

RESOLUTION 14-148

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DORAL COMMONS RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT NORTHWEST 74TH STREET BETWEEN NORTHWEST 97TH AVENUE AND NORTHWEST 104 AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Terra Commons, LLC, ("Applicant") has requested approval for the final plat for Doral Commons Residential Planned Unit Development, as described in Exhibit "A" attached hereto, generally located on Northwest 74th Street between NW 97th Avenue and NW 104th Avenue, in the City of Doral, Miami-Dade County, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on September 17, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Doral Commons Residential Planned Unit Development, generally located on Northwest 74th Street between NW 97th Avenue and NW 104th Avenue, in the City of Doral, Miami-Dade County, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED/DISAPPROVED and ADOPTED this 17 day of September, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



WEISS, SEROTA, HELFMAN, PASTORIZA
COLE AND BONISKE
CITY ATTORNEY

EXHIBIT “A”

DORAL COMMONS RESIDENTIAL

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
Schwelbe-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010
AUGUST 2013

CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 102nd AVENUE, N.W. 104th AVENUE AND N.W. 77th TERRACE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

TRACTS "A," "E" AND "H" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS, TRACTS, LANDSCAPE, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED DORAL COMMONS RESIDENTIAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACTS "B" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED AS A STORM WATER MANAGEMENT AREAS RESERVING A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREAS AS STORAGE BASINS FOR STORM WATER DISCHARGE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED DORAL COMMONS RESIDENTIAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACT "C" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR STORM WATER MANAGEMENT AREA MAINTENANCE ACCESS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED DORAL COMMONS RESIDENTIAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACTS "D," "F" AND "I" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED VINTAGE ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 97th AVENUE AND N.W. 74th STREET AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS; SWIMMING POOLS AND/OR AIR-CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THE AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREA ARE TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE INTO THE STORM WATER MANAGEMENT AREA.

THE LIMITED ACCESS LINES RIGHT OF WAY AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ARTERIAL ROADS.

TRACT "G" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF LIFT STATION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY.

OWNER'S PLAT RESTRICTIONS:

THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK _____

PAGE _____

SHEET 2 OF 9 SHEETS

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT FDG DORAL COMMONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED OCTOBER 18, 2012 AND RECORDED ON OCTOBER 24, 2012 IN OFFICIAL RECORDS BOOK 28327 AT PAGE 2798, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT FDG DORAL COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY KOLLEEN O. P. COBB, ITS VICE-PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ A.D. 20____.

FDG DORAL COMMONS, LLC
a Florida Limited Liability Company

WITNESS: _____
PRINT NAME: _____

BY: _____
VICE-PRESIDENT
PRINT NAME: KOLLEEN O. P. COBB

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. **I HEREBY CERTIFY** THAT ON THIS DAY, PERSONALLY **COUNTY OF MIAMI-DADE** APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, KOLLEEN O. P. COBB, VICE-PRESIDENT OF FDG DORAL COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____ A.D., 2012.

COMMISSION NO.: _____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES: _____

PRINT NAME: _____

CITY OF DORAL APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 20____.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

ATTEST: _____ CITY CLERK

BARBARA HERRERA-HILL

BY: _____ MAYOR

LUIGI BORJA

BY: _____ DIRECTOR

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28, OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS _____ DAY OF _____ A.D. 20____.

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS _____ DAY OF _____ A.D. 20____.

BY: _____ COUNTY ENGINEER
BY: _____ MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
DIRECTOR

BY: _____ DEPUTY CLERK

DORAL COMMONS RESIDENTIAL

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 4 OF 9 SHEETS

PREPARED BY:

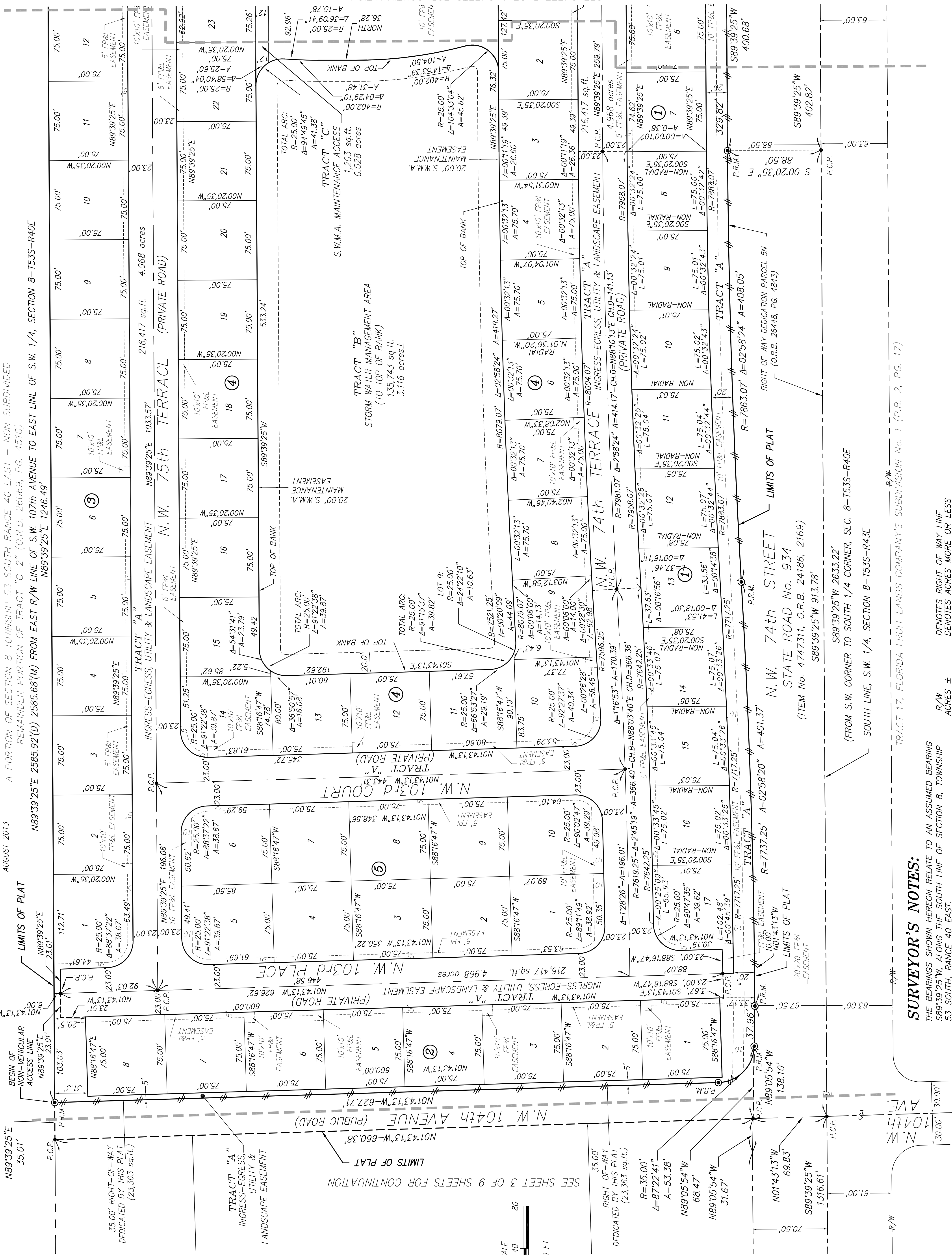
Schwelbe-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)662-7010

AUGUST 2013

A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST — NON SUBDIVIDED
REMAINDER PORTION OF TRACT "C-2" (O.R.B. 26069, PG. 4510)

N89°39'25"E 2585.92'(D) 2585.68'(M) FROM EAST R/W LINE OF S.W. 10th AVENUE TO EAST LINE OF S.W. 1/4, SECTION 8—T53S—R40E
N89°39'25"E 1246.49'



SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING
S89°39'25"W, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP
53 SOUTH, RANGE 40 EAST.

P.C.P. • DENOTES PERMANENT CONTROL POINT
P.R.M. • DENOTES PERMANENT REFERENCE MONUMENT
O.R.B. • DENOTES OFFICIAL RECORDS BOOK
P.B. • DENOTES PLAT BOOK
PG. • DENOTES PAGE
U.E. • DENOTES LIMITED ACCESS RIGHT OF WAY LINE
(D) • DENOTES UTILITY EASEMENT
SEC. • DENOTES SECTION
FP&L • DENOTES FLORIDA POWER AND LIGHT COMPANY

R/W DENOTES RIGHT OF WAY LINE
ACRES ± DENOTES ACRES MORE OR LESS
A DENOTES AREA
sq. ft. DENOTES SQUARE FEET
CH.D. DENOTES CHORD DISTANCE
S.W.M.A. DENOTES STORM WATER MANAGEMENT AREA
P.T. DENOTES POINT OF TANGENCY
(M) DENOTES MEASURED
T53S DENOTES TOWNSHIP 53 SOUTH
R40E DENOTES RANGE 40 EAST

RECORDING STATEMENT:

FILED FOR RECORD, THIS DAY OF
AT M., IN BOOK OF PLATS, AT PAGE
RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS
OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

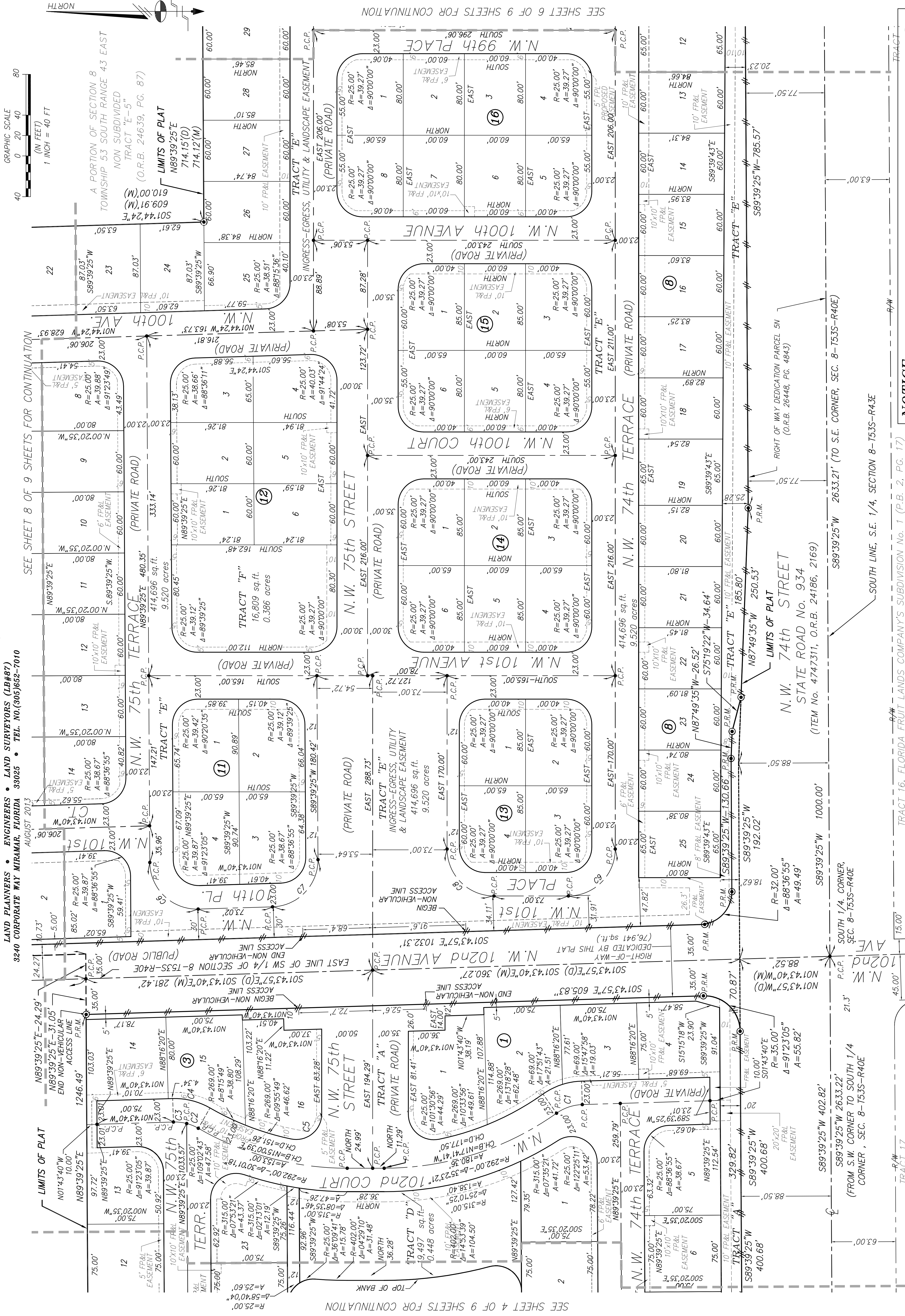
ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

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BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
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LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-1010
AUGUST 2013



CURVE TABLE	CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
	C1	46.00'	33°39'41"	27.03'	N18°33'31"W	26.64'
	C2	46.00'	15°21'18"	12.38'	N22°20'39"E	12.29'
	C3	46.00'	16°73'40"	13.16'	N08°26'10"E	13.12'
	C4	69.00'	31°44'58"	38.24'	N43°57'52"E	65.84'
	C5	25.00'	101°49'40"	44.43'	N45°02'08"W	64.26'
	C6	46.00'	91°23'05"	73.37'	N45°02'08"W	65.05'
	C7	46.00'	88°36'55"	71.14'	N45°02'08"W	65.05'
	C8	46.00'	90°00'00"	72.26'	N45°02'08"W	65.05'
	C9	46.00'	90°00'00"	73.26'	N45°02'08"W	65.05'

SURVEYOR'S NOTES:

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S89°39'25"W ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP
53 SOUTH, RANGE 40 EAST.

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U.E. • DENOTES UTILITY EASEMENT
D. • DENOTES DEED
SEC. • DENOTES SECTION
FP&L • DENOTES FLORIDA POWER AND LIGHT COMPANY

TRACT 16, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 (P.B. 2, PG. 17)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD, THIS DAY OF _____ A.D. 20____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY.

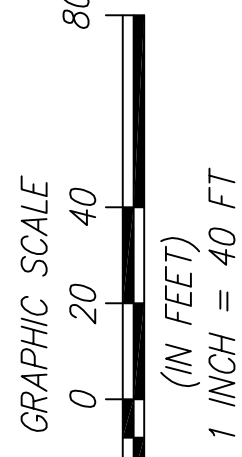
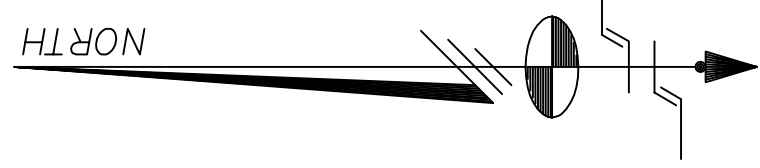
ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

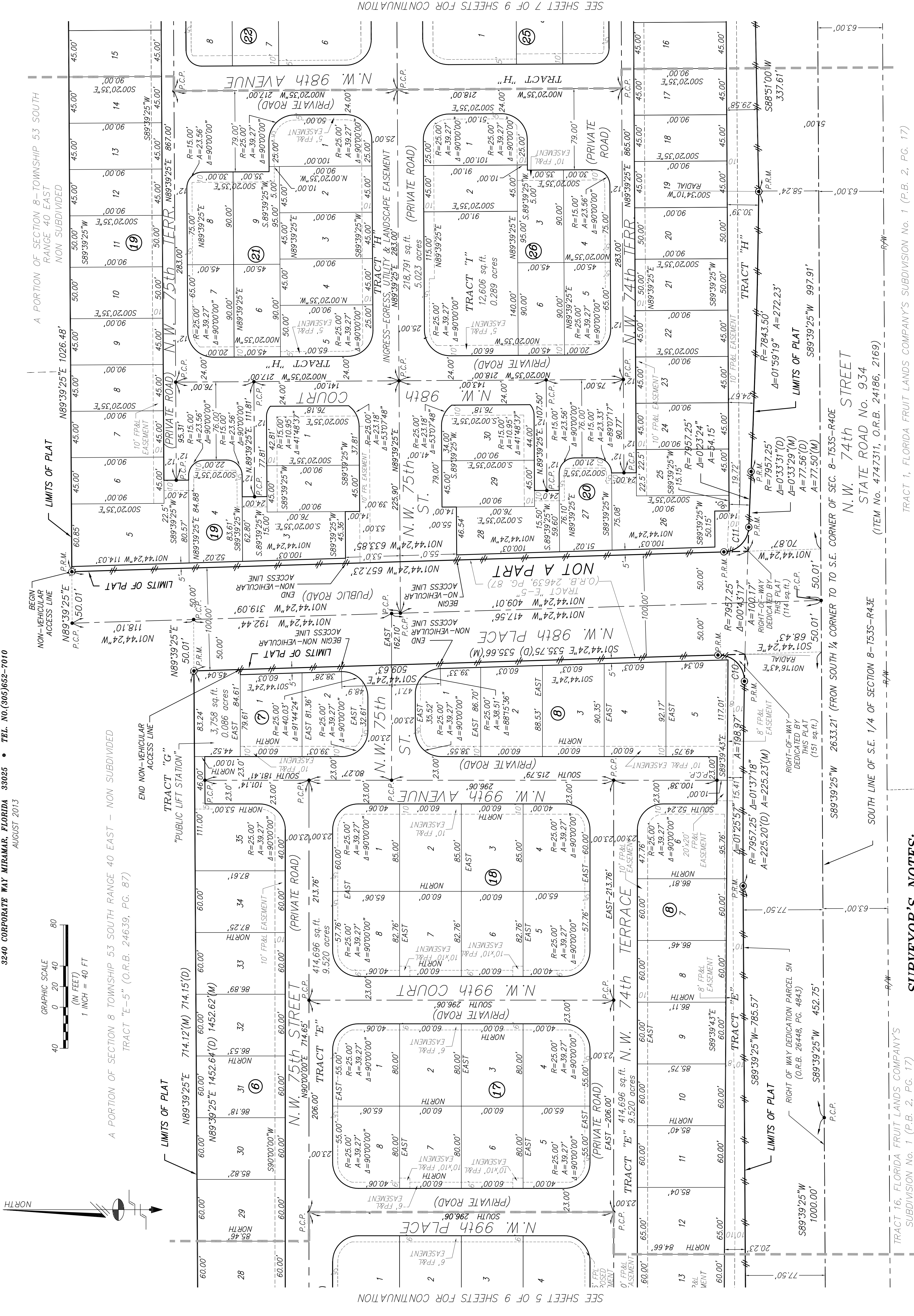
DORAL COMMONS RESIDENTIAL

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AUGUST 2013



A PORTION OF SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST - NON SUBDIVIDED
TRACT "E-5" (O.R.B. 24639, PG. 87)



CURVE TABLE

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C10	25.00'	92°49'46"	40.5'
C11	25.00'	86°05'31"	37.56'

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SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING S89°39'25"W ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

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SEC. • DENOTES TOWNSHIP 53 SOUTH
FP&L • DENOTES RANGE 40 EAST

TRACT 16, FLORIDA FRUIT LANDS COMPANY'S

SUBDIVISION No. 1 (P.B. 2, PG. 17)

SOUTH LINE OF S.E. 1/4 OF SECTION 8-7535-R43E

S89°39'25"W 2633.21' (FROM SOUTH 1/4 CORNER TO S.E. CORNER OF SEC. 8-7535-R40E

N.W. 74th STREET

STATE ROAD No. 934

(ITEM No. 4747311, O.R.B. 24186, 2169)

TRACT 1, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 (P.B. 2, PG. 17)

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TRACT 16, FLORIDA FRUIT LANDS COMPANY'S

SUBDIVISION No. 1 (P.B. 2, PG. 17)

SOUTH LINE OF S.E. 1/4 OF SECTION 8-7535-R43E

S89°39'25"W 2633.21' (FROM SOUTH 1/4 CORNER TO S.E. CORNER OF SEC. 8-7535-R40E

N.W. 74th STREET

STATE ROAD No. 934

(ITEM No. 4747311, O.R.B. 24186, 2169)

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TRACT 1, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 (P.B. 2, PG. 17)

TRACT 16, FLORIDA FRUIT LANDS COMPANY'S

DORAL COMMONS RESIDENTIAL

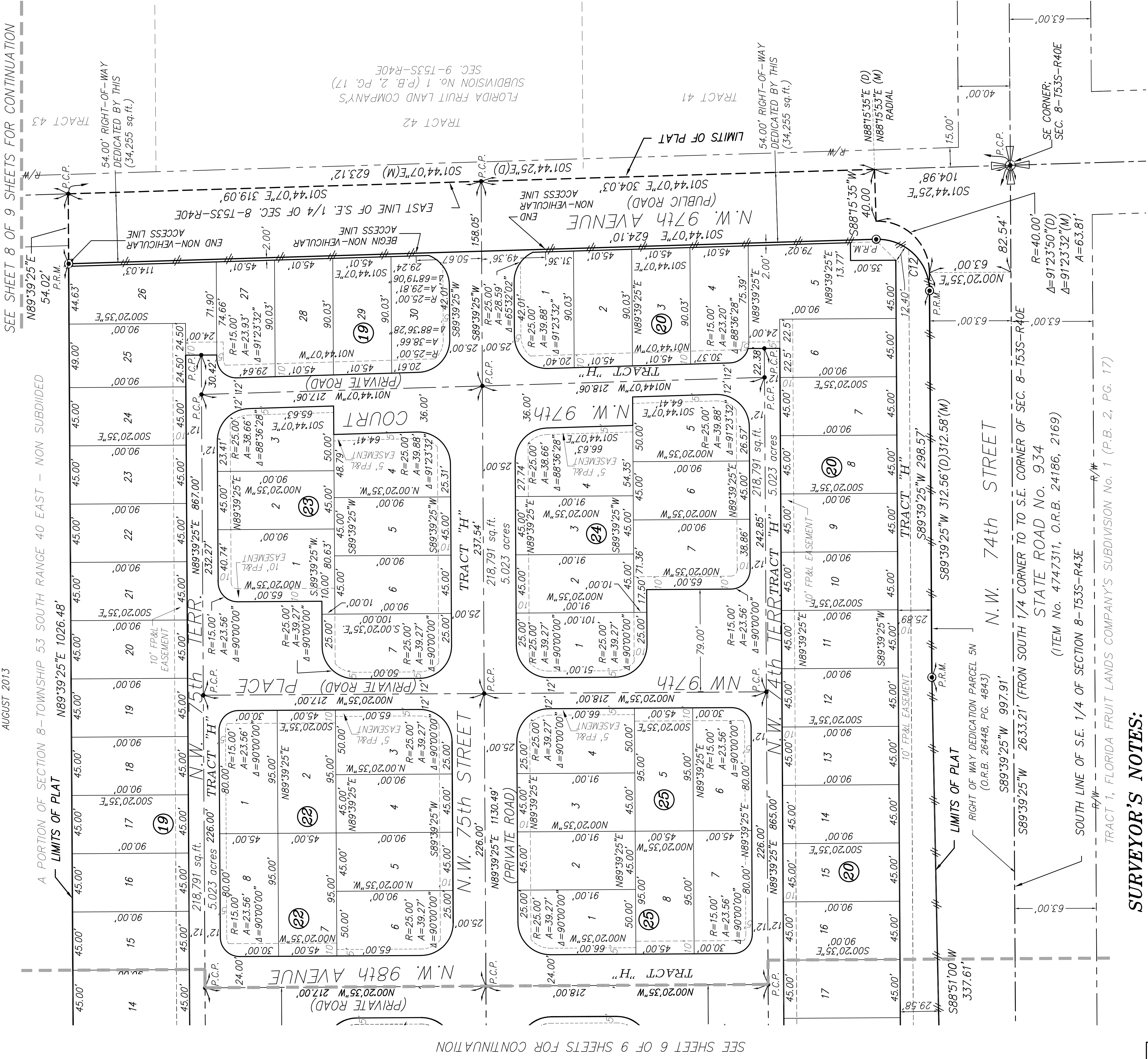
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 7 OF 9 SHEETS

PREPARED BY:
Schwelbe-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010
AUGUST 2013



CURVE TABLE

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C12	25.00'	91°23'50"	63.81'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING S89°39'25"W, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

- P.C.P. • DENOTES PERMANENT CONTROL POINT
- P.R.M. • DENOTES PERMANENT REFERENCE MONUMENT
- O.R.B. • DENOTES OFFICIAL RECORDS BOOK
- P.B. • DENOTES PLAT BOOK
- PC. • DENOTES PAGE
- U.E. • DENOTES LIMITED ACCESS RIGHT OF WAY LINE
- (D) • DENOTES UTILITY EASEMENT
- SEC. • DENOTES SECTION
- FP&L • DENOTES FLORIDA POWER AND LIGHT COMPANY

- R/W • DENOTES RIGHT OF WAY LINE
- ACRES ± • DENOTES ACRES MORE OR LESS
- A • DENOTES DELTA
- R • DENOTES ARC LENGTH
- sq.ft. • DENOTES SQUARE FEET
- CH-B. • DENOTES CHORD BEARING
- CH-D. • DENOTES CHORD DISTANCE
- S.W.M.A. • DENOTES STORM WATER MANAGEMENT AREA
- P.C. • DENOTES POINT OF CURVATURE
- P.T. • DENOTES POINT OF TANGENCY
- (M) • DENOTES MEASURED
- T53S • DENOTES TOWNSHIP 53 SOUTH
- R40E • DENOTES RANGE 40 EAST

RECORDING STATEMENT:

FILED FOR RECORD, THIS DAY OF _____, A.D., 20____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

PLAT BOOK

PAGE

PREPARED BY:
Schwelbe-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#487)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010
AUGUST 2013



THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING
S89°39'25"W, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP
53 SOUTH, RANGE 40 EAST.

RECORDING STATEMENT:

FILED FOR RECORD, THIS DAY OF A.D. 20, AT M., IN
BOOK OF PLATS, AT PAGE, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY,
FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

DEPUTY CLERK

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

Schwelbe-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010

AUGUST 2013

TABULATION AREAS

NET AREA (PLAT LIMITS)	2,780,612± sq.ft.	63,834± acres
ADDITIONAL PROPOSED RIGHT OF WAY:	134,825 sq.ft.	3,095± acres
NET AREA (PLAT LIMITS LESS PROPOSED RIGHT OF WAY)	2,645,787 sq.ft.	60.739± acres
TRACT "A" (INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	216,417± sq.ft.	4.968± acres
TRACT "B" (STORM WATER MANAGEMENT AREA)	135,743± sq.ft.	3.116± acres
TRACT "C" (S.W.M.A. MAINTENANCE ACCESS)	1,203± sq.ft.	0.028± acres
TRACT "D"	19,497± sq.ft.	0.448± acres
TRACT "E" (INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	414,696 sq.ft.	9.520± acres
TRACT "F"	16,809± sq.ft.	0.386± acres
TRACT "G" (PUBLIC LIFT STATION)	3,758 sq.ft.	0.086± acres
TRACT "H" (INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	218,791± sq.ft.	5.023± acres
TRACT "I"	12,606± sq.ft.	0.289± acres
AGGREGATE TOTAL LOT AREA (319 RESIDENTIAL LOTS)	1,606,267± sq.ft.	36.875± acres

BLOCK 7			
LOT 1	4,831± sq.ft.		
LOT 2	4,998± sq.ft.		
TOTAL	9,829± sq.ft.		

BLOCK 16			
LOT 1	5,070± sq.ft.		
LOT 2	4,800± sq.ft.		
LOT 3	4,800± sq.ft.		
LOT 4	5,066± sq.ft.		
LOT 5	5,066± sq.ft.		
LOT 6	4,800± sq.ft.		
LOT 7	4,800± sq.ft.		
LOT 8	5,071± sq.ft.		
TOTAL	39,473± sq.ft.		

BLOCK 17			
LOT 1	5,070± sq.ft.		
LOT 2	4,800± sq.ft.		
LOT 3	4,800± sq.ft.		
LOT 4	5,066± sq.ft.		
LOT 5	5,066± sq.ft.		
LOT 6	4,800± sq.ft.		
LOT 7	4,800± sq.ft.		
LOT 8	5,071± sq.ft.		
TOTAL	39,473± sq.ft.		

BLOCK 18			
LOT 1	5,395± sq.ft.		
LOT 2	5,100± sq.ft.		
LOT 3	5,100± sq.ft.		
LOT 4	5,391± sq.ft.		
LOT 5	5,245± sq.ft.		
LOT 6	4,966± sq.ft.		
LOT 7	4,966± sq.ft.		
LOT 8	5,250± sq.ft.		
TOTAL	41,413± sq.ft.		

BLOCK 8			
LOT 1	5,190± sq.ft.		
LOT 2	5,257± sq.ft.		
LOT 3	5,366± sq.ft.		
LOT 4	5,476± sq.ft.		
LOT 5	5,818± sq.ft.		
LOT 6	6,428± sq.ft.		
LOT 7	5,198± sq.ft.		
LOT 8	5,177± sq.ft.		
LOT 9	5,156± sq.ft.		
LOT 10	5,135± sq.ft.		
LOT 11	5,113± sq.ft.		
LOT 12	5,515± sq.ft.		
LOT 13	5,069± sq.ft.		
LOT 14	5,048± sq.ft.		
LOT 15	5,027± sq.ft.		
LOT 16	5,005± sq.ft.		
LOT 17	4,984± sq.ft.		
LOT 18	4,963± sq.ft.		
LOT 19	5,352± sq.ft.		
LOT 20	4,919± sq.ft.		
LOT 21	4,897± sq.ft.		
LOT 22	4,876± sq.ft.		
LOT 23	4,855± sq.ft.		
LOT 24	4,834± sq.ft.		
LOT 25	5,212± sq.ft.		
TOTAL	129,870± sq.ft.		

BLOCK 9			
LOT 1	5,307± sq.ft.		
LOT 2	4,800± sq.ft.		
LOT 3	4,800± sq.ft.		
LOT 4	4,800± sq.ft.		
LOT 5	4,800± sq.ft.		
LOT 6	4,800± sq.ft.		
LOT 7	5,166± sq.ft.		
LOT 8	5,307± sq.ft.		
LOT 9	4,800± sq.ft.		
LOT 10	4,800± sq.ft.		
LOT 11	4,800± sq.ft.		
LOT 12	4,800± sq.ft.		
LOT 13	4,800± sq.ft.		
LOT 14	5,167± sq.ft.		
TOTAL	68,947± sq.ft.		

BLOCK 10			
LOT 1	5,308± sq.ft.		
LOT 2	4,800± sq.ft.		
LOT 3	4,800± sq.ft.		
LOT 4	4,800± sq.ft.		
LOT 5	4,800± sq.ft.		
LOT 6	4,800± sq.ft.		
LOT 7	5,168± sq.ft.		
LOT 8	5,309± sq.ft.		
LOT 9	4,800± sq.ft.		
LOT 10	4,800± sq.ft.		
LOT 11	4,800± sq.ft.		
LOT 12	4,800± sq.ft.		
LOT 13	4,800± sq.ft.		
LOT 14	5,169± sq.ft.		
TOTAL	68,954± sq.ft.		

BLOCK 11			
LOT 1	5,772± sq.ft.		
LOT 2	5,775± sq.ft.		
LOT 3	5,708± sq.ft.		
LOT 4	5,820± sq.ft.		
TOTAL	23,075± sq.ft.		

BLOCK 12			
LOT 1	4,876± sq.ft.		
LOT 2	4,875± sq.ft.		
LOT 3	5,054± sq.ft.		
LOT 4	5,298± sq.ft.		
LOT 5	4,906± sq.ft.		
LOT 6	4,885± sq.ft.		
TOTAL	29,894± sq.ft.		

BLOCK 13			
LOT 1	5,391± sq.ft.		
LOT 2	5,391± sq.ft.		
LOT 3	5,391± sq.ft.		
LOT 4	5,391± sq.ft.		
TOTAL	21,564± sq.ft.		

BLOCK 14			
LOT 1	5,391± sq.ft.		
LOT 2	5,100± sq.ft.		
LOT 3	5,391± sq.ft.		
LOT 4	5,391± sq.ft.		
LOT 5	5,100± sq.ft.		
LOT 6	5,391± sq.ft.		
TOTAL	31,764± sq.ft.		

BLOCK 15			
LOT 1	5,391± sq.ft.		
LOT 2	5,100± sq.ft.		
LOT 3	5,391± sq.ft.		
LOT 4	5,066± sq.ft.		
LOT 5	4,800± sq.ft.		
LOT 6	5,066± sq.ft.		
TOTAL	30,814± sq.ft.		

BLOCK 19			
LOT 1	5,131± sq.ft.		
LOT 2	4,050± sq.ft.		
LOT 3	5,018± sq.ft.		
LOT 4	5,064± sq.ft.		
LOT 5	7,318± sq.ft.		
LOT 6	4,050± sq.ft.		
LOT 7	4,050± sq.ft.		
LOT 8	4,050± sq.ft.		
LOT 9	4,050± sq.ft.		
LOT 10	4,500± sq.ft.		
LOT 11	4,500± sq.ft.		
LOT 12	4,050± sq.ft.		
LOT 13	4,050± sq.ft.		
LOT 14	4,050± sq.ft.		
LOT 15	4,050± sq.ft.		
LOT 16	4,050± sq.ft.		
LOT 17	4,050± sq.ft.		
LOT 18	4,050± sq.ft.		
LOT 19	4,050± sq.ft.		
LOT 20	4,050± sq.ft.		
LOT 21	4,050± sq.ft.		
LOT 22	4,050± sq.ft.		
LOT 23	4,050± sq.ft.		
LOT 24	4,050± sq.ft.		
LOT 25	4,410± sq.ft.		
LOT 26	5,834± sq.ft.		
LOT 27	4,000± sq.ft.		
LOT 28	4,051± sq.ft.		
LOT 29	4,051± sq.ft.		
LOT 30	3,821± sq.ft.		
TOTAL	130,598± sq.ft.		

BLOCK 20			
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BLOCK 21			
LOT 1	4,732± sq.ft.		
LOT 2	4,050± sq.ft.		
LOT 3	4,050± sq.ft.		
LOT 4	4,050± sq.ft.		
LOT 5	6,883± sq.ft.		
LOT 6	4,050± sq.ft.		
LOT 7	4,050± sq.ft.		
LOT 8	4,050± sq.ft.		
LOT 9	4,050± sq.ft.		
LOT 10	4,050± sq.ft.		
LOT 11	4,050± sq.ft.		
LOT 12	4,050± sq.ft.		
LOT 13	4,050± sq.ft.		
LOT 14	4,050± sq.ft.		
LOT 15	4,050± sq.ft.		
LOT 16	4,050± sq.ft.		
LOT 17	4,050± sq.ft.		
LOT 18	4,050± sq.ft.		
LOT 19	4,050± sq.ft.		
LOT 20	4,500± sq.ft.		
LOT 21	4,500± sq.ft.		
LOT 22	4,050± sq.ft.		
LOT 23	4,050± sq.ft.		
LOT 24	4,050± sq.ft.		
LOT 25	4,050± sq.ft.		
LOT 26	5,888± sq.ft.		
LOT 27	4,518± sq.ft.		
LOT 28	4,904± sq.ft.		
LOT 29	4,050± sq.ft.		
LOT 30	4,788± sq.ft.		
TOTAL	128,747± sq.ft.		

BLOCK 23			
LOT 1	5,069± sq.ft.		
LOT 2	4,050± sq.ft.		
LOT 3	4,275± sq.ft.		
LOT 4	4,343± sq.ft.		
LOT 5	4,050± sq.ft.		
LOT 6	4,050± sq.ft.		
LOT 7	4,732± sq.ft.		
TOTAL	30,566± sq.ft.		

BLOCK 24			
LOT 1	4,782± sq.ft.		
LOT 2	4,095± sq.ft.		
LOT 3	4,095± sq.ft.		
LOT 4	4,719± sq.ft.		
LOT 5	4,456± sq.ft.		
LOT 6	4,050± sq.ft.		
LOT 7	4,974± sq.ft.		
TOTAL	31,171± sq.ft.		

BLOCK 25			
LOT 1	4,416± sq.ft.		
LOT 2	4,095± sq.ft.		
LOT 3	4,095± sq.ft.		
LOT 4	4,416± sq.ft.		
LOT 5	4,275± sq.ft.		
LOT 6	4,227± sq.ft.		
LOT 7	4,226± sq.ft.		
LOT 8	4,275± sq.ft.		
TOTAL	34,025± sq.ft.		

BLOCK 26			
LOT 1	4,782± sq.ft.		
LOT 2	4,095± sq.ft.		
LOT 3	4,100± sq.ft.		
LOT 4	4,001± sq.ft.		
LOT 5	3,916± sq.ft.		
LOT 6	4,050± sq.ft.		
TOTAL	24,944± sq.ft.		

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD, THIS _____ DAY OF _____ A.D., 20____, AT _____ M., IN BOOK _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK