

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.: ____ Twp.: ____ S. Rge.: ____ E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Royal Pointe Apartments LTD.

2. Owner's Name: Royal Pointe Apartments LTD. Phone: 3052131153

Address: 14700 Lincoln Blvd City: Miami State: FL Zip Code: 33176

Owner's Email Address: damian@det-sc.com

3. Surveyor's Name: Stoner Surveyors Phone: 954-585-0997

Address: 4341 S.W. 62nd Avenue City: Davie State: FL Zip Code: 33314

Surveyor's Email Address: jim@stonersurveyors.com

4. Folio No(s): See attached Exhibit B / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit A

6. Street boundaries: Booker T. Washington Blvd. & Dunbar Drive

7. Present Zoning: RU-4M Zoning Hearing No.: Z2019000107 ASPR A2022000050

8. Proposed use of Property:

Single Family Res.(____ Units), Duplex(____ Units), Apartments(102 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.

STATE OF FLORIDA)

SS:

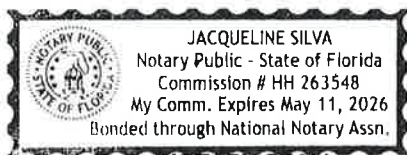
Signature of Owner: Mara Mades

COUNTY OF MIAMI-DADE)

(Print name & Title here): Mara S. Mades, Manager of GP

BEFORE ME, personally appeared Mara S. Mades this 2 day of June, 2025 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 2 day of June, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Jacqueline Silva

(Print, Type name here) Jacqueline Silva

5/11/26

(Commission Expires)

HH 263548

(Commission Number)

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 8 and 9, in Block 35, RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida, together with that certain land lying within the parking area and alleys adjoining said lots in Block 35, as shown on RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida, as vacated by the County Commissioners of Miami-Dade County, Florida in that certain Resolution No. R-1886-94 recorded in Official Records Book 16646, Page 2472, of the Public Records of Miami - Dade County, Florida.

That certain land lying within the parking area and alleys in Block 35, as shown on RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida, as vacated by the County Commissioners of Miami-Dade County, Florida in that certain Resolution No. R-1886-94 recorded in Official Records Book 16646, Page 2472, of the Public Records of Miami - Dade County, Florida.

Lots 14 and 15, in Block 35, RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida.

That certain land lying within the parking area and alleys in Block 35, as shown on RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida, as vacated by the County Commissioners of Miami-Dade County, Florida in that certain Resolution No. R-1886-94 recorded in Official Records Book 16646, Page 2472, of the Public Records of Miami - Dade County, Florida.

All of Lots 10 through 13, in Block 35, RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida.

That certain land lying within the parking area and alleys in Block 35, as shown on RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida, as vacated by the County Commissioners of Miami-Dade County, Florida in that certain Resolution No. R-1886-94 recorded in Official Records Book 16646, Page 2472, of the Public Records of Miami - Dade County, Florida.

PARCEL 2:

Lots 18 thru 25, Block 35 of Richmond Heights and the 50 feet of parking area lying Southeasterly and adjacent of Lots 20 thru 25 and 15 feet alley lying Southeasterly and adjacent of Lot 18 and 15 feet alley lying Northeasterly and adjacent of Lot 25 closed per Resolution No, R-1886-94, according to the map or plat thereof as recorded in Plat Book 50, Page(s) 19, Public Records of Miami-Dade County, Florida.

PARCEL 3:

Lots 16 and 17, Block 35, RICHMOND HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 50, Page 19, of the Public Records of Miami-Dade County, Florida.

Together with 15 foot alley lying Northwesterly and adjacent of Lot 17 as abandoned by Resolution recorded in Official Records Book 16646, Pages 2472 and 2483, Public Records of Miami-Dade County, Florida.

PARCEL 4:

A PARCEL OF LAND BEING ALL OF LOT 7, A PORTION OF LOT 6 AND A PORTION OF THE PARKING AREA, LYING WITHIN BLOCK 35, RICHMOND HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 7;

THENCE ON A GRID BEARING OF N.41°55'42"E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7 AND LOT 6, A DISTANCE OF 65.08 FEET, TO A POINT ON A LINE 15.08 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 6;

THENCE N.48°04'18"W., ALONG SAID PARALLEL LINE A DISTANCE OF 175.00 FEET, TO A POINT ON A LINE 50.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 6 AND LOT 7 ;

THENCE S.41°55'42"W., ALONG SAID PARALLEL LINE A DISTANCE OF 65.08 FEET, TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 7;

THENCE S.48°04'18"E., ALONG SAID NORTHWESTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 175.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN MIAMI-DADE COUNTY, FLORIDA.

PARCELS 1, 2, 3 AND 4 ALSO BEING DESCRIBED AS:

A PARCEL OF LAND BEING THE WESTERLY 15.08 FEET OF LOT 6 AND ALL OF LOTS 7 THRU 25, TOGETHER WITH A PORTION OF THE PARKING AREA, ALL LYING WITHIN BLOCK 35, RICHMOND HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID BLOCK 35 WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID BLOCK 35;

THENCE ON A GRID BEARING OF N.48°04'18"W., ALONG THE SAID SOUTHEASTERLY EXTENSION A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.48°04'18"W., ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 35 A DISTANCE OF 300.00 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY;

THENCE N.41°55'42"E., ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 35 A DISTANCE OF 415.00 FEET, TO A POINT ON A LINE 15.00 FEET NORTHEASTERLY OF THE NORTHEAST LINE OF SAID LOT 25;

THENCE S.48°04'18"E., ALONG SAID PARALLEL LINE A DISTANCE OF 175.00 FEET, TO A POINT ON A LINE 50.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF SAID LOTS 20 THRU 25;

THENCE N.41°55'42"E., ALONG SAID PARALLEL LINE A DISTANCE OF 180.08 FEET, TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF A LINE 15.08 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 6;

THENCE S.48°04'18"E., ALONG SAID EXTENSION AND SAID PARALLEL LINE, A DISTANCE OF 175.00 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID BLOCK 35;

THENCE S.41°55'42"W., ALONG THE SAID SOUTHEASTERLY LINE OF SAID BLOCK 35, A DISTANCE OF 595.08 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"

Folio Numbers

30-5019-001-5420

30-5019-001-5360

30-5019-001-5250

30-5019-001-5340

30-5019-001-5350

30-5019-001-5255

LEGAL DESCRIPTION:

LOT 8 THROUGH 13, IN BLOCK 35, ACCORDING TO THE PLAT OF RICHMOND HEIGHTS AS RECORDED IN PLAT BOOK 50 AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

LOTS 14 AND 15, BLOCK 35 RICHMOND HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND 50 FEET OF PARKING AREA LYING NORTHWESTERLY AND ADJACENT THERETO VACATED PER RESOLUTION R-1886-94 FILED IN OFFICIAL RECORDS BOOK 16646, PAGE 2472 AND IN OFFICIAL RECORDS BOOK 16646, PAGE 2483 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 16 AND 17, BLOCK 35, RICHMOND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED HI PLAT BOOK, 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH 15 FOOT ALLEY LYING NORTHWESTERLY AND ADJACENT TO LOT 17, AS ABANDONED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 16646, PAGES 2472 AND 2483, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 18 THRU 25, BLOCK 35 OF RICHMOND HEIGHTS AND THE 50 FEET OF PARKING AREA LYING SOUTHEASTERLY AND ADJACENT OF LOTS 20 THRU 25 AND 15 FEET ALLEY LYING SOUTHEASTERLY AND ADJACENT OF LOT 18 AND 15 FEET ALLEY LYING NORTHEASTERLY AND ADJACENT OF LOT 25 CLOSED PER RESOLUTION NO. R-1886-94, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

A PARCEL OF LAND BEING ALL OF LOT 7, A PORTION OF LOT 6 AND A PORTION OF THE PARKING AREA, LYING WITHIN BLOCK 35, RICHMOND HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 7;

THENCE ON A GRID BEARING OF N.41°55'42"E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7 AND LOT 6, A DISTANCE OF 65.08 FEET, TO A POINT ON A LINE 15.08 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 6;

THENCE N.48°04'18"W., ALONG SAID PARALLEL LINE A DISTANCE OF 175.00 FEET, TO A POINT ON A LINE 50.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 6 AND LOT 7 ;

THENCE S.41°55'42"W., ALONG SAID PARALLEL LINE A DISTANCE OF 65.08 FEET, TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 7;

THENCE S.48°04'18"E., ALONG SAID NORTHWESTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 175.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 0.26 ACRES (11,390 SQUARE FEET), MORE OR LESS.

DEVELOPMENT INFORMATION:

OWNER: ROYAL POINTE ASSOCIATES LTD
ADDRESS: 2100 HOLLYWOOD BLVD, HOLLYWOOD, FL 33020
CONTACT: JOSH TONNESEN
TELEPHONE: (815) 540-9091
E-MAIL: Josh.Tonnesen@cornerstonegrp.com

SITE ADDRESS:

11350 DUNBAR DRIVE
MIAMI, FL.

FOLIO NUMBERS:

30-5019-001-5360
30-5019-001-5350
30-5019-001-5340
30-5019-001-5420
30-5019-001-5255

FLOOD CRITERIA:

MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13, M.D.C.R. +10.5' N.G.V.D.29.

NFIP COMMUNITY NAME & COMMUNITY NUMBER: MIAMI-DADE COUNTY 120635
COUNTY NAME: MIAMI-DADE
STATE OF FLORIDA
MAP/PANEL NUMBER: 12086C0444
SUFFIX: L
FIRM INDEX DATE: 9/11/2009
FIRM PANEL EFFECTIVE/REVISED DATE: 9/11/2009
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

PRESENT ZONING:

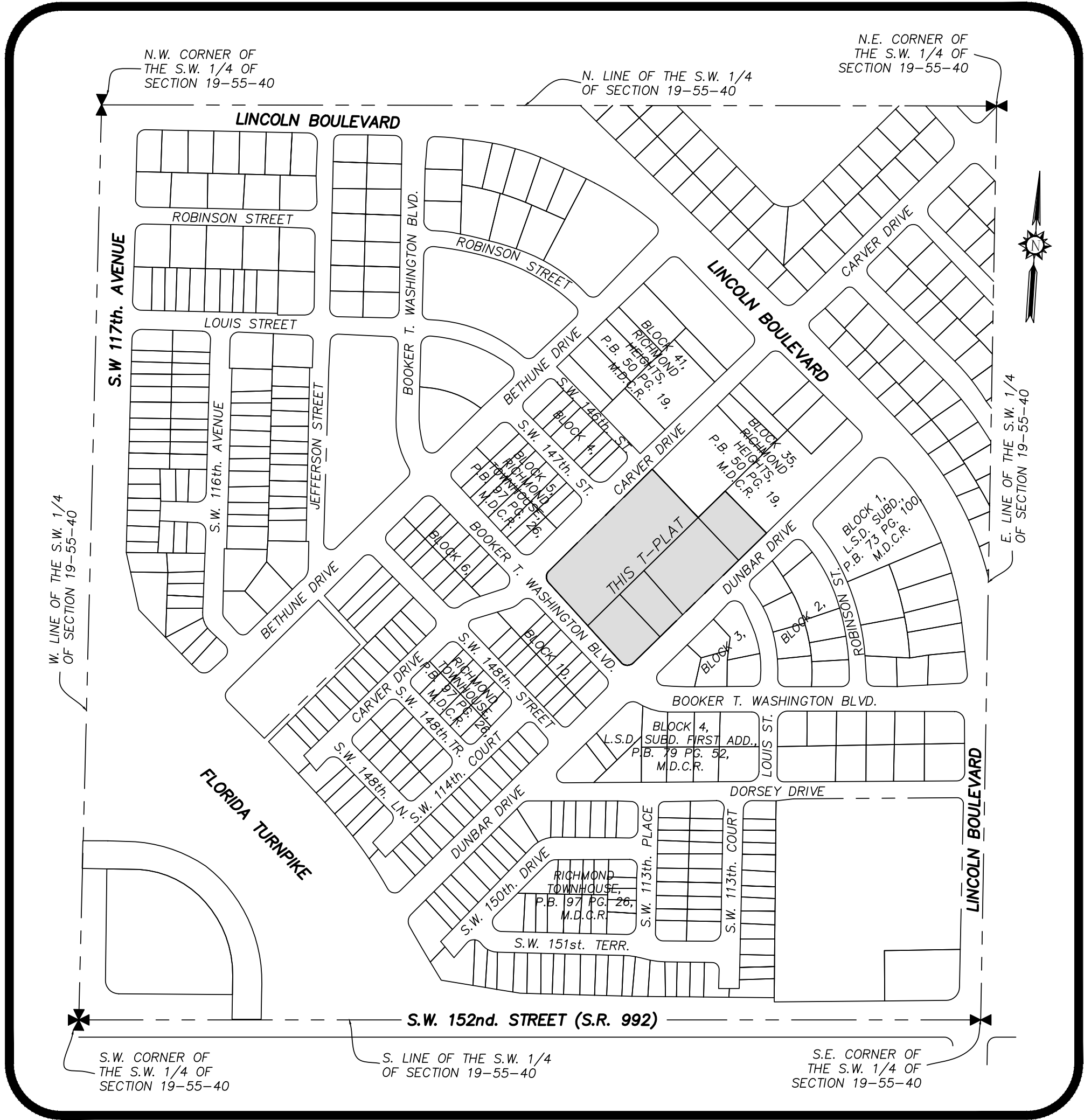
RU4M

THE PROPERTY SHOWN HEREON IS SUBJECT TO A "COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE", SETTING FOURTH CERTAIN DEVELOPMENT RESTRICTIONS AND ADMINISTRATIVE SITE PLAN APPROVALS. FOR MORE INFORMATION REFER TO OFFICIAL RECORDS BOOK 32188 PAGE 2463 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

THIS T-PLAT HAS THE FOLLOWING ASPR No. A2022000050. 102 UNITS.

THE EXISTING STRUCTURE LOCATED ON THIS PROPERTY IS PROPOSED TO BE DEMOLISHED.

TENTATIVE PLAT OF
ROYAL POINTE APARTMENTS
BEING A PORTION OF BLOCK 35, RICHMOND HEIGHTS, PLAT BOOK 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA AND LYING IN A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 19, TOWNSHIP 55 S., RANGE 40 E., MIAMI-DADE COUNTY, FLORIDA
MAY 2025



LOCATION MAP
SCALE: 1" = 300'
A PORTION OF THE S.W. 1/4,
SECTION 19, TOWNSHIP 55 S., RANGE 40 E.

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.

SURVEYOR'S REFERENCES:

- THE PLAT OF RICHMOND HEIGHTS, RECORDED IN PLAT BOOK 50, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- EXHIBIT "A", PARCEL A, LEGAL DESCRIPTION PROVIDED BY THE CLIENT.

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- THE PROPERTY SHOWN HEREON CONTAINS 4.253 ACRES (185,246 SQ. FT.), MORE OR LESS.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF S.41°55'42"W., ALONG THE SOUTHEASTERLY LINE OF BLOCK 35, RICHMOND HEIGHTS, RECORDED IN PLAT BOOK 50, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ESTABLISHED FROM MIAMI-DADE COUNTY BENCHMARK J-414-S, ELEVATION = 11.110'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFIP COMMUNITY NAME & COMMUNITY NUMBER: MIAMI-DADE COUNTY 120635
 - COUNTY NAME: MIAMI-DADE
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12086C0444
 - SUFFIX: L
 - FIRM INDEX DATE: 9/11/2009
 - FIRM PANEL EFFECTIVE/REVISED DATE: 9/11/2009
 - FLOOD ZONE: X
 - BASE FLOOD ELEVATION: N/A

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1') OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

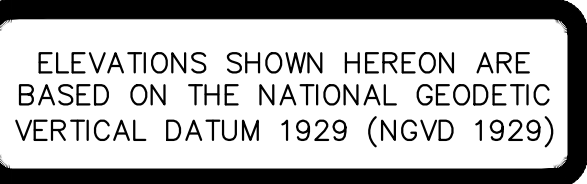
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY, THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS ON THE LAND HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AND SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
SIGNATURE DATE: Jun 02, 2025

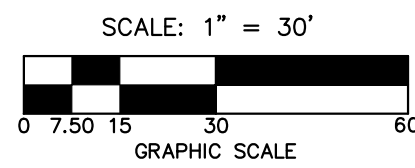
SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL



TENTATIVE PLAT OF ROYAL POINTE APARTMENTS

BEING A PORTION OF BLOCK 35, RICHMOND HEIGHTS, PLAT BOOK 50, PAGE 19, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA AND LYING IN A PORTION OF THE
SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 19, TOWNSHIP 55 S., RANGE 40 E.,
MIAMI-DADE COUNTY, FLORIDA
MAY 2025



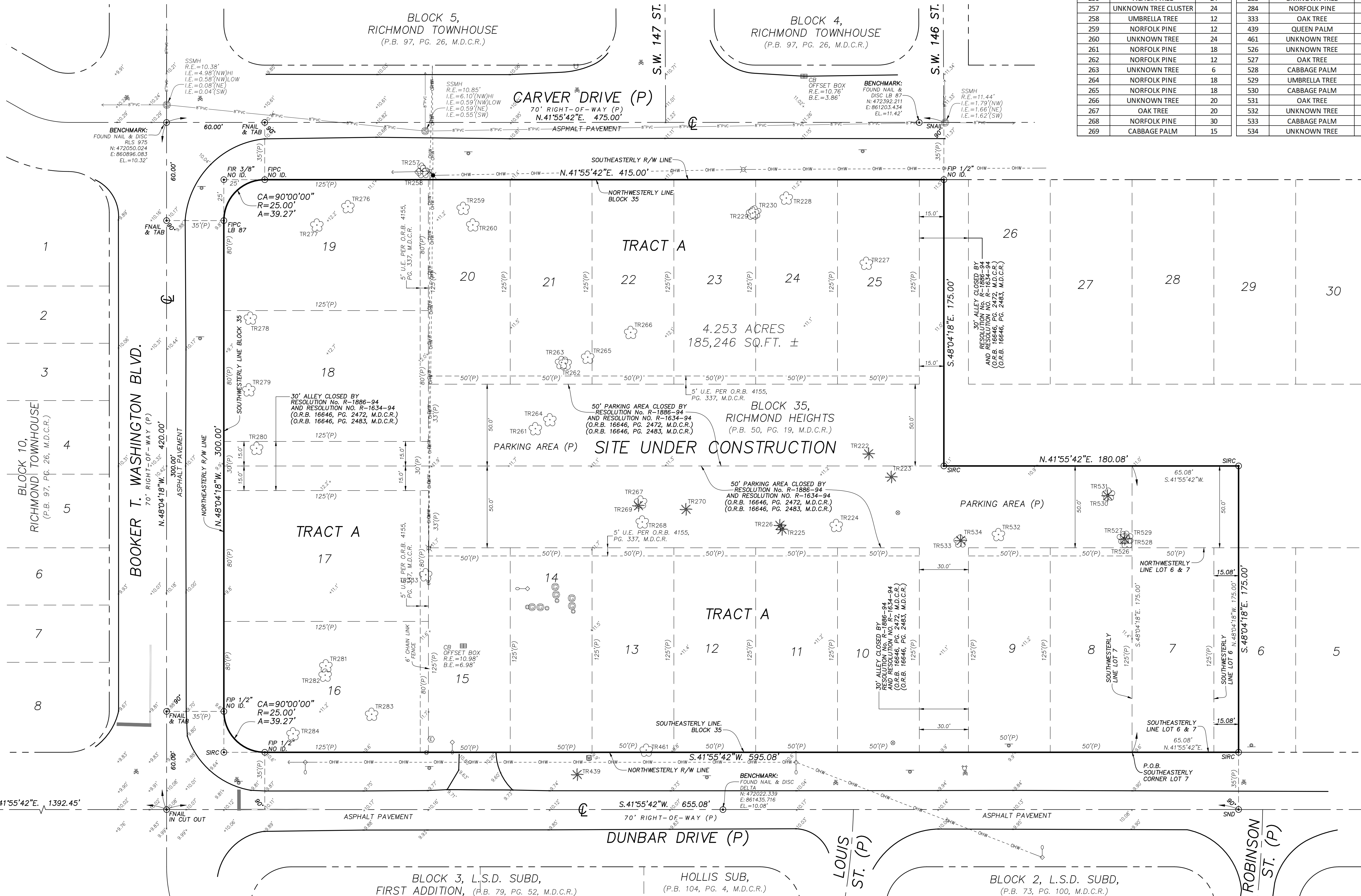
ABBREVIATIONS

A ARC LENGTH
B.C.R. BROWARD COUNTY RECORDS
B.E. BOTTOM OF STRUCTURE ELEVATION
CA CENTRAL ANGLE
CB CATCH BASIN
C CENTER LINE
CONC. CONCRETE
F.F.E. FINISHED FLOOR ELEVATION
FND FOUND NAIL AND DISC
FNAIL FOUND NAIL
FIP 1/2" FOUND 1/2" IRON PIPE
FIPC FOUND 1/2" IRON PIPE AND CAP
FIR 3/8" FOUND 3/8" IRON ROD
ID. IDENTIFICATION
I.E. INVERT ELEVATION
LB LICENSED BUSINESS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R. RADIUS
R.E. RIM ELEVATION
R/W RIGHT-OF-WAY
SIRC SET 3/8" IRON ROD AND CAP LB 6633
SND SET NAIL & DISC LB 6633
SNAIL SET NAIL
SSMH SANITARY SEWER MANHOLE
TR266 TREE NUMBER (REFER TO TREE TABLE)
(P) DATA BASED ON THE PLAT OF RECORD
+10.13' SPOT ELEVATION (HARD SURFACE)
+11.1' SPOT ELEVATION (SOFT SURFACE)
> UTILITY LINE CONTINUES

LEGEND

ANCHOR
CATCH BASIN
CLEANOUT
CONCRETE POWER LIGHT POLE
FIRE HYDRANT
GREASE TRAP MANHOLE
SANITARY SEWER MANHOLE
METAL POST
WATER METER
SINGLE SUPPORT SIGN
WATER VALVE
ELECTRIC WIRE PULL BOX
WOOD POWER POLE
WOOD POWER / LIGHT POLE
TREE
TREE CLUSTER
PALM
OVERHEAD WIRES
8" POLYVINYL CHLORIDE PIPE
BREAK IN LINE SCALE


TREE LIST			TREE LIST		
NUMBER	COMMON NAME	DIAMETER	NUMBER	COMMON NAME	DIAMETER
222	UNKNOWN PALM	12	270	CABBAGE PALM	12
223	UNKNOWN PALM	12	276	UNKNOWN TREE	30
224	NORFOLK PINE	24	277	UNKNOWN TREE	10
225	CABBAGE PALM	12	278	UNKNOWN TREE	16
226	CABBAGE PALM	6	279	UNKNOWN TREE	8
227	NORFOLK PINE	14	280	NORFOLK PINE	12
228	NORFOLK PINE	12	281	NORFOLK PINE	15
229	NORFOLK PINE	11	282	UNKNOWN TREE	6
230	ACACIA TREE	24	283	UNKNOWN TREE	3
257	UNKNOWN TREE CLUSTER	24	284	NORFOLK PINE	11
258	UMBRELLA TREE	12	333	OAK TREE	4
259	NORFOLK PINE	12	439	QUEEN PALM	9
260	UNKNOWN TREE	24	461	UNKNOWN TREE	24
261	NORFOLK PINE	18	526	UNKNOWN TREE	24
262	NORFOLK PINE	12	527	OAK TREE	14
263	UNKNOWN TREE	6	528	CABBAGE PALM	15
264	NORFOLK PINE	18	529	UMBRELLA TREE	8
265	NORFOLK PINE	18	530	CABBAGE PALM	10
266	UNKNOWN TREE	20	531	OAK TREE	4
267	OAK TREE	20	532	UNKNOWN TREE	24
268	NORFOLK PINE	30	533	CABBAGE PALM	10
269	CABBAGE PALM	15	534	UNKNOWN TREE	3



CONTACT PERSON INFORMATION

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TELEPHONE:	(954) 585-0997
EMAIL ADDRESS:	jstoner@stonersurveyors.com

4.	5/06/25	ADD PARCEL & REV. LEGAL DESC.
3.	3/29/24	5' ESMT. ORB 4155, PG 337
2.	6/06/23	REVISE LOC MAP & GEN REVISIONS
1.	5/10/23	T-PLAT NAME CHANGE
No.	DATE	REVISION DESCRIPTION

 STONER SURVEYORS • MAPPERS LICENSED BUSINESS NO. 6633 4341 S.W. 62ND AVENUE, DAVIE, FLORIDA 33314					
SCALE	DRAWN BY	CHECKED BY	FIELD DATE	PROJECT NO.	SHEET NO.
AS-SHOWN	JDS	JDS	05/13/2025	22-9382	2 OF 2



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM 1929 (NGVD 1929)