

RESOLUTION No. 18-35

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 190.046(1)(b), FLORIDA STATUTES, APPROVING AND SUPPORTING AN APPLICATION TO MODIFY THE DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, REDUCING THE DISTRICT'S BOUNDARIES BY +/-7.15 ACRES, AND AMEND MIAMI-DADE COUNTY ORDINANCE ESTABLISHING THE DISTRICT TO REFLECT THE NEW BOUNDARIES OF THE DISTRICT TOTALING +/- 122.99 ACRES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CC-WCD TIC, LLC and White Course Lennar, LLC (“the Applicants”) the owners of certain lands, commonly known as Downtown Doral South, are requesting a resolution from the City of Doral approving and supporting an application to Miami-Dade County (the “County”) to contract the boundary of, and amend the County Ordinance establishing, the Downtown Doral South Community Development District (the “District”) to reflect the new boundaries of the “District” within the geographic boundaries of the City, as described in Exhibit “A”; and

WHEREAS, Section 190.046, Florida Statutes, requires the approval of the municipality in which a community development district is located before the corresponding county may approve a modification of the boundary of that community development district; and

WHEREAS, the boundary contraction will not affect the District’s ability to provide for timely, efficient, effective, responsive and economic way to deliver development capital infrastructure within the boundaries of the District, thereby providing a solution to the

County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City of Doral (the "City") and its taxpayers; and

WHEREAS, the City finds that the boundary contraction to the District will not affect the sustainable growth within its boundary and alleviating the burden on tax payers for long-term financial planning of capital infrastructure to accommodate projected growth in the area; and

WHEREAS, the District has not levied special assessment against the real property being removed from the boundaries of the District; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that the boundary contraction to the District is in the best interest of the community and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Approval. The application to contract the boundary of the District by +/- 7.15 acres and amend the Miami-Dade County Ordinance establishing the District to reflect the new boundaries of the District totaling +/- 122.99 acres, as described in Exhibit "A" is hereby approved and supported. The new boundaries of the District and corresponding sketches are enclosed in Exhibit "B". Exhibits A and B are incorporated herein and made a part hereof by this reference.

Section 3. Transmittal. The City Manager and/or City Clerk is directed to transmit a certified copy of this resolution to Miami-Dade County.

Section 4. Implementation. The City Manager, City Attorney, and City Clerk are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Resolution.

Section 5. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Vice Mayor Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED this 13 day of February, 2018.




JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



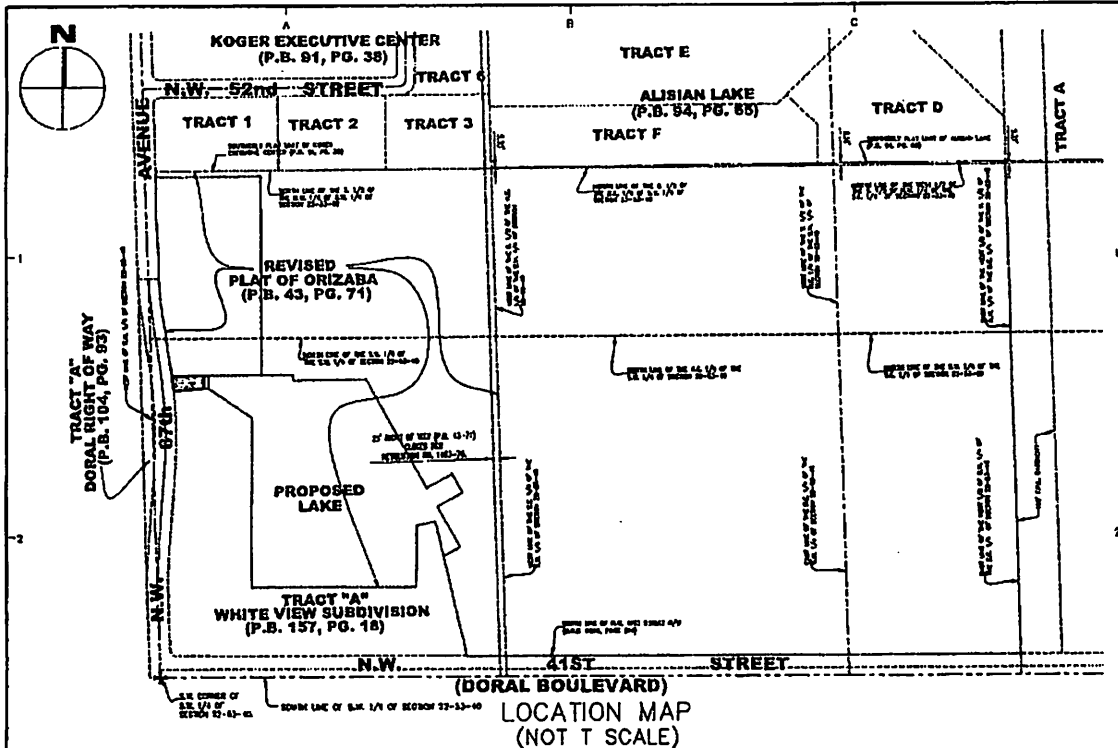
CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”



SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon are based on recorded value of N88°14'24"W along the South line of S.W. ¼ of Section 22, Township 53 South, Range 40 East, as shown on P.B. 157, Pg. 18.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc.
 Date: January 08, 2018
 Revision 1:

By: Ricardo Rodriguez, P.S.M., for the firm
 Professional Surveyor and Mapper
 State of Florida, Registration No. 5936

DDS \ REMOVED AREA FROM ORIGINAL CDD (WESTERLY AREA)



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP NOTES AND SURVEYOR'S CERTIFICATE			
PREPARED FOR: CC DEVCO, LLC.			
DRAWN BY: E.R.	DATE: 01-08-2018	SHEET: 1	
CHECKED BY:	SCALE: N/A	2	
CHECKED BY:	PROJECT #: 14A048-1012		

C:\9580\COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\14A048-1008 (WEST PARCEL)-082518.dwg

LEGAL DESCRIPTION:

A Portion of revised plat of ORIZABA, according to the plat thereof as recorded in Plat Book 43, at page 71, of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 22; thence run North along the West line of the Southwest 1/4 of said Section 22 and along the centerline of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, according to the Plat thereof, as recorded in Plat Book 104, Page 93 of the Public Records of Miami-Dade County, Florida, for a distance of 103.05 feet to a point; thence run East 40.00 feet to a point on the East right of way line of said NW 87th Avenue; thence run North along said Easterly right of way line of NW 87th Avenue for a distance of 206.95 feet to the point of curvature of a circular curve to the right having a radius of 1,869.86 feet; thence run Northeasterly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 183.57 feet, through a central angle of 5'37'30" to the point of tangency; thence run North 05'37'30" East along said East right of way line of NW 87th Avenue for a distance of 300.00 feet to the point of curvature of a circular curve to the left having a radius of 1,949.86 feet; thence run Northerly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 326.91 feet through a central angle of 9'36'22" to a point, said point also being the Northwest corner of Tract "A" of "WHITE VIEW SUBDIVISION", according to the Plat thereof as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 57.14 feet, through a central angle of 01'40'45" to the POINT OF BEGINNING of the hereinafter described parcel; thence S88°36'17"E for a distance of 216.66 feet; thence S01°23'43"W for a distance of 49.34 feet to its intersection with the Northerly line of Tract "A" of said Plat of "WHITE VIEW SUBDIVISION"; thence S87°45'36"W, along said Northerly line for a distance of 117.71 feet to its intersection with said Easterly right of way line of NW 87th Avenue, said point of intersection also being on the arc of a circular curve to left, concave to the Southwest, a radial line from said point bears S86°01'08"W; thence Northwesterly, along the arc of said curve and along the said Easterly right of way line of NW 87th Avenue, having for its elements a radius of 1,949.86 feet, through a central angle of 01'40'45" for an arc distance of 57.14 feet to the POINT OF BEGINNING.

Containing 6,402.18 Square Feet more or less.

© 1988 CADD/PLANS/Engineering & Surveying/Barney/Schuch & Lopez/14A046-1006 (LAME TRACT).dwg

DDS \ REMOVED AREA FROM ORIGINAL CDD (WESTERLY AREA)



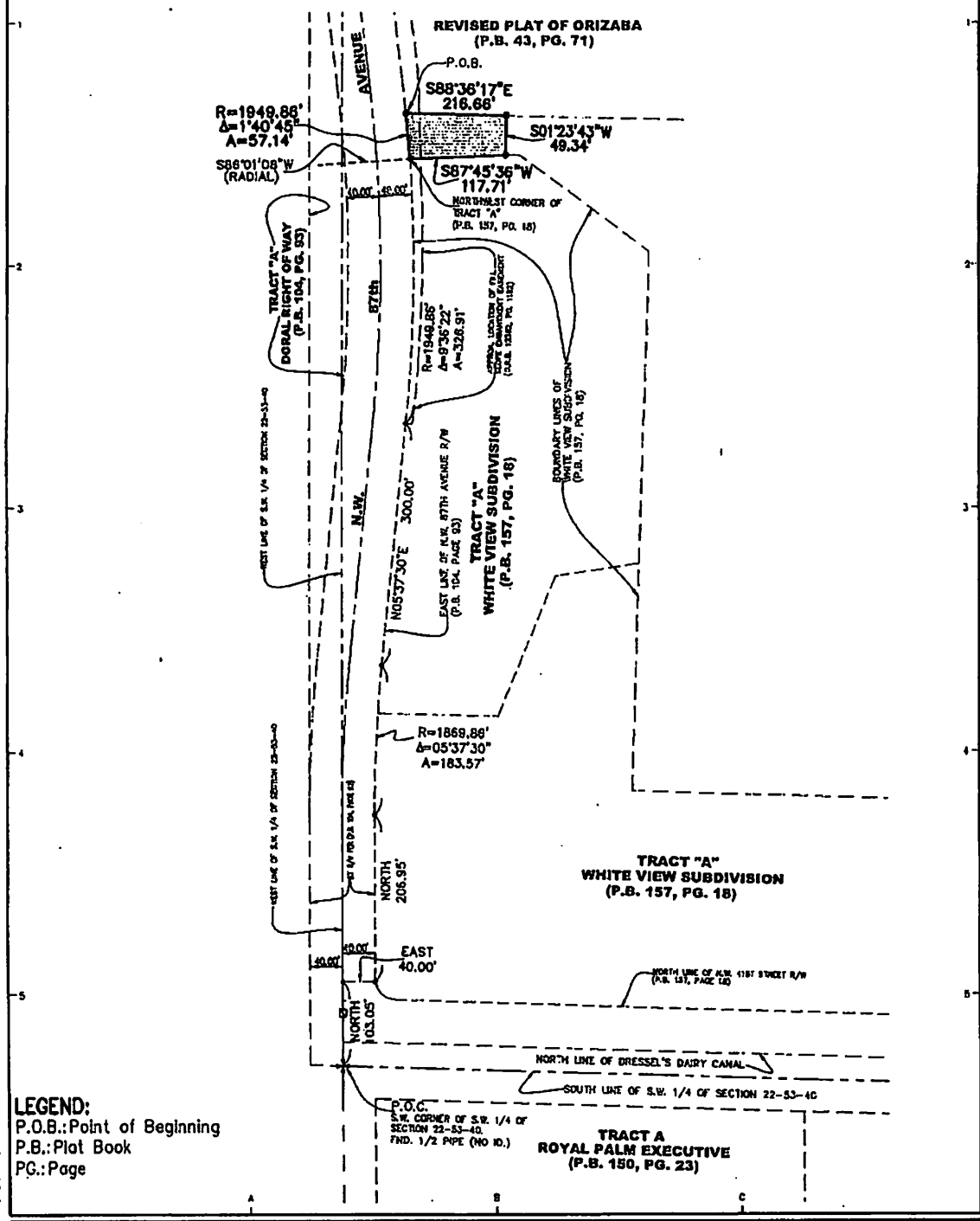
FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH			
PREPARED FOR: CC DEVCO, LLC.			
DRAWN BY: E.R.	DATE: 01-03-2018	SHEET	
CHK. CHECKED BY:	SCALE: 1" = 100'	2	
CHECKED BY:	PROJECT No: 14A046-1006		
		of 3 SHEETS	

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



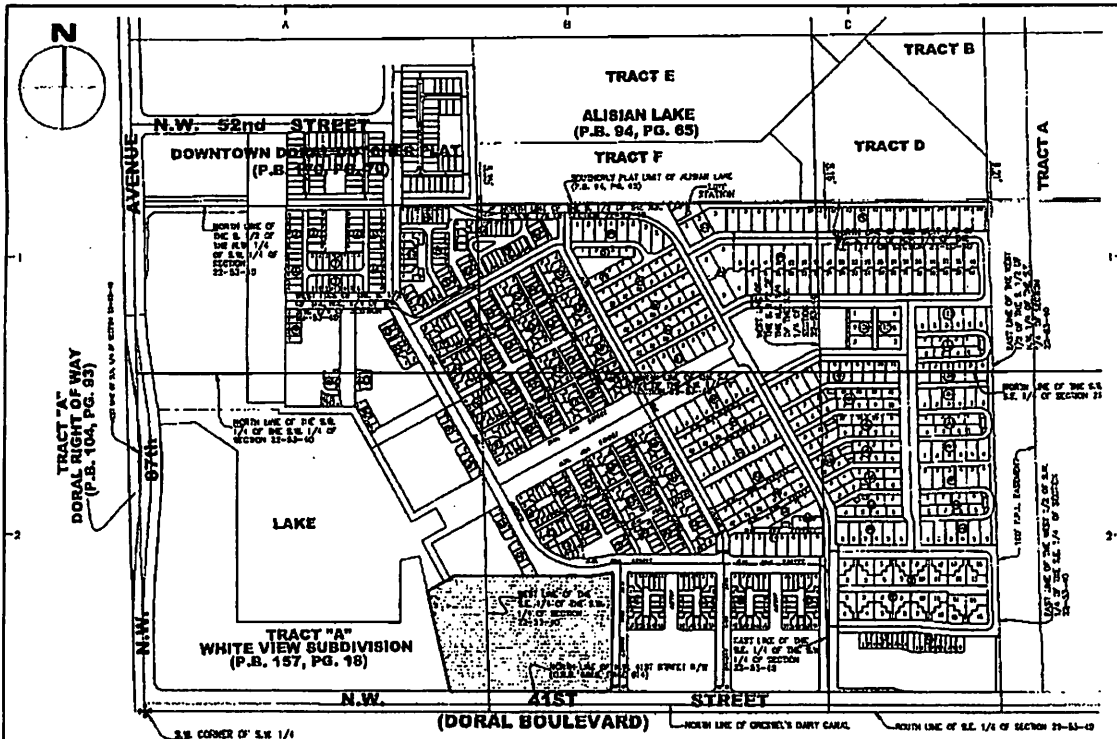
LEGEND:
P.O.B.: Point of Beginning
P.B.: Plot Book
PG.: Page

DDS \ REMOVED AREA FROM ORIGINAL CDD (WESTERLY AREA)

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	CC DEVCO, LLC.		
DRAWN BY:	E.R.	DATE:	01-08-2018
CHECKED BY:		SCALE:	1" = 150'
CHECKED BY:		PROJECT No:	14A048-1006

3
of 3 SHEETS



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon are based on recorded value of N88°14'24"W along the South line of S.W. ¼ of Section 22, Township 53 South, Range 40 East, as shown on P.B. 157, Pg. 18.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc.
Date: January 09, 2018

By: _____
Ricardo Rodriguez, P.L.S. for the firm
Professional Land Surveyor
State of Florida, LS No. 5936

DDS \ REMOVED AREA FROM ORIGINAL CDD (CIVIL PARCEL)



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP NOTES AND SURVEYOR'S CERTIFICATE			
PREPARED FOR: CODINA PARTNERS			
DRAWN BY: E.R.	DATE: 01-09-2018	SHEET: 1	
SCALE CHECKED BY:	SCALE: AS SHOWN	of 3 SHEETS	
CHECKED BY:	PROJECT No: 14B046-1012		

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LEGAL DESCRIPTION:

A Portion of, REVISED PLAT OF ORIZABA, according to the Plat thereof as recorded in Plat Book 43 at page 71 of the Public Records of Miami-Dade County, Florida a portion of the Southeast 1/4 of the Southwest 1/4 of section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida and a portion of the right-of-way for N.W. 84 Avenue, which lies within the South 3/4 of the S.W. 1/4 of said Section 22, as shown on said Plat of, REVISED PLAT OF ORIZABA, as closed vacated and abandoned pursuant to resolution 1403-70, as recorded in Official Records Book 7051 at page 585 of the Public Records of Miami-Dade County Florida, being more particularly described as follows:

Begin at the Southeast corner of said Tract "A" of "WHITE VIEW SUBDIVISION", according to the Plat thereof as recorded in Plat Book 157 at page 18 of the Public Records of Miami-Dade County, Florida; thence N11°14'24"W, along the Easterly boundary of said Tract "A", for a distance of 400.05 feet; thence N62°37'18"E for a distance of 123.64 feet; thence S88°14'24"E for a distance of 409.48 feet to a point of curvature of a circular curve to the left, concave to the North; thence Easterly, along the arc of said curve, having for its elements a radius of 1035.00 feet, through a central angle of 02°45'38" for an arc distance of 49.87 feet to a point on the arc of a circular curve to the left, concave to the North, a radial line from said point bears N10°41'03"E; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 310.00 feet, through a central angle of 22°34'28" for an arc distance of 122.14 feet to a point of reverse curvature of a circular curve to the right, concave to the southeast; thence Northeasterly, along the arc of said curve, having for its elements a radius of 276.00 feet, through a central angle of 07°24'36" for an arc distance of 35.69 feet to a point on a non-tangent line; thence S01°45'36"W for a distance of 449.59 feet to a point on the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears N55°18'17"W; thence Southwesterly, along the arc of said curve, having for its elements a radius of 28.00 feet, through a central angle of 57°03'53", for an arc distance of 27.89 feet to a point of tangency and the Intersection with a line 80.00 feet North of and parallel with the South line of the Southwest 1/4 of said Section 22; thence N88°14'24"W, along the last described line for a distance of 610.21 feet to the POINT OF BEGINNING.

Containing 305,111.78 Square Feet or 7.00 Acres more or less.

DDS \ REMOVED AREA FROM ORIGINAL CDD (CIVIL PARCEL)



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

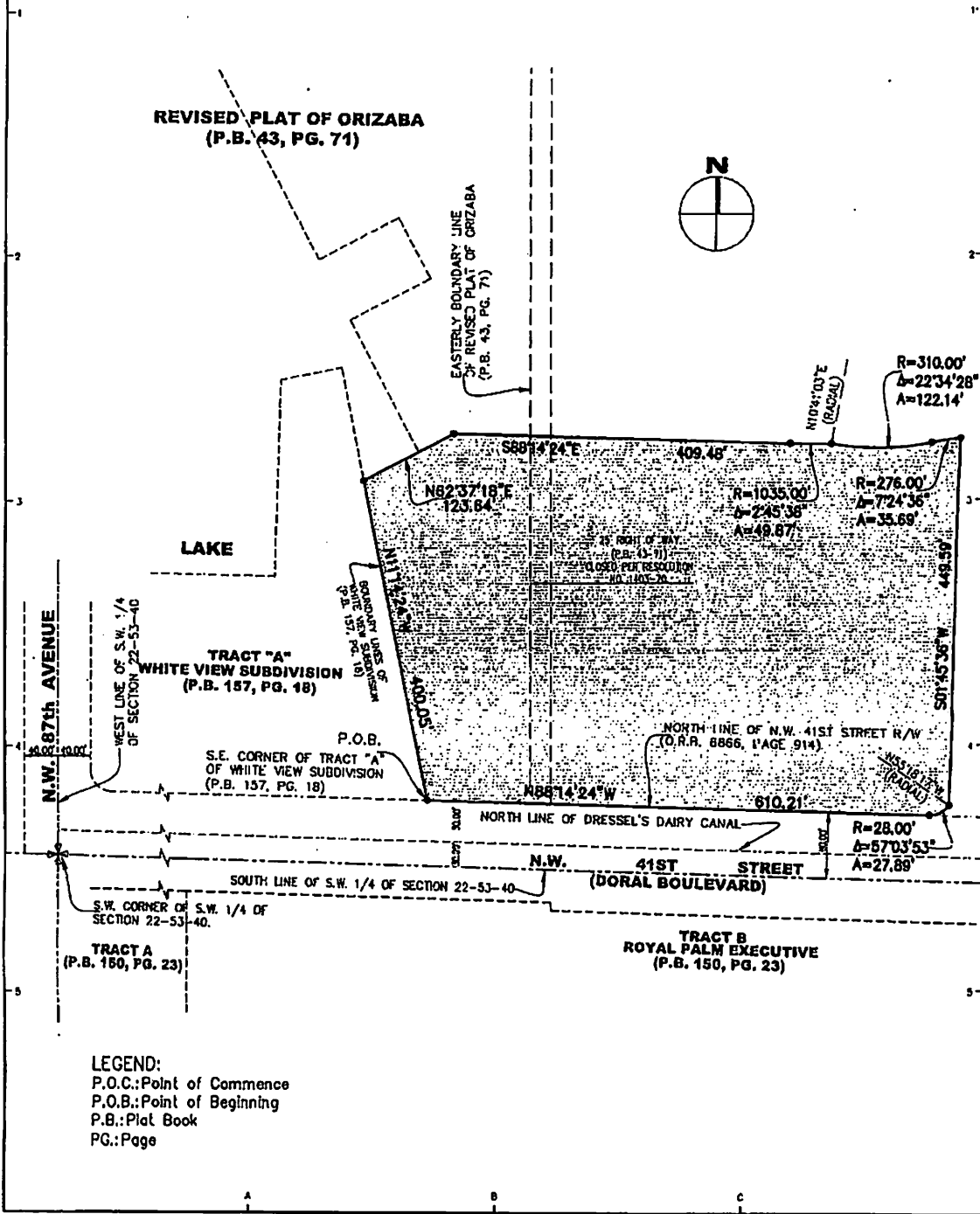
TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL TO ACCOMPANY SKETCH	
PREPARED FOR: CODINA PARTNERS	
DRAWN BY: E.R.	DATE: 01-09-2018
CHECKED BY:	SCALE: AS SHOWN
DRAWN BY:	PROJECT No: 14B046-1012

2
 of 3 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



DDS \ REMOVED AREA FROM ORIGINAL CDD (CIVIL PARCEL)



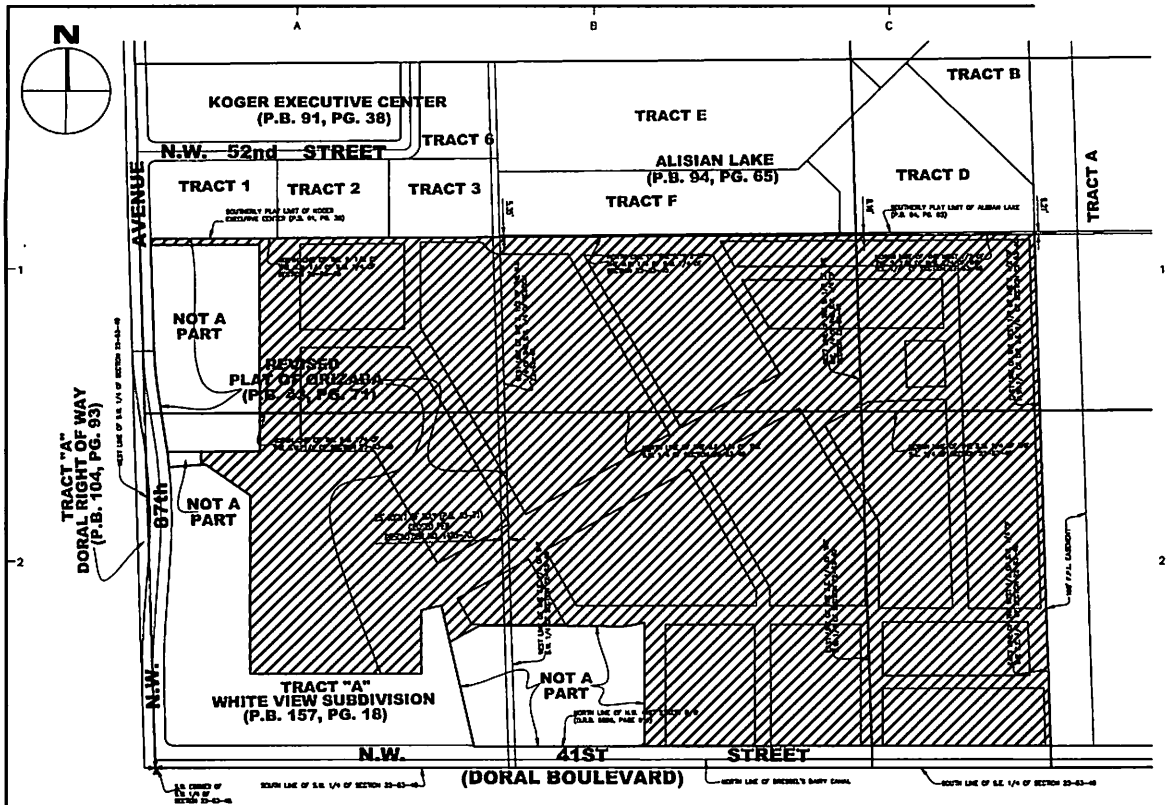
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL	
PREPARED FOR:		CODINA PARTNERS	
DRAWN BY:	E.R.	DATE:	01-09-2018
CHK. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	14B046-1012

3

OF 3 SHEETS

EXHIBIT “B”



SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon are based on recorded value of N88°14'24"W along the South line of S.W. ¼ of Section 22, Township 53 South, Range 40 East, as shown on P.B. 157, Pg. 18.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6) Florida Administrative Code.

Ford, Armenteros & FERNANDEZ, Inc.

Date: April 27, 2016

Revision 1: January 03, 2018 (Update CDD Boundary)

By: _____
 Ricardo Rodriguez, P.L.S. for the firm
 Professional Land Surveyor
 State of Florida, LS No. 5936

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\14-046 DORAL WHITE COURSE\14A046-1001.dwg

DOWNTOWN DORAL SOUTH - REVISED CDD BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SURVEYOR NOTES AND LOCATION		
PREPARED FOR: CC DEVCO, LLC.		
DRAWN BY: B.R./E.R.	DATE: 01-03-2018	SHEET: 1 of 6 SHEETS
DWG CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 14A046-1012	

LEGAL DESCRIPTION:

A portion of the following described property;

That portion of, REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43 at Page 71 of the Public Records of Miami-Dade County, Florida, lying within the boundary of the following described parcel of land: The Southwest 1/4 of the Southwest 1/4, and the South 1/2 of the Northwest 1/4 of the Southwest 1/4, of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida; LESS the following parcels (a), (b), (c), and (d);

a) The South 80 feet as shown on REVISED PLAT OF ORIZABA, according to the plat thereof as recorded in Plat Book 43 at Page 71 of the Public Records of Miami-Dade County, Florida, for the right-of-way of (East Coast Street) N.W. 41 Street and for the right-of-way of (Canal) Dressel's Dairy Canal.

b) The West 40 feet of the South 3/4 of the Southwest 1/4 of said Section 22, as per Right-of-Way Deed for N.W. 87 Avenue, as recorded in Official Records Book 7118 at page 312, and in Official Records Book 7118 at page 315 of the Public Records of Miami-Dade County, Florida, as affected by the plat of, DORAL RIGHT OF WAY, according to the plat thereof as recorded in Plat Book 104 at Page 93 of the Public Records of Miami-Dade County, Florida.

c) That portion of Tract "A" and that portion of NW 87 Avenue right-of-way as shown on the plat of, DORAL RIGHT OF WAY, according to the plat thereof as recorded in Plat Book 104 at Page 93 of the Public Records of Miami-Dade County, Florida, which lies within the Southwest 1/4 of said Section 22.

d) That portion contained in the plat of, WHITE VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 157, Page 18, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

That portion of the right-of-way for N.W. 84 Avenue, which lies within the South 3/4 of the Southwest 1/4 of said Section 22, as shown on said plat of, REVISED PLAT OF ORIZABA, as closed vacated and abandoned pursuant to Resolution 1403-70, as recorded in Official Records Book 7051 at Page 585 of the Public Records of Miami-Dade County Florida.

TOGETHER WITH:

The Southeast 1/4 of the Southwest 1/4, and the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida. LESS following parcels (e) and (f);

e) The North 50 feet of the South 80 feet thereof, pursuant to that Right-of-Way Deed for N.W. 41 Street, as recorded in Official Records Book 6866 at Page 910 and in Official Records Book 6866 at Page 914 of the Public Records of Miami-Dade County, Florida.

f) The South 30 feet thereof for the right-of-Way of Dressel's Dairy Canal as shown on Miami Dade County Section Sheet 22-53-40, Miami-Dade County, Florida.

TOGETHER WITH:

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4, all in Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida.

LESS OUT FROM ABOVE DESCRIBED

COMMENCE at the Southwest corner of said Section 22; thence run North along the West line of the Southwest 1/4 of said Section 22 and along the centerline of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, according to the Plat thereof, as recorded in Plat Book 104, Page 93 of the Public Records of Miami-Dade County, Florida, for a distance of 103.05 feet to a point; thence run East 40.00 feet to a point on the East right of way line of said NW 87th Avenue; thence run North along said Easterly right of way line of NW 87th Avenue for a distance of 206.95 feet to the point of curvature of a circular curve to the right having a radius of 1,869.86 feet; thence run Northeasterly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 183.57 feet, through a central angle of 5°37'30" to the point of tangency; thence run North 05°37'30" East along said East right of way line of NW 87th Avenue for a distance of 300.00 feet to the point of curvature of a circular curve to the left having a radius of 1,949.86 feet; thence run Northerly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 326.91 feet through a central angle of 9°36'22" to a point, said point also being the Northwest corner of Tract "A" of "WHITE VIEW SUBDIVISION", according to

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\14-046 DORAL WHITE COURSE\14A046-1003.dwg

DOWNTOWN DORAL SOUTH - REVISED CDD BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION	
PREPARED FOR:		CC DEVCO, LLC.	
DRAWN BY:	B.R./E.R.	DATE:	01-03-2018
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	14A046-1012
			<p>2</p> <p>of 6 SHEETS</p>

LEGAL DESCRIPTION: (CONTINUED)

the Plat thereof as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 57.14 feet, through a central angle of 01°40'45" to the POINT OF BEGINNING of the hereinafter described parcel; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 47.81 feet, through a central angle of 01°24'17"; thence N07°03'54"W, along said East right-of-way line of NW 87th Avenue, for a distance of 200.00 feet to a point of curvature of a circular curve to the right, concave to the East; thence Northerly, along said East right-of-way line of NW 87th Avenue and along the arc of said curve, having for its elements a radius of 1105.92 feet, through a central angle of 07°03'54" for an arc distance of 136.37 feet to a point of tangency; thence North, along said East right-of-way line of NW 87th Avenue, for a distance of 399.15 feet; thence S88°36'17"E for a distance of 397.62 feet; thence S01°23'43"W for a distance of 780.00 feet; thence N88°36'17"W for a distance of 340.32 feet to the POINT OF BEGINNING.

AND LESS:

COMMENCE at the Southwest corner of said Section 22; thence run North along the West line of the Southwest 1/4 of said Section 22 and along the centerline of NW 87th Avenue as shown on the plat of DORAL RIGHT-OF-WAY, according to the Plat thereof, as recorded in Plat Book 104, Page 93 of the Public Records of Miami-Dade County, Florida, for a distance of 103.05 feet to a point; thence run East 40.00 feet to a point on the East right of way line of said NW 87th Avenue; thence run North along said Easterly right of way line of NW 87th Avenue for a distance of 206.95 feet to the point of curvature of a circular curve to the right having a radius of 1,869.86 feet; thence run Northeasterly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 183.57 feet, through a central angle of 5°37'30" to the point of tangency; thence run North 05°37'30" East along said East right of way line of NW 87th Avenue for a distance of 300.00 feet to the point of curvature of a circular curve to the left having a radius of 1,949.86 feet; thence run Northerly along said East right of way line of NW 87th Avenue and along the arc of said curve for a distance of 326.91 feet through a central angle of 9°36'22" to a point, said point also being the Northwest corner of Tract "A" of "WHITE VIEW SUBDIVISION", according to the Plat thereof as recorded in Plat Book 157, at Page 18, of the Public Records of Miami-Dade County, Florida; thence continue Northerly along said East right-of-way line of NW 87th Avenue and along the arc of said curve for a distance of 57.14 feet, through a central angle of 01°40'45" to the POINT OF BEGINNING of the hereinafter described parcel; thence S88°36'17"E for a distance of 216.66 feet; thence S01°23'43"W for a distance of 49.34 feet to its intersection with the Northerly line of Tract "A" of said Plat of "WHITE VIEW SUBDIVISION"; thence S87°45'36"W, along said Northerly line for a distance of 117.71 feet to its intersection with said Easterly right of way line of NW 87th Avenue, said point of intersection also being on the arc of a circular curve to left, concave to the Southwest, a radial line from said point bears S86°01'08"W; thence Northwesterly, along the arc of said curve and along the said Easterly right of way line of NW 87th Avenue, having for its elements a radius of 1,949.86 feet, through a central angle of 01°40'45" for an arc distance of 57.14 feet to the POINT OF BEGINNING.

AND LESS:

Begin at the Southeast corner of said Tract "A" of said Plat of "WHITE VIEW SUBDIVISION", thence N11°14'24"W, along the Easterly boundary of said Tract "A" of, for a distance of 400.05 feet; thence N62°37'18"E for a distance of 123.64 feet; thence S88°14'24"E for a distance of 409.48 feet to a point of curvature of a circular curve to the left, concave to the north; thence Easterly, along the arc of said curve, having for its elements a radius of 1035.00 feet, through a central angle of 02°45'38" for an arc distance of 49.87 feet to a point on the arc of a circular curve to the left, concave to the North, a radial line from said point bears N10°41'03"E; thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 310.00 feet, through a central angle of 22°34'28" for an arc distance of 122.14 feet to a point of reverse curvature of a circular curve to the right, concave to the southeast; thence Northeasterly, along the arc of said curve, having for its elements a radius of 276.00 feet, through a central angle of 07°24'36" for an arc distance of 35.69 feet to a point on a non-tangent line; thence S01°45'36"W for a distance of 449.59 feet to a point on the arc of a circular curve to the right, concave to the Northwest, a radial line from said point bears N55°18'17"W; thence Southwesterly, along the arc of said curve, having for its elements a radius of 28.00 feet, through a central angle of 57°03'53", for an arc distance of 27.89 feet to a point of tangency and the intersection with a line 80.00 feet North of and parallel with the South line of the Southwest 1/4 of said Section 22; thence N88°14'24"W, along the last described line for a distance of 610.21 feet to the POINT OF BEGINNING.

Containing 5,061,105.09 Square Feet or 116.19 Acres more or less.

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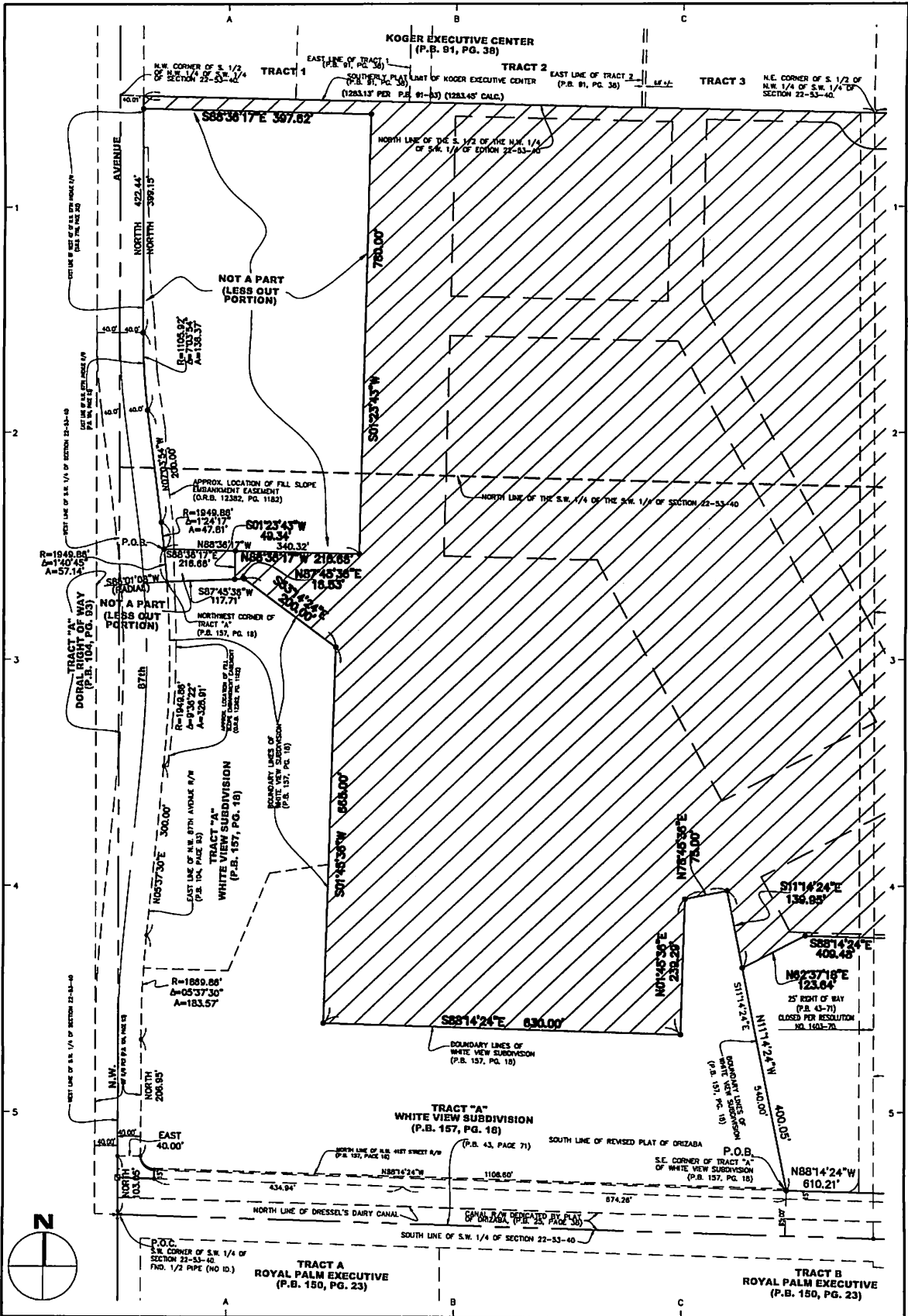
DOWNTOWN DORAL SOUTH - REVISED CDD BOUNDARY



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION	
PREPARED FOR:		CC DEVCO, LLC.	
DRAWN BY:	B.R./E.R.	DATE:	01-03-2018
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	14A046-1012
			3 of 6 SHEETS

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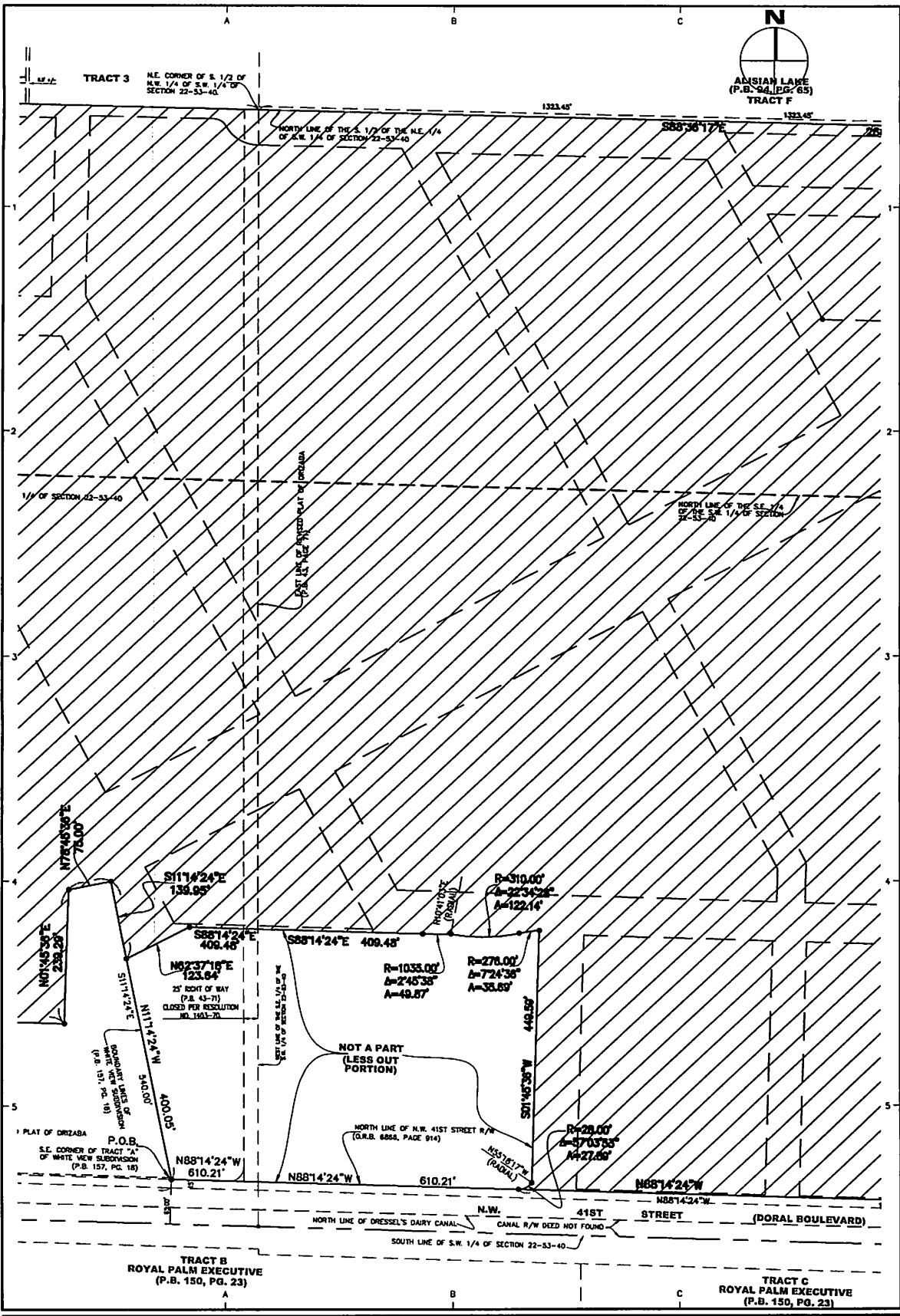
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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		SHEET: 4 of 6 SHEETS
SHEET NAME: SKETCH TO ACCOMPANY LEGAL		
PREPARED FOR: CC DEVCO, LLC.		
DRAWN BY: B.R./E.R.	DATE: 01-03-2018	
ENG. CHECKED BY:	SCALE: 1" = 200'	
CHECKED BY:	PROJECT No: 14A046-1012	

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DOWNTOWN DORAL SOUTH - REVISED CDD BOUNDARY

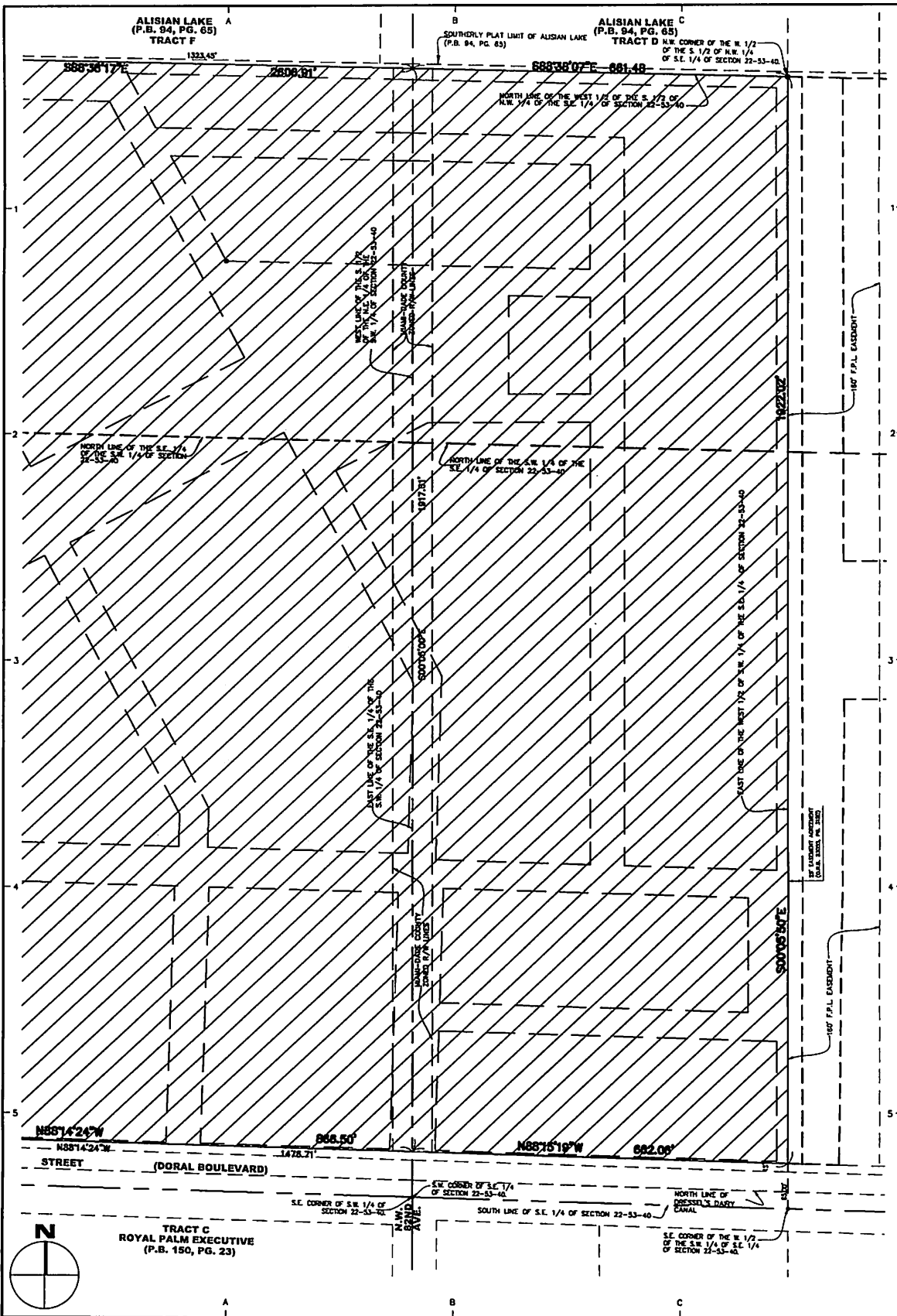


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SHEET NAME:		SKETCH TO ACCOMPANY LEGAL	
PREPARED FOR:		CC DEVCO, LLC.	
DRAWN BY:	B.R./E.R.	DATE:	01-03-2018
DWG. CHECKED BY:		SCALE:	1" = 200'
CHECKED BY:		PROJECT No:	14A046-1003

5

of 6 SHEETS



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DOWNTOWN DORAL SOUTH - REVISED CDD BOUNDARY

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	1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172	
	PH. (305) 477-6472 FAX (305) 470-2805	

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL		
PREPARED FOR:	CC DEVCO, LLC.		
DRAWN BY:	B.R./E.R.	DATE:	01-03-2018
DWG. CHECKED BY:		SCALE:	1" = 200'
CHECKED BY:		PROJECT No:	14A046-1012