

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: MIAMI ☒ Sec.: 38 Twp.: 54 S. Rge.: 41 & 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Alliance Tres Setes Brickell
2. Owner's Name: Alliance RE Holdings, LLC Phone: _____
Address: 777 Brickell Ave, Suite 615 City: Miami State: FL Zip Code: 33131
Owner's Email Address: mnarciso@tourmalinecp.com
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 954-435-7010
Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025
Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s): 01-4138-034-0010 / _____ / _____
5. Legal Description of Parent Tract: see attached Exhibit "A"
6. Street boundaries: Brickell Avenue and S.E. 8 Street (Brickell Key Drive)
7. Present Zoning: T6-48A-0 Zoning Hearing No.: _____
8. Proposed use of Property: Existing uses to remain - No new proposed development
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.

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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.

Alliance RE Holdings, LLC, a Florida
limited liability company

STATE OF FLORIDA)

SS:

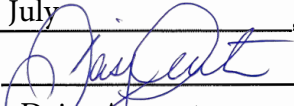
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Mateus Miranda - Au

BEFORE ME, personally appeared Mateus Miranda 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: Daisy Armenteros)

(NOTARY SEAL)

Jan. 7, 2029

(Commission Expires)

HH 592516

(Commission Number)

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

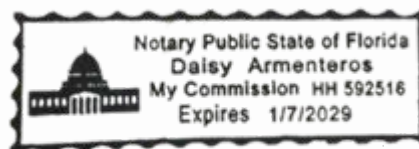


EXHIBIT "A"

THE SOUTH 236.11 FEET OF TRACT A, OF NASHER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGE 90, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT A, NASHER SUBDIVISION, PLAT BOOK 117, PAGE 90, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID CORNER BEING A DISTANCE OF 60.59 FEET ON A BEARING OF NORTH 76°41'22" WEST FROM THE U.S. HARBOR LINE A/K/A BULKHEAD LINE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 74, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 76°41'22" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT A FOR A DISTANCE OF 668.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE EAST RIGHT OF WAY BOUNDARY OF BRICKELL AVENUE, AND THE WEST BOUNDARY OF SAID TRACT A; THENCE RUN NORTH 13°18'38" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 211.11 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 236.11 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF SAID TRACT A; THENCE RUN SOUTH 76°41'22" EAST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 722.42 FEET TO A POINT OF INTERSECTION WITH THE SAID U.S. HARBOR LINE; THENCE RUN SOUTH 05°37'19" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 86.89 FEET TO A POINT OF INTERSECTION WITH THE EASTERN PROJECTION OF THE NORTH LINE OF LOT 2 OF J. AUSTIN HALL SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 76°41'22" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 30.34 FEET TO THE POINT OF INTERSECTION WITH THE HIGH TIDE LINE OF BISCAYNE BAY; THENCE RUN SOUTH 05°37'19" WEST ALONG THE HIGH TIDE LINE OF SAID BISCAYNE BAY FOR A DISTANCE OF 85 FEET, MORE OR LESS, TO THE CONCRETE BULKHEAD; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CONCRETE BULKHEAD TO THE POINT OF BEGINNING.

BRICKELL

STRUCTURE TABLE

Type	STR. No.	Rim Elev.	STRUCTURE		SIZE	MATERIAL	Bottom
			Direction	Invert			
CB	1	2.6	S	-0.38	24	CMF	-0.4
SDMH	2	4.96	S	-0.35	12	METAL	-0.64
			E	-0.44	24	CMF	
			W	-0.02	24	CMF	
SDMH	3	4.6	N	-1.14	12	METAL	-2.38
			SW	1.06	15	METAL	
CB	4	2.66	N	-0.29	8	METAL	-0.91
SDMH	5	5.02	S	-0.37	10	METAL	-0.5
			E	-0.36	24	CMF	
			W	-0.27	24	CMF	
CB	6	3.22	N	-0.27	10	METAL	-0.75
CB	7	2.24	E	-0.31	15	METAL	-0.6
SDMH	8	2.22	W	-3.51	24	CMF	-3.88
SDMH	9	3.66	S	-2.02	36	RCF	-3.7
			S	-2.36	36	RCF	
			W	-0.66	15	METAL	
UNK	10	4.08	N	-0.37	6	METAL	-3.77
			E	-0.17	6	METAL	
			E	-2.37	36	CMF	
SDMH	11	4.02	W	-2.38	36	CMF	-4.36
			N	-0.53	15	METAL	
			E	0.64	6	PVC	
CB	12	4.12	W	-2.46	36	CMF	-4.53
			W	-2.75	36	CMF	
			W	-2.56	36	RCF	
SDMH	13	3.01	N	1.81	4	PVC	-3.47
			NW	1.8	8	PVC	
			E	-3.34	36	RCF	
SDMH	14	4.09	W	-3.56		RCF	
CB	15	4.01		-0.9		TOP OF CAGE	-4.53
SDMH	16	4.13		VALUE			-4.83
SDMH	17	4.02		-0.78		TOP OF CAGE	-5.01
			N	-2.45	36	CMF	
SDMH	18	4.11	S	-2.53	36	CMF	-3.63
			N	-2.47	36	CMF	
SDMH	19	3.98	S	-2.65	36	CMF	-3.69
SDMH	20	3.98	S	-2.19	36	CMF	-4.14
SDMH	21	2.17	W	-4.6	15	CMF	5.17
P6	22	4.59	W	-4.06	24	RCF	-4.11
SDMH	23	2.98	E	-4.1	24	RCF	
			SW	-1.69	18	RCF	
			W	-3.02	24	RCF	
UNK	24	3.38	N	-3.44	24	RCF	-3.7
			NW	-2.47	15	RCF	
			W	-3.17	18	RCF	
SDMH	25	3.93	W	-1.62	12	RCF	-3.23
			E	-3.1	18	RCF	
			S	-2	18	RCF	
SDMH	26	3.84	S	-1.5	18	RCF	-1.9
			NW	-1.99	18	RCF	
			E	-2.92	18	RCF	
P5	27	3.35	NE	-2.93	18	RCF	-2.96
SDMH	28	10.02		0.02	18		
CB	29	8.71	SE	9.02	24	CLOGGED STR	
SDMH	30	9.03		2.86	24	TOP OF VALVE	5.85
SDMH	31	9.03				POLY	0.97
SDMH	32	8.99				CLOGGED	
P6	33	8.99	E	4.01	18	RCF	1.75
P6	34	8.39	S	3.21	18	POLY	2.98
			N	4.85	18	POLY	
			W	4.95	18	RCF	
SDMH	35	8.97	E	5.65	15	RCF	
			E	4.89	15	RCF	
SDMH	36	8.93	W	4.55	12	RCF	3.07
P6	37	9.36	N	5.11	18	POLY	3.59
P6	37	2.24				GRATE IS RUSTED	
SSMH	A	3.72	N	-0.92	36	CMF	-1.03
			S	-0.98	36	CMF	
			SW	-1.02	15	METAL	
SEPTIC	B	10.24	NW	8.84	2	PVC	5.24
SSMH	C	8.75		VALUE		SOAKAGE PIT	-2.93
SSMH	D	2.7	W	-2.01	12	METAL	0.25
			NE	-0.99	4	METAL	
SSMH	E	3.12		2.22		TOP OF VALVE	
SSMH	F	4.59	W	-2.56	12	METAL	5.22
			E	-8.72	12	METAL	
SSMH	G	8.37	W	7.26		TOP OF VALVE	
SSMH	H	10.01	W	6.37	8	METAL	
			E	6.41	8	METAL	
SSMH	I	9.75	E	-3.52	12	METAL	
			S	-3.52	12	METAL	
SSMH	J	8.82	N	6.87	6	CLAY	
			S	6.87	6	CLAY	
SSMH	K	9.1	E	0.58	18	CLAY	
			E	1.07	6	CLAY	
SSMH	L	9.73		8.93		TOP OF VALVE	8.4

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPLY Ø FT.
1	CABBAGE PALM	"Sabal palmetto"	14	15	8
2	CABBAGE PALM	"Sabal palmetto"	14	15	8
3	COCONUT PALM	"Cocos nucifera"	10	15	10
4	SOLITAIRE PALM	"Ptychosperma elegans"	(2) 6	14	15
5	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 6	14	15
6	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 6	14	15
7	QUEEN PALM	"Syagrus romanzoffiana"	14	25	8
8	QUEEN PALM	"Syagrus romanzoffiana"	14	25	6
9	QUEEN PALM	"Syagrus romanzoffiana"	14	25	6
10	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 8	14	15
11	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 8	14	15
12	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 8	14	15
13	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 8	14	15
14	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 6	14	15
15	SOLITAIRE PALM	"Ptychosperma elegans"	(3) 6	14	15
16	BLACK OLIVE	"Bucida buceras"	(3) 6	25	20
17	BLACK OLIVE	"Bucida buceras"	15	25	20
18	BLACK OLIVE	"Bucida buceras"	17	25	20
19	BLACK OLIVE	"Bucida buceras"	18	30	20
20	BLACK OLIVE	"Bucida buceras"	12	20	15
21	BLACK OLIVE	"Bucida buceras"	18	25	20
22	BLACK OLIVE	"Bucida buceras"	15	25	20
23	BLACK OLIVE	"Bucida buceras"	13	20	20
24	BLACK OLIVE	"Bucida buceras"	17	20	20
25	BLACK OLIVE	"Bucida buceras"	15	20	20
26	BLACK OLIVE	"Bucida buceras"	15	20	15
27	BLACK OLIVE	"Bucida buceras"	16	15	20
28	BLACK OLIVE	"Bucida buceras"	18	15	20
29	BLACK OLIVE	"Bucida buceras"	10	20	20
30	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
31	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
32	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
33	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
34	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	8
35	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	8
36	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
37	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
38	SOLITAIRE PALM	"Ptychosperma elegans"	3	14	6
39	CABBAGE PALM	"Sabal palmetto"	13	6	6
40	CABBAGE PALM	"Sabal palmetto"	15	8	5
41	CABBAGE PALM	"Sabal palmetto"	14	8	6
42	CABBAGE PALM	"Sabal palmetto"	14	8	6
43	CABBAGE PALM	"Sabal palmetto"	14	8	6
44	STRANGLER FIG	"Ficus aurea"	48	50	50
45	ROYAL PALM	"Roystonea elata"	18	30	12
46	ROYAL PALM	"Roystonea elata"	18	30	12
47	ROYAL PALM	"Roystonea elata"	18	30	15
48	ROYAL PALM	"Roystonea elata"	17	30	15
49	ROYAL PALM	"Roystonea elata"	17	30	10
50	ROYAL PALM	"Roystonea elata"	18	30	12
51	ROYAL PALM	"Roystonea elata"	18	35	25
52	ROYAL PALM	"Roystonea elata"	18	35	25
53	ROYAL PALM	"Roystonea elata"	18	35	25
54	ROYAL PALM	"Roystonea elata"	18	35	25
55	ALEXANDER PALM	"Ptychosperma elegans"	3-3"	30	11
56	ALEXANDER PALM	"Ptychosperma elegans"	2-4"	30	11
57	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
58	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
59	ALEXANDER PALM	"Ptychosperma elegans"	2-4"	30	11
60	ALEXANDER PALM	"Ptychosperma elegans"	2-4"	30	11
61	ALEXANDER PALM	"Ptychosperma elegans"	1-4"	35	10
62	ALEXANDER PALM	"Ptychosperma elegans"	1-3"	35	10
63	ALEXANDER PALM	"Ptychosperma elegans"	2-4"	30	11
64	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
65	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
66	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
67	ALEXANDER PALM	"Ptychosperma elegans"	2-3"	30	11
68	ALEXANDER PALM	"Ptychosperma elegans"	2-3"	30	11
69	ALEXANDER PALM	"Ptychosperma elegans"	4-3"	30	11
70	ALEXANDER PALM	"Ptychosperma elegans"	3-4"	30	11
71	CHINESE FAN PALM	"Livistona chinensis"	12	40	15
72	CHINESE FAN PALM	"Livistona chinensis"	12	40	15
73	CHINESE FAN PALM	"Livistona chinensis"	18	40	15
74	CHINESE FAN PALM	"Livistona chinensis"	17	40	15
75	CHINESE FAN PALM	"Livistona chinensis"	15	45	15
76	CHINESE FAN PALM	"Livistona chinensis"	16	40	15
77	CHINESE FAN PALM	"Livistona chinensis"	14	45	

TREE TABLE

81	CHINESE FAN PALM	" <i>Livistona chinensis</i> "	16	45	15
82	CHINESE FAN PALM	" <i>Livistona chinensis</i> "	14	45	15
83	CHINESE FAN PALM	" <i>Livistona chinensis</i> "	12	45	15
84	CHINESE FAN PALM	" <i>Livistona chinensis</i> "	12	45	15
85	MACARTHUR PALM	" <i>Phycosperma macarthurii</i> "	3-6*	12	12
86	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	3-4*	25	12
87	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	3-4*	25	12
88	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	12
89	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	10
90	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	10
91	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	10
92	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	10
93	ROBELLINI PALM	" <i>Phoenix roebelenii</i> "	1-4*	25	10
94	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
95	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
96	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
97	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	16	40	25
98	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	45	25
99	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
100	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
101	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	22	45	25
102	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
103	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
104	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	35	25
105	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
106	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
107	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
108	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	16	40	25
109	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
110	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
111	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	35	25
112	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
113	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	20	40	25
114	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	18	40	25
115	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	22	40	25

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

MEAN HIGH WATER INFORMATION.

MEAN HIGH WATER ELEVATION OF 0.10 (N.A.V.D. 88) WAS FURNISHED BY THE
DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDAL WATER SURVEY PROCEDURAL
APPROVAL AS OF MARCH 12, 2025.
TIDAL DATUM: N.T.D.E. 1983-2001

TENTATIVE PLAT

REVIEWS

Sheet 1
of 3

FILE NO. AJ-6410T

Section 38, Township 54 South, Range 41&42 East, Miami-Dade County, Florida

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & 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 STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwabke-Shiskin & Associates, Inc.

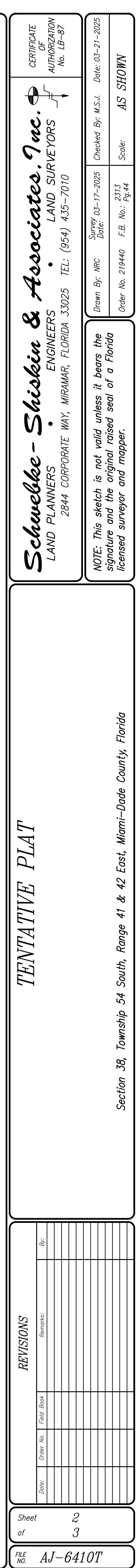
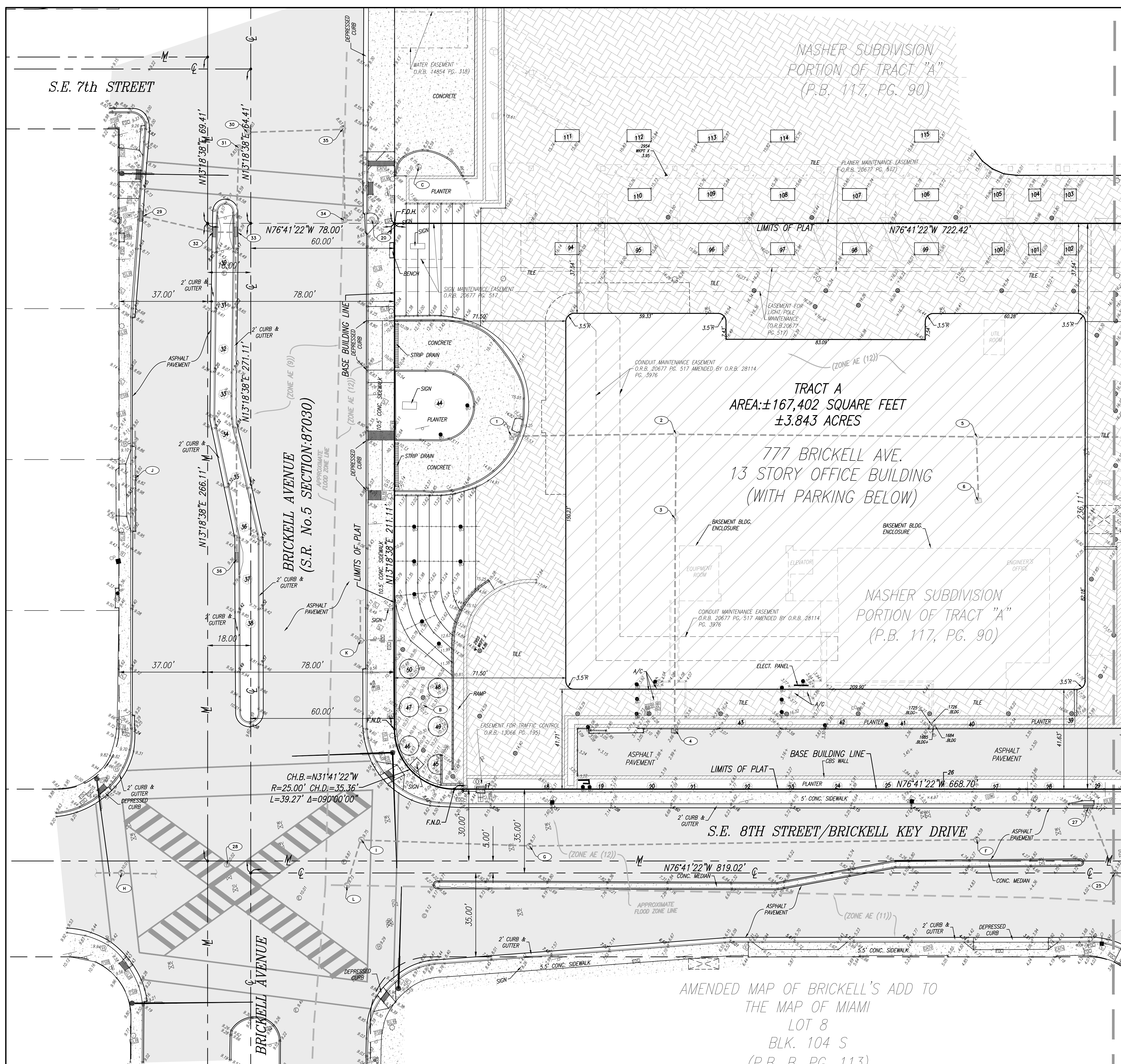
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson

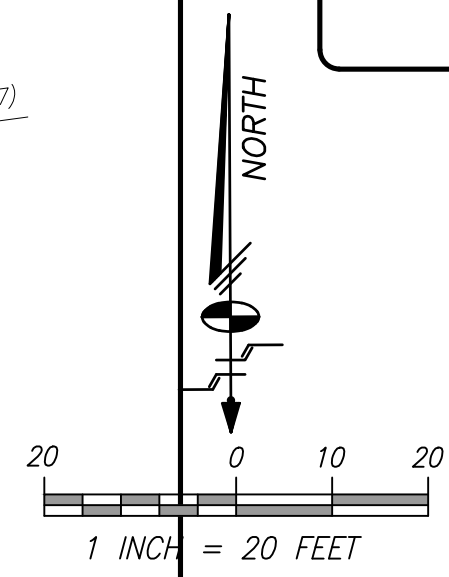
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.



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FILE NO. AJ-6410T

Section 38, Township 54 South, Range 41 & 42 East, Miami-Dade County, Florida