

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.: 28 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: PARADISUS SINUS

2. Owner's Name: DANIEL L. KESTEN, TRUSTEE OF THE CURTIS PROPERTY TRUST Phone: 212-390-9149
C/O KAPP MORRISON LP CURTIS PROPERTY TRUST.
Address: 7900 GLADES ROAD, SUIT 550 City: BOCA RATON State: FL Zip Code: 33434
Owner's Email Address: MARK@SUNNYCAP.COM

3. Surveyor's Name: J. HERNANDEZ AND ASSOCIATES INC Phone: 305-526-0606
Address: 3300 NW 112 AVENUE. SUITE 10 City: DORAL State: FL Zip Code: 33172
Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 01-4128-052-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: LOT 1 AND 2, BLOCK 2, KLEBBA BAY ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

6. Street boundaries: WEST: ROGERS ROAD AND CURTIS LANE; EAST: BISCAYNE BAY

7. Present Zoning: T3-R Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(1 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (1 Sq. Ft. & No. of Units 1)
ACCESSORY BUILDING

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.

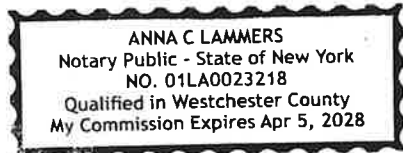
Daniel L. Kesten, as Trustee of the Curtis Property Trust dated May 20, 2021.

STATE OF ~~FLORIDA~~ New York
SS:
COUNTY OF ~~MIAMI-DADE~~ New York


Signature of Owner: 
Mark Halpern as Agent for Daniel L. Kesten, as
(Print name & Title here): Trustee of the Curtis Property Trust dated May 20, 2021

BEFORE ME, personally appeared Mark Halpern this 14 day of April, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce NYS License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 14 day of April, 2026 A.D.



(NOTARY SEAL)

Signature of Notary Public: 
(Print, Type name here: Anna Lammers)

4/5/2028 01LA0023218
(Commission Expires) (Commission Number)

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

PARADISUS SINUS TENTATIVE PLAT

A REPLAT OF LOT 1 AND 2, BLOCK 2, KLEBBA BAY ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING AND BEING IN THE S.W. 1/4 OF SECTION 28, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA.

FIELD SURVEY WAS COMPLETED ON: MARCH 24, 2021 AND UPDATED ON JANUARY 12, 2026.

LEGEND AND ABBREVIATIONS			
	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	TRAFFIC BOX		GREASE TRAP MANHOLE
	STREET LIGHT BOX		GAS MANHOLE
	PHONE BOX		FORCE MAIN MANHOLE
	IRRIGATION BOX		ELECTRICITY MANHOLE
	ELECTRIC BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE TV BOX		BELL SOUTH MANHOLE
	UNKNOWN BOX		PARKING METER
	TRAFFIC CONTROL BOX		PARKING KIOSK
	BOLLARD		WATER VALVE
	ARM GATE		SEWER VALVE
	ANCHOR		IRRIGATION VALVE
	WATER METER		GAS VALVE
	IRRIGATION METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SHIMASE CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SQUARE/COLUMBIUM		FIRE HYDRANT
	ROUND COLUMN MAIL BOX		DOUBLE DETECTOR CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE CENTERLINE
	GUARD POST		RIGHT-OF-WAY
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		DELTA ANGLE
	ORANGE BELL		ARC DISTANCE
	SQUARE DRAINAGE		PERMANENT CONTROL POINT
	PS INLET		PERMANENT REFERENCE MONUMENT
	CURB INLET		OVERHEAD UTILITY WIRES
	CIRCULAR DRAINAGE		CONCRETE BLOCK STRUCTURE
	CATCH BASIN		CONCRETE
	ACCESS MANHOLE		CONCRETE FENCE
	SABLE INLET		WOOD FENCE
	TRAFFIC SIGNAL POLE		FOUND NAIL & BRASS DISC
	TRAFFIC SIGN		CLEAR ENCROACHMENT
	SURVEILLANCE CAMERA		DEAD OR LEGAL DISTANCE
	PEDESTRIAN CROSS SIGNAL		MEASURED DISTANCE
	PAVEMENT ASPHALT		RECORD OR PLATTED DISTANCE
	CONCRETE		RECORD CALCULATED
	UTILITY EASEMENT		

CONTACT INFORMATION	
NAME:	MARK CANFIELD
COMPANY:	PRIME GROUP MANAGEMENT, LLC
ADDRESS:	3250 NE 1ST AVE SUITE 319 MIAMI, FL 33137
PHONE:	(518)-788-0018
EMAIL:	MARK@PGMLLC.COM

PROPOSED MONUMENTS	
PERMANENT REFERENCE MONUMENT (P.R.M.)	7
PERMANENT CONTROL POINTS (P.C.P.)	5

PROPOSED USE	
NUMBER OF LOTS:	1
AREA:	99,208± SQ.FT. (2,278 ACRES)
SINGLE FAMILY RESIDENTIAL:	1
MAIN RESIDENCE BUILDING AREA:	36,874 SQ.FT.
FLOORS:	2 FLOORS
ACCESSORY BUILDING AREA:	1,458 SQ.FT.
FLOORS:	1 FLOORS

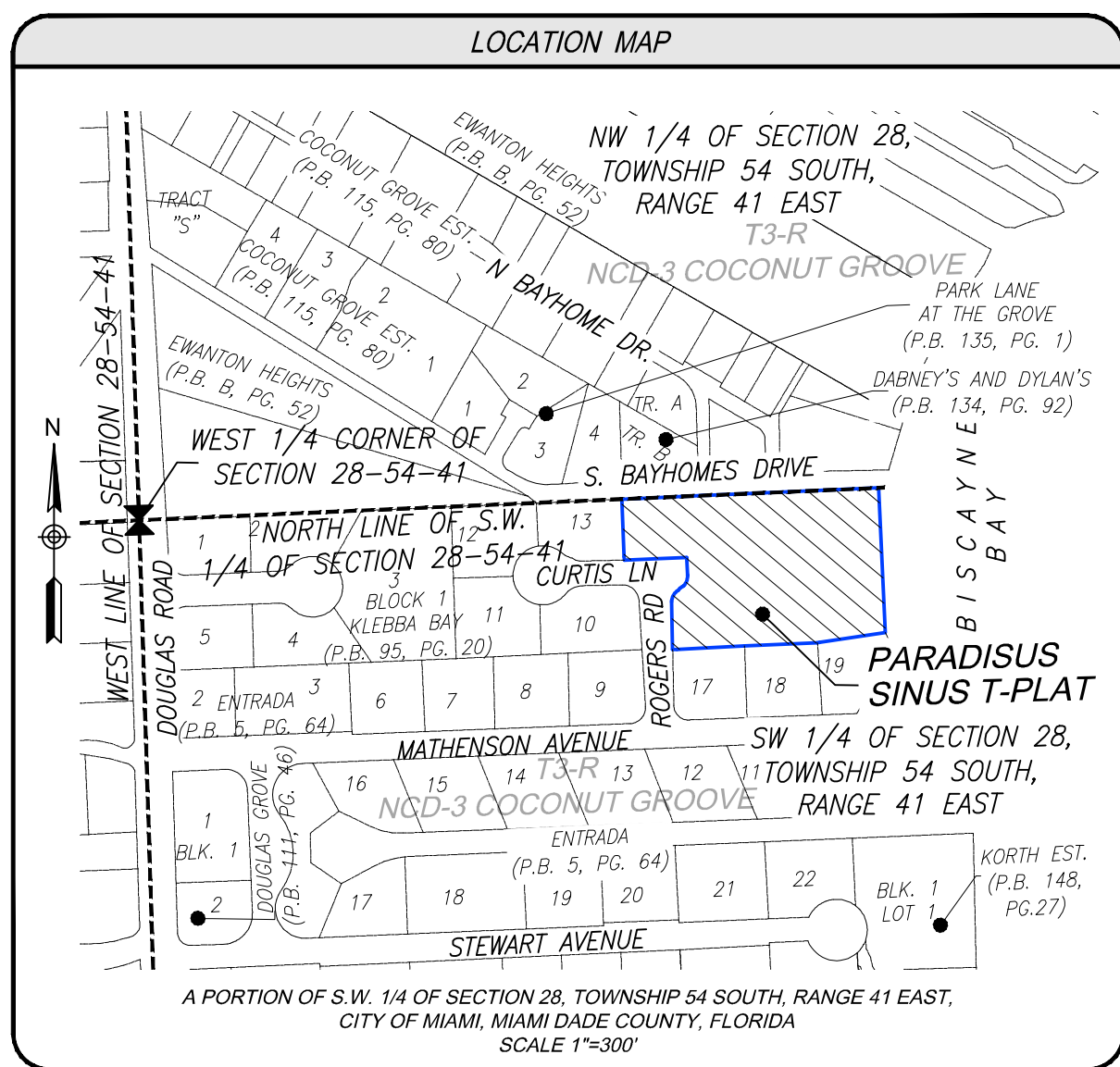
PROPERTY INFORMATION	
1. OWNER INFORMATION:	DANIEL L. KESTEN, TRUSTEE OF THE CURTIS PROPERTY TRUST CO-KAPP MORRISON LP CURTIS PROPERTY TRUST 7900 GLADES ROAD, SUIT 550, BOCA RATON FL 33434 PHONE: 212-390-9149 MAIL: MARK@SUNNYCAP.COM
2. PROPERTY INFORMATION:	PROPERTY ADDRESS: 3500 & 3535 CURTIS LANE, MIAMI, FL 33133 PROPERTY FOLIO NUMBER: 01-4128-052-0010
3. PROPERTY AREA:	97,764± Sq.ft. (2,244 ACRES)
4. PROPERTY ZONING INFORMATION (T3-R):	SUB-URBAN TRANSECT ZONE - RESTRICTED OVERLAY NCD-3 COCONUT GROVE
5. PROPERTY UTILITIES:	MIAMI-DADE WATER & SEWER DEPARTMENT.
6. EXISTING IMPROVEMENTS TO REMAIN	
7. PROPERTY FLOOD INFORMATION:	

NOTES REGARDING ZONING SETBACKS	
SUB-URBAN TRANSECT ZONES RESTRICTED (T3-R)	
BUILDING SETBACK	
A. PRINCIPALFRONT	20 FT. MIN.
B. SECONDARYFRONT	10 FT. MIN.
C. SIDE 20% LOT WIDTH MIN. IN AGGREGATE (10% LOT WIDTH MIN. FOR LOTS WITH ONLY ONE (1) SIDE) AND A 5 FT. MIN. PER SIDE.	
D. REAR20 FT. MIN.	
ANCILLARY BUILDING SETBACK	
A. PRINCIPAL FRONT	20 FT. MIN.
B. SECONDARY FRONT	10 FT. MIN.
C. SIDE 5 FT. MIN.	
D. REAR 5 FT. MIN.	

EXPRESS PURPOSES	
THE EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF CURTIS LANE AND ROGERS ROAD RIGHT-OF-WAY ADJACENT TO THE SUBJECT PROPERTY.	

REVISIONS			
DATE	JOB No.	REV.	BY:
06/11/2021	152318	TREES ADDED	R.J.G.
08/30/2021	152484	UPDATE TREES LOCATION PARTIALLY	J.C.C.
04/11/2022	152484	UPDATE BOUNDARY SURVEY	R.J.G.
12/15/2022	153246	UPDATE SURVEY AND TREE SURVEY	D.M.A.
06/28/2023	153635	UPDATE ELECTRIC, COMMUNICATION LINES AND GAS PIPES	C.A.F.
10/18/2023	N/A	REVISED ELEVATIONS ON RIGHT OF WAY	J.G.H.
10/18/2023	153869	UPDATE ELEVATIONS	C.A.F.
01/23/2024	154039	UPDATE TREE INFORMATION (MD-54, PG. 63)	B.D.B.
08/21/2024	N/A	ADD NET & GROSS AREA	J.G.H.
11/20/2024	154742	UPDATE BOUNDARY SURVEY	N.B.L.
12/16/2024	154788	UPDATE RIGHT OF WAY	N.B.L.
01/30/2025	154831	UPDATED TREE TABLE	L.N.A.
01/21/2026	155656	UPDATED BOUNDARY SURVEY	J.A.C.
05/18/2026	155656	NOTICE OF ACTION-PLAT COMMITTEE(05/01/26)	J.A.C.

PROPOSED ZONING INFORMATION	
PROPOSED LOT 1	SUB-URBAN TRANSECT ZONE - RESTRICTED OVERLAY NCD-3 COCONUT GROVE
SINGLE FAMILY ATTACHED UNITS:	1
SINGLE FAMILY DETACHED UNITS:	0
MULTI-FAMILY UNITS (APARTMENTS):	0
TOTAL ACREAGE	
NET AREA (PLAT LIMITS):	2,278 ACRES
GROSS AREA:	2,396 ACRES
(TO ADJACENT CENTERLINE OF CURTIS LANE)	



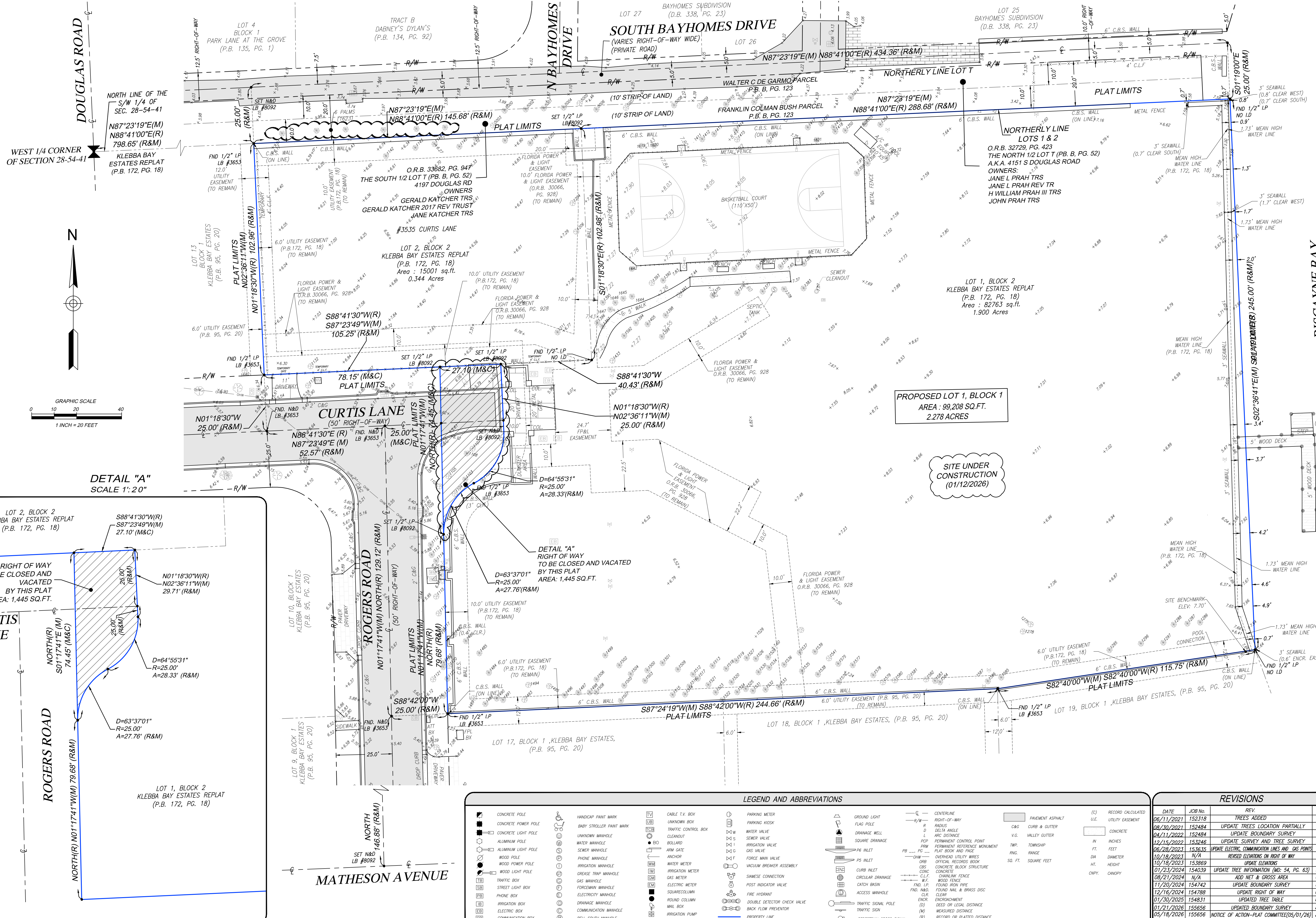
TREE NO	SCIENTIFIC NAME	COMMON NAME	DIA. IN.	HT. FT.	CNPY. FT.
1101	Zombia antillarum	Zombie Palm	6	10	5
1102	Thrinax radiata	Thatch Palm	5	14	14
1103	Cocos nucifera	Coconut Palm	12	35	16
1104	Delonix regia	Royal Poinciana	13	30	20
1105	Eucalyptus spp.	Gumtree	6	30	10
1106	Eucalyptus spp.	Gumtree	4	20	10
1107	Bombax ceiba	Red Cotton	28	40	35
1108	Ptychosperma elegans	Solitaire Palm	4	20	12
1109	Cocos nucifera	Coconut Palm	8	23	16
1110	Cocos nucifera	Coconut Palm	12	30	14
1111	Thrinax radiata	Thatch Palm	3	10	10
1112	Cocos nucifera	Coconut Palm	12	40	15
1113	Livistona chinensis	Chinese Fan Palm	11	14	15
1114	Cocos nucifera	Coconut Palm	10	35	14
1115	Calophyllum brasiliense	Brazilian Beautyleaf	21	40	40
1116	Clusia rosea	Pitch Apple	12	18	15
1117	Livistona chinensis	Chinese Fan Palm	5	18	15
1118	Ptychosperma elegans	Solitaire Palm, double	3.3	15	10
1119	Sabal palmetto	Cabbage Palm	11	25	10
1120	Coccoloba laurifolia	Small Seed	6	10	12
1121	Savetaria mahagani	Mahogany	20	30	20
1122	Sabal palmetto	Cabbage Palm	12	23	10
1123	Sabal palmetto	Cabbage Palm	12	25	10
1124	Talipariti blacorum	Sea Hibiscus	8	20	12
1131	Calophyllum brasiliense	Brazilian Beautyleaf	7	18	10
1132	Schefflera actinophylla	Umbrella	10	23	10
1142	Cocos nucifera	Coconut Palm	14	40	18
1143	Cocos nucifera	Coconut Palm	12	40	16
1144	Cocos nucifera	Coconut Palm	12	30	14
1145	Cocos nucifera	Coconut Palm	14	40	18
1146	Cocos nucifera	Coconut Palm	12	30	14
1147	Cocos nucifera	Coconut Palm	14	33	14
1148	Cocos nucifera	Coconut Palm	11	33	14
1201	Cocos nucifera	Coconut Palm	14	23	15
1204	Mangifera indica	Mango	9	28	20
1206	Litchi chinensis	Lychee	10	30	20
1211	Cocos nucifera	Coconut Palm	12	25	16
1275	Clusia guiffiera	Clusia	8	12	9
1278	Clusia guiffiera	Clusia	8	12	9
1286	Cocos nucifera	Coconut Palm	11	30	15
1287	Cocos nucifera	Coconut Palm	12	35	15
1288	Veitchia arcinea	Montgomery Palm	10	30	15
1295	Sabal palmetto	Cabbage Palm	10	25	10
1296	Veitchia arcinea	Montgomery Palm	8	30	10
1297	Veitchia arcinea	Montgomery Palm	8	25	10
1350	Caryota mitis	Fishtail Palm	cluster	10	10
1354	Cocos nucifera	Coconut Palm	10	25	15
1355	Cocos nucifera	Coconut Palm	8	18	15
1357	Cocos nucifera	Coconut Palm	12	35	15
1358	Washingtonia robusta	Washingtonia Palm	12	40	10
1359	Cocos nucifera	Coconut Palm	12	35	10
1361	Cocos nucifera	Coconut Palm	10	20	15
1375	Roystonea elata	Royal Palm	20	35	20
1376	Roystonea elata	Royal Palm	20	35	20
1377	Roystonea elata	Royal Palm	20	35	20
1378	Roystonea elata	Royal Palm	20	35	20
1379	Roystonea elata	Royal Palm	20	35	20
1380	Roystonea elata	Royal Palm	20	35	20
1381	Roystonea elata	Royal Palm	20	35	20
1382	Roystonea elata	Royal Palm	20	40	20
1383	Thrinax radiata	Thatch Palm	4	18	12
1384	Roystonea elata	Royal Palm	8	20	18
1391	Pallophorum pterocarpum	Yellow Poinciana	11	30	30
1392	Coccoloba crotolaria	Old Man Palm	15	12	8
1393	Bursera simaruba	Gumbo Limbo	14	30	20
1394	Cocos nucifera	Coconut Palm	10	25	15
1395	Cocos nucifera	Coconut Palm	10	30	15
1396	Cocos nucifera	Coconut Palm	10	20	15
1397	Ptychosperma elegans	Solitaire Palm	4	25	8
1398	Thrinax radiata	Thatch Palm	4	15	12
1399	Cocos nucifera	Coconut Palm	10	40	14
1405	Thrinax radiata	Thatch Palm	4	18	10
1412	Cocos nucifera	Coconut Palm	10	30	14
1413	Phoenix canariensis	Canary Island Date Palm	20	35	15
1414	Wodyetia bifurcata	Foxtail Palm	10	20	8
1415	Cananga odorata	Yang-Yang	8	25	10
1416	Cocos nucifera	Coconut Palm	10	30	15
1417	Cocos nucifera	Coconut Palm	10	30	15
1418	Wodyetia bifurcata	Foxtail Palm	10	18	10
1419	Cocos nucifera	Coconut Palm	10	25	15
1420	Wodyetia bifurcata	Foxtail Palm	10	16	8
1433	Ficus aurea	Strangler Fig	28	30	20
1484	Cocos nucifera	Coconut Palm	8	35	15
1495	Cocos nucifera	Coconut Palm	12	35	15
1496	Cocos nucifera	Coconut Palm	10	30	15
1487	Sabal palmetto	Cabbage Palm	8	25	15
1488	Cocos nucifera	Coconut Palm	10	35	15
1489	Coccoloba laurifolia	Small Seed	2	5	3
1490	Caryota mitis	Fishtail Palm	cluster	20	10
1491	Caryota mitis	Fishtail Palm	cluster	25	10
1492	Ptychosperma elegans	Solitaire Palm	5	25	8

TREE IDENTIFICATION PREPARED BY ALEXIS ALVEY IS A BOARD CERTIFIED MASTER ARBORIST #NY-5539B

TREE NO	SCIENTIFIC NAME	COMMON NAME	DIA. IN.	HT. FT.	CNPY. FT.
1493	Ficus aurea	Strangler Fig	84	45	45
1494	Cordyline terminalis	Cordyline	4	15	8
1495	Cordyline terminalis	Cordyline	4	12	5
1496	Caryota mitis	Fishtail Palm	cluster	20	10
1497	Caryota mitis	Fishtail Palm	cluster	20	10
1498	Cocos nucifera	Coconut Palm	8	25	13
1500	Arenga pinnata	Sugar Palm	8	13	13
1501	Cocos nucifera	Coconut Palm	8	25	13
1502	Arenga pinnata	Sugar Palm	16	30	25
1503	Sabal palmetto	Cabbage Palm	12	20	15
1504	Sabal palmetto	Cabbage Palm	12	20	15
1505	Sabal palmetto	Cabbage Palm	12	20	15
1506	Sabal palmetto	Cabbage Palm	14	20	20
1507	Sabal palmetto	Cabbage Palm	14	20	20
1508	Sabal palmetto	Cabbage Palm	14	20	20
1509	Roystonia elata	Royal Palm	15	30	18
1512	Cocos nucifera	Coconut Palm	8	20	15
1513	Arenga pinnata	Sugar Palm	15	25	20
1514	Delonix regia	Royal Poinciana	16	30	15
1515	Caryota mitis	Fishtail Palm	cluster	15	15
1516	Livistona chinensis	Chinese Fan Palm	8	15	15
1517	Caryota mitis	Fishtail Palm	cluster	15	15
1518	Sabal palmetto	Cabbage Palm	12	20	15
1519	Sabal palmetto	Cabbage Palm	12	20	15
1520	Sabal palmetto	Cabbage Palm	12	30	15
1521	Livistona chinensis	Chinese Fan Palm	6	8	5
1522	Livistona chinensis	Chinese Fan Palm	10	20	15
1523	Caryota mitis	Fishtail Palm	cluster	15	10
1524	Caryota mitis	Fishtail Palm	cluster	15	10
1525	Sabal palmetto	Cabbage Palm	10	20	15
1528	Veitchia arcinea	Montgomery Palm			

PARADISUS SINUS TENTATIVE PLAT

A REPLAT OF LOT 1 AND 2, BLOCK 2, KLEBBA BAY ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING AND BEING IN THE S.W. 1/4 OF SECTION 28, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA. FIELD SURVEY WAS COMPLETED ON: MARCH 24, 2021 AND UPDATED ON JANUARY 12, 2026.



BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
PRIME GROUP MANAGEMENT, LLC.
LYING AND BEING IN SECTION 28, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE, SUITE #10, MIAMI, FL 33172
(772) 305-626-9606 (E) info@jhasurveys.com

DRAWN BY: J.C.C. CHECKED BY: J.C.H. JOB NUM.: 154788
DATE: 03/30/21 DATE: 03/30/21 F.B. MD 75, PG. 3

LEGAL DESCRIPTION
LOT 1 AND 2, BLOCK 2, KLEBBA BAY ESTATES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING AND BEING IN SECTION 28, TOWNSHIP 54, RANGE 41 MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: MARCH 24, 2021 AND UPDATED ON JANUARY 12, 2026.
- BEARINGS BASED ON AN ASSUMED BEARING OF DUE NORTH ALONG THE CENTER LINE OF ROGERS ROAD.
- SUBJECT PROPERTY NET AREA: 97,764 SQ. FT. (2.244 ACRES)
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- UNDERGROUND SEWER AND DRAINAGE LINES, ADJACENT AND WITHIN SUBJECT PROPERTY, HAS BEEN LOCATED AND FIELD VERIFIED AT THE TIME OF THIS SURVEY.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM BISCAYNE BAY AND CURTIS LANE A PUBLIC DEDICATED RIGHT-OF-WAY.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMAL TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE 5J-17.09 OF THE FLORIDA ADMINISTRATIVE CODE.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: HERNDON, ELEVATION: 4.26' LOC1 MATHESON AVE -105' SOUTH OF C/L LOC2 S.W. 37' AVE -215' EAST OF C/L BM DESCRIPTION: US C & G BRASS DISC IN CONC MON. (TRANSLATION STA)

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 13' & 14" (EL. 15' & 16") AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0478L & 12086C0489L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- WOOD DECK ON EAST SIDE OF SUBJECT PROPERTY ENCROACH INTO BISCAYNE BAY.
- OTHER THAN THESE SHOWN HEREON, THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

CERTIFY TO:

- PRIME GROUP MANAGEMENT, LLC.
- DANIEL L. KESTEN, AS TRUSTEE OF THE CURTIS PROPERTY TRUST

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENT ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: *[Signature]*
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR No. 6952 OF THE STATE OF FLORIDA ON JUNE 11, 2026.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-322
SHEET NUMBER: 2 OF 2

LEGEND AND ABBREVIATIONS	
CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BABY STROLLER PAINT MARK
ALUMINUM POLE	UNKNOWN MANHOLE
WOOD POLE	WATER MANHOLE
WOOD POWER POLE	PHONE MANHOLE
WOOD LIGHT POLE	IRIGATION MANHOLE
TRAFFIC POLE	GAS MANHOLE
STREET LIGHT BOX	FORCING MANHOLE
PHONE BOX	ELECTRIC MANHOLE
IRIGATION BOX	ROUND COLUMN
ELECTRIC BOX	MAIL BOX
COMMUNICATION BOX	BELL SOUTH MANHOLE
CABLE TV BOX	UNKNOWN BOX
TRAFFIC CONTROL BOX	CLEANOUT
BO	BO
ANCHOR	ANCHOR
WATER METER	WATER METER
IRIGATION METER	IRIGATION METER
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
POST INDICATOR VALVE	POST INDICATOR VALVE
FIRE HYDRANT	FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE	DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTER	BACK FLOW PREVENTER
GUARD POST	GUARD POST
PARKING METER	PARKING METER
PARKING METER	PARKING METER
WATER VALVE	WATER VALVE
SEWER VALVE	SEWER VALVE
IRIGATION VALVE	IRIGATION VALVE
GAS VALVE	GAS VALVE
FORCE MAIN VALVE	FORCE MAIN VALVE
VACUUM BREAKER ASSEMBLY	VACUUM BREAKER ASSEMBLY
SAMOSE CONNECTION	SAMOSE CONNECTION
POST INDICATOR VALVE	POST INDICATOR VALVE
FIRE HYDRANT	FIRE HYDRANT
DOUBLE DETECTOR CHECK VALVE	DOUBLE DETECTOR CHECK VALVE
BACK FLOW PREVENTER	BACK FLOW PREVENTER
GUARD POST	GUARD POST
GROUND LIGHT	GROUND LIGHT
FLAG POLE	FLAG POLE
DRAINAGE BELL	DRAINAGE BELL
SQUARE DRAINAGE	SQUARE DRAINAGE
PS INLET	PS INLET
PS INLET	PS INLET
CURB INLET	CURB INLET
CIRCULAR DRAINAGE	CIRCULAR DRAINAGE
CATCH BASIN	CATCH BASIN
ACCESS MANHOLE	ACCESS MANHOLE
TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
TRAFFIC SIGN	TRAFFIC SIGN
PEDESTRIAN CROSS SIGNAL	PEDESTRIAN CROSS SIGNAL
CENTERLINE	CENTERLINE
R/W	R/W
H	H
L	L
ARC DISTANCE	ARC DISTANCE
POP	POP
PERMANENT CONTROL POINT	PERMANENT CONTROL POINT
PLAT BOOK AND PAGE	PLAT BOOK AND PAGE
CONCRETE UTILITY MARKS	CONCRETE UTILITY MARKS
OFFICIAL RECORDS BOOK	OFFICIAL RECORDS BOOK
CONCRETE BLOCK STRUCTURE	CONCRETE BLOCK STRUCTURE
CONC	CONC
CL.F.	CL.F.
DRAINING FENCE	DRAINING FENCE
WOOD FENCE	WOOD FENCE
FOUND IRON PIPE	FOUND IRON PIPE
FOUND WIRE & BRASS DISC	FOUND WIRE & BRASS DISC
CLEAR	CLEAR
ENCROACHMENT	ENCROACHMENT
DEED OR LEGAL DISTANCE	DEED OR LEGAL DISTANCE
MEASURED DISTANCE	MEASURED DISTANCE
RECORD OR PLATED DISTANCE	RECORD OR PLATED DISTANCE
PRIVILEGE ASPHALT	PRIVILEGE ASPHALT
C&G CURB & GUTTER	C&G CURB & GUTTER
V.G. VALLEY GUTTER	V.G. VALLEY GUTTER
TWP. TOWNSHIP	TWP. TOWNSHIP
RNG. RANGE	RNG. RANGE
SO. FT. SQUARE FEET	SO. FT. SQUARE FEET
RECORD CALCULATED	RECORD CALCULATED
UTILITY EASEMENT	UTILITY EASEMENT
CONCRETE	CONCRETE
IN. INCHES	IN. INCHES
FT. FEET	FT. FEET
DI. DIAMETER	DI. DIAMETER
HT. HEIGHT	HT. HEIGHT
COPY. CANOPY	COPY. CANOPY

REVISIONS			
DATE	JOB No.	REV.	BY:
06/11/2021	152318	TREES ADDED	R.J.C.
08/30/2021	152484	UPDATE TREES LOCATION PARTIALLY	J.C.C.
04/11/2022	152484	UPDATE BOUNDARY SURVEY	R.J.C.
12/15/2022	153246	UPDATE SURVEY AND TREE SURVEY	D.M.A.
06/28/2023	153635	UPDATE ELECTRIC, COMMUNICATION LINES AND GAS PIPES	C.A.F.
10/18/2023	N/A	REVISED ELEVATIONS ON RIGHT OF WAY	J.G.H.
01/23/2024	154039	UPDATE ELEVATIONS	C.A.F.
08/21/2024	N/A	ADD NET & GROSS AREA	J.G.H.
11/20/2024	154742	UPDATE BOUNDARY SURVEY	N.B.L.
12/16/2024	154788	UPDATE RIGHT OF WAY	N.B.L.
01/30/2025	154831	UPDATE TREE TABLE	L.N.A.
01/21/2026	155656	UPDATED BOUNDARY SURVEY	J.A.C.
05/18/2026	155656	NOTICE OF ACTION-PLAT COMMITTEE(05/01/26)	J.A.C.