

## FAST TRACK PLAT AGREEMENT

1. The undersigned University Shopping Center, LLP is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 393 Apartments, 14,960 S.F. Restaurant.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T \_\_\_\_\_ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z2025000267 and plan(s) prepared by, and dated 11/03/25. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

University Shopping Center, LLP

Fredrick Conso

Signature of Owner

FREDRICK CONSO

Print Name

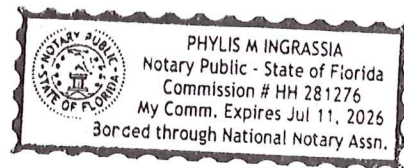
Sworn to and subscribed before me this 14 day of OCTOBER, 20 25

Phyllis M. Ingrassia

Notary Public

My Commission Expires: 7-11-26

SEAL



## EXHIBIT "A"

LOTS 27, 28, 29, 30 AND 31, IN BLOCK 156, OF CORAL GABLES RIVIERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THAT PART OF TRACT "A" (WHICH SAID TRACT "A" INCLUDES AREAS INDICATED AS PARKING AREA AND UNLOADING AREA) AS SHOWN ON PLAT ENTITLED REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8, AND RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY INTERSECTS THE NORTHEASTERLY LINE OF HARDEE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY A DISTANCE OF 760 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTHEASTERLY PARALLEL TO AND 760 FEET NORTHEASTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF HARDEE ROAD A DISTANCE OF 325 FEET TO A POINT LOCATED ON THE NORTHWESTERLY LINE OF AVENUE MADRUGA, SAID POINT BEING 703.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD.

AND

THE 45 FOOT ALLEY LYING BETWEEN THE SAID TRACT "A AND THE SAID LOTS 27, 28, 29, 30 AND 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF THE SAID TRACT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 325.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID TRACT "A"; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 400.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTHWESTERLY LINE OF AVENUE CARDENAS; THENCE NORTHWESTERLY TANGENT TO THE LAST

MENTIONED CURVE AND ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS, FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ALLEY, AS THE SAME IS SHOWN ON THE SAID PLAT OF REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE AND ALONG THE NORTHWESTERLY LINE OF THE SAID ALLEY FOR A DISTANCE OF 125.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

AND

THE FOLLOWING DESCRIBED PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY AS THE SAME IS SHOWN ON THE PLAT OF CORAL GABLES RIVIERA SECTION PART 8, PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30; THENCE NORTH 50 DEGREES 39 MINUTES 20 SECONDS EAST ALONG THE PROLONGATION NORTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE INTERSECTION THEREOF WITH THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE CARDENAS AS THE SAME IS SHOWN ON THE SAID PLAT OF CORAL GABLES RIVIERA SECTION PART 8; THENCE SOUTH 39 DEGREES 20 MINUTES 40 SECONDS EAST ALONG THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID AVENUE CARDENAS FOR A DISTANCE OF 36.15 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30 FOR A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING.

## 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: CORAL GABLES Sec.: 30 Twp.: 54 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Mark at Coral Gables
2. Owner's Name: University Shopping Center LLP Phone: 404-455-7973  
Address: 2875 NE 191 St., #605 City: Aventura State: FL Zip Code: 33180  
Owner's Email Address: Bryan.Boyles@LandmarkProperties.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): 03-4130-004-0010 / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: See Attached Exhibit A
6. Street boundaries: South Federal Highway and Mariposa Court
7. Present Zoning: MX1 Zoning Hearing No.: Z2025000267 (RTZ)
8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 393 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( 14,960 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.**

**University Shopping Center, LLP**

STATE OF FLORIDA)

SS:

Signature of Owner: *Fredi Corrado*

COUNTY OF MIAMI-DADE)

(Print name & Title here): FREDI CORRADO

BEFORE ME, personally appeared FREDI CORRADO this 14 day of October A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known        or produce        as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of October, 2025 A.D.

Signature of Notary Public: *Phylis M. Ingrassia*

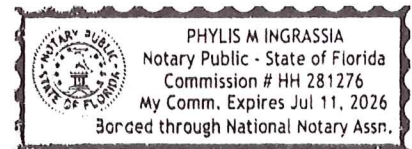
(Print, Type name here: Phylis M. Ingrassia)

(NOTARY SEAL)

7-11-26  
(Commission Expires)

HH 281276  
(Commission Number)

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



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GENERAL LEGEND:

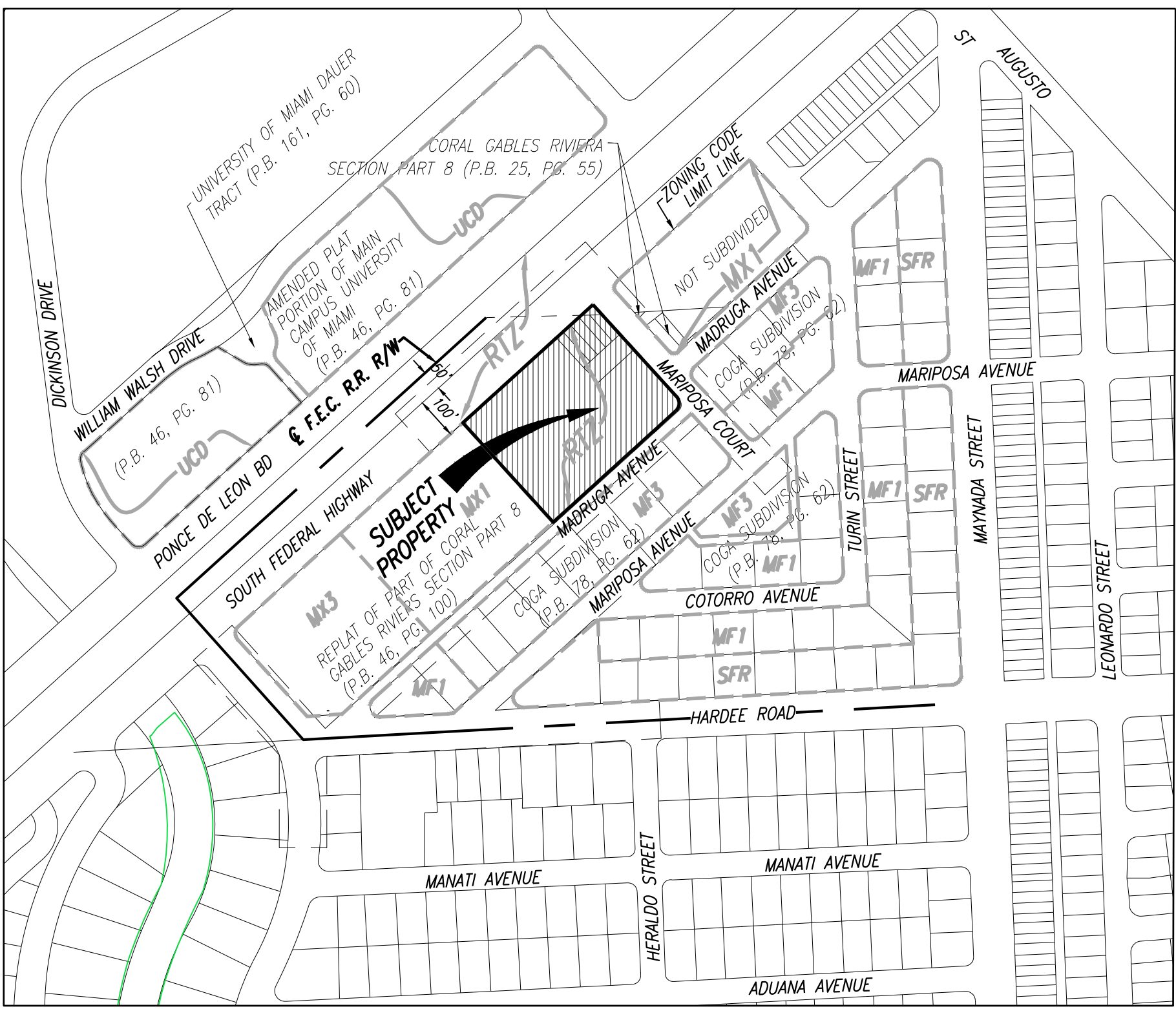
AERIAL TARGET  
ALUMINUM LIGHT POST  
ALUMINUM LIGHT POST (CIRCLE)  
ALUMINUM LIGHT POST (DOUBLE)  
ALUMINUM LIGHT POST (TRIPL)  
ALUMINUM LIGHT POST (QUAD)  
ANCHOR/GUY WIRE  
BACKFLOW PREVENTER ASSEMBLY  
CABLE TELEVISION BOX  
CATCH BASIN  
CENTERLINE  
CHECK VALVE ASSEMBLY  
CIRCULAR DRAIN  
COLUMN (CIRCULAR)  
COLUMN (SQUARE)  
CONCRETE LIGHT POLE  
CONCRETE LIGHT POLE (DOUBLE)  
CONCRETE POWER POLE  
CONTROL POINT  
CURB INLET  
ELECTRIC BOX  
ELECTRIC HAND HOLE  
ELEVATIONS (SEE NOTES FOR DATUM)  
FIRE HYDRANT  
FLAPSOLE  
FLOW LINE  
FORCE MAIN MANHOLE  
FORCE MAIN VALVE  
F.P.L. ELECTRIC MANHOLE  
F.P.L. TRANSFORMER PAD  
F.P.L. TRANSMISSION POLE  
GAS MANHOLE  
GAS METER  
GAS PUMP  
GAS VALVE  
GREASE TRAP MANHOLE  
GROUND LIGHTING  
GUARD POST  
IRRIGATION HAND HOLE  
IRRIGATION VALVE  
MAILBOX  
MONITOR WELL  
MONUMENT LINE  
OVERHEAD WIRES (APPROXIMATE)  
P-5 INLET  
P-6 INLET  
PARKING METER  
PEDESTRIAN CROSSING SIGNAL  
PERMANENT REFERENCE MONUMENT  
POST INDICATOR VALVE  
VACUUM BREAKER ASSEMBLY  
PROPERTY LINE  
SANITARY SEWER CLEANOUT  
SANITARY SEWER MANHOLE  
SHAMES CONNECTION  
SIGN POST  
SPRINKLER PUMP  
STANDPIPE  
STORM SEWER MANHOLE  
STREET LIGHT HAND HOLE  
SINGLE INLET  
TELEPHONE BOX (SOUTHERN BELL)  
TELEPHONE HAND HOLE  
TELEPHONE MANHOLE (SO. BELL)  
TELEPHONE PAYPHONE  
TRAFFIC HAND HOLE  
TRAFFIC UTILITY BOX  
TRAFFIC SIGNAL POST  
UNDERGROUND UTILITY MARKER  
UNKNOWN UTILITY MANHOLE  
UNKNOWN UTILITY HAND HOLE  
WATER MANHOLE  
WATER METER  
WATER VALVE  
WOOD LIGHT POLE  
WOOD POWER POLE  
HANDICAP PARKING  
STROLLER PARKING

ABBREVIATIONS:

denotes DEED INFORMATION  
denotes INFORMATION BY LEGAL DESCRIPTION  
denotes MEASURED INFORMATION  
denotes RECORD OF PLATTED INFORMATION

PRINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM — COMM — COMMUNICATION  
DRAIN — DRAIN — DRAIN — DRAINANCE  
FM — FM — FM — FORCE MAIN  
GAS — GAS — GAS — NATURAL GAS  
SM — SM — SM — SANITARY SEWER  
WM — WM — WM — WATER



### LOCATION SKETCH

Scale: 1"=300'  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST,  
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

### LEGAL DESCRIPTION

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### DEVELOPMENT INFORMATION:

OWNER NAME: UNIVERSITY SHOPPING CENTER LLP  
CARE OF: LANDMARK PROPERTIES  
ADDRESS: 3060 PEACHTREE RD, SUITE 500, ATLANTA, GA 30305  
PHONE: 404-455-7973  
EMAIL: BRYAN.BOYLES@LANDMARKPROPERTIES.COM

TOTAL ACREAGE:  
NET AREA (AS LEGALLY DESCRIBED): ±137,991 SQUARE FEET (±3.168 ACRES)  
AREA TO BE DEDICATED: ±134 SQUARE FEET (±0.003 ACRES)  
AREA AFTER DEDICATION: ±137,857 SQUARE FEET (±3.165 ACRES)  
GROSS AREA: ±184,275 SQUARE FEET (±4.230 ACRES)

NUMBER OF TRACTS: 1

DEVELOPMENT AREA TABULATION:  
TRACT "A": ±137,857 SQUARE FEET (±3.165 ACRES)

PROPOSED USE:

TRACT "A": 393 RESIDENTIAL APARTMENTS  
14,960 SQUARE FEET COMMERCIAL (RESTAURANT)

UTILITIES (WATER): MIAMI-DADE WATER AND SEWER DEPARTMENT  
UTILITIES (SEWER): MIAMI-DADE WATER AND SEWER DEPARTMENT

MIAMI-DADE COUNTY FLOOD CRITERIA: ELEV. (10.00' N.A.V.D.88) 11.6' N.G.V.D.29  
FLOOD INSURANCE RATE MAP: THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12086C0459L, COMMUNITY NO. 120639, PANEL NO. 0439, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.

MIAMI-DADE COUNTY TAX FOLIO NO. 03-4130-004-0010

EXISTING ZONING:  
RTZ (RAPID TRANSIT ZONE)  
ZONING FILE No.22025000267

CONTACT INFORMATION:  
BRYAN BOYLES  
LANDMARK PROPERTIES, INC.  
3060 PEACHTREE RD NW  
SUITE 500  
ATLANTA, GA 30305  
(404)-455-7973  
BRYAN.BOYLES@LANDMARKPROPERTIES.COM

## MARK AT CORAL GABLES

BEING A REPLAT OF LOTS 27 THROUGH 31, IN BLOCK 156, OF CORAL GABLES RIVIERA SECTION PART 8, AS RECORDED IN PLAT BOOK 25, PAGE 55, AND A REPLAT OF PORTION OF TRACT "A", OF "REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8", AS RECORDED IN PLAT BOOK 46, PAGE 100, AND THE 45 FOOT ALLEY LYING BETWEEN THE SAID TRACT "A" AND THE SAID LOTS 27 THROUGH 31, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N50°39'20"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIAMI HOMESTEAD HIGHWAY BETWEEN MARIPOSA CT. (AVE CARDENAS) AND HARDEE ROAD.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREA OF THE PROPERTY DESCRIBED HEREON IS: = ±137,991 SQUARE FEET (±3.168 ACRES).
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12086C0459L, COMMUNITY NO. 120639, PANEL NO. 0439, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- THE SURVEYED LANDS ARE SUBJECT TO MATTERS OF TITLE, AS NOTED IN THE PLAT(S) OF RECORD, IF ANY, AND BY THE TITLE COMMITMENT REFERENCED HEREON, AS PROVIDED TO THE SURVEYOR.
- THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
- BENCHMARKS:
  - CITY OF CORAL GABLES BENCHMARK 247, PKWB TOP P.O.C. PARK WALL AT NE CORNER, BETWEEN CABALLERO BLVD. AND MANATI AVE. ELEVATION = 12.57' N.G.V.D. 29.
  - CITY OF CORAL GABLES BENCHMARK FLOPS "GABLES AZMK" N.G.S. STAINLESS STEEL ROD IN 9 INCH COVER "WATER METER" CTR S. SWK. S. DIXIE HWY. ---96 FT S.W. COR. MARIPOSA CT. BETWEEN MARIPOSA CT. AND SOUTH DIXIE HWY., ELEVATION = 11.75' N.G.V.D. 29.
- THIS SITE CONTAINS 238 TOTAL MARKED PARKING SPACES INCLUDING 8 HANDICAP.
- SURVEY PENDING UNDERGROUND PAINTED LOCATES BY OTHERS, NO UNDERGROUND PLANS OR RECORDS WERE PROVIDED TO THE SURVEYOR.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.(01-28-2025)
- A 25' RADIUS DEDICATION MAY BE REQUIRED BY THE CITY OF CORAL GABLES AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AT THE INTERSECTION OF US No. 1 AND MARIPOSA CT.

NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 5255806-0-FL-CF-CHR, ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES LLC / OLD REPUBLIC TITLE, WITH AN COMMITMENT DATE OF SEPTEMBER 10, 2025 AT 12:00 AM

- THE FOLLOWING MATTERS AS APPROXIMATELY SHOWN ON ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., DATED JANUARY 26, 2025 LAST REVISED -----, 2025 AND DESIGNATED FILE NO. AJ-6408: REFERENCES SURVEY HEREON.
  - RETAINING WALL ENCROACHES 0.10' ONTO US 1 S FEDERAL HWY
  - INTENTIONALLY DELETED
  - GRASS AREAS EXTEND ONTO MARIPOSA CT.
  - CONCRETE SLAB ENCROACHES AS MUCH AS 6.83' ONTO AVE. MADRUGA.
  - WALL ENCROACHES 0.06' ONTO US 1 S. FEDERAL HIGHWAY.
- INTENTIONALLY DELETED.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF CORAL GABLES RIVIERA SECTION PART 8, AS RECORDED IN PLAT BOOK 25, PAGE 55, AS AFFECTED BY THE RESOLUTION NO. 3639 RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 13676, PAGE 3708, SAID RESOLUTION VACATES THE ALLEY IN BLOCK 156 LYING SOUTH OF AND ADJOINING THE SOUTHERLY BOUNDARY OF LOTS 28 TO 31 (DOES NOT INCLUDE LOT 27) ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA -- NO PLATTED EASEMENTS WERE CREATED BY THE PLAT ENCUMBERING THE SUBJECT PROPERTY, AS NOTED THE RESOLUTION VACATING THE PLATTED ALLEY IS SILENT AS TO THE PORTION OF THE ALLEY ADJACENT TO LOT 27. THAT IS BELIEVED TO BE A SCRIVENER'S ERROR GIVEN AN INTENDED OMISSION WOULD HAVE ESTABLISHED A 20 FEET BY 25 FEET LAND-LOCKED RIGHT-OF-WAY PARCEL.
- REVERSIONS SHOWN ON THE PLAT OF REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8, RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA -- NO PLATTED EASEMENTS WERE CREATED BY THE PLAT ENCUMBERING THE SUBJECT PROPERTY.
- EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE & TELEGRAPH COMPANY, A FLORIDA CORPORATION, RECORDED APRIL 3, 1926 IN DEED BOOK 839, PAGE 106, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED RECORDED DECEMBER 31, 1924 IN DEED BOOK 506, PAGE 37, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. -- AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.
- TERMS AND PROVISIONS OF THAT LEASE AGREEMENT BETWEEN UNIVERSITY SHOPPING CENTER GP, A FLORIDA GENERAL PARTNERSHIP, LANDLORD, AND TGI FRIDAY'S INC., TENANT, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 18441, PAGE 4773, AS AFFECTED BY FIRST AMENDMENT TO LEASE RECORDED MAY 27, 2015, IN OFFICIAL RECORDS BOOK 29631, PAGE 1826, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED MAY 27, 2015, IN OFFICIAL RECORDS BOOK 29631, PAGE 1847. INLIEU TENANT LEASE, NOT A SURVEY MATTER.
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THAT CERTAIN AGREEMENT FOR WATER FACILITIES BETWEEN MIAMI-DADE COUNTY AND UNIVERSITY SHOPPING CENTER LLP RECORDED DECEMBER 18, 2023 IN OFFICIAL RECORDS BOOK 34013, PAGE 3830, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.

### TREE TABLE

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNFPY. Ø
1	ROYAL PALM	"Roystonea elata"	14	30	25
2	ROYAL PALM	"Roystonea elata"	12	30	25
3	ROYAL PALM	"Roystonea elata"	16	30	25
4	ROYAL PALM	"Roystonea elata"	12	30	35
5	ROYAL PALM	"Roystonea elata"	12	30	20
6	ROYAL PALM	"Roystonea elata"	10	35	20
7	DATE PALM	"Phoenix spp"	(2-4)8	8	12
8	DATE PALM	"Phoenix spp"	(2-4)8	6	10
9	CABBAGE PALM	"Sabal palmetto"	12	12	15
10	DATE PALM	"Phoenix spp"	4	8	6
11	ROYAL PALM	"Roystonea elata"	14	30	25
12	ROYAL PALM	"Roystonea elata"	15	30	25
13	ROYAL PALM	"Roystonea elata"	16	30	25
14	ROYAL PALM	"Roystonea elata"	12	30	25
15	ROYAL PALM	"Roystonea elata"	15	32	25
16	ROYAL PALM	"Roystonea elata"	13	30	25
17	ROYAL PALM	"Roystonea elata"	14	28	25
18	ROYAL PALM	"Roystonea elata"	15	28	25
19	ROYAL PALM	"Roystonea elata"	12	20	22
20	FIGUS	"Ficus spp."	12	20	22
21	FIGUS	"Ficus spp."	10	18	20
22	FIGUS	"Ficus spp."	12	20	20
23	FIGUS	"Ficus spp."	12	22	20
24	FIGUS	"Ficus spp."	12	20	25
25	FIGUS	"Ficus spp."	18	20	25
26	BLACK OLIVE	"Buclida buceras"	16	30	40
27	BLACK OLIVE	"Buclida buceras"	18	30	50
28	BLACK OLIVE	"Buclida buceras"	20	35	60
29	DATE PALM	"Phoenix spp"	(2-4)8	5	10
30	DATE PALM	"Phoenix spp"	(2-4)8	6	12
31	DATE PALM	"Phoenix spp"	(1-4 - 1-3)7	7	9
32	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
33	ALEXANDER PALM	"Ptychosperma elegans"	4	10	12
34	ALEXANDER PALM	"Ptychosperma elegans"	4	10	10
35	ALEXANDER PALM	"Ptychosperma elegans"	3	12	14
36	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
37	ALEXANDER PALM	"Ptychosperma elegans"	3	12	15
38	ALEXANDER PALM	"Ptychosperma elegans"	3	12	10
39	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
40	ALEXANDER PALM	"Ptychosperma elegans"	3	12	12
41	ALEXANDER PALM	"Ptychosperma elegans"	4	10	12
42	ROYAL POINCIANA	"Delonix regia"	10	35	35
43	ROYAL POINCIANA	"Delonix regia"	10	35	40
44	ROYAL POINCIANA	"Delonix regia"	10	40	40
45	BLACK OLIVE	"Buclida buceras"	(1-10 - 1-12)22	60	40
46	BLACK OLIVE	"Buclida buceras"	15	70	40
47	BLACK OLIVE	"Buclida buceras"	20	70	40
48	BLACK OLIVE	"Buclida buceras"	(1-10 - 1-12)22	40	15
49	BLACK OLIVE	"Buclida buceras"	12	30	15
50	BLACK OLIVE	"Buclida buceras"	12	30	15
51	BLACK OLIVE	"Buclida buceras"	14	30	18
52	BLACK OLIVE	"Buclida buceras"	16	30	20
53	BLACK OLIVE	"Buclida buceras"	10	12	22
54	BLACK OLIVE	"Buclida buceras"	28	80	30
55	BLACK OLIVE	"Buclida buceras"	9	25	25
56	BLACK OLIVE	"Buclida buceras"	1-10 - 1-14)25	35	25
57	BLACK OLIVE	"Buclida buceras"	12	40	25
58	BLACK OLIVE	"Buclida buceras"	1-10 - 1-12)20	40	25
59	LIVE OAK	"Quercus virginiana"	26	60	25
60	LIVE OAK	"Quercus virginiana"	24	55	35
61	LIVE OAK	"Quercus virginiana"	6	15	20
62	LIVE OAK	"Quercus virginiana"	12	80	20
63	LIVE OAK	"Quercus virginiana"	9	22	20
64	LIVE OAK	"Quercus virginiana"	12	35	25
65	BLACK OLIVE	"Buclida buceras"	28	70	50
66	BLACK OLIVE	"Buclida buceras"	8	30	25
67	BLACK OLIVE	"Buclida buceras"	30	70	50
68	LIVE OAK	"Quercus virginiana"	88	70	50
69	LIVE OAK	"Quercus virginiana"	12	45	35
70	LIVE OAK	"Quercus virginiana"	18	60	35
71	ARECA PALM	"Chrysalidocarpus lutescens"	(5-8)10	15	25
72	BLACK OLIVE	"Buclida buceras"	46	75	50
73	LIVE OAK	"Quercus virginiana"	26	60	40
74	LIVE OAK	"Quercus virginiana"	4	8	15
75	LIVE OAK	"Quercus virginiana"	38	90	50
76	ROYAL POINCIANA	"Delonix regia"	36	80	50
77	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	6	6
78	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	6	8
79	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	8
80	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	8
81	WASHINGTONIA PALM	"Areccaceae"	10	7	10
82	MAHOGANY	"Swietenia mahagoni"	36	40	40
83	WASHINGTONIA PALM	"Areccaceae"	14	10	10
84	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	20	10
85	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	20	10
86	PYGM DATE PALM	"Phoenix roebeleni"	3	12	3
87	MAHOGANY	"Swietenia mahagoni"	48	40	40
88	MAHOGANY	"Swietenia mahagoni"	36	40	40
89	WASHINGTONIA PALM	"Areccaceae"	14	10	10
90	MAHOGANY	"Swietenia mahagoni"	44	40	30
91	PYGM DATE PALM	"Phoenix roebeleni"	3	12	3
92	BLACK OLIVE	"Buclida buceras"	24	15	20
93	BLACK OLIVE	"Buclida buceras"	14	14	15
94	BLACK OLIVE	"Buclida buceras"	14	14	15
95	BLACK OLIVE	"Buclida buceras"	10	12	10
96	BLACK OLIVE	"Buclida buceras"	12	12	10
97	BLACK OLIVE	"Buclida buceras"	20	14	15
98	BLACK OLIVE	"Buclida buceras"	24	15	15
99	BLACK OLIVE	"Buclida buceras"	24	15	12
100	BLACK OLIVE	"Buclida buceras"	24	20	15
101	PYGM DATE PALM	"Phoenix roebeleni"	(3)4	8	10
102	PYGM DATE PALM	"Phoenix roebeleni"	(3)4	8	10
103	COCONUT PALM	"Cocos nucifera"	11	30	10
104	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	15	20
105	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	15
106	BLACK OLIVE	"Buclida buceras"	24	35	20
107	BLACK OLIVE	"Buclida buceras"	30	35	25
108	MAHOGANY	"Swietenia mahagoni"	36	35	35
109	ARECA PALM	"Chrysalidocarpus lutescens"	3(Multi)	25	15
110	WEEPING WILLOW	"Salix babylonica"	30	20	20

NOTE:  
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.

THE OVERALL TREE LIST PROVIDED HERE INCLUDES THE TREE INVENTORY WITHIN THE SUBJECT PROPERTY, AS WELL AS THE ADJACENT AREAS SURROUNDING THE SUBJECT PROPERTY, WITHIN WHICH THIS ALTA/NSPS SURVEY IS ONLY A PART. TREE NUMBERS NOT FOUND/DEPICTED, WITHIN THE SUBJECT



GENERAL LEGEND:

AERIAL TARGET  
ALUMINUM LIGHT POST  
ALUMINUM LIGHT POST (CIRCLE)  
ALUMINUM LIGHT POST (DOUBLE)  
ALUMINUM LIGHT POST (TRIANGLE)  
ALUMINUM LIGHT POST (SQUARE)  
ANCHOR/GRIP WIRE  
BACKFLOW PREVENTER ASSEMBLY  
CABLE TELEVISION BOX  
CATCH BASIN  
CENTERLINE  
CHECK VALVE ASSEMBLY  
CIRCULAR DRAIN  
CULM (CIRCULAR)  
CULM (SQUARE)  
CONCRETE LIGHT POLE  
CONCRETE LIGHT POLE (DOUBLE)  
CONCRETE POWER POLE  
CONTROL POINT  
CURB INLET  
ELECTRIC BOX  
ELECTRIC HAND HOLE  
ELEVATIONS (SEE NOTES FOR DATUM)  
FIRE HYDRANT  
FLAPGATE  
FLOW LINE  
FORCE MAIN MANHOLE  
FORCE MAIN VALVE  
F.P.L. ELECTRIC MANHOLE  
F.P.L. TRANSFORMER PAD  
F.P.L. TRANSMISSION POLE  
GAS MANHOLE  
GAS METER  
GAS VALVE  
GREASE TRAP MANHOLE  
GROUND LIGHTING  
GUARD POST  
IRRIGATION HAND HOLE  
IRRIGATION VALVE  
MAILBOX  
MONITOR WELL  
MONUMENT LINE  
OVERHEAD WIRES (APPROXIMATE)  
P-6 INLET  
P-6 INLET  
PARKING METER  
PEDESTRIAN CROSSING SIGNAL  
PERMANENT REFERENCE MONUMENT  
POST INDICATOR VALVE  
VACUUM BREAKER ASSEMBLY  
PROPERTY LINE  
SANITARY SEWER CLEANOUT  
SANITARY SEWER MANHOLE  
SEWER CONNECTION  
SIGN POST  
SPRINKLER PUMP  
STANDPIPE  
STORM SEWER MANHOLE  
STREET LIGHT HAND HOLE  
SINGLE INLET  
TELEPHONE BOX (SOUTHERN BELL)  
TELEPHONE HAND HOLE  
TELEPHONE MANHOLE (S.B. BELL)  
TELEPHONE MANHOLE (S.B. BELL)  
TELEPHONE PAYPHONE  
TRAFFIC HAND HOLE  
TRAFFIC SIGNAL POST  
UNDERGROUND UTILITY MARKER  
UNKNOWN UTILITY MANHOLE  
UNKNOWN UTILITY HAND HOLE  
WATER MANHOLE  
WATER METER  
WATER VALVE  
WOOD LIGHT POLE  
WOOD POWER POLE  
HANDICAP PARKING  
STROLLER PARKING

ABBREVIATIONS:

denotes DEED INFORMATION  
(L) denotes INFORMATION BY LEGAL DESCRIPTION  
(M) denotes MEASURED INFORMATION  
(R) denotes RECORD OR PLATTED INFORMATION

PRINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM COMM COMMUNICATION  
DRAIN DRAIN DRAINAGE  
FM FM FM FORCE MAIN  
IRRI IRRI IRRI IRRIGATION  
GAS GAS GAS NATURAL GAS  
SM SM SM SANITARY SEWER  
WM WM WM WATER



ALL EXISTING IMPROVEMENTS WITHIN THE PROPERTY TO BE REMOVED

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

THIS IS A BOUNDARY SURVEY

TENTATIVE PLAT

MARK AT CORAL GABLES

1250 S. DIXIE HIGHWAY

Section 30, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

Order No.	Date	By	Remarks
1	01/28/2025	AS	AS SHOWN

Sheet 12 of 12

File AJ-6408 - TP

Schwelbe - Sheskin & Associates, Inc.  
LAND PLANNERS  
ENGINEERS  
2844 CORPORATE WAY, MIAMI, FLORIDA 33125  
TEL: (954) 435-7010

CERTIFICATE OF AUTHORIZATION  
No. 18-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Surveyed By: M.S.J. Date: 01-28-2025  
Checked By: M.S.J. Date: 01-28-2025  
Order No. 18488 F.B. No. 2470