

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.: 5 Twp.: 55 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- 1. Name of Proposed Subdivision: KENDALL TOWN CENTER HEALTH
- 2. Owner's Name: WEST KENDALL BAPTIST HOSPITAL c/o BHSF Inc. Phone: (786)-594-6871
 Address: 6855 Red Rd Suite600c/oReal Estate Dep City: Coral Gables State: FL Zip Code: 33143
 Owner's Email Address: BHEREM@Baptisthealth.net
- 3. Surveyor's Name: BISCAYNE ENGINEERING COMPANY, INC. Phone: (305)-324-7671
 Address: 529 WEST FLAGLER STREET City: MIAMI State: FL Zip Code: 33130
 Surveyor's Email Address: JMOREJON@BISCAYNEENGINEERING.COM
- 4. Folio No(s): 30-5905-029-0028 / _____ / _____
- 5. Legal Description of Parent Tract: SEE ATTACHMENT "A"

6. Street boundaries: BETWEEN SW 158TH AVENUE AND SW 162ND AVENUE AND BETWEEN SW 88TH STREET/STATE ROAD 94 AND SW 91ST STREET

7. Present Zoning: BU-2 Zoning Hearing No.: Z2020000090

8. Proposed use of Property: HOTEL 125 ROOMS, EDUCATIONAL (OFFICE) 70,000 SQ. FT., MEDICAL USE/OFFICES 215,000 SQ. FT.
 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. 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.

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.

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

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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: 

(Print name & Title here): Carlos Hernandez, Vice President

BEFORE ME, personally appeared Carlos Hernandez this 23 day of June, 2023 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 23 day of June, 2023 A.D.

Signature of Notary Public: 

(Print, Type name here: Jacqueline Fleites)

05/15/2026

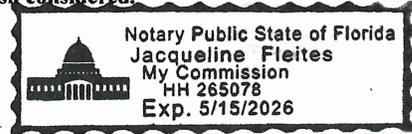
HH 265078

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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



Attachment "A"

LEGAL DESCRIPTION:

A PORTION OF TRACT B OF THE PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF SAID TRACT B, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 158TH AVENUE, AS SAID AVENUE IS SHOWN ON SAID PLAT OF KENDALL TOWN CENTER; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT B: N 79°34'05" W FOR 15.79 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 33°17'03" FOR AN ARC DISTANCE OF 464.73 FEET TO THE POINT OF TANGENCY; THENCE N 46°17'02" W FOR 1,242.08 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 162ND AVENUE, AS SAID AVENUE IS SHOWN ON SAID PLAT OF KENDALL TOWN CENTER; THENCE DEPARTING THE SAID SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT B, THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 162ND AVENUE: N 43°42'58" EAST FOR 44.62 FEET; THENCE N 22°17'12" E FOR 32.84 FEET; THENCE N 43°42'58" E FOR 294.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE TO THE RIGHT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 75°05'58" FOR AN ARC DISTANCE OF 91.75 FEET TO A POINT; THENCE N 43°42'58" E FOR 42.35 FEET TO A POINT SHOWN ON SAID PLAT OF KENDALL TOWN CENTER AS THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND A CENTERLINE OF AN ENTRANCE INTO SAID TRACT B; THENCE S 46°17'02" E ALONG A SOUTHEASTERLY EXTENSION OF THE ENTRANCE CENTERLINE FOR 1,560.23 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF S.W. 158TH AVENUE, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE CENTERLINE OF AN ENTRANCE INTO SAID TRACT B, SHOWN ON SAID PLAT OF KENDALL TOWN CENTER; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.W. 158TH AVENUE: S 43°42'58" W FOR 42.35 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT BEARING N 58°37'00" E FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 75°05'58" FOR AN ARC DISTANCE OF 91.75 FEET TO A POINT OF TANGENCY; THENCE S 43°42'58" W FOR 20.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 543.00 FEET AND A CENTRAL ANGLE OF 22°42'16" FOR AN ARC DISTANCE OF 215.17 FEET TO THE POINT OF BEGINNING:

BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER HEALTH

A REPLAT OF A PORTION OF TRACT "B" KENDALL TOWN CENTER,
SECTION 5, TOWNSHIP 55 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA.

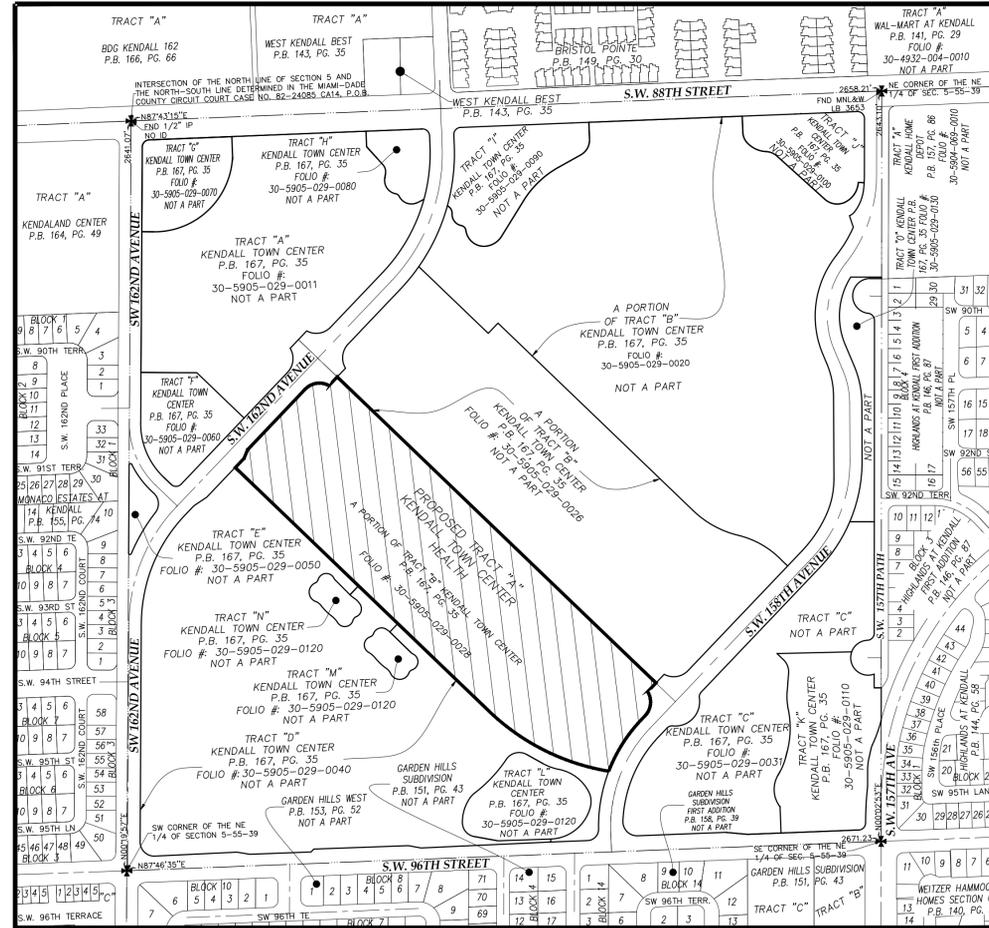
LEGAL DESCRIPTION.

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SURVEYOR'S NOTES:

- LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS PROVIDED BY THE CLIENT.
- THIS SITE LIES IN SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- FOLIO NUMBERS ARE PER THE MIAMI-DADE COUNTY TAX APPRAISER'S WEBSITE.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DIRECTION OF N43°42'58"E ALONG THE CENTERLINE OF SW 162ND AVENUE.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.1 FEET VERTICALLY ON SOFT SURFACES, AND ± 0.03 FEET VERTICALLY ON HARD SURFACES.
- ELEVATIONS SHOWN HEREON ARE IN DECIMAL FEET, AND ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD-1929), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 - 1) SC-12, ELEVATION = 12.11 FEET, PK NAIL AND ALUMINUM WASHER IN 2'X2' CONCRETE PAD LOCATED 75' NORTH OF CENTERLINE OF S.W. 88TH STREET AND 57' EAST OF CENTERLINE OF S.W. 157TH AVENUE.
 - 1) P-4023-R, ELEVATION = 8.69 FEET, PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN LOCATED 116' NORTH OF CENTERLINE OF S.W. 96TH STREET AND 48' WEST OF CENTERLINE OF S.W. 157TH AVENUE.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AH" ELEVATION 9', PER FIRM MAP NUMBER 12086C0437, SUFFIX: L; COMMUNITY NAME: MIAMI-DADE COUNTY, COMMUNITY NUMBER: 120835, MAP REVISED: SEPTEMBER 11, 2009.
- SUBJECT PROPERTY CONTAINS 780,339 SQUARE FEET (17,914 ACRES), MORE OR LESS.
- ZONING VERIFICATION REPORT WAS NOT PROVIDED TO THE SURVEYOR. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO INTERPRET THE ZONING DESIGNATION OR DETERMINE COMPLIANCE WITH THE ZONING CODE, SETBACKS, OR DEVELOPMENT RESTRICTIONS.
- ALL NOTED RECORDED REFERENCES ARE FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM) AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF VISIBLE UTILITIES WERE SURVEYED; HOWEVER, SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- ONLY THE VISIBLE ABOVEGROUND APPURTENANCES AND SUBSURFACE UTILITIES HAVE BEEN LOCATED/SHOWN. NO UNDERGROUND UTILITY MARKINGS WERE OBSERVED AND NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.
- TREES SHOWN HEREON WHERE LOCATED, BUT NOT MEASURED OR IDENTIFIED. IT IS RECOMMENDED THAT THE CLIENT CONSULT A CERTIFIED ARBORIST FOR IDENTIFICATION OF THE TREES SHOWN HEREON.
- NO VISIBLE EVIDENCE OF WETLAND DELINEATION MARKERS WERE OBSERVED AT THE SUBJECT PROPERTY; CLIENT SHOULD CONSULT A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF MIAMI-DADE COUNTY AND THE STATE OF FLORIDA.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- SITE WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.



LOCATION SKETCH
N.E. 1/4 OF SECTION 5, TOWNSHIP 55 S, RANGE 39 E
MIAMI-DADE COUNTY, FL.
SCALE 1"=300'



TENTATIVE PLAT NOTES:

- FOLIO NUMBER: 30-5905-029-0028
- ADDRESS: VACANT LOT MIAMI, FL. 33193
- PLATTED EASEMENTS APPEARING HEREON ARE SHOWN PER THE RECORD PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED AND ARE TO REMAIN WITH NO CHANGES IN THIS RE-PLAT.
- DEVELOPMENT CONTACT INFO: MICHAEL BARTHOLOMEW, PSM, PRESIDENT, BISCAYNE ENGINEERING CO., 529 WEST FLAGLER STREET, MIAMI, FLORIDA 33130. PHONE: 305-324-7671 EXT. 230. E-MAIL: MIKEB@BISCAYNEENGINEERING.COM
- SITE IS ZONED: "BU-2-SPECIAL BUSINESS DISTRICT" REGIONAL SHOPPING CENTER AND OFFICE PARK DISTRICT. BASED ON INTERNET WEBSITE: MUNICODE.COM/FL/MIAMI_-_DADE_COUNTY/CODES/CODE_OF_ORDINANCES. NOTE: NO OFFICIAL ZONING REPORT WAS PROVIDED TO BISCAYNE ENGINEERING; THIS INFORMATION IS FOR REFERENCE ONLY.
- THE MIAMI-DADE COUNTY FLOOD CRITERIA IS 9.5 FEET NGVD 1929, AS SHOWN ON THE AMENDED PLAT OF FLOOD CRITERIA MAP, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, AT PAGE 13-3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AH" ELEVATION 9 FEET, PER FIRM MAP NUMBER 12086C0437, SUFFIX: L; COMMUNITY NAME: MIAMI-DADE COUNTY, COMMUNITY NUMBER: 120835, MAP REVISED: SEPTEMBER 11, 2009.
- PROPOSED NUMBER OF LOTS OR TRACTS: 1
- LAND AREA OF PLAT: 780,339 SQ. FT. OR 17.91 ACRES MORE OR LESS
- RIGHT OF WAY AREA TO BE CLOSED: N/A
- TOTAL RIGHT OF WAY AREA TO BE DEDICATED BY THIS PLAT: N/A.
- PROPOSED TRACT 'A' DEVELOPMENT INFORMATION/PROPOSED USE PER ZONING HEARING Z202000090:
 - Hotel - 125 Rooms
 - Educational (Office) - 70,000 SQ. FT.
 - Medical Use/Offices - 215,000 SQ. FT.
- TRACTS A AND B OF THE KENDALL TOWN CENTER COMMERCIAL PLAT, TRACT A OF THE KENDALL TOWN CENTER OUTPARCEL PLAT, TRACTS A AND B OF THE KENDALL TOWN CENTER POOL PLAT, TRACT A OF THE KENDALL TOWN CENTER FIRE PLAT, TRACT A OF THE KENDALL TOWN CENTER APARTMENTS PLAT, TRACT A OF THE KENDALL TOWN CENTER HEALTH PLAT, AND THE SOUTHWEST PORTION OF TRACT C OF THE KENDALL TOWN CENTER PLAT ARE SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS (COMPREHENSIVE PLAN) FOR THE KENDALL TOWN CENTER DEVELOPMENT OF REGIONAL IMPACT (KTC DRI) APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON 4/21/2022 AND RECORDED AT ORB 33256 AT PAGE 1632 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THAT COMPREHENSIVE PLAN COVENANT PERMITS MODIFICATIONS TO THE DEVELOPMENT PROGRAM, WHERE THE COMBINED MIX OF USES MAY INCREASE OR DECREASE IN INTENSITY, PROVIDED THAT FOR ANY DEVELOPMENT APPROVAL APPLICATION A TRIP GENERATION ANALYSIS DEMONSTRATES THAT SUCH CHANGE(S) WILL NOT RESULT IN A TRIP GENERATION THAT EXCEEDS THE MAXIMUM TRIPS AS SPECIFIED. FURTHER, THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS (ZONING) FOR THE KTC DRI APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON 4/21/2022 AND RECORDED AT ORB 33242 AT PAGE 2028 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY PROVIDES THAT THE DEVELOPMENT PROGRAM APPROVED BY RESOLUTION NO. 2-9-22 GENERATES 3,692 NET EXTERNAL PM PEAK HOUR TRIPS (PROPOSED TRIPS), IN ACCORDANCE WITH THE ZONING COVENANT ANY MODIFICATION TO THE DEVELOPMENT PROGRAM THAT GENERATES AN INCREASE OF UP TO AND INCLUDING TEN PERCENT (10%) OF THE PROPOSED TRIPS (369 ADDITIONAL NET EXTERNAL PM PEAK HOUR TRIPS), AND COMPLY WITH THE MIAMI-DADE COUNTY CODE OF ORDINANCES, WILL BE APPROVED ADMINISTRATIVELY. MODIFICATIONS OF MORE THAN TEN PERCENT (10%) OF THE PROPOSED TRIPS (369 ADDITIONAL NET EXTERNAL PM PEAK HOUR TRIPS) WILL REQUIRE APPROVAL AT A PUBLIC HEARING.
- STORM WATER MANAGEMENT SYSTEM NOTE:
PROPOSED TRACT A AS SHOWN ON THIS PLAT WILL PROVIDE ITS OWN INDEPENDENT STORM WATER MANAGEMENT SYSTEM.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY & TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

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

SURVEY DATE: 01-03-2025



SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP, SURVEYOR'S NOTES, AND SURVEYOR'S CERTIFICATE.
SEE PAGE 2 FOR BOUNDARY INFORMATION, PROPERTY CORNERS INFORMATION, SYMBOLS LEGEND, ABBREVIATIONS, HATCH & LINE TYPES
SEE PAGE 3 AND 4 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA

WOLFGANG S. HUECK, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 6519
STATE OF FLORIDA

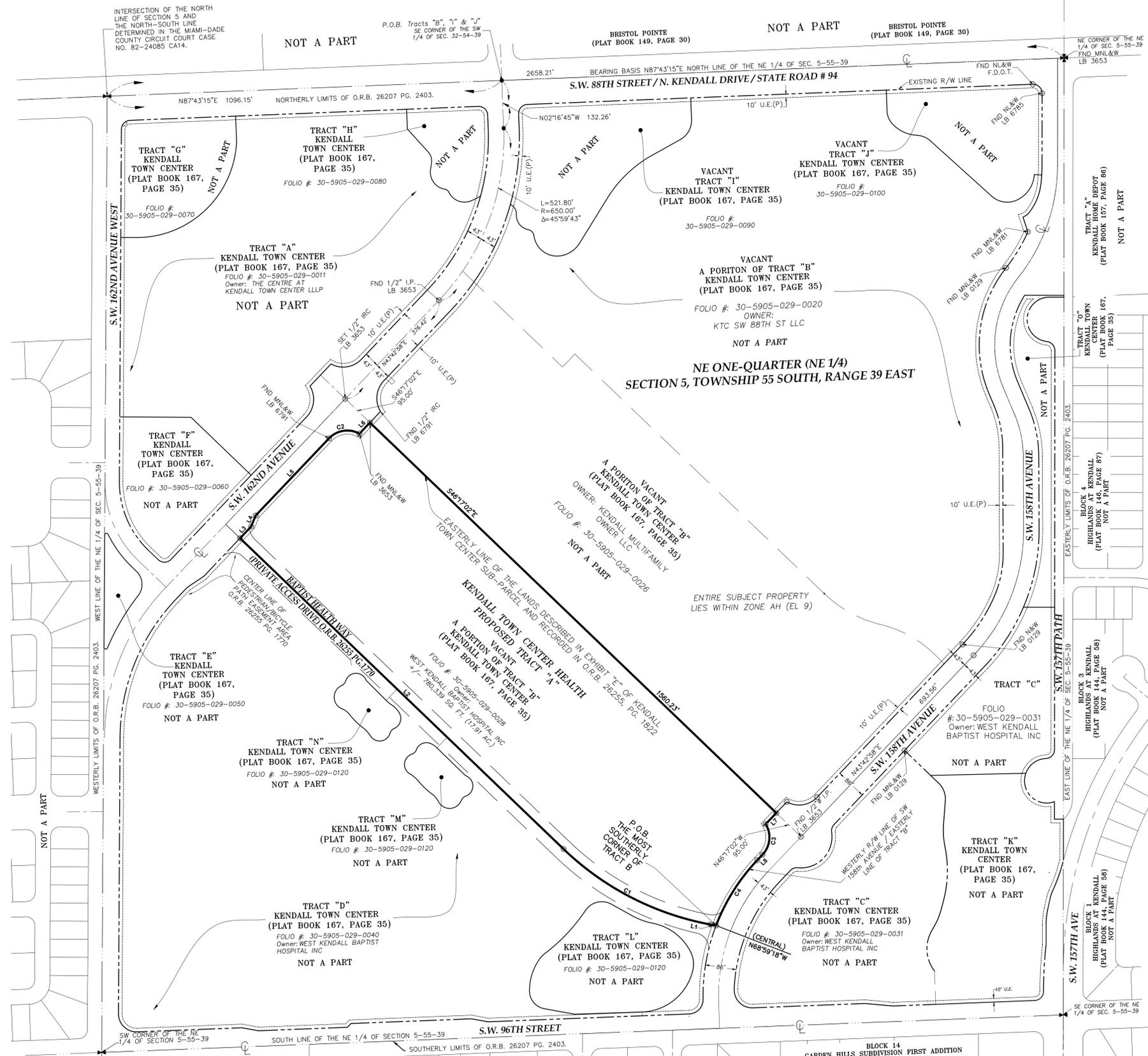
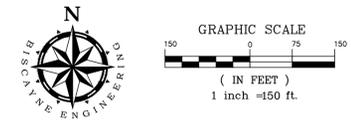
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

F:\SURVEY\PROJECTS\187000\187644 MIAMI-DADE COUNTY\RODSTEN-KENDALL TOWN CENTER HEALTH-PLATTING\2. CAD\12. DIMS\10-1-23-23.dwg [1] Jan 08, 2025 9:28am ASCMWT

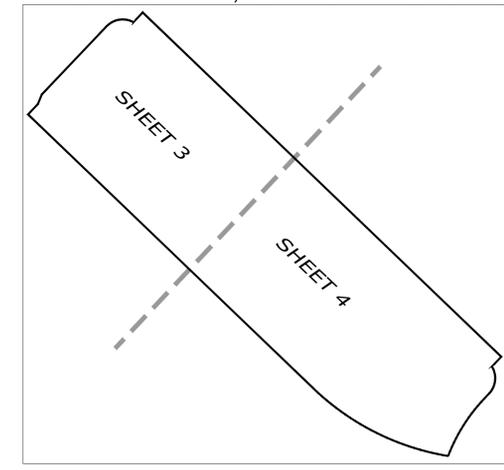
<p>BISCAYNE ENGINEERS • ENGINEERS • PLANNERS</p> <p>529 W. FLAGLER ST. MIAMI, FL 33130 TEL (305) 324-7671, FAX (305) 324-0609 449 NW 35TH ST, BOCA RATON, FL 33431 E-MAIL: INFO@BISCAYNEENGINEERING.COM WEB: WWW.BISCAYNEENGINEERING.COM</p> <p style="text-align: right;">• SINCE 1898 •</p>	<p style="text-align: center;">KENDALL TOWN CENTER HEALTH</p> <p>ORDER NO. 03-87643</p> <p>DESIGNED BY: WH/JM DRAWN BY: KTF CHECKED BY: WH/JM/JM</p> <p>DATE: 01/03/25 APPROVED BY: WH/JM</p> <p style="text-align: right;">3120-04</p>
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BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER HEALTH

A REPLAT OF A PORTION OF TRACT "B" KENDALL TOWN CENTER,
SECTION 5, TOWNSHIP 55 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA.



FOR TOPOGRAPHY, SEE SHEETS BELOW:



ABBREVIATIONS:

- B.E.C./BEC = BISCAYNE ENGINEERING COMPANY
- (C) = COMPUTED FROM FIELD MEASUREMENTS
- C&G = CURB AND GUTTER
- CL.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.C. = DEPRESSED CURB
- D.H. = DRILL HOLE
- E = EAST
- E = EASEMENT
- FND = FOUND
- FPL = FLORIDA POWER AND LIGHT COMPANY
- I.P. = IRON PIPE
- IRC = 5/8" REBAR AND CAP
- L = LENGTH (WHEN USED IN CURVE DATA)
- (M) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
- DR = DRAINAGE MANHOLE
- MHS = SANITARY MANHOLE
- MNL&W = MAG NAIL AND WASHER
- N&W = NAIL AND WASHER
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- O.R.B. = OFFICIAL RECORDS BOOK
- AS PER FLAT = AS PER FLAT
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CURVATURE
- R = RADIUS
- REC'D = RECORD
- R&C = 5/8" REBAR AND CAP
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SE = SOUTHEAST
- SW = SOUTHWEST
- TWP = TOWNSHIP
- UTP = UTILITY EASEMENT
- W = WEST
- M&L = MORE AND LESS
- CL = CENTER LINE
- D = DIAMETER
- Δ = DELTA, DEFLECTION ANGLE

LINE TYPES:

- CENTER LINE
- - - R/W LINE
- BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE

LEGEND:

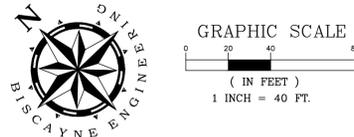
- MONUMENT
- ⊗ QUARTER SECTION
- ⊠ SECTION

Lines and Curves Table for TRACT "B"

Line#/ Curve #	Length (')	Bearing/ Delta	Radius (')	Line#/ Curve #	Length (')	Bearing/ Delta
C1	464.73	331°03'	800.00	L1	15.79	N79°34'05"W
C2	91.75	75°05'58"	70.00	L2	1,242.08	N46°17'02"W
C3	215.17	224°21'6"	543.00	L3	44.62	N43°42'58"E
C4	91.75	75°05'58"	70.00	L4	32.84	N22°17'12"E
				L5	294.81	N43°42'58"E
				L6	42.35	N43°42'58"E
				L7	42.35	S43°42'58"W
				L8	20.52	N43°42'58"E

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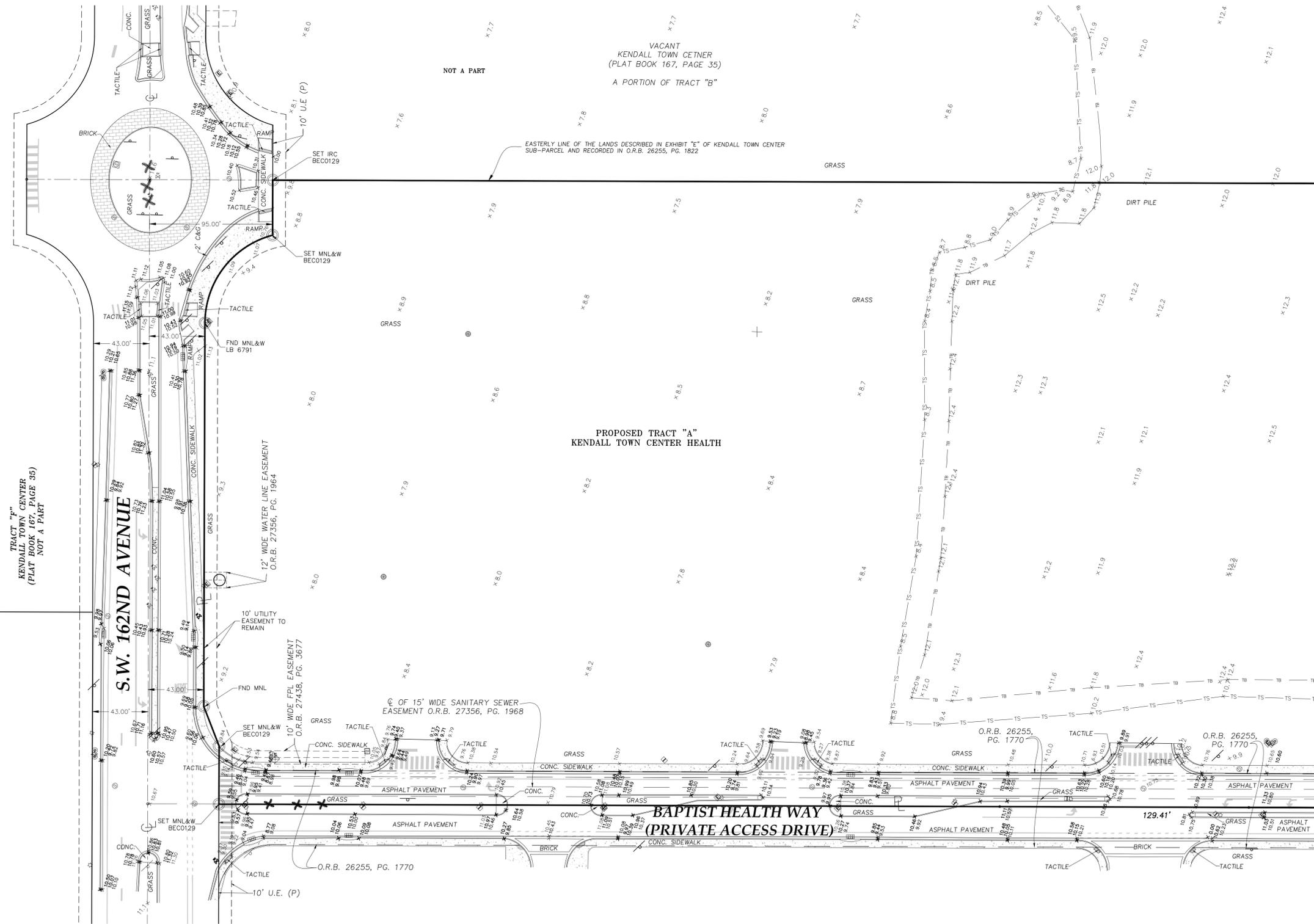
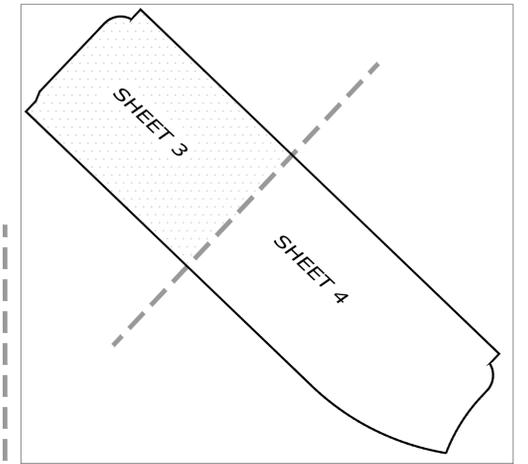
KENDALL TOWN CENTER HEALTH
 FOR: NAI MIAMI
 SCALE: AS SHOWN
 DATE: 01/03/25
 DESIGNED BY: WH
 DRAWN BY: KTF
 CHECKED BY: WH/AJR/JM
 APPROVED BY: WH/JM
 ORDER NO. 03-87643
 SHEET No. 2 of 4



BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF **KENDALL TOWN CENTER HEALTH**

A REPLAT OF A PORTION OF TRACT "B" KENDALL TOWN CENTER,
SECTION 5, TOWNSHIP 55 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA.

SITE MAP



LEGEND:

- GAS VALVE
- CATCH BASIN
- SIGN
- ELECTRIC BOX
- GUY WIRE
- WOOD POWER POLE
- POWER POLE
- LIGHT POLE
- WIRE PULL BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- STAND PIPE
- DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- SANITARY SEWER MANHOLE
- TREE
- PALM TREE
- POST
- BENCHMARK
- MONUMENT
- TRAFFIC MAST ARM
- IRRIGATION PUMP
- QUARTER SECTION
- SECTION

ABBREVIATIONS:

- | | |
|------------|--|
| B.E.C./BEC | = BISCAYNE ENGINEERING COMPANY |
| (C) | = COMPUTED FROM FIELD MEASUREMENTS |
| C&G | = CURB AND GUTTER |
| C.L.F. | = CHAIN LINK FENCE |
| CONC. | = CONCRETE |
| D.C. | = DEPRESSED CURB |
| D.H. | = DRILL HOLE |
| E | = EAST |
| ESMT | = EASEMENT |
| FND | = FOUND |
| FPL | = FLORIDA POWER AND LIGHT COMPANY |
| I.P. | = IRON PIPE |
| IRC | = 5/8" REBAR AND CAP |
| L | = LENGTH (WHEN USED IN CURVE DATA) |
| (M) | = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS |
| D.M. | = DRAINAGE MANHOLE |
| S.M. | = SANITARY MANHOLE |
| M&W | = MAC NAIL AND WASHER |
| N&W | = NAIL AND WASHER |
| N | = NORTH |
| NE | = NORTHEAST |
| NW | = NORTHWEST |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| (P) | = AS PER PLAT |
| P.G. | = PAGE |
| P.B. | = PLAT BOOK |
| P.O.B. | = POINT OF BEGINNING |
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| R | = RECORD |
| (R) | = RADIUS |
| R&C | = 5/8" REBAR AND CAP |
| RGE | = RANGE |
| R/W | = RIGHT-OF-WAY |
| S | = SOUTH |
| SE | = SOUTHEAST |
| SW | = NORTHWEST |
| TWP | = TOWNSHIP |
| TYP. | = TYPICAL |
| U.E. | = UTILITY EASEMENT |
| W | = WEST |
| W&L | = WIRE AND LESS |
| CL | = CENTER LINE |
| D | = DIAMETER |
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LINE TYPES:

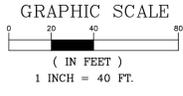
- CENTER LINE
- R/W LINE
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- TOP OF SLOPE
- TOP OF BANK

MATCH LINE SHEET 4

TRACT "F"
KENDALL TOWN CENTER
(PLAT BOOK 167, PAGE 35)
NOT A PART

<p>BISCAYNE ENGINEERS • ENGINEERS • PLANNERS</p> <p>MIAMI-DADE COUNTY 529 W. FLAGLER ST. MIAMI, FL 33130 TEL (305) 324-7671, FAX (305) 324-0909</p> <p>449 NW 35TH ST. BOCA RATON, FL 33431 TEL (561) 609-2329 E-MAIL: INFO@BISCAYNEENGINEERING.COM WEB: WWW.BISCAYNEENGINEERING.COM</p>	<p>ORDER No. _____</p> <p>DATE _____</p> <p>DESIGNED BY: WH</p> <p>DRAWN BY: KTF</p> <p>CHECKED BY: WH/AJR/JM</p> <p>APPROVED BY: WH/JM</p> <p>SCALE: AS SHOWN</p> <p>DATE: 01/03/25</p> <p>PROJECT: KENDALL TOWN CENTER HEALTH</p> <p>SHEET No. 3 of 4</p> <p>3120-04</p>
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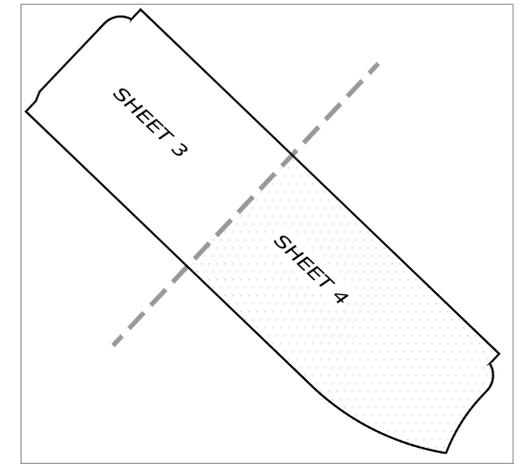
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BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF **KENDALL TOWN CENTER HEALTH**

A REPLAT OF A PORTION OF TRACT "B" KENDALL TOWN CENTER,
SECTION 5, TOWNSHIP 55 S, RANGE 39 E, MIAMI-DADE COUNTY, FLORIDA.

SITE MAP



MATCH LINE SHEET 3



LEGEND:

- GAS VALVE
- CATCH BASIN
- SIGN
- ELECTRIC BOX
- GUY WIRE
- WOOD POWER POLE
- POWER POLE
- LIGHT POLE
- WIRE PULL BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- STAND PIPE
- DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- SANITARY SEWER MANHOLE
- TREE
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- FND = FLORIDA POWER AND LIGHT COMPANY
- FPL = IRON PIPE
- IRC = 5/8" REBAR AND CAP
- L = LENGTH (WHEN USED IN CURVE DATA)
- (M) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
- MHO = DRAINAGE MANHOLE
- MHS = SANITARY MANHOLE
- MNL&W = M&W
- N&W = NAIL AND WASHER
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = AS PER PLAT
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- CENTER LINE
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- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- TOP OF SLOPE
- TOP OF BANK

ORDER #	DATE	F.B.#

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MIAMI-DADE
529 W. FLAGLER ST. MIAMI, FL 33130
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• SINCE 1898 •

KENDALL TOWN CENTER HEALTH

DESIGNED BY: WH/JM
DRAWN BY: KTF
CHECKED BY: WH/JM/JM

FOR: NAI MIAMI
SCALE: AS SHOWN
DATE: 01/03/25
APPROVED BY: WH/JM

3120-04
03-87643

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