

**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 Outparcels

2. Owner's Name: KTC SW 88th St., LLC A Florida Limited Liability Company Phone: 786-260-0405

Address: 9655 55 S.Dixie Highway Suite 300 City: Miami State: FL Zip Code: 33156

Owner's Email Address: jrodstein@naimiami.com

3. Surveyor's Name: Biscayne Engineering Company Phone: 305-324-7671

Address: 529 West Flagler Street City: Miami State: FL Zip Code: 33130

Surveyor's Email Address: ajrabionet@biscayneengineering.com

4. Folio No(s): 30-5905-029-0020 / 30-5905-029-0090 / 30-5905-029-0100 / \_\_\_\_\_

5. Legal Description of Parent Tract: See Exhibit A

6. Street boundaries: South of SW 88th St. between SW 162nd Ave. & SW 158th Ave.

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

8. Proposed use of Property: Shopping Center/Retail 86,000 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. 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.

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

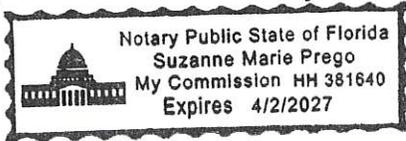
Signature of Owner: \_\_\_\_\_



(Print name & Title here): Josh Rodstein, Manager

BEFORE ME, personally appeared Josh Rodstein this 29<sup>th</sup> day of May, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 29<sup>th</sup> day of May, 2024 A.D.



Signature of Notary Public: \_\_\_\_\_



(Print, Type name here: \_\_\_\_\_)

(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.

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1. Name of Proposed Subdivision: Kendall Town Center Outparcels

2. Owner's Name: Kendall Town Center Association, Inc. Phone: 786-260-0405

Address: 9655 S. Dixie Highway, Suite 300 City: Miami State: FL Zip Code: 33156

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

3. Surveyor's Name: Biscayne Engineering Company Phone: 305-324-7671

Address: 529 West Flagler Street City: Miami State: FL Zip Code: 33130

Surveyor's Email Address: arabionet@atwell.com

4. Folio No(s): 30-5905-029-0020 / 30-5905-029-0090 / 30-5905-029-0100 / \_\_\_\_\_

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

6. Street boundaries: South of SW 88th St. between SW 162 Ave & SW 168th Ave

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

8. Proposed use of Property: Shopping Center/Retail 86,000 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. 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.

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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)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): Edward Schmidt, President

BEFORE ME, personally appeared Edward Schmidt this 1 day of December, 2025 A.D. and (he) acknowledged to and before me that (he) 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 1 day of December, 2025 A.D.



**Francheska Castano**  
Comm.: HH 483425  
Expires: Jan. 22, 2028  
Notary Public - State of Florida

(NOTARY SEAL)

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here): Francheska Castano

1/22/2028  
(Commission Expires)

HH483425  
(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**

A PORTION OF TRACTS "B", "I" AND "J" OF THE PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 5; THENCE SOUTH  $00^{\circ}02'53''$  WEST, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 5, A DISTANCE OF 97.58 FEET TO A POINT; THENCE NORTH  $89^{\circ}57'07''$  WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 61.00 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 158TH AVENUE AS SHOWN ON SAID PLAT OF KENDALL TOWN CENTER, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 158TH AVENUE, BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "B": (1) THENCE SOUTH  $00^{\circ}03'29''$  WEST, A DISTANCE OF 197.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF  $06^{\circ}37'58''$ , AND NG OF SOUTH  $03^{\circ}22'28''$  WEST; (2) THENCE SOUTHERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 52.87 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE WESTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 157.00 FEET, A CENTRAL ANGLE OF  $00^{\circ}41'45''$ , AND A CHORD BEARING OF SOUTH  $07^{\circ}02'20''$  WEST; (3) THENCE SOUTHERLY ALONG SAID CURVE, FOR AN ARC DISTANCE OF 1.91 FEET; THE FOLLOWING (10) COURSES TRAVERSE TRACT "B": (1) THENCE SOUTH  $87^{\circ}43'13''$  WEST, DEPARTING SAID RIGHT OF WAY LINE AND SAID EASTERLY LINE, A DISTANCE OF 284.90 FEET; (2) THENCE NORTH  $02^{\circ}16'47''$  WEST, PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 27.50 FEET; (3) THENCE SOUTH  $87^{\circ}43'13''$  WEST, PERPENDICULAR TO THE LAST LINE, A DISTANCE OF 675.00 FEET; (4) THENCE SOUTH  $02^{\circ}16'47''$  EAST, A DISTANCE OF 18.19 FEET TO A POINT OF NON-TANGENCY WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 159.96 FEET, A CENTRAL ANGLE OF  $45^{\circ}59'26''$  AND A CHORD BEARING OF SOUTH  $20^{\circ}42'57''$  WEST; (5) THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 128.40 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE SOUTH  $43^{\circ}42'40''$  WEST, ALONG SAID LINE, A DISTANCE OF 86.90 FEET; (7) THENCE NORTH  $46^{\circ}17'03''$  WEST A DISTANCE OF 37.70 FEET TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF  $66^{\circ}04'20''$  AND A CHORD BEARING OF NORTH  $79^{\circ}19'13''$  WEST; (8) THENCE WESTERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 242.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING FOR ITS ELEMENTS A RADIUS OF 210.01 FEET, A CENTRAL ANGLE OF  $44^{\circ}27'14''$  AND A CHORD BEARING OF SOUTH  $89^{\circ}52'14''$  WEST; (9) THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 162.93 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (10) THENCE NORTH

67°54'09" WEST A DISTANCE OF 25.27 FEET TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 693.00 FEET, A CENTRAL ANGLE OF 24°22'31" AND A CHORD BEARING OF NORTH 09°54'30" EAST, SAID CURVE BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF N.W. 162ND AVENUE AND THE WESTERLY LINE OF TRACTS "B" AND "I"; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE: (1) THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 294.82 FEET TO A POINT OF TANGENCY WITH A LINE; (2) THENCE NORTH 02°16'45" WEST, ALONG SAID LINE, A DISTANCE OF 38.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF NORTH 42°43'15" EAST; (3) THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY WITH A LINE; THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 88TH STREET (NORTH KENDALL DRIVE / STATE ROAD 94), BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACTS "B", "I" AND "J": (1) THENCE NORTH 87°43'15" EAST, A DISTANCE OF 1404.16 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°20'14"; (2) THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 40.29 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF S.W. 158TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER OUTPARCELS

A REPLAT OF A PORTION OF TRACTS "B", "I", AND "J", KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

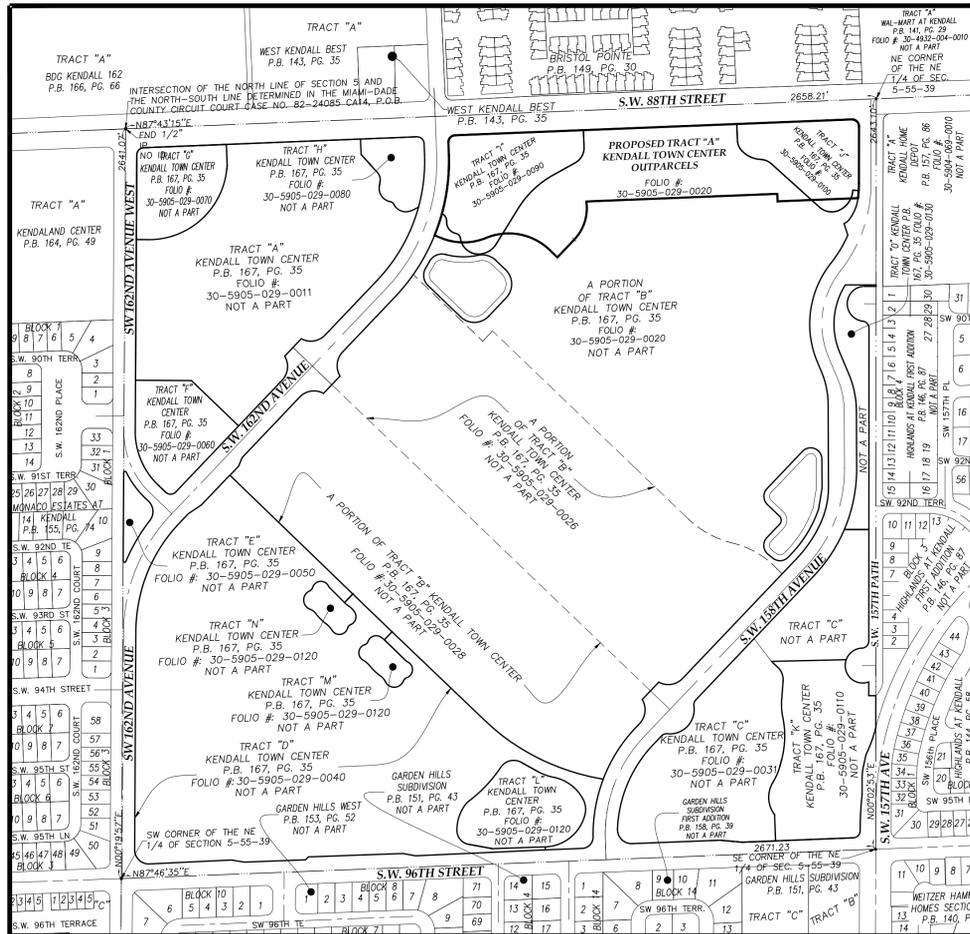
**LEGAL DESCRIPTION:**  
**PROPOSED KENDALL TOWN CENTER OUTPARCELS PLAT:**

A PORTION OF TRACTS "B", "I" AND "J" OF THE PLAT OF KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**SURVEYOR'S NOTES:**

- LEGAL DESCRIPTION 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 N87°43'15"E ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST.
- 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:
  - i) 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.
  - ii) 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: 120635, MAP REVISED: SEPTEMBER 11, 2009.
- 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.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENTS RESTRICTIONS WITHIN THE SURVEY LIMITS. NO INFORMATION REGARDING THIS WAS PROVIDED TO THE SURVEYOR.
- 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 ARE NOT SHOWN TO SCALE.
- 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.
- 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.
- 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.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF MIAMI-DADE COUNTY AND THE STATE OF FLORIDA.



**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:**

1. OWNER:
    - KTC SW 88 ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
    - ADDRESS: 9655 S DIXIE HIGHWAY, SUITE 300 MIAMI, FL 33156
  2. FOLIO NUMBERS/ADDRESS (THE SUBJECT PROPERTY CONSIST OF A PORTION OF THREE (3) PROPERTIES HAVING THE FOLLOWING FOLIO NUMBERS):
    - 30-5905-029-0020
    - 30-5905-029-0090
    - 30-5905-029-0100
  3. DEVELOPMENT INFORMATION PER ZONING HEARING Z2020000090:
    - PROPOSED TRACT "A" CONTAINING 433,129 SQUARE FEET (9.943 ACRES) MORE OR LESS.
    - 86,000 SQUARE FEET OF SHOPPING CENTER/RETAIL.
  4. ZONING NOTE: AS PER https://gisweb.miamidade.gov/landmanagement/ WEBSITE, THE SUBJECT PROPERTY IS ZONED BU-2. AS PER MIAMI-DADE COUNTY, FLORIDA, CODE OF ORDINANCES CHAPTER 33, ZONING ARTICLE XXV - BU-2, SPECIAL BUSINESS DISTRICT. THE PURPOSE OF THE BU-2, REGIONAL SHOPPING CENTER AND OFFICE PARK DISTRICT, IS TO PROVIDE FOR LARGE SCALE COMMERCIAL AND/OR OFFICE FACILITIES WHICH SERVICE THE NEEDS OF LARGE URBAN AREAS.
  5. 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: 120635, MAP REVISED: SEPTEMBER 11, 2009.
  6. PROPOSED NUMBER OF TRACTS: 1
  7. RIGHT-OF-WAY TO BE CLOSED: NO PUBLIC RIGHT-OF-WAY WILL BE CLOSED.
  8. RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT: 5127 SQUARE FEET (0.118 ACRES) MORE OR LESS.
  9. TOTAL GROSS AREA OF PLAT: 438,245 SQ. FT. (10.061 ACRES) MORE OR LESS.
  10. THE MIAMI-DADE COUNTY FLOOD CRITERIA IS 9.0 FEET NGVD29 AT THIS LOCATION, AS CONFIRMED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. THE CONVERSION FACTOR TO NAVD88 AT THIS LOCATION IS -1.56; NAVD88 = NGVD29 - 1.56; (9.0-1.56) = 7.44' NAVD88.
  11. 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.
- 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.
- TRACT A OF THE KENDALL TOWN CENTER - COMMERCIAL PLAT, TRACT A OF THE KENDALL TOWN CENTER - POD 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 SAID 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 1652 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 CHANGES 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 TRACTS "B", "I" AND "J" AS SHOWN ON THE "KENDALL TOWN CENTER - COMMERCIAL" PLAT, PROPOSED TRACT "B", "KENDALL TOWN CENTER - POD" PLAT, ALONG WITH EXISTING TRACTS "C", "H", "K", AND "O" OF THE "KENDALL TOWN CENTER PLAT" RECORDED IN PLAT BOOK 161, AT PAGE 35 ARE HEREBY RESERVED AS STORM WATER INCLUDING AND COMMON AREAS. THE STORM WATER MANAGEMENT AREAS WITHIN THE SURVEY TIE LINES RESERVE A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREAS AS STORAGE BASIS FOR STORM WATER DISCHARGE. THE COMMON AREA PORTIONS OF THE TRACTS ARE HEREBY RESERVED FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THE SUBDIVISION, "KENDALL TOWN CENTER - OUTPARCELS," "KENDALL TOWN CENTER - POD," "KENDALL TOWN CENTER - COMMERCIAL," "KENDALL TOWN CENTER - FIRE," "KENDALL TOWN CENTER APARTMENTS PLAT," AND TRACTS "A" AND "C" IN SAID "KENDALL TOWN CENTER PLAT," AND FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, PUBLIC UTILITIES AND DRAINAGE FACILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED PROPERTY OWNER'S ASSOCIATION.

**SURVEYOR'S CERTIFICATION:**

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.

THIS SURVEY ALSO WAS PREPARED UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING 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: 12-05-2025

SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP, SURVEYOR'S NOTES, TENTATIVE PLAT NOTES, AND SURVEYOR'S CERTIFICATE  
SEE PAGES 2 AND 3 FOR BOUNDARY INFORMATION, PROPERTY CORNERS INFORMATION, SYMBOLS LEGEND, ABBREVIATIONS, HATCH & LINE TYPES  
SEE PAGES 4 AND 5 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA

ALBERTO J. RABONET, PSM FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218  
STATE OF FLORIDA

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DATE: Feb 17, 2026 - 10:46am EST FILE: S:\SURVEY\PROJECTS\KENDALL\181816\KTC - OUTPARCELS - PLATTING SERVICES\DWG\181816 - OUTPARCELS - PLATTING SERVICES\DWG\181816 - OUTPARCELS - PLATTING SERVICES\1-PLAT 2--26--26.dwg

ORDER NO.		DATE		F.B.#		COMMENTS	
FOR: NAI MIAMI	DESIGNED BY: WH/AS	CHECKED BY: AJR/AS	DRAWN BY: AS	F.B./PG. N/A			
SCALE: AS SHOWN	DATE: 12-05-25	APPROVED BY: AJR	<b>BISCAYNE ENGINEERING COMPANY, INC.</b> Consulting Engineers Planners Surveyors				
KENDALL TOWN CENTER OUTPARCELS		529 WEST FLAGLER STREET MIAMI, FL 33130					
305-324-7671 E-MAIL: info@biscayneengineering.com		WEB SITE: www.biscayneengineering.com E-MAIL: info@biscayneengineering.com					
948-888-8888		PH: (305) 324-7671 FAX: (305) 324-0869					
1 of 5		SHEET NO. <b>03-87876</b>					

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER OUTPARCELS

A REPLAT OF A PORTION OF TRACTS "B", "I", AND "J", KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

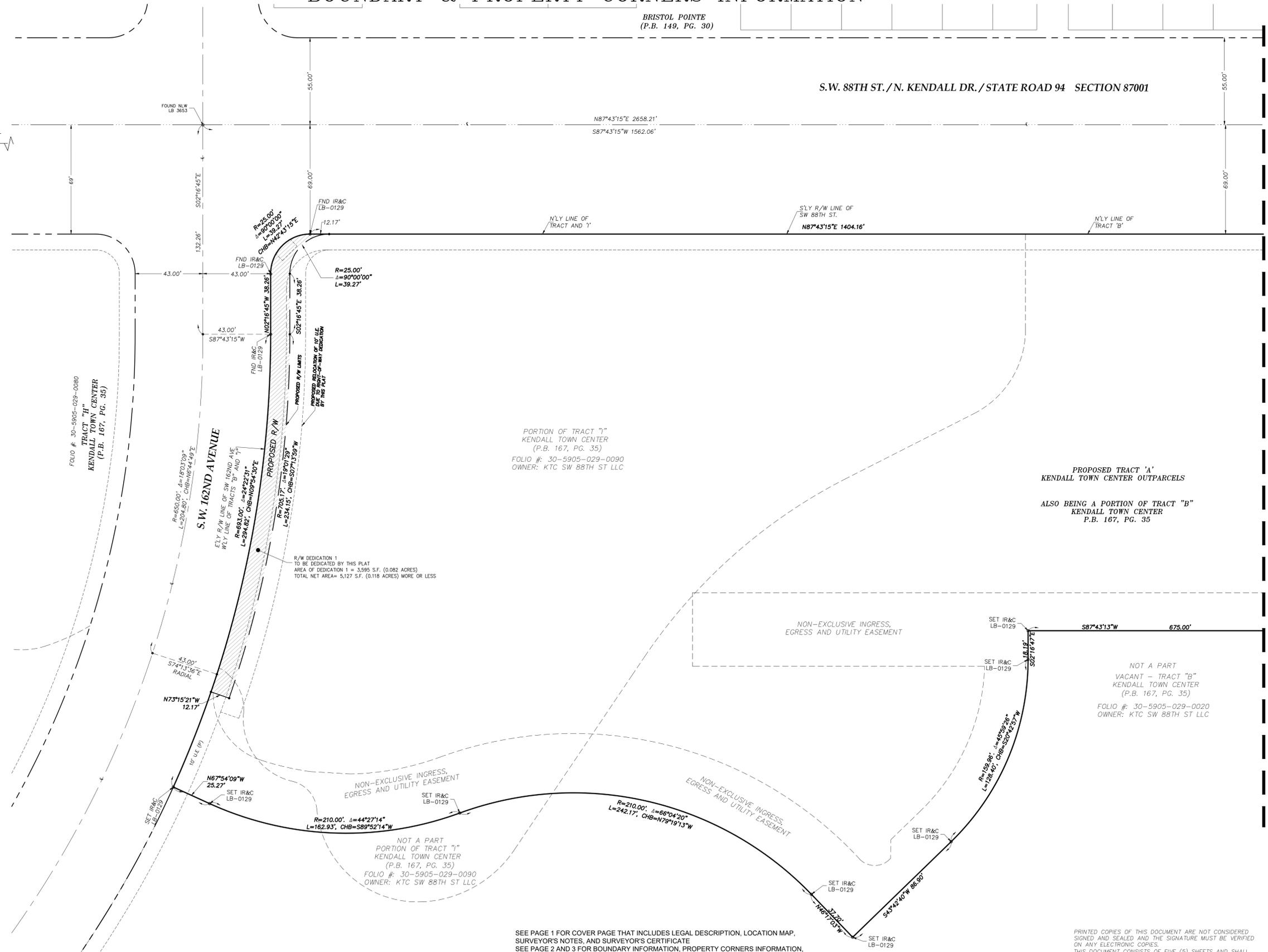
## BOUNDARY & PROPERTY CORNERS INFORMATION



BRISTOL POINTE  
(P.B. 149, PG. 30)

S.W. 88TH ST./N. KENDALL DR./STATE ROAD 94 SECTION 87001

INTERSECTION OF THE NORTH LINE OF  
SECTION 5, AND THE NORTH-SOUTH LINE  
DETERMINED BY THE MIAMI-DADE COUNTY  
CIRCUIT COURT CASE NO. 82-24665 CAH.  
S.W. 162ND AVENUE WEST  
WEST LINE OF THE NE 1/4 OF SEC. 5-55-39



- LEGEND**
- MONUMENT
  - SECTION CORNER
- LINE TYPES**
- CENTER LINE
  - R/W LINE
  - BOUNDARY LINE
  - SECTION LINE
  - EASEMENT

- ABBREVIATIONS:**
- AVE = AVENUE
  - B.E.C. = BISCAYNE ENGINEERING COMPANY
  - BEC = BISCAYNE ENGINEERING COMPANY
  - CHB = CHORD BEARING
  - CO. = COMPANY
  - ELY = EASTERLY
  - FND = FOUND
  - FL = FLORIDA
  - FT. = FOOT
  - IR&C = 5/8" IRON ROD AND CAP
  - LB = LENGTH (WHEN USED IN CURVE DATA)
  - LN&W = LICENSED BUSINESS
  - M&W = MAG NAIL & WASHER
  - N'LY = NORTHERLY
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PL = PLAT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SEC. = SECTION
  - SF = SQUARE FEET
  - S'LY = SOUTHERLY
  - ST. = STREET
  - U.E. = UTILITY EASEMENT
  - W'LY = WESTERLY
  - ± = MORE AND LESS
  - ± = CENTER LINE
  - Ø = DIAMETER

DATE: Feb 17, 2026 - 10:48am EST FILE: F:\SURVEY\PROJECTS\87001\87001-KTC- OUTPARCELS - PLATING SERVICES\DWG\87876- OUTPARCELS 1-PLAT 2-36-24.dwg

MATCHLINE - SEE SHEET 3

PORTION OF TRACT "I"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO #: 30-5905-029-0090  
OWNER: KTC SW 88TH ST LLC

PROPOSED TRACT 'A'  
KENDALL TOWN CENTER OUTPARCELS  
ALSO BEING A PORTION OF TRACT "B"  
KENDALL TOWN CENTER  
P.B. 167, PG. 35  
FOLIO #: 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO #: 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP,  
SURVEYOR'S NOTES, AND SURVEYOR'S CERTIFICATE  
SEE PAGE 2 AND 3 FOR BOUNDARY INFORMATION, PROPERTY CORNERS INFORMATION,  
SYMBOLS LEGEND, ABBREVIATIONS, HATCH & LINE TYPES  
SEE PAGES 4 AND 5 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA

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ORDER No. **03-87876**

FOR: **NAI MIAMI**

SCALE: AS SHOWN DESIGNED BY: WH/AS DRAWN BY: AS CHECKED BY: AJR/AS

DATE: 12-05-25 APPROVED BY: AJR F.B./PG. N/A

**KENDALL TOWN CENTER OUTPARCELS**

**BISCAYNE ENGINEERING COMPANY, INC.**  
Consulting Engineers Planners Surveyors

529 WEST FLAGLER STREET  
MIAMI, FL 33130  
PH: (305) 324-7671  
FAX: (305) 324-0809  
WEB SITE: www.biscayneengineering.com  
E-MAIL: info@biscayneengineering.com

SHEET No. **2 of 5**

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER OUTPARCELS

A REPLAT OF A PORTION OF TRACTS "B", "I", AND "J", KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

## BOUNDARY & PROPERTY CORNERS INFORMATION

BRISTOL POINTE  
(PLAT BOOK 149, PAGE 30)



S.W. 88TH ST./N. KENDALL DR./STATE ROAD 94 SECTION 87001

MATCHLINE - SEE SHEET 2

PROPOSED TRACT 'A'  
KENDALL TOWN CENTER OUTPARCELS

ALSO BEING A PORTION OF TRACT "B"  
KENDALL TOWN CENTER  
P.B. 167, PG. 35

NON-EXCLUSIVE INGRESS,  
EGRESS AND UTILITY EASEMENT

NON-EXCLUSIVE INGRESS,  
EGRESS AND UTILITY EASEMENT

NON-EXCLUSIVE INGRESS,  
EGRESS AND UTILITY EASEMENT

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO #: 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO #: 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

PORTION OF TRACT "J"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO #: 30-5905-029-0100  
OWNER: KTC SW 88TH ST LLC

TO BE DEDICATED BY THIS PLAT  
AREA OF DEDICATION 3 = 283 (0.006 ACRES) MORE OR LESS  
TOTAL NET AREA = 5,127 S.F. (0.118 ACRES) MORE OR LESS

PROPOSED RELOCATION OF 10' U.E. DUE TO  
RIGHT-OF-WAY DEDICATION  
BY THIS PLAT

PROPOSED R/W LIMITS

PROPOSED RELOCATION OF 10' U.E. DUE TO  
RIGHT-OF-WAY DEDICATION  
BY THIS PLAT

N87°43'15"E 2658.21'  
S87°43'15"W 1562.06'

S'LY R/W LINE OF  
SW 88TH ST.  
N87°43'15"E 1404.16'

R=40.00'  
Δ=32°59'10"  
L=23.03'

N87°47'40"E 83.42'  
10' U.E.(P)

R=40.87'  
Δ=21°33'48"  
L=15.38'

R=37.50'  
Δ=87°08'15"  
L=57.01'

R=25.00'  
Δ=92°20'14"  
L=40.29'

R=457.00'  
Δ=8°37'58"  
L=52.90', CHB=50°22'28"W

R=157.00'  
Δ=00°41'45"  
L=1.91', CHB=50°02'20"W

R=500.00'  
Δ=6°52'19"  
L=59.97', CHB=50°02'20"W

P.O.C.  
N.E. CORNER OF THE N.E. 1/4  
OF SEC. 5-55-39

S87°43'15"W 16.00'

S87°43'15"W 97.58'

SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP, SURVEYOR'S NOTES, AND SURVEYOR'S CERTIFICATE  
SEE PAGE 2 AND 3 FOR BOUNDARY INFORMATION, PROPERTY CORNERS INFORMATION, SYMBOLS LEGEND, ABBREVIATIONS, HATCH & LINE  
TYPES  
SEE PAGES 4 AND 5 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA

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DATE: Feb 17, 2026 - 10:49am EST FILE: F:\SURVEY\PROJECTS\87001\87001-OUTPARCELS-PLATING SERVICES\DWG\87001-OUTPARCELS 1-PLAT 2-26-24.dwg

ORDER # DATE F.B.#

BISCAYNE ENGINEERING COMPANY, INC.  
Consulting Engineers Planners Surveyors

FOR: NAI MIAMI  
SCALE: AS SHOWN  
DATE: 12-05-25  
DESIGNED BY: WH/AS  
DRAWN BY: AS  
APPROVED BY: AJR  
CHECKED BY: AJR/AS  
F.B./PG. N/A

ORDER No.  
30-87876  
SHEET No.  
3 of 5

DC-6702

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER OUTPARCELS

A REPLAT OF A PORTION OF TRACTS "B", "I", AND "J", KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

## TOPOGRAPHIC INFORMATION



### LEGEND

- GAS VALVE
- CATCH BASIN
- SIGN
- ELECTRIC BOX
- LIGHT POLE
- WIRE PULL BOX
- ELECTRIC TRANSFORMER
- DRAINAGE MANHOLE
- TREE
- POST
- MONUMENT
- TRAFFIC MAST ARM
- TRASH CAN
- PEDESTRIAN SIGN
- SEWER VALVE
- BENCH
- PALM TREE
- TRASH BIN

### ABBREVIATIONS:

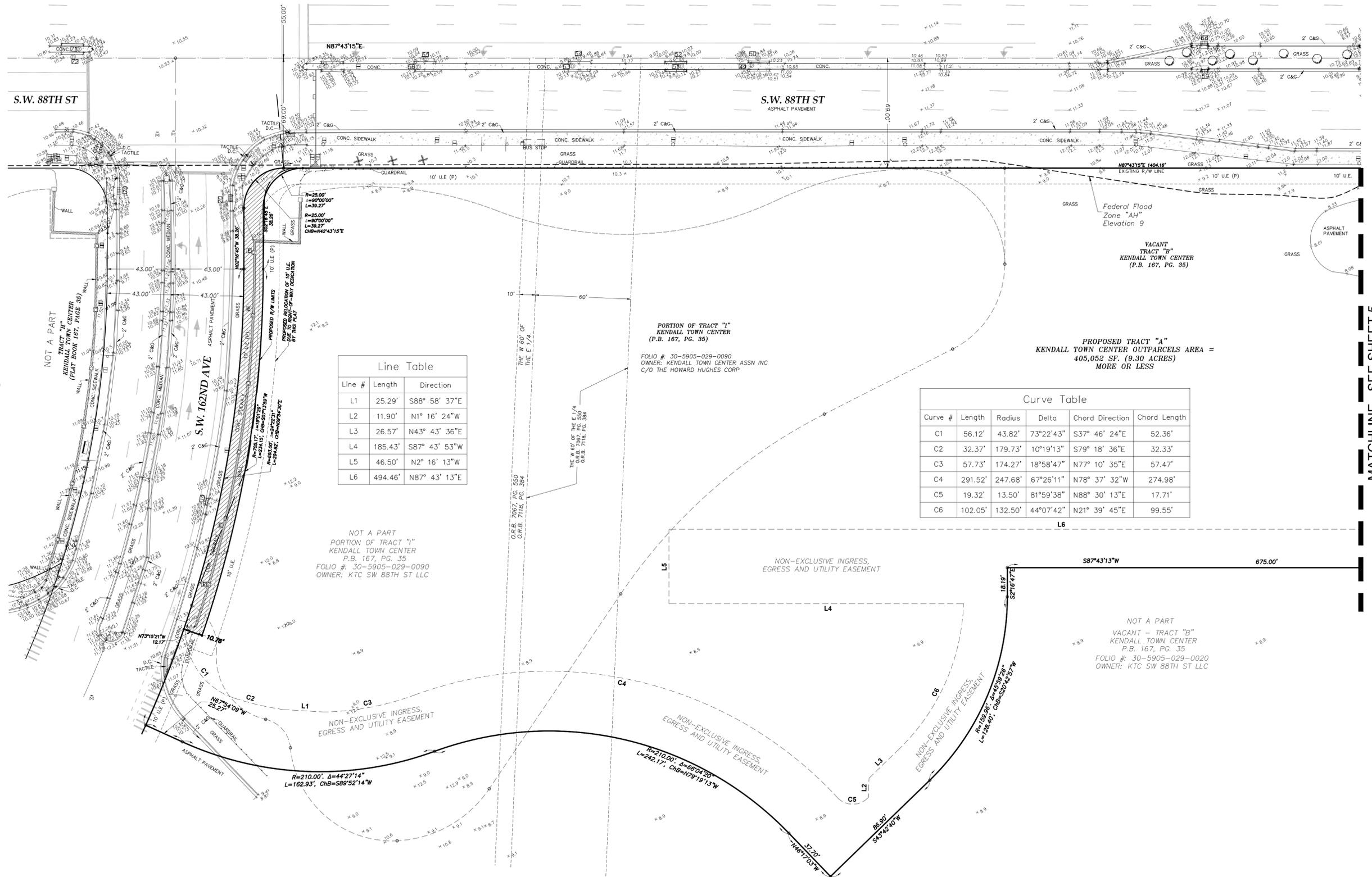
- AVE = AVENUE
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- BEC = BISCAYNE ENGINEERING COMPANY
- CO = COMPANY
- C&G = CURB AND GUTTER
- CHB = CHORD BEARING
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.C. = DEEPRESSED CURB
- FND = FOUND
- FL = FLORIDA
- FT = FOOT
- IR&C = 5/8" IRON ROD AND CAP
- L = LENGTH (WHEN USED IN CURVE DATA)
- LB = LICENSED BUSINESS
- NAVd-88 = NORTH AMERICAN VERTICAL DATUM 1988
- NAVd-29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- (P) = PER PLAT
- P.O.B. = POINT OF BEGINNING
- P.O.A. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- S.P. = STATE ROAD
- U.E. = UTILITY EASEMENT
- M&L = MORE AND LESS
- C.L. = CENTER LINE
- Δ = DELTA, DEFLECTION ANGLE
- ∅ = DIAMETER

### HATCH TYPES

CONCRETE

### LINE TYPES

- CENTER LINE
- R/W LINE
- 0.5' CURB
- BOUNDARY LINE
- SECTION LINE
- EASEMENT
- GUARD RAIL



Line #	Length	Direction
L1	25.29'	S88° 58' 37"E
L2	11.90'	N1° 16' 24"W
L3	26.57'	N43° 43' 36"E
L4	185.43'	S87° 43' 53"W
L5	46.50'	N2° 16' 13"W
L6	494.46'	N87° 43' 13"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.12'	43.82'	73°22'43"	S37° 46' 24"E	52.36'
C2	32.37'	179.73'	10°19'13"	S79° 18' 36"E	32.33'
C3	57.73'	174.27'	18°58'47"	N77° 10' 35"E	57.47'
C4	291.52'	247.68'	67°26'11"	N78° 37' 32"W	274.98'
C5	19.32'	13.50'	81°59'38"	N88° 30' 13"E	17.71'
C6	102.05'	132.50'	44°07'42"	N21° 39' 45"E	99.55'

NOT A PART  
PORTION OF TRACT "I"  
KENDALL TOWN CENTER  
P.B. 167, PG. 35  
FOLIO #: 30-5905-029-0090  
OWNER: KTC SW 88TH ST LLC

PORTION OF TRACT "I"  
KENDALL TOWN CENTER  
P.B. 167, PG. 35  
FOLIO #: 30-5905-029-0090  
OWNER: KENDALL TOWN CENTER ASSN INC  
C/O THE HOWARD HUGHES CORP

PROPOSED TRACT "A"  
KENDALL TOWN CENTER OUTPARCELS AREA =  
405,052 SF. (9.30 ACRES)  
MORE OR LESS

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
P.B. 167, PG. 35  
FOLIO #: 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP, SURVEYOR'S NOTES, AND SURVEYOR'S CERTIFICATE  
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SEE PAGES 4 AND 5 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA

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DATE: Feb. 18, 2026 - 10:54am EST FILE: F:\SURVEY\PROJECTS\187000\187016\KTC-OUTPARCELS-PLAT 2-26-26.dwg

MATCHLINE - SEE SHEET 5

ORDER # DATE F.B.#

BISCAYNE ENGINEERING COMPANY, INC.  
Consulting Engineers Planners Surveyors  
529 WEST FLAHLER STREET  
MIAMI, FL 33150  
PH: (305) 324-7671  
FAX: (305) 324-0869  
WEB SITE: www.biscayneengineering.com  
E-MAIL: info@biscayneengineering.com

KENDALL TOWN CENTER OUTPARCELS  
FOR: NAI MIAMI  
SCALE: AS SHOWN  
DATE: 12-05-25  
DESIGNED BY: WH/AS  
DRAWN BY: AS  
APPROVED BY: AJR  
CHECKED BY: AJR/AS  
F.B./PG. N/A

ORDER No.  
03-87876  
SHEET No.  
4 of 5

GRAPHIC SCALE



# BOUNDARY AND TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF KENDALL TOWN CENTER OUTPARCELS

A REPLAT OF A PORTION OF TRACTS "B", "I", AND "J", KENDALL TOWN CENTER, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 167, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

## TOPOGRAPHIC INFORMATION



- LEGEND**
- GAS VALVE
  - CATCH BASIN
  - SIGN
  - ELECTRIC BOX
  - LIGHT POLE
  - WIRE PULL BOX
  - ELECTRIC TRANSFORMER
  - DRAINAGE MANHOLE
  - TREE
  - POST
  - MONUMENT
  - TRAFFIC MAST ARM
  - TRASH CAN
  - PEDESTRIAN SIGN
  - SEWER VALVE
  - BENCH
  - PALM TREE
  - TRASH BIN

**HATCH TYPES**



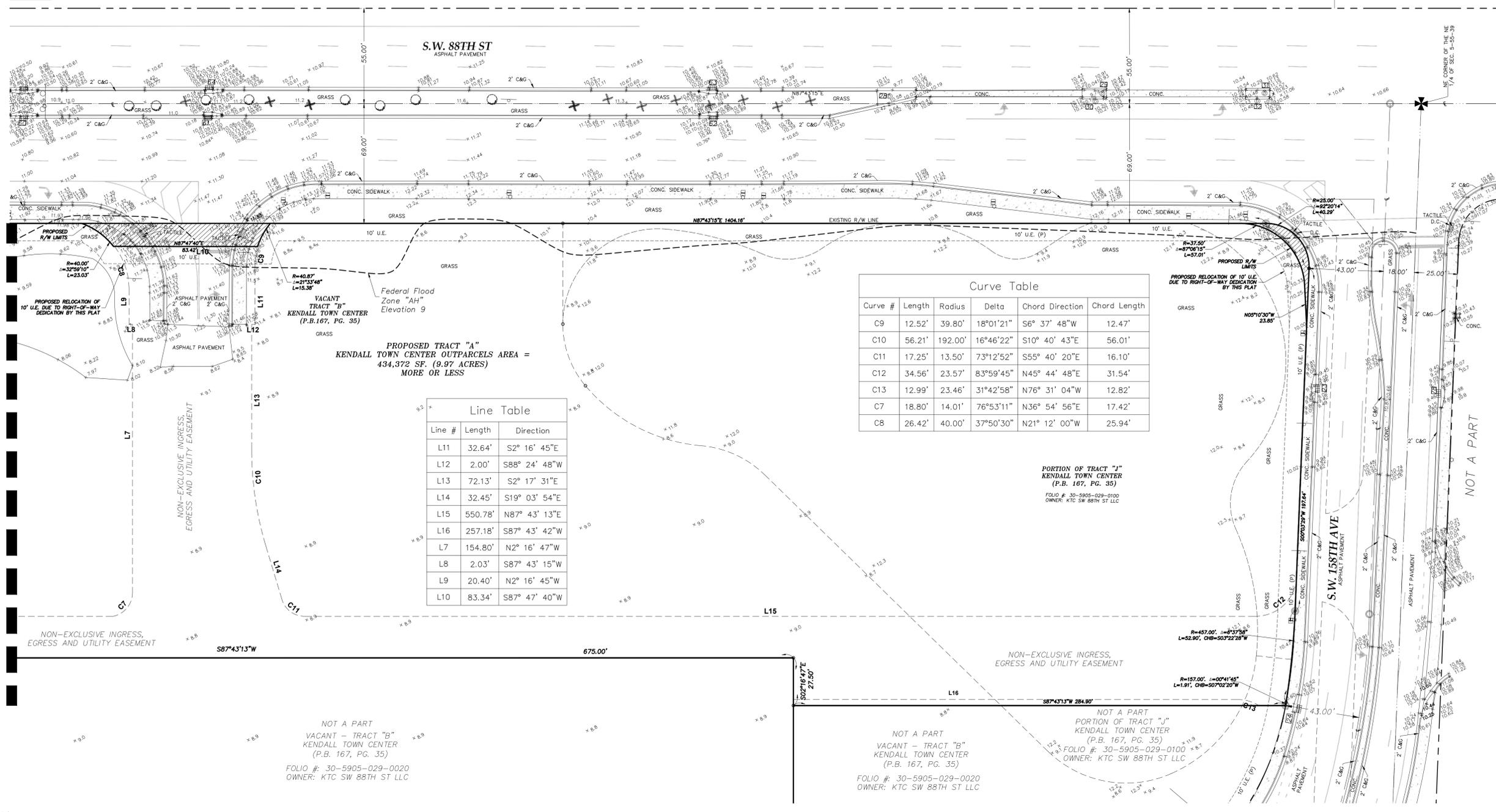
**LINE TYPES**

- CENTER LINE
- R/W LINE
- 0.5' CURB
- BOUNDARY LINE
- EASEMENT
- SECTION LINE
- GUARD RAIL

**ABBREVIATIONS:**

- AVE = AVENUE
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- BEC = BISCAYNE ENGINEERING COMPANY
- CHB = CHORD BEARING
- CO = COMPANY
- C&G = CURB AND GUTTER
- CLL = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.C. = DEPRESSED CURB
- FND = FOUND
- FL = FLORIDA
- FT = FOOT
- IR&C = 5/8" IRON ROD AND CAP
- L = LENGTH (WHEN USED IN CURVE DATA)
- LB = LICENSED BUSINESS
- NAVD-88 = NORTH AMERICAN VERTICAL DATUM 1988
- NGVD-29 = NATIONAL GEODETIC VERTICAL DATUM 1929
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- (P) = PER PLAT
- PAGE = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.A. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- SF = SQUARE FEET
- S.R. = STATE ROAD
- U.E. = UTILITY EASEMENT
- ± = MORE AND LESS
- ± = CENTER LINE
- ± = DELTA, DEFLECTION ANGLE
- ± = DIAMETER

MATCHLINE - SEE SHEET 4



**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	12.52'	39.80'	18°01'21"	S6° 37' 48"W	12.47'
C10	56.21'	192.00'	16°46'22"	S10° 40' 43"E	56.01'
C11	17.25'	13.50'	73°12'52"	S55° 40' 20"E	16.10'
C12	34.56'	23.57'	83°59'45"	N45° 44' 48"E	31.54'
C13	12.99'	23.46'	31°42'58"	N76° 31' 04"W	12.82'
C7	18.80'	14.01'	76°53'11"	N36° 54' 56"E	17.42'
C8	26.42'	40.00'	37°50'30"	N21° 12' 00"W	25.94'

**Line Table**

Line #	Length	Direction
L11	32.64'	S2° 16' 45"E
L12	2.00'	S88° 24' 48"W
L13	72.13'	S2° 17' 31"E
L14	32.45'	S19° 03' 54"E
L15	550.78'	N87° 43' 13"E
L16	257.18'	S87° 43' 42"W
L7	154.80'	N2° 16' 47"W
L8	2.03'	S87° 43' 15"W
L9	20.40'	N2° 16' 45"W
L10	83.34'	S87° 47' 40"W

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO # 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

NOT A PART  
VACANT - TRACT "B"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO # 30-5905-029-0020  
OWNER: KTC SW 88TH ST LLC

PORTION OF TRACT "J"  
KENDALL TOWN CENTER  
(P.B. 167, PG. 35)  
FOLIO # 30-5905-029-0100  
OWNER: KTC SW 88TH ST LLC

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SEE PAGE 1 FOR COVER PAGE THAT INCLUDES LEGAL DESCRIPTION, LOCATION MAP, SURVEYOR'S NOTES, AND SURVEYOR'S CERTIFICATE  
SEE PAGE 2 AND 3 FOR BOUNDARY INFORMATION, PROPERTY CORNERS INFORMATION, SYMBOLS LEGEND, ABBREVIATIONS, HATCH & LINE TYPES  
SEE PAGES 4 AND 5 FOR GROUND ELEVATIONS AND FOR RIGHT OF WAY TOPOGRAPHIC DATA