)(M) 6" Cast Iron WM (WASD e8386-1) S87°38'02"W 429.92' N.E. 40 th C.B. Lot 2, Black 3 — Rim Elev. = 14.61' PRINCESS PARK 15'Conc. Inv Elev. (S) = 10.21' (PB 6 - PG 87) Bottom Elev. = 9.91' 12" Cast Iron WM (City of Miami, FL. Department of Engineering Underground Department 16-126) Additions and deletions to this Survey Map are prohibited. This Survey Map and Repor are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mappe QA/QC BY: OCBI FIELD DATE: 11/06/2024 JPDATED DATE: 06/02/2025 Project No. 24301 Page 3 of 4

"PLATINUM ESTATES" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



SCALE: I" = 20'





Tree Chart Based on Arborist Report Prepared by:

Trea Jones - International Society of Arboriculture Certified Arborist
Trea Jones/Sutton Consulting Arborist
ISA Certified Arborist #FL-9929A
P.O. Box 541237, Lake Worth, FL., 33454 (561) 493-3310
http://suttonconsultingarborist.com Email: JSutton868@aol.com
January 21st, 2025

Tree #	Common name	Botanical name	DBH (Inches)	TPZ (Feet)	Height (Feet)	Condition	Canopy square ft
1	Sapodilla	Manilkara Zapota	21	10.5	30	40% (Poor)	40
2	Christmas palm	Adonidia merrillii	6.5	3.25	18	60% (Fair)	12
3	Live oak	Quercus virginiana	41	20.5	30	50% (Fair)	65
4	Alexander palm	Archontophoenix alexandrae	5	2.5	30	50% (Fair)	8
5	Sea grape	Coccoloba uvifera	57	28.5	25	40% (Poor)	70
6	Christmas palm	Adonidia merrillii	4	2	10	60% (Fair)	8
7	Christmas palm	Adonidia merrillii	4	2	12	60% (Fair)	8
8	Mahogany	Swietenia mahagoni	33	16.5	35	40% (Poor)	50
9	Silver buttonwood	Conocarpus sericeus	3.5	1.75	10	70% (Good)	12
10	Silver buttonwood	Conocarpus sericeus	4	2	10	70% (Good)	12
11	Silver buttonwood	Conocarpus sericeus	4	2	10	70% (Good)	12
12	Live oak	Quercus virginiana	27	13.5	30	40% (Poor)	60
13	Gumbo limbo	Bursera simaruba	12	6	23	50% (Fair)	24
14	Ficus	Ficus longifolia	22.5	11.25	25	30% (Poor)	30

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1	QA/QC BY: OCBI	DRAWN BY: HF
	FIELD DATE: 11/06/2024	UPDATED DATE: 06/02/2025
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