

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 : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: PINECREST Sec.: 1 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CRIMSON EGRET SUBDIVISION

2. Owner's Name: Keys Barefoot Beach, LLC Phone: (305) 416-6810

Address: 1000 Brickell Avenue, Suite 300 City: Miami State: Florida Zip Code: 33131

Owner's Email Address: mgallinar@agilaw.com

3. Surveyor's Name: Campanile & Associates, Inc. Phone: (305) 971-1988

Address: 6420 Mahi Drive City: Coral Gables State: Florida Zip Code: 33158

Surveyor's Email Address: lou@campanile.net

4. Folio No(s): 20-5001-000-0160 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: Between SW 60th Court & SW 61st Court, North of SW 96th Street

7. Present Zoning: EU-1 Zoning Hearing No.: N/A

8. Proposed use of Property:

Single Family Res.(3 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.

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

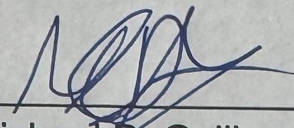
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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.

Keys Barefoot Beach, LLC

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

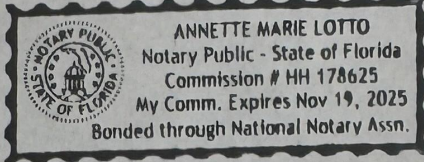
SS:

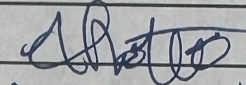
Signature of Owner: 

(Print name & Title here): Michael D. Gallinar, Manager

BEFORE ME, personally appeared Michael D. Gallinar this 6th day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of October, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Annette Lotto)

(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.

LEGAL DESCRIPTION

FROM THE NORTHWEST CORNER OF THE SE 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY SIDELINE OF S.W. 61 COURT, FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID NORTHERLY LINE OF S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.24 FEET TO A POINT; THENCE RUN WESTERLY A DISTANCE OF 175 FEET TO A POINT ON THE EASTERLY SIDELINE OF SAID S.W. 61 COURT, WHICH POINT IS 305.10 FEET SOUTH OF THE POB; THENCE RUN NORTHERLY ALONG THE EASTERLY SIDELINE OF S.W. 61 COURT WHICH SIDELINE IS PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 175 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 AND PARALLEL TO THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 TO A POINT LOCATED ON THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 218.22 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Juan Carlos Cura, Esq.
Attorney at Law
Nelson Slosbergas, P.A.
1110 Brickell Avenue Suite 310
Miami, FL 33131

After Recording Return to:

ADAMS GALLINAR, P.A.
1000 Brickell Avenue, Suite 300
Miami, Florida 33131

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25 day of **March, 2020** between **John David Linder, a married man joined by his wife Sarah Elizabeth Linder** whose post office address is **5825 SW 91 St, Miami, FL 33156**, grantor, and **Keys Barefoot Beach, LLC, a Florida limited liability company** whose post office address is **1000 Brickell Ave, Suite 300, Miami, FL 33131**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

From the Northwest corner of the SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 1, Township 55 South, Range 40 East, run easterly along the Northerly line of said SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, a distance of 25 feet for a Point of Beginning, said Point of Beginning being on the Easterly sideline of S.W. 61 Court, FROM said Point of Beginning continue Easterly along said Northerly line of SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, a distance of 175 feet to a point; thence RUN Southerly along a line parallel to the Westerly line of said SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, a distance of 305.24 feet to a point; thence RUN Westerly a distance of 175 feet to a point on the Easterly sideline of S.W. 61 court, Which point is 305.10 feet South of the POB; thence RUN Northerly along the Easterly sideline of said S.W. 61 Court which sideline is parallel to and 25 feet. Easterly of the westerly line of said SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4 of Section 1, a distance of 305.10 feet to the point of Beginning.

Parcel Identification Number: 20-5001-000-0160

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intending to impose or reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William Dickhaus
Witness Name: WILLIAM DICK HAUS

John David Linder
John David Linder

Jorge See
Witness Name: JORGE SEE, Notary Public

Sarah Elizabeth Linder
Sarah Elizabeth Linder

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of March, 2020 by John David Linder and Sarah Elizabeth Linder who ☐ are personally known or ☒ have produced driver's license as identification.

[Notary Seal]

Jorge See
Notary Public

Printed Name: JORGE SEE

My Commission Expires: 12/26/21



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Owner's Email Address: mgallinar@agilaw.com

3. Surveyor's Name: Campanile & Associates, Inc. Phone: (305) 971-1988

Address: 6420 Mahi Drive City: Coral Gables State: Florida Zip Code: 33158

Surveyor's Email Address: lou@campanile.net

4. Folio No(s): 20-5001-000-0180 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: Between SW 60th Court & SW 61st Court, North of SW 96th Street

7. Present Zoning: EU-1 Zoning Hearing No.: N/A

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Single Family Res.(3 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 _____)

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Mr. Mar's Corner LLC

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

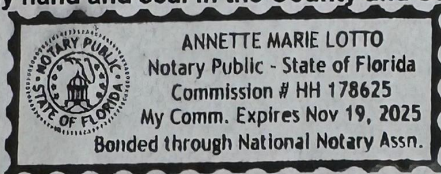
SS:

Signature of Owner: _____

(Print name & Title here): Michael D. Gallinar, Manager

BEFORE ME, personally appeared Michael D. Gallinar this 6th day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 6th day of October, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: Annette Lotto)

(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.

LEGAL DESCRIPTION

FROM THE NORTHWEST CORNER OF THE SE 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY SIDELINE OF S.W. 61 COURT, FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID NORTHERLY LINE OF S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.24 FEET TO A POINT; THENCE RUN WESTERLY A DISTANCE OF 175 FEET TO A POINT ON THE EASTERLY SIDELINE OF SAID S.W. 61 COURT, WHICH POINT IS 305.10 FEET SOUTH OF THE POB; THENCE RUN NORTHERLY ALONG THE EASTERLY SIDELINE OF S.W. 61 COURT WHICH SIDELINE IS PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING.

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AND

LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Instrument Prepared by:
Corey E. Hoffman, P.A.
3250 Mary St., Suite 303
Coconut Grove, FL 33133
File No: 34084 Stark.Richard

Return to:
Adams Gallinar, P.A.
1000 Brickell Avenue, Suite 300
Miami, FL 33131
Phone: 305-416-6800

Folio No 20-5001-000-0180

This section for recording only

WARRANTY DEED

THIS WARRANTY DEED made the 31 day of August, 2017 by **Richard Stark and Julia Louise Stark, husband and wife**, whose post office address is 9401 SW 61st Court, Pinecrest, FL 33156 hereinafter collectively called "grantor", to **Mr. Mav's Corner LLC, a Florida limited liability company**, whose post office address is 9515 SW 60th Court, Miami, FL 33156 hereinafter called "grantee":

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, its successors and assigns, all that certain land situated in **Miami-Dade County, Florida**, to wit:

Commence at the Northwest corner of the SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 1, Township 55 South, Range 40 East; thence Easterly along the Northerly line of the SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 1, a distance of 25 feet to a point; thence Southerly parallel to the Westerly line of said SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 1, a distance of 305.10 feet to the POINT OF BEGINNING; thence Easterly a distance of 175 feet to a point; thence Southerly parallel to the Westerly line of the SE 1/4 of the NW 1/4 of the SW 1/4 of the NE 1/4 and parallel to the Westerly line of the NE 1/4 of the SW 1/4 of the NE 1/4 to a point located on the Northerly line of the South 143 feet of the NE 1/4 of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 1; thence Westerly along the Northerly line of the South 143 feet of the NE 1/4 of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 1, a distance of 175 feet to a point; thence Northerly parallel to and 25 feet Easterly of the Westerly line of the NE 1/4 of the SW 1/4 of the SW 1/4 of the NE 1/4 of said Section 1 and the Northerly extension thereof, a distance of 218.22 feet to the POINT OF BEGINNING.

a/k/a 9401 SW 61st Court, Pinecrest, FL 33156

Subject to easements, restrictions, reservations, and limitations of record, if any, but this shall not serve to reimpose same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good rights and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Corey E. Hoffman
Witness Signature AS TO BOTH

Corey E. Hoffman
Witness Print

Christina Edwards
Witness Signature AS TO BOTH

Christina Edwards
Witness Print

Richard Stark

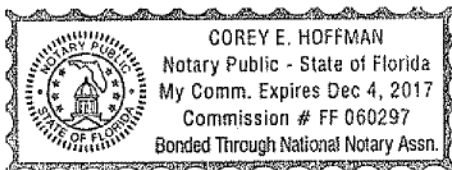
Julia Louise Stark

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 31 day of August, 2017, by **Richard Stark and Julia Louise Stark**. They are personally known to me or have presented Fl. D. Lic for identification purposes.

[Notary Seal]

Corey E. Hoffman
Notary Public



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Address: 9515 SW 60th Court City: Pinecrest State: Florida Zip Code: 33156

Owner's Email Address: leslie@lesliemillersaiontz.com

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Single Family Res.(3 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.

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): Leslie Miller Saiontz, Member

BEFORE ME, personally appeared Leslie Miller Saiontz this 1 day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and the Great Seal of the State of Florida this 1 day of October, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here): Karen Jones

(NOTARY SEAL)

1/20/28
(Commission Expires)

HH 478013
(Commission Number)

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

LEGAL DESCRIPTION

FROM THE NORTHWEST CORNER OF THE SE 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY SIDELINE OF S.W. 61 COURT, FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID NORTHERLY LINE OF S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.24 FEET TO A POINT; THENCE RUN WESTERLY A DISTANCE OF 175 FEET TO A POINT ON THE EASTERLY SIDELINE OF SAID S.W. 61 COURT, WHICH POINT IS 305.10 FEET SOUTH OF THE POB; THENCE RUN NORTHERLY ALONG THE EASTERLY SIDELINE OF S.W. 61 COURT WHICH SIDELINE IS PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 175 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 AND PARALLEL TO THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 TO A POINT LOCATED ON THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 218.22 FEET TO THE POINT OF BEGINNING.

AND

LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



CFN 2012R0228626
DR Bk 28055 Pgs 0142 - 1521 (11pgs)
RECORDED 03/30/2012 15:22:37
DEED DOC TAX 18,600.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Record and Return to: (enclose self-addressed stamped envelope)

Name and Address:

This Instrument Prepared by:

Mark K. Somerstein, Esquire
Greenspoon Marder, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, FL 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):
20 5001 000 0170

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 15th day of March, 2012, by **TANYA BAIKOW SMITH**, formerly known as **TANYA ROSENAU, CAROLE BAIKOW** and **M. ELIZABETH RITTER**, as Co-Trustees of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000 (the "Trust"), whose post office address is c/o Elizabeth Ritter, Esq., 8600 S.W. 92nd Street, Suite 104, Miami, Florida 33156, hereinafter called the grantor, to **CRIMSON IBIS, LLC**, a Florida limited liability company, whose post office address is c/o Greenspoon Marder, P.A., 200 East Broward Boulevard, Suite 1500, Fort Lauderdale, Florida 33301, Attention: Mark K. Somerstein, Esq., hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$3,100,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Miami-Dade County, Florida, viz:

See Exhibit A attached hereto and made a part hereof ("Property").

SUBJECT TO:

- a. Taxes and assessments for the year 2012 and all subsequent years;
- b. All matters, covenants and easements common to the subdivision, but this provision shall not operate to reimpose the same except as hereinafter provided.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that, subject to the limitations set forth in this deed, the grantor has good right and lawful authority to sell and convey said land; that the grantor, subject to the limitations set forth in this deed, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

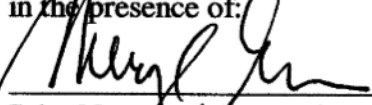
NOTE: 1. Neither M. Elizabeth Ritter, nor her spouse, if applicable, or anyone for whose support she is responsible, reside on or adjacent to the Property and the Property is therefore not their homestead property. By their joinder herein, David R. Smith and David Baikow, as the spouses of Tanya Baikow Smith and Carole Baikow, join into this Deed to convey any interest either may have in and to the Property. Tanya Baikow Smith, pursuant to the Durable Power of Attorney for Frances Baikow recorded in Official Records Book 20106, Page 1508 of the Public Records of Miami-Dade County, Florida, further conveys any occupancy, possession or other rights of Frances Baikow in and to the Property.

2. The Trustees named herein warrant and represent that: (i) they are the only trustees of the Trust and have the full power and authority to execute and deliver this Warranty Deed without the joinder or consent of any person or entity; and (ii) the Trust has not been further amended except as recited herein and the Trust remains in full force and effect.

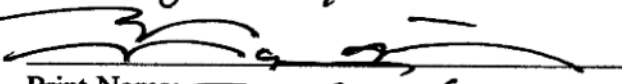
3. M. Elizabeth Ritter is not the same Michelle Ritter referenced in the Federal Tax Lien recorded in Official Records Book 25723, Page 3528 of the Public Records of Miami-Dade County, Florida.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered
in the presence of:



Print Name: MERYL EVENS


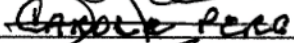


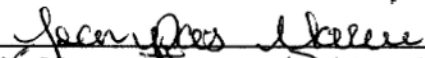
Print Name: Tanya Baikow Smith




TANYA BAIKOW SMITH, formerly known as
TANYA ROSENAU, as: (i) Co-Trustee of the
FRANCES BAIKOW REVOCABLE TRUST
dated October 9, 1996, as amended by the First
Amendment thereto dated December 12, 1997,
the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000; and (ii) attorney-in-
fact under the Durable Power of Attorney
recorded in Official Records Book 20106,
Page 1508 of the Public Records of Miami-Dade
County, Florida

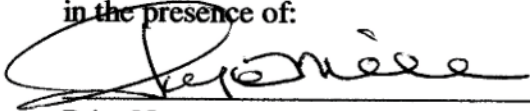
Signed, sealed and delivered
in the presence of:



Print Name: JOYCE MILES


Print Name: Sean-Paul Mazur


CAROLE BAIKOW, as Co-Trustee of the
FRANCES BAIKOW REVOCABLE TRUST
dated October 9, 1996, as amended by the First
Amendment thereto dated December 12, 1997,
the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000

Signed, sealed and delivered
in the presence of:




Print Name: _____

Joyce Miles

Print Name: _____

Jeanne L. L. L.

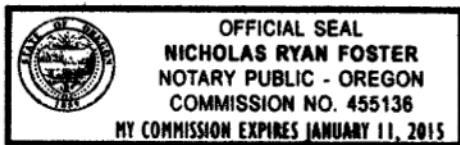


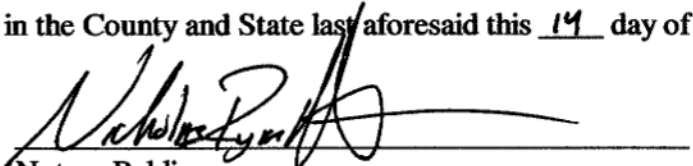
M. ELIZABETH RITTER, as Co-Trustee of
the **FRANCES BAIKOW REVOCABLE**
TRUST dated October 9, 1996, as amended by
the First Amendment thereto dated December 12,
1997, the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000

OREGON
STATE OF ~~FLORIDA~~)
COUNTY OF Multnomah) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **TANYA BAIKOW SMITH**, formerly known as **TANYA ROSENAU**, as Co-Trustee of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000, who is personally known to me or who has produced OREGON DRIVER'S LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of March, 2012.



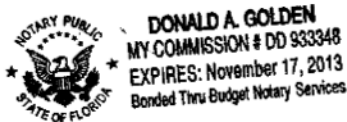



Notary Public
Nicholas Ryan Foster
Typed, printed or stamped name of Notary Public
My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **CAROLE BAIKOW**, as Co-Trustee of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000, who is personally known to me or who has produced FL. DRIVER'S LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MARCH, 2012.





Notary Public
DONALD A. GOLDEN

Typed, printed or stamped name of Notary Public
My Commission Expires: 11/17/2013

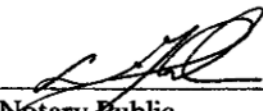
STATE OF FLORIDA)
) SS:
COUNTY OF Miami-Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **M. ELIZABETH RITTER**, as Co-Trustee of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000, who is personally known to me or who has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MARCH, 2012.



DONALD A. GOLDEN
MY COMMISSION # DD 933348
EXPIRES: November 17, 2013
Bonded Thru Budget Notary Services



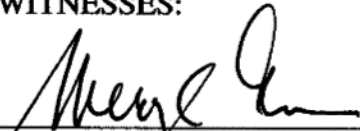
Notary Public
DONALD A. GOLDEN

Typed, printed or stamped name of Notary Public
My Commission Expires: 11/17/2013

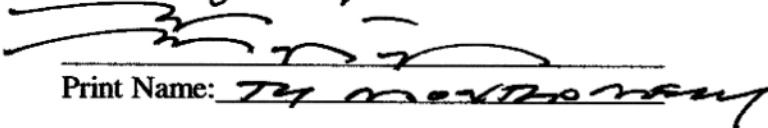
JOINDER

The undersigned joins into this Warranty Deed to convey to Grantee any interest of the undersigned in and to the Property.

WITNESSES:


Print Name: MERYL EVANS

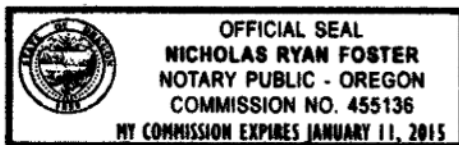

DAVID R. SMITH

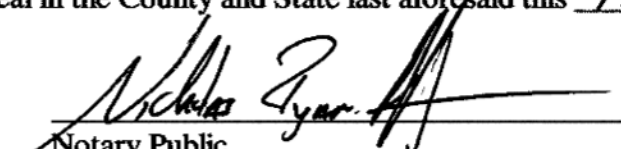

Print Name: T. J. McArthur

STATE OF ~~FLORIDA~~ ^{OREGON})
COUNTY OF Multnomah) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **DAVID R. SMITH**, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of March, 2012.





Notary Public
Nicholas Ryan Foster
Typed, printed or stamped name of Notary Public

My Commission Expires:


JOINDER

The undersigned joins into this Warranty Deed to convey to Grantee any interest of the undersigned in and to the Property.

WITNESSES:



Print Name: Joyce



Print Name: Jennifer



DAVID BAIKOW

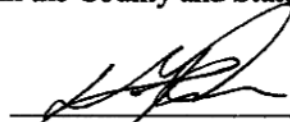
STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **DAVID BAIKOW**, who is personally known to me or who has produced FL. DRIVERS LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MARCH, 2012.



DONALD A. GOLDEN
MY COMMISSION # DD 933348
EXPIRES: November 17, 2013
Bonded Thru Budget Notary Services



Notary Public
Donald A. Golden

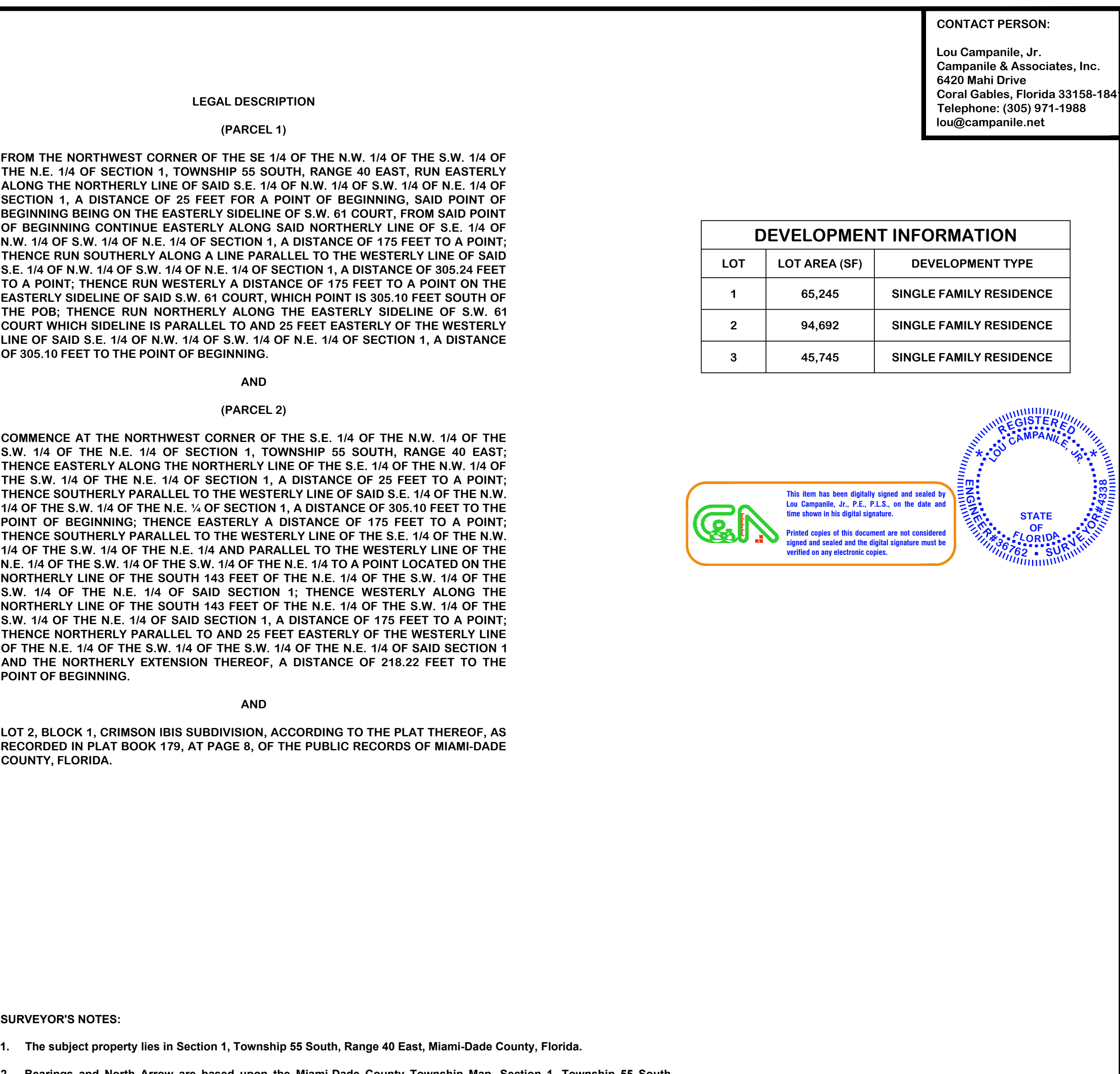
Typed, printed or stamped name of Notary Public

My Commission Expires: 11/17/2013

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE EAST 25 FEET FOR ROAD, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE SOUTH 286 FEET AND LESS THE EAST 25 FEET THEREOF, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET AND LESS THE SOUTH 143 FEET OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST. SAID LAND SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



Notes:

- (1) See lot, corner (division 9.2).
- (2) See accessory use regulations.
- (3) Lots whose street frontage is less than 135 feet in width shall have an interior side yard setback on each side of 15 percent of the width with a setback of not less than 15 feet.
- (4) Uncovered swimming pools, pool patios and hard-surfaced tennis courts shall be excluded from F.A.R. calculations but shall be calculated as impervious surface.
- (5) Less than 100 square feet and less than eight feet in height.
- (6) Lots whose frontage is less than 125 feet in width shall have a side street setback of 25 feet.
- (7) Detached accessory structures that are 14 feet or less in height shall be setback a minimum 15 feet from the rear property line; detached accessory structures that are more than 14 feet in height, and no more than the maximum permitted height of 18 feet, shall be setback a minimum of 20 feet from the rear property line.
- (8) Required setbacks and floor area ratio shall apply to the net lot area, exclusive of public rights-of-way.

- h. Minimum size living area: 1,800 square feet.
- i. Grandfather clause. Existing structures in EU-1 zoning districts which conform to the Miami-Dade County Code as of March 12, 1996, a copy of which is on file in the office of the village clerk, shall conform to that Code for setback lines for building additions.

1. The subject property lies in Section 1, Township 55 South, Range 40 East, Miami-Dade County, Florida.
2. Bearings and North Arrow are based upon the Miami-Dade County Township Map, Section 1, Township 55 South, Range 40 East; the South line of the Northeast 1/4 of Section 1 is shown as N8757°33'E on said map.
3. SET PIPE denotes set 1/2"Ø Iron pipe and cap stamped "C&A, Inc. LB-1678".
4. SET PRM denotes set Permanent Reference Monument in accordance with the requirements of Chapter 177 (PART 1), Florida Statutes. In the case of this survey, set PRM's are brass disks set in concrete with a brass disk stamped: C&A INC LB-1678.
5. SET N&D denotes set nail and disk with the disk stamped C&A INC LB-1678.
6. Area of Property = 205,671± square feet (4.722± acres), more or less.
7. Recording references are to the Public Records of Miami-Dade County, Florida.
8. Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
9. This survey meets the Standards of Practice per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
10. Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Miami-Dade County Benchmark "SC-38", elevation 10.40 feet (NGVD29) and Benchmark "SC-38A", elevation 10.52 feet (NGVD29).
11. According to the National Flood Program's Flood Insurance Rate Map Number 12086C, Panel 0466, Suffix "L", as revised 9-11-2009, Community Number 120425 (Village of Pinecrest, Florida), this property lies in Flood Zone "X", areas determined to be of 0.2% annual chance flood.
12. Date of survey/latest revision represents most recent date survey field work was performed, which is not necessarily the same date as survey issuance.
13. Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station traversing). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.
14. Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing, in this case, traditional vertical measuring (vertical leveling).
15. The purpose of this survey is for platting of the surveyed project. This is a Boundary and Topographic survey.
16. FOUND N&D denotes found nail and disk, disk illegible unless otherwise noted.
17. Legal description obtained from vesting deeds, Official Records Book 28055, Page 142, Official Records Book 30682, Page 1259, and Official Records Book 31891, Page 1387.
18. Trees below 3" caliper at breast height are not shown.
19. The Miami-Dade County Flood Criteria Elevation for the subject property = 10.0' NGVD.
20. The Folio Numbers for the subject property are: 20-5001-000-0170 (Crimson Ibis, LLC), 20-5001-000-0160 (Keys Barefoot Beach, LLC), and 20-5001-000-0180 (Mr. Mav's Corner LLC).
21. The subject property is zoned EU-1 (Village of Pinecrest).
22. This Tentative Plat contains 3 sheets and is not complete without all 3 sheets.
23. No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the Village administrative official.
24. Village of Pinecrest zoning and land development regulations now in effect, or as same may be from time to time amended or changed, applicable to the area within which this subdivision is located, shall be observed.
25. All new utilities shall be located underground.

CRIMSON EGRET SUBDIVISION VILLAGE OF PINECREST MIAMI-DADE COUNTY, FLORIDA	for <i>CRIMSON IBIS, LLC,</i> <i>KEYS BAREFOOT BEACH, LLC,</i> <i>& MR. MAV'S CORNER LLC</i>	I certify that the attached Tentative Plat, and legal descriptions associated therewith, comply with all applicable requirements of the Florida Statutes, Division Code of Miami-Dade County, Florida.
PROJECT NO. 5313	DATE 3/22/25 REVISION	
9/10/25 10/7/25 10/26/25		
DRAWING		
TP-2		
SHEET		




















































TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
1	10"	30'	15'	DATE PALM
2	6"	35'	10'	WASHINGTONIAN PALM
3	5"	20'	6'	WASHINGTONIAN PALM
4	4"	30'	10'	WASHINGTONIAN PALM
5	3"	30'	10'	WASHINGTONIAN PALM
6	4"	30'	10'	WASHINGTONIAN PALM
7	4"	30'	10'	WASHINGTONIAN PALM
8	3"	30'	10'	WASHINGTONIAN PALM
9	4"	30'	10'	WASHINGTONIAN PALM
10	4"	30'	10'	WASHINGTONIAN PALM
11	4"	15'	6'	SOLITARE PALM
12	4"	15'	15'	SOLITARE PALM
13	4"	20'	8'	SOLITARE PALM
14	4"	20'	8'	SOLITARE PALM
15	4"	6'	6'	SOLITARE PALM
16	3"	15'	15'	TROPICAL ALMOND
17	4"	15'	8'	PIGEON PLUM
18	3"	10'	6'	PIGEON PLUM
19	48"	40'	40'	FICUS
20	3"	10'	8'	PIGEON PLUM
21	3"	10'	5'	PIGEON PLUM
22	3"	6'	6'	PIGEON PLUM
23	1"	35'	15'	COCONUT PALM
24	10"	35'	15'	LIVE OAK
25	10"	15'	15'	BOTTLE PALM
26	10"	10'	10'	STRAWBERRY GUAVA
27	36"	25'	35'	MANGO
28	6"	15'	15'	CHINESE FLAME
29	12"	40'	6'	FALSE ASHOKA
30	6"	15'	15'	SOLITARE PALM
31	12"	25'	25'	CHINESE FLAME
32	24"	40'	60'	LIVE OAK
33	24"	40'	60'	LIVE OAK
34	6"	25'	25'	LIVE OAK
35	24"	30'	40'	CHINESE FLAME
36	8"	25'	20'	LIVE OAK
37	12"	25'	25'	LIVE OAK
38	6"	20'	25'	POWDERPUFF
39	6"	10'	15'	LIVE OAK
40	6"	12'	15'	POWDERPUFF
41	10"	30'	25'	LIVE OAK
42	4"	10'	10'	POWDERPUFF
43	12"	30'	30'	LIVE OAK
44	6"	30'	20'	LIVE OAK *
45	6"	15'	10'	STRAWBERRY GUAVA
46	6"	30'	20'	LIVE OAK *
52	12"	30'	20'	LIVE OAK
53	10"	25'	20'	LIVE OAK
54	18"	30'	30'	LIVE OAK
55	8"	15'	25'	POWDERPUFF
58	3"	15'	15'	SILVER BUTTONWOOD
59	4"	35'	60'	FICUS
60	16"	6'	10'	SAGO PALM
61	14"	30'	30'	LIVE OAK
62	8"	30'	25'	LIVE OAK *
65	12"	30'	20'	GUMBO LIMBO
77	30"	30'	40'	MANGO
78	6"	15'	15'	STRAWBERRY GUAVA
79	8"	20'	15'	BOTTLE BRUSH
80	8"	20'	15'	BOTTLE BRUSH
81	3"	15'	15'	SILVER BUTTONWOOD
130	10"	30'	20'	COCONUT PALM
131	16"	30'	30'	LIVE OAK
132	10"	30'	25'	GUMBO LIMBO
133	12"	30'	20'	COCONUT PALM
134	8"	20'	20'	COCONUT PALM
135	6"	20'	20'	COCONUT PALM
136	14"	25'	20'	WILD ORCHID
137	6"	15'	20'	STRAWBERRY GUAVA
138	30"	35'	25'	POINCIANA
139	60"	35'	60'	TROPICAL ALMOND
140	12"	35'	20'	LIVE OAK
141	12"	10'	6'	STRAWBERRY GUAVA
142	10"	10'	6'	STRAWBERRY GUAVA
143	24"	30'	40'	LIVE OAK
144	6"	25'	20'	LYSILOMA
145	6"	25'	20'	LYSILOMA
146	4"	12'	6'	SCHEFFLERA
147	4"	15'	10'	STRAWBERRY GUAVA
148	4"	15'	10'	STRAWBERRY GUAVA
149	8"	10'	15'	LIVE OAK
150	16"	35'	30'	GUMBO LIMBO
151	6"	15'	15'	LIME
152	12"	30'	25'	GUMBO LIMBO
153	14"	10'	6'	BOTTLE PALM
154	10"	10'	6'	BOTTLE PALM
155	12"	10'	6'	BOTTLE PALM
156	6"	10'	6'	BOTTLE PALM
157	10"	10'	6'	BOTTLE PALM
158	6"	10'	6'	BOTTLE PALM
159	10"	10'	6'	BOTTLE PALM
161	6"	10'	10'	CORKSCREW PINE
164	16"	25'	10'	BISMARCK PALM
165	16"	35'	15'	BISMARCK PALM
166	12"	25'	20'	PITCH APPLE
167	16"	15'	15'	BISMARCK PALM
168	24"	25'	25'	PITCH APPLE
170	16"	35'	15'	BISMARCK PALM
171	12"	35'	15'	BISMARCK PALM
172	12"	30'	35'	PITCH APPLE
173	10"	25'	20'	LIVE OAK
174	6"	15'	15'	STRAWBERRY GUAVA
175	36"	40'	50'	LIVE OAK
176	6"	10'	6'	CORKSCREW PINE
177	10"	35'	30'	LIVE OAK
178	6"	10'	6'	CORKSCREW PINE
179	60"	40'	60'	FIG
180	12"	30'	20'	GUMBO LIMBO
181	4"	15'	6'	SOLITARE PALM
182	4"	15'	6'	SOLITARE PALM
183	6"	15'	15'	STRAWBERRY GUAVA
184	8"	15'	10'	CORKSCREW PINE
185	36"	45'	40'	YELLOW FLAME
186	3"	15'	10'	SOLITARE PALM
187	8"	25'	20'	LIVE OAK
188	8"	10'	10'	CHRISTMAS PALM
189	12"	35'	25'	GUMBO LIMBO
190	12"	40'	25'	GUMBO LIMBO

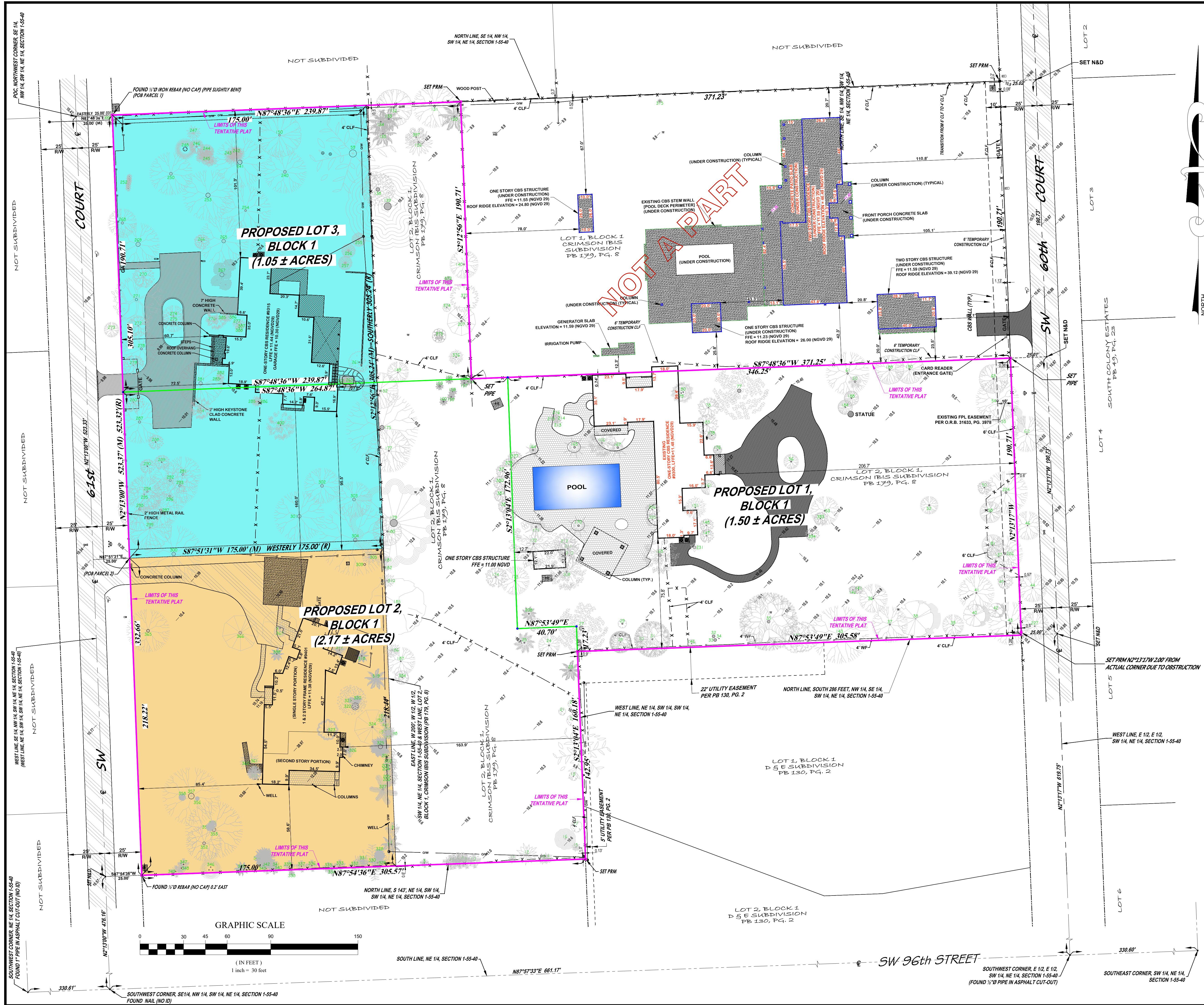
TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
192	3"	20'	8'	SOLITARE PALM
193	5"	30'	8'	CHRISTMAS PALM
196	4"	20'	8'	SOLITARE PALM
197	4"	20'	8'	SOLITARE PALM
198	4"	20'	8'	SOLITARE PALM
199	4"	20'	8'	SOLITARE PALM
201	4"	20'	10'	FICUS
202	5"	20'	10'	FICUS
203	5"	20'	10'	FICUS
204	5"	20'	10'	FICUS
205	4"	20'	10'	FICUS
206	3"	20'	10'	FICUS
207	12"	25'	20'	AVOCADO
208	10"	15'	10'	BOTTLE PALM
209	12"	25'	25'	PITCH APPLE
210	4"	15'	15'	STRAWBERRY GUAVA
211	4"	15'	15'	STRAWBERRY GUAVA
212	4"	15'	15'	STRAWBERRY GUAVA
213	3"	15'	6'	THATCH PALM
214	3"	15'	6'	THATCH PALM
215	3"	15'	6'	THATCH PALM
216	3"	15'	6'	THATCH PALM
224	16"	35'	30'	LIVE OAK
226	16"	30'	25'	LIVE OAK
227	6"	30'	20'	LIVE OAK *
231	24"	10'	6'	PONYTAIL PALM
240	24"	40'	30'	LIVE OAK
241	36"	35'	35'	LIVE OAK
242	10"	30'	10'	MEXICAN FAN PALM
243	[7] 4"	25'	10'	SOLITARE PALM
244	8"	20'	10'	SABAL PALM
245	[10] 4"	15'	6'	SOLITARE PALM
246	12"	30'	10'	MEXICAN FAN PALM
247	4"	25'	10'	SOLITARE PALM
248	36" CLUMP	30'	15'	FISHTAIL PALM
250	24"	30'	30'	LIVE OAK
252	[7] 4"	20'	4'	THATCH PALM
253	36"	35'	35'	LIVE OAK
254	6"	15'	35'	LIVE OAK
255	10"	12'	10'	SABAL PALM
256	10"	12'	10'	SABAL PALM
257	12"	12'	10'	SABAL PALM
261	6"	25'	15'	JAPANESE FERN
262	6"	15'	8'	SABAL PALM
263	10"	20'	10'	SABAL PALM
264	30"	35'	25'	LIVE OAK
265	30"	35'	35'	LIVE OAK
266	3"	10'	10'	STRAWBERRY GUAVA
267	36"	15'	15'	SEAGRAPE
268	20"	30'	20'	LIVE OAK
269	36"	30'	30'	LIVE OAK
270	3"	15'	45'	PITCH APPLE
271	20"	30'	35'	PITCH APPLE
272	4"	15'	15'	PITCH APPLE
273	3"	15'	10'	LIVE OAK *
274	8"	20'	15'	LIVE OAK
275	8"	20'	15'	LIVE OAK
276	8"	15'	15'	PITCH APPLE
277	5"	10'	6'	THATCH PALM
278	18"	30'	25'	LIVE OAK
279	3"	15'	15'	STRAWBERRY GUAVA
280	3"	15'	15'	STRAWBERRY GUAVA
281	30"	25'	30'	GUMBO LIMBO
282	5"	10'	6'	THATCH PALM
283	5"	10'	6'	THATCH PALM
284	6"	15'	15'	PITCH APPLE
285	4"	25'	8'	SOLITARE PALM
286	4"	25'	8'	SOLITARE PALM
287	20"	30'	30'	LIVE OAK
288	36"	15'	10'	STRAWBERRY GUAVA
289	36"	15'	10'	STRAWBERRY GUAVA
290	36"	15'	10'	STRAWBERRY GUAVA
291	18"	35'	25'	LIVE OAK
292	18"	35'	25'	LIVE OAK
293	20"	35'	25'	LIVE OAK
294	14"	35'	25'	LIVE OAK
295	8"	35'	25'	LIVE OAK
296	16"	35'	25'	LIVE OAK
297	18"	35'	25'	LIVE OAK
298	20"	30'	30'	GUMBO LIMBO
299	12"	30'	30'	GUMBO LIMBO
300	30"	40'	40'	LIVE OAK
301	30"	45'	35'	LIVE OAK
302	24"	40'	25'	LIVE OAK
303	24"	40'	25'	LIVE OAK
304	30"	45'	50'	LIVE OAK
305	4"	25'	10'	SOLITARE PALM
309	18"	40'	35'	MANGO
310	3"	25'	10'	SOLITARE PALM
317	8"	35'	10'	WASHINGTONIAN PALM
318	8"	30'	10'	COCONUT PALM
319	8"	25'	15'	COCONUT PALM
320	[2] 5"	35'	6'	WASHINGTONIAN PALM
321	4"	15'	20'	POINCIANA
322	60" CLUMP	15'	10'	THATCH PALM
323	6"	30'	15'	BANYAN
324	6"	30'	25'	AVOCADO
325	[6] 4"	10'	15'	DATE PALM
326	6"	35'	10'	WASHINGTONIAN PALM
327	6"	48'	25'	ROYAL PALM
328	60" CLUMP	30'	25'	DATE PALM
329	[2] 6"	50'	10'	WASHINGTONIAN PALM
330	6"	30'	25'	WASHINGTONIAN PALM
331	[3] 4"	25'	6'	SOLITARE PALM
332	6"	50'	8'	WASHINGTONIAN PALM
333	6"	50'	8'	WASHINGTONIAN PALM
334	6"			WASHINGTONIAN PALM *
335	6"	35'	8'	WASHINGTONIAN PALM
336	6"	30'	8'	WASHINGTONIAN PALM
337	5"	30'	8'	WASHINGTONIAN PALM
338	5"			WASHINGTONIAN PALM *
339	5"	30'	8'	WASHINGTONIAN PALM
340	4"	30'	8'	ALEXANDER PALM
341	5"	25'	8'	ALEXANDER PALM
342	4"	30'	8'	WASHINGTONIAN PALM
343	5"	20'	8'	WASHINGTONIAN PALM
344	60" CLUMP	25'	15'	DATE PALM
345	4"	25'	10'	DATE PALM

TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
346	[3] 4"	30'	15'	FISHTAIL PALM
347	6"	20'	8'	WASHINGTONIAN PALM
348	6"	20'	8'	WASHINGTONIAN PALM
349	4"	20'	8'	WASHINGTONIAN PALM
352	24"	25'	25'	LIVE OAK
353	30"	35'	40'	LIVE OAK
354	4"	15'	6'	PALM
355	3"	8'	6'	PALM
356	3"	5'	3'	PALM
357	48"	40'	40'	LIVE OAK
358	3"	6'	5'	PALM
359	4"	15'	10'	PALM
360	8"	20'	15'	THATCH PALM
361	6"	20'	15'	THATCH PALM
365	24"	35'	30'	LIVE OAK
366	24"	25'	25'	AVOCADO
367	3"	10'	8'	LIVE OAK
372	4"	10'	6'	MANGO
373	14"	30'	20'	AFRICAN TULIP
374	3"	10'	6'	AVOCADO
375	3"	10'	10'	SOURSOP
376	6"	8'	10'	LIME
378	3"	10'	10'	STRAWBERRY GUAVA
379	3"	10'	10'	STRAWBERRY GUAVA
380	3"	10'	10'	STRAWBERRY GUAVA
381	3"	10'	10'	STRAWBERRY GUAVA
382	3"	10'	10'	STRAWBERRY GUAVA
383	3"	10'	10'	STRAWBERRY GUAVA
384	4"	15'	10'	LYSILOMA
385	5"	15'	6'	THATCH PALM
386	5"	20'	6'	THATCH PALM
387	5"	10'	6'	THATCH PALM
388	5"	15'	6'	THATCH PALM
393	3"	10'	10'	STRAWBERRY GUAVA
394	3"	10'	10'	STRAWBERRY GUAVA
395	4"	15'	10'	STRAWBERRY GUAVA
396	4"	15'	10'	STRAWBERRY GUAVA
397	6"	15'	15'	CHINESE FAN PALM
398	6"	15'	10'	COCONUT PALM
399	12"	30'	25'	YELLOW FLAME
400	4"	15'	20'	PITCH APPLE
401	4"	20'	20'	SOLITARE PALM

NOTES:

- DIAMETER = DIAMETER AT BREAST HEIGHT.
- TREE DIAMETER, HEIGHT & SPREAD ARE AS OF OCTOBER, 2025.
- TREES NOTED WITH AN ASTERIK (*) ARE NOT ON THE SUBJECT PROPERTY.
- [X] DENOTES THE NUMBER OF TREES/PALMS AT THAT PARTICULAR LOCATION.

TREE SYMBOL LEGEND:					
					
AFRICAN TULIP	ALEXANDER PALM	ARECA PALM	AVOCADO	BISMARCK PALM	BOTTLE BRUSH
					
BOTTLE PALM	CHINESE FAN PALM	CHINESE FLAME	CHRISTMAS PALM	COCONUT PALM	CORKSCREW PINE
					
DATE PALM	FALSE ASHOKA	FICUS/BANYAN	FIG	FISHTAIL PALM	GUMBO LIMBO
					
HIBISCUS	JAPANESE FERN	LIME	LIVE OAK	LYSILOMA	MACARTHUR PALM
					
MANGO	MEXICAN FAN PALM	PALM [UNKNOWN TYPE]	PIGEON PLUM	PITCH APPLE	POINCIANA
					
PONYTAIL PALM	POWDERPUFF	PYGMY DATE PALM	QUEEN PALM	ROYAL PALM	SABAL PALM
					
SAGO PALM	SAPODILLA	SCHEFFLERA	SILVER BUTTONWOOD	SOLITAIRE PALM	SOURSOP
					
STRAWBERRY GUAVA	TABEBUIA	THATCH PALM	TRAVELERS PALM	TROPICAL ALMOND	UNIDENTIFIED
					
WASHINGTONIAN PALM	WILD ORCHID	YELLOW FLAME			



PARCEL LEGEND (SEE LEGAL DESCRIPTION):

- = PARCEL 1
- = PARCEL 2

LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING BRICK PAVERS
- EXISTING KEYSTONE
- EXISTING TILED AREA
- EXISTING FLAGSTONE
- EXISTING POOL (WATER)
- EXISTING ELECTRICAL TRANSFORMER & SLAB
- EXISTING WOOD UTILITY POLE
- EXISTING MAILBOX
- EXISTING HOSE BIB
- EXISTING GAS METER
- EXISTING POOL EQUIPMENT & SLAB
- EXISTING AIR CONDITIONING CONDENSER & SLAB
- EXISTING CBS WALL
- EXISTING GUY WIRE & ANCHOR
- EXISTING TREE (SEE TREE LEGEND)
- EXISTING ELEVATION (NGVD)
- CENTERLINE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- TYPICAL
- RIGHT-OF-WAY
- IDENTIFICATION
- PLAT BOOK
- PAGE
- NUMBER
- OFFICIAL RECORDS BOOK
- CONCRETE BLOCK & STUCCO
- FINISH FLOOR ELEVATION
- LOWEST FINISH FLOOR ELEVATION
- LICENSED SURVEYING BUSINESS
- PERMANENT REFERENCE MONUMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- MEASURED
- RECORD
- TENTATIVE PLAT BOUNDARY
- PROPOSED LOT LINE

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Coral Gables, Florida 33158-1841
Telephone: (305) 971-1988
lou@campanile.net

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
12/11/25
LOU CAMPANILE, JR.
PROFESSIONAL ENGINEER NO. 36762
PROFESSIONAL SURVEYOR & MAPPER NO. 4338
STATE OF FLORIDA

I certify that the attached Tentative Plat and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

for **CRIMSON IBIS, LLC,**
KEYS BAREFOOT BEACH, LLC,
& MR. MAV'S CORNER LLC

CRIMSON EGRET SUBDIVISION
VILLAGE OF PINECREST
MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT

PROJECT NO. 5313
DATE 1/17/22
REVISION
9/10/25
10/7/25
10/26/25
DRAWING

TP-2
SHEET
3 OF 3