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:

Res. No. 14-148 Page **2** of **3**

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.

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

<u>Section 4.</u> <u>Effective Date.</u> 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"

BEING A SUBDIVISION OF A PORTION OF RANGE 40 EAST, LYINA

KNOW ALL MEN BY THESE PRESENTIAL TORIDA LIMITED LIABILITY COMPANY, DORAL COMMONS RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MADE THE ATTACHED PLAT ENTITLED DORAL COMMONS RESIDENTIAL, THE SAIN OF A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUT FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLL DESCRIPTION: OF THE COUNTY, LEGAL

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECRONDS WEST, AS BASIS OF BEARING ALON OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.55 FEET DECREES 39 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 51.52 FEET BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH MINUTES 29 SECONDS WEST ALONG A LINE 51.50 FEET EAST OF AND PARALLEL. OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 451.08 FEET; DEGREES 39 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 451.08 FEET; DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 729.99 FEET NORTH OF THE SOUTH OF DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 729.99 FEET NORTH OF THE SOUTH OF DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 729.99 FEET NORTH OF THE SOUTH OF SAID SECTION 8 FOR A DISTANCE OF 641.69 FEET; DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF THE SOUTH WEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF A CURVE HAVING A RADIUS OF 7737.25 FEIT AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 20 SECONDS WEST FOR A DISTANCE THENCE NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE THENCE NORTH 77 DEGREES 56 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 58 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 77 DEGREES 59 MINUTES 50 SECONDS WEST FOR A DISTANCE THENCE NORTH 70 THE SOUTH WING OF THE SOUTHWEST 1/4 OF SAID SECTION 50 FEET NOR A LINE RIGHT, SAID CURVE HAVING A RADIUS OF THE SOUTHWEST 1/4 OF SAID SECTION 57 MINUTES 07 SECONDS TO THE POINT OF CURVENTIONE A LINE TO

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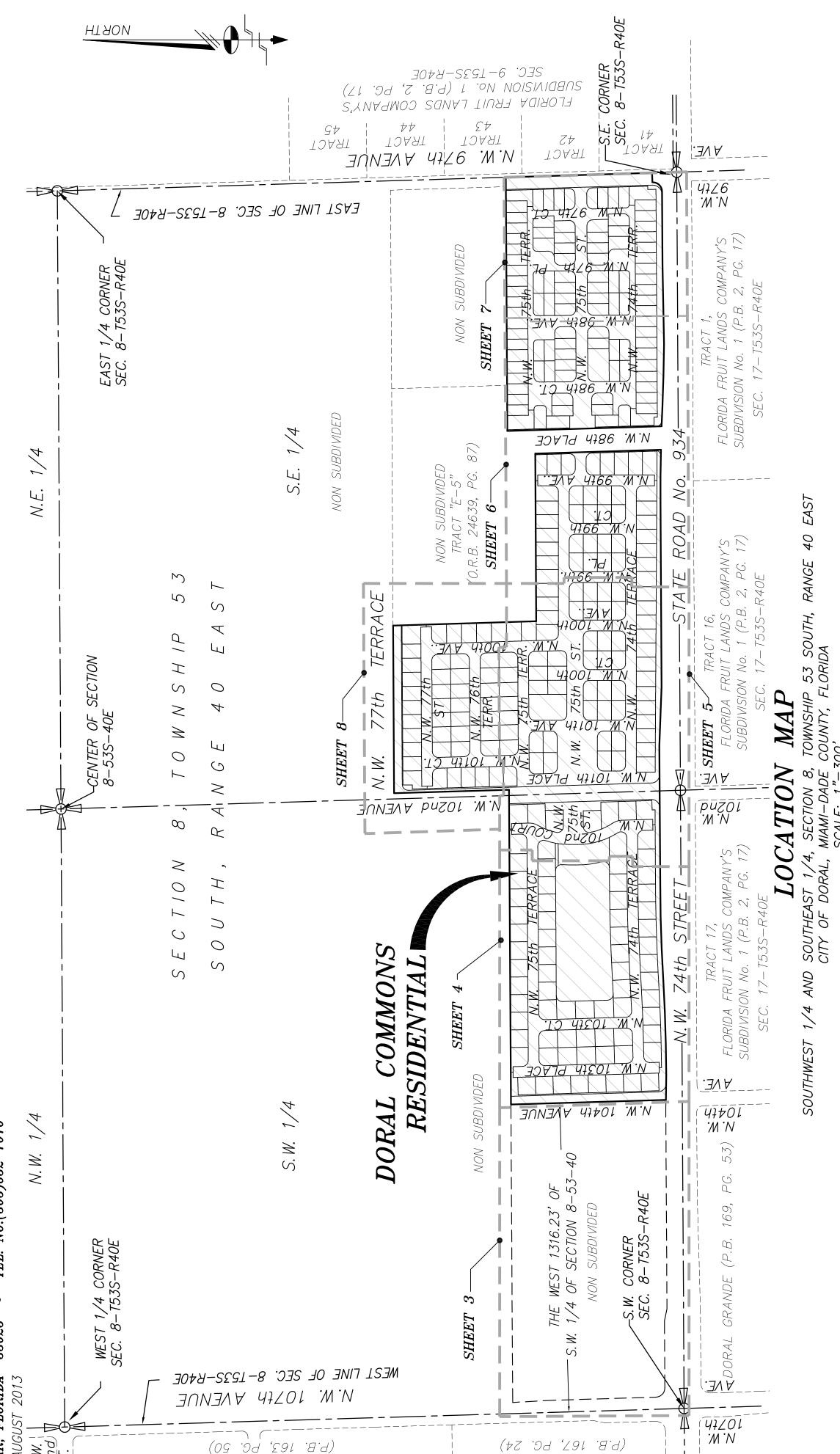
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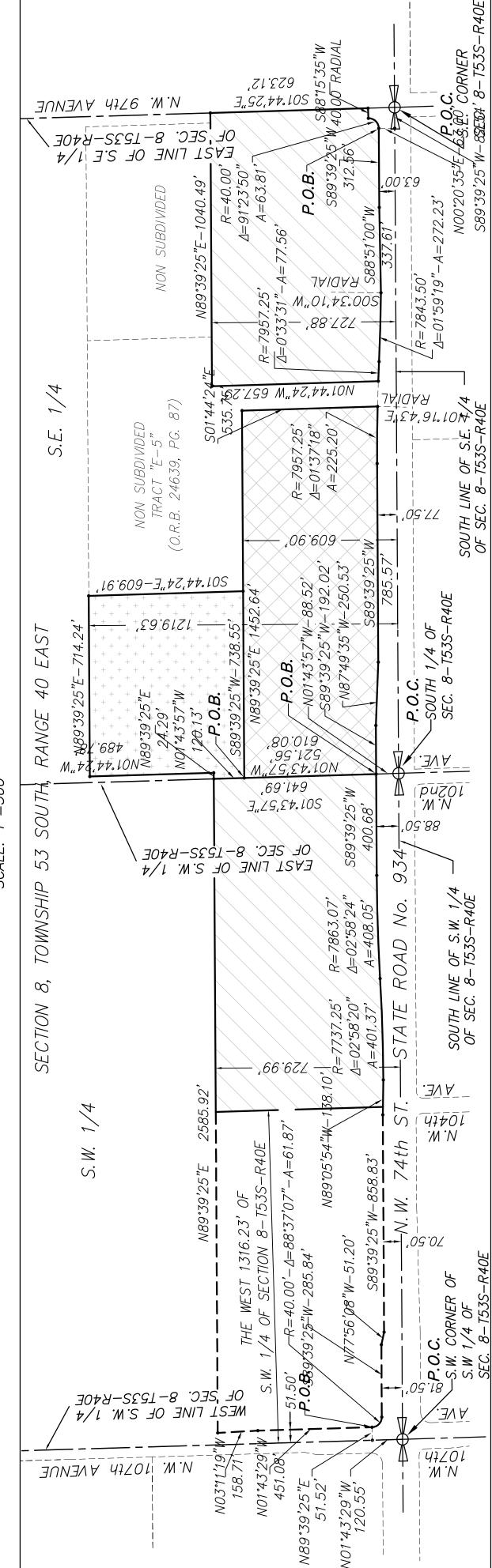
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COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE N MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF SAID SECTION 8, FOR A DISTANCE OF 610.08 FEET TO THE POINT FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DECSECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID STANCE OF 120.13 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SAINE SECTION 8 FOR A DISTANCE OF 24.29 FEET; THENCE NORTH 01 DEGREES 44 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUT MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLL

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• LAND SURVEYORS (LB#87)
33025 • TEL. NO.(305)652-7010 PREPARED BY: Shisking on ENGINEERS • MIRAMAR, FLORIDA

BOOKPLATPAGE 0 OFSHEET

RESTRICTIONS: PLATDORALOFCITY

S, SHOWN ON TS, SHRUBBERY A

OF ASSIGNS, T THAT N.W. 102nd AVENUE, N.W. 104th AVENUE AND N.W. 77th TERRACE, AS ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OF 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 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 AS 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 VINTAGE ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

PLAT RESTRICTIONS COUNTYMIAMI-DADE

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, SPRINKLER SYSTEMS, SWIMMING POOLS AND/OR AIR—CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS. THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

LINES, WITHIN

TRANSMISSION

THE AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREA ARE TO BE PREVENT DIRECT OVERLAND DISCHARGE INTO THE STORM WATER MANAGEMENT

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

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

ARE HEREBY RE OWNER'S PLAT RESTRICTIONS: THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

, IS THE OFFICIAL CIRCUMSTANCES BE OF THE PLAT. THERE PLAT THAT MAY BE NOTICE: This plat, as recorded in its graphic form, depiction of the subdivided lands described herein and will in no supplanted in authority by any other graphic or digital form of may be additional restrictions that are not recorded on this found in the public records of this county.

RESIDENTIAL, Liability COMMONS DORAL COMMU TERRA

	BY:	MANAGER	PRINT NAME: DAVID MARTIN		
WIINESS:	PRINT NAME.			WITNESS:	PRINT NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA

S.S. I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE

ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID MARTIN, MANAGER OF TERRA DORAL COMMONS RESIDENTIAL, 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.

LARGE

WHEREOF:

COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, I BE SIGNED FOR AND ON ITS BEHALF BY DAVID MARTIN, IF THESE TWO WITNESSES, THIS_____DAY OF_______

COMMERCIAL, Liability COMMONS DORALTERRA

ACKNOWLEDGMENT.

S.S. I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY
E APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO
E ACKNOWLEDGMENTS, DAVID MARTIN, MANAGER OF TERRA DORAL

CHORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY
OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING
DOED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED,
PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH. STATE OF FLORIDA

COUNTY OF MIAMI-DADE

ADMINISTER OATHS AND TAKE AC

COMMONS COMMERCIAL, LLC, A

KNOWN TO ME, TO BE THE OFFINSTRUMENT AND ACKNOWLEDGED

AS SUCH OFFICER, FOR THE PURF

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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.

CAUSED THESE P. COBB, ITS THIS_____DAY COMPANY, HAS (KOLLEEEN O. WITNESSES,

CompanyTTCLimited Liability COMMONS, DORALFDGFlorida

VICE—PRESIDENT PRINT NAME: 77

COBB

σ.

ACKNOWLEDGMENT:

STATE OF FLORIDA

S.S. I HEREBY CERTIFYTHAT ON THIS DAY, PERSONALLY

COUNTY OF MIAMI-DADE

APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO

ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, KOLLEEEN 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.

FLORIDA, STATE OF NOTARY PUBLIC, SEAL, WITNESS: MY HAND AND OFFICIAL COMMISSION NO.:

PRINT NAME:

MY COMMISSION EXPIRES:

APPROVAL: DORALOFCITY

CONTRACT

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER ON OF THE FLORIDA STATUTES.

CITY CLERK BARBARA HERRERA—HILL ATTEST:

APPROVAL: COUNTY-DADE MIAMI-

LUIGI BORIA

RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CHAPTER 28, OF THE MIAMI—DADE COUNTY CODE.—A.D. 20—. REGULATORY AND ECONOMIC THE REQUIREMENTS OF DAY OF

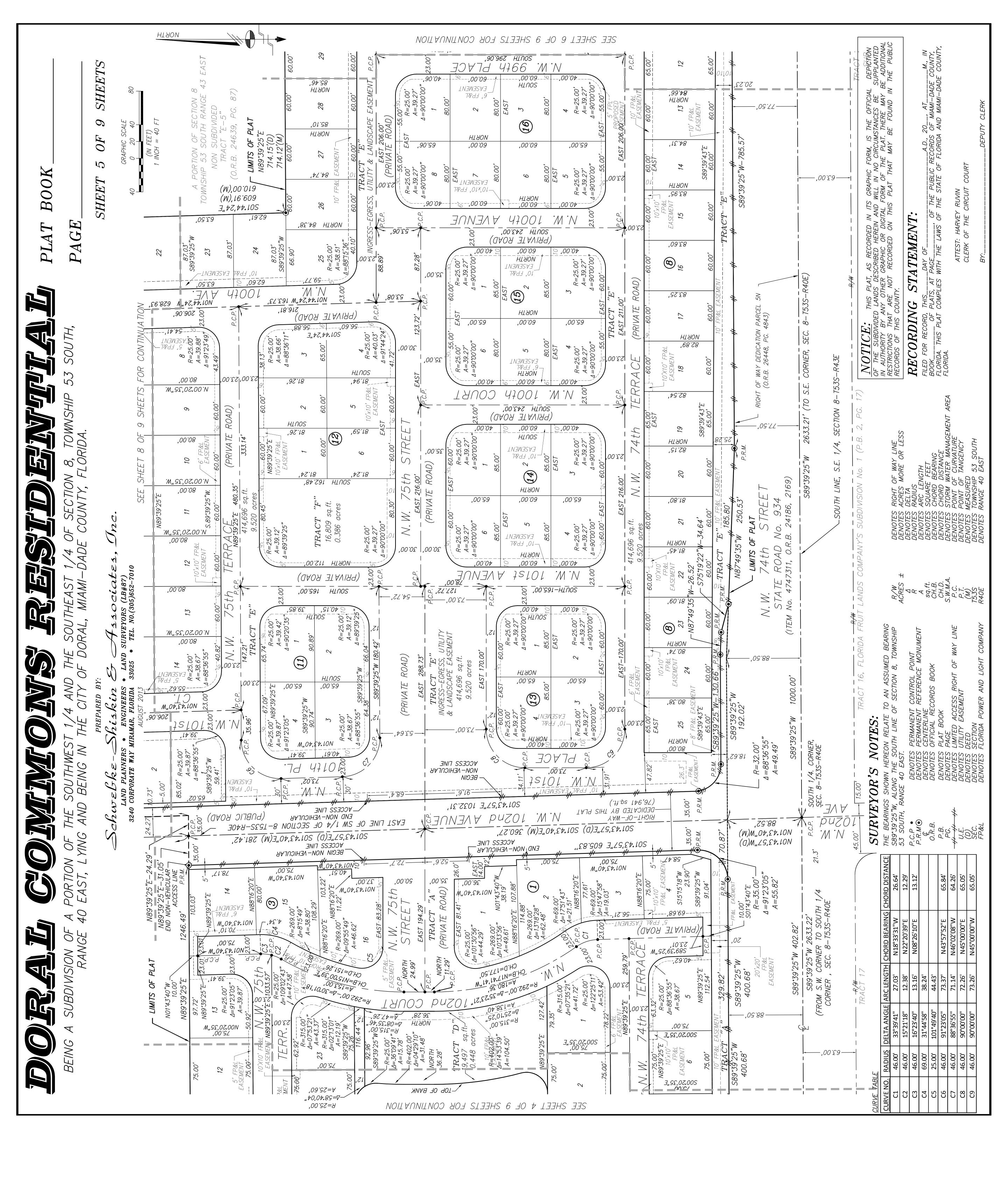
WASTE AND WORKS COUNTY PUBLIC ---A.D.20_---MIAMI-DADE THIS PLAT WAS APPROVED BY THE DEPARTMENT THIS_____DAY OF ____

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

BY.

SEE SHEEL & OF 9 SHEETS FOR EVZEWENI 2, LL&T \bigcirc 17.723-W"E1'E4'10N N.W. 104FH AVENUE (PUBLIC ROAD) ,85.099-W"E1'E4"10N N89°39°25″ 35.01° TAJ9 OF PLAT RIGHT-OF-W ITED BY THIS PL, (23,363 sq.1 R=35.00' \(\text{A} = 87.22'41'' \) \(A = 53.38' \) N89°05'54"W 68.47' N89°05'54"W_ 31.67' 35.00' RIGHT DEDICATED BY (23,3) —,00°19 — SHEET - ,09°02 -STATEMENT: PAGE RECORDING FILED FOR RECORD, THIS BOOK______OF PLAT FLORIDA. THIS PLAT COM FLORIDA. 4186, 1316.61 STA TE (ITEM 53) - ,05°0Z-1269.16'(M) 200.00' FLORIDA POWER & LIGHT EASEMENT (0.R.B. 6142, PG. 326) - 09'18 -72.00° N89°39′25″E — 47.45′ ON TINUA TION ,80°15+ (W)M"£1,£+.10N (a)M"6Z,£+.10N 12.821 W"61'11'EON 150.55° NO1°43°13°W(M) NO1°43°29°W(D) 102FP YNENNE 12.057 (M)W"E1'E4'' 10N (U)W" 62'E4'' 10N NoTICE: this plat, as recorded in its graphic form, depiction of the subdivided lands described herein and will in no supplanted in authority by any other graphic or digital form o may be additional restrictions that are not recorded on this found in the public records of this county. A PORTION OF 40 EAST, LYING *SW CORNE* -753S-R40 ~ MESI TINE' S'M 1/4 SEC' 8-1538-K40E SEE BELOW LEFT F. TRACT "B" FRAGADOR CENTER (P.B. 167, PG. 31) $^{\circ}$ SEC. RIGHT-OF-WAY LINE 19L' bc[.] DENOTES PERMANENT CONTROL POINT DENOTES PERMANENT REFERENCE MONUMENT S CHORD BEARING S CHORD DISTANCE S LIMITED ACCESS RIGHT—OF—WAY LIN S UTILITY EASEMENT S STORM WATER MANAGEMENT AREA SURVEYOR'S NOTES: THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING S.89.39'25"W, ALONG THE SOUTH LINE OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST. "A" TDAAT S CENTERLINE S OFFICIAL RECORDS BOOK S PLAT BOOK S PAGE S RIGHT OF WAY LINE S ACRES MORE OR LESS SUBDIVISION OF RANGE DENOTES TOWNSHIP 53 SOUTH DENOTES RANGE 40 EAST DENOTES FLORIDA POWER AND LIGHT COMPANY OF CURVATURE OF TANGENCY | WEST 1/4 CORNER; | SEC. 8-T53S-R40E DELTA RADIUS ARC LENGTH SQUARE FEET SEE ABOVE RIGHT FOR CONTINUATION MEASURED SECTION POINT POINT DEED ,91[.]6061 (W)M"£1,£t.10N (a)M"6Z,£t.10N DENOTES NORTH N.W. 82nd C. STREET 40 P.C.P • P.R.M • A A Sq. ft. CH.B. CH.D. Q O.R.B. P.B. PG. R/W ACRES U.E. S.W.M.A. P.C. \mathcal{N} (Q)

SEE SHEEL 2 OL 6 SHEELS LOG CONTINUATION ,8∠.21=A 36.28° <u>_</u>".17,60.9Σ=∇ - ,00°59 S00.50,32,E M"G£,0Z.00N ,09.401=A ,00°9Z <u>"65.53.71=√</u> -10P OF BANK ULL ,09.2Z=A ,00°GZ ,+0,0+.8*G=*7 -"01'92'40=Δ -"01'92'40=Δ ,25' 82' K=25.00° ,00°9Z 200.50,32,E K=405.00° 39°39°25″ 75.00-′--]00.ES \"01'00'00= \ \$85.0= A \$ 22'00, –,00°£9 — 20.00° S.W.M.A. - MAINTENANCE TN3MBA3 22.00° . 200.50, 200.50,32,E 2. NON-KYDIYT M"G£,0Z.00N ,00°£Z 75. 2 00.50,32, E 21 EASEMENT M., +9,15.00N ∞ M"G£,0Z.00N 10 ,00°92 SO0°20°35°E NON—RADIAL ,00°9Z PAGE ,00°9Z 4.968 ROAD) M., LO, +0.10N $\frac{1}{E}\frac{1}{CH.D=141.13}$ $\frac{1}{ROAD}$,00°SZ SECTION (PRIVA TE -TRACNON-RADIAL / DEDICA | 26448, F sq. ,00°SZ 19 00 16,417 75. - WAY .R.B. 2 RADIAL N.01.36'20"W. 10 M.GE.OZ.OON S. W. ω ,00°92 **4** ∞ 4 NON-RADIAL 07 J0, 22`00, £0.27 1033.57' TERI 75.00' M...GS.OZ.OON 18 TO EAST M.SE.80.ZON 75.00 22`00, 3.25' th NON-RADIAL 9 ,90°92 00 EASEMENT MAINTENANCE 20.00° S.W.M.A. M. 97.07.ZON M"G£,0Z.00N ,00°92 '80.27 NON-RADIAL ,00°SZ ,00°92 M.89,71.20N 90.27 ,59'lb=7 .00'9۷ 200.50,32,E NON-KYDIYT M"GS,OZ.OON M.EI.ET.10N 3.21.27.10S .29[.]58 ,72[.]9 79.761 ,1979 ,00°9Z ,10.09 ,90°92 ,00°9Z NON-RADIAL Z42°S75, £0.27 ,00°SZ NON-RADIAL EYSEWENL 95.842-W"E1'E4"10V (0) ,00°SZ M"G£,0Z.00N 20٬68, ,00°SZ ,00°9Z 22'00, ,09.38 ~2.57.00°, S88716°47"W ~3.67°, S01°43°13"E ,79.979 Μ"ΣΙ,Στ.ΙΟΝ --,00°5∠ EY SEWENL P, Lb&r -00°5Z 75.00' 38°16'47"W 75.00' S88'16'47"W EVZEWENI 2, LL&F BEGIN OF -NON-VEHICUL+ ACCESS LINE N89°39'25"E 23.01 A PORTION 40 EAST, L 10'x1C FP& ASEMEN 75.00 EASEMEI 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. 9 .C.P. N39°05'54' 138.10' M"E1,Et.10N ,00°GZ i,00°009 ,00°9Z ,00°9Z ,00°SZ ,00°92 ,00°9Z ,00°9Z ,00°9Z , 12 279-M"E1'E4'10N YNE. N.W. 104FF AVENUE (PUBLIC ROAD) 47+01 M'N SUBDIVISION OF RANGE N89°39°25″E 35.01° ,85.099-W"E1'E4"10N TRACT "A" INGRESS-EGRESS, UTILITY & LANDSCAPE EASEMENT 35.00' RIGHT—OF—WAY DEDICATED BY THIS P<u>LAT</u> (23,363 sq.ft.) 35.00' RIGHT-OF-WAY DEDICATED BY THIS PLAT (23,363 sq.ft.) N01°43°13″W 69.83′ R=35.00' Δ=87°22'41"_ A=53.38' - TAJ9 90 STIMIJ S89°39°25"W N89°05'54"W_ 68.47' N89°05'54"W 31.67' SEE SHEEL 3 OF 9 SHEELS FOR CONTINUATION - 70.50'-**HTAON** . O+



SEE SHEEL & OF 9 SHEETS FOR CONTINUATION −,00°£9*−*−− 63 \$88°51°00°W 337.61° ,00[.]06 2,00.50,22 "H" TOART ,00.06 . 200.50,32,E (PRIVATE ROAD) 218.00 M.GE,OZ.OON ₹ 500.20°35°E ,00'06 ,0075 ,00.06 ROAD) 7844 ,G _____79. R=25.0 A=39.2 =90°00 ROAD) 3,95,07.00S 100.001 ,00°06 ,00°06 M,92,03,00°N ,00'06 BADIAL 3 8-1 EAST R=15.00' A=23.56' I=90'00'00" M.OI, 75.005 200.30,32 ,00'06 ,00'06 ,00'16 ,00'06 3,,92,0**7.**00S = (6) 3 68 ,00'06 ATTEST. CLERK "I"sq.ft.M"S£,0Z.00 ,00.06 200.50,32,E ,00°06 ,00°57 ,00°St ,00°S† 7.91 99 10 A=39.27' | A=90°00'00" 200.50,32,E $\dot{R} = 7843.50''$ 589.39,52 ,00'06 # # H M., GE, OZ. 00N 2169) 9 ,00°S† 20.00 3.95,07.00S ,00°97 *OF* (PRIVATE ROAD) TRACT,00'06 <u>,00.812 M. 218.00,</u> ,00°52 ∞ 4786 CONK 1970 200.50,32,E R=25.00' A=23.18' I=53°07'48' ,00'06 ,00.12 3.92,07.00S 2.00.20°E. 5.00°20°35°E. M., +2, ++. 10N TAJ9 70 STIMIJ NON-VEHICULAR ,10.60+ M"+5'++'*10N ,60.612 M"+5'44'10N 118.10 M., +Z, ++.10N END LIMITS OF PLAT ,tE'09 J., Et., 91.10N 90.03, 3.47.44.10S .εο.ο9 .γ2,44.10ς HIYON ,00.09 181.41 ,62°917 HINOS HĬÑŌŚ 100.38 ,00'09 ,00'09 ,00°0t HTAON EYSEMENI 10, Lb&T ,1978 HTAON ,00°59 ,00'09 ,00'09 \otimes *,*SZ'Z8, HTAON 1861 OI HLYON -00:09-N OF 1 Y/N (452.75 714.15 4766 98'86، ' DEDICATION PARC 26448, PG. 4843) 70 MM 1452.62'(M 4 HTAON S89°39′25″W-785.57 98' ا ا ، PORTION EAST, L 714.12°(M) 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. TRACTRACT -,00[:]09---*,00°0†*-SECTION S89°39′25″W 4 R=25.00' A=39.27' A=90°00'00" 5.00'---1452.64'(D) $R=25.00^{\circ}$ R=25.00' A=39.27' A=90.00'00''N. W. 75th N90.00'00"E, TRACT£5.38 OF WAY (O.R.B. 2 HTAON *.*SZ..28 0 N89°39′25″E - LANDS C B. 2, PG. *₩* **②** (13) ,, N89°39'25"E 1 414,696 9.520 ac SUBDIVISION OF RANGE HTAON **ARC LENGTH** LIMITS OF ,81'98 ,00'09 99`00، ,90°59 FRUIT L. 9 HTAON ,0†°58 <u>W.'00'00'08</u> R=25.00' A=39.27' 1=90°00'00' "E"R=25.00' A=39.27' 1=90'00'00' ,00.ES EVSEWENT 0,×10, Lb&r_ NOBIH ----90.00,---TRACTEV SEWEN L 10,×10, Lb&F ,78.38 ,90°0† -`--',00'09 S89°39°25″W 1000.00′ ,**†0**°58 EVZEWENI - 0, Lb&T (DRIVATE ROAD) NORTH 29 ,<mark>90.96</mark>г нипоs ЭЭЧЛД Ч766 P.C. 94.28 '94.30N HTAON 20.23 _EY SEWEN L 78dJ ,9 <u>60.00</u>° 28 SEE SHEEL 2 OL 6 SHEELS LOB CONTINUATION

THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, THE STATE OF FLORIDA AND MIAMI—DADE COUNTY, SHEET LAWS OF STATEMENT: PAGE PLATATTEST: CLERK (CON TINUA TION 2EC: 6-1232-640E 2NBDINISION NO: 1 (6:8: 5: 60: 12) ,00°07 FLORIDA FRUIT LAND COMPANY'S 17 TOART TRACT 42 FOR TAJ9 90 STIMIJ SHEETS 201.44,52,E(D) 201.44,01,E(M) 623.12' ,86.401 201.44,02,E 304.03, (PUBLIC ROAD) 3,,57,77.10S 201.44,02,E 318.08, NON-VEHICULAR EAST LINE OF S.E. 1/4 OF SEC. 8-1535-R40E 0 BYTH AVENUE END $\overline{}$ 82.54 _ YCCERR TINE BECIN NON—NEHICNTYB END NON-VEHICULAR 76.02، ∞ ,10°57 | 201.44,02<u>"</u>E]..LO.++.10S ,10.34 3.92.07.00S ,00°06 200.50,32,E 3.92,07.00S ,00'06 ,00[.]06 1,,92,07,00N 3**,**,9**2,**0**7.**00S Z00.50,32,E J., 92, 07.00S ,00'06 ,00°16 00'06, 200.50,32,E M.GE.OZ.OON *42*°00, ,00°57 M,92,02.00N ,00°G† ,00°06 ,00°St ,00'06 200.50,32<u>,</u>E 25.0) R=25.00' A=39.27' N00.20'35"W = 39.27' R = 25.00' A = 39.27' 1 = 90.00'0(25.0₩.25.02.00N 20.02.00N 20.00 ,00'06 ,00°5Z 00.06 200.50,32,E 15 "H" TOART NOO'ZO'YE"W ZIZ'OO' M.GS.OZ.OON 218.00 SEE SHEEL 6 OF 9 SHEETS FOR CONTINUATION

- EAST LINE OF S.E 1/4 OF SEC. 8-1535-R40E 201.44,52,E(D) 201.44,07,E(M) 1911.25° 201.44,52"E(D) 201.44,02"E(W) 461.60,(W) A PORTION OF SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST - NON SUBDIVIDED PAGETRACT "E-5" (0.R.B. 24639, PG. 87) A PORTION OF SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST - NON SUBDIVIDED _,00.01−M"25'98? 201.44,54,E 609.91,(M) 610.00'(M) 10' FP&L EASEMENT J., 77, 74, 10S-,05.59 .09°£9 93.50، 10.25 103.03 201.44,54"E 214.90, -TAJ9 OF PLAT-201.44,54"E ,00°9£ 93.50 3,95,07.00S 80°00, ,56.823 W"42'44''10N RIGHT-OF-WAY DEDICATED BY THIS PLAT (76,941 sq.ft.) 92 ,90[°]90[°]2 EMSEMENT `00.08[™] ,00.08 ,00.08 N.00.20,32,M. M.GS.OJ.00'N M.GE,OZ.00'N ,00.08 ROAD) 3,,9£,07.00S ,00.08 ,00.08 10 (PUBLIC M.GS.OZ.OO'N M.GS.OJ.00'N M.GS.OZ.OO'N .00.08 40 M.GS.OZ.OO`N M.GS.OZ.OO'N M.GS.OZ.OO'N '00.08 ,00.08 M.GS.OZ.00'N M.GS.OZ.OO'N M.GS.OZ.OO'N 3,,92,0**7.**00S *ω* **@** .00.08 ,90:90Z 90.09، 90.09، 7.20.03 RIGHT—OF—WAY DEDICATED BY THIS PLAT (76,941 sq.ft.) ,79°07 0 .89.9£01 ∄"72°£4°108 N89°39′25″E 24.19′(M) /82.784 /88.783 (W),SI.6061 RIGHT—OF— DEDICATED BY PLAT (76,941 sq (W)M.Ot.St.ION (D)M.LG.St.ION CENTER OF SECTION; SEC. 08-53S-40E LIMITS OF PLAT EAST LINE OF SW 1/4 OF SECTION 8-T53S-R40E NON ZABDINIDED REMAINDER PORTION OF RANCE 40 EAST HINOS ES AIHSNMOI NON SUBDIVIDED A PORTION OF SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST HTAON

SOUTH, 53 SHIP N 8, TOW FLORIDA. ON SECTION COUNTY, F. SOUTHWES BEING IN N OF LYING

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TABULATION AREAS	AS	
NET AREA (PLAT LIMITS)	2,780,612± sq.ft.	63.834± acre
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± acre
TRACT "A" (INGRESS-EGRESS, UTILITY AND	216,417± sq.ft.	4.968± acre
LANDSCAPE EASEMENT)		
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± acre.
TRACT "D"	19,497± sq.ft.	0.448± acres
TRACT "E" (INGRESS-EGRESS, UTILITY AND	414,696 sq.ft.	9.520± acre
LANDSCAPE EASEMENT)		
TRACT "F"	16,809± sq.ft.	0.386± acre
TRACT "G" (PUBLIC LIFT STATION)	3,758 sq.ft.	0.086± acre
TRACT "H" (INGRESS-EGRESS, UTILITY AND	218,791± sq.ft.	5.023± acre
LANDSCAPE EASEMENT)		
TRACT "\"	12,606± sq.ft.	0.289± acre
ACCOECATE TOTAL LOT ABEA (310 DECIDENTIAL LOTS)	# 25 72 303 1	0100 7528 92

	107	107	107	107	107	107	107	107	T0TA									
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
BLOCK 1	8,272±	<i>1,255±</i>	5,641±	<i>6,194</i> ±	<i>4,751</i>	<i>5,625</i> ±	<i>5,625±</i>	<i>5,625±</i>	5,626±	5,627±	<i>5,628</i> ±	<i>2,630±</i>	<i>5,632±</i>	<i>5,630</i> ±	<i>5,628±</i>	<i>5,626±</i>	6,124±	102,139±
BF(1 107	7 707	E 107	<i>t 107</i>	5 107	9 107	2 107	8 107	6 107	01 107	11 107	71 107	£1 107	<i>41 107</i>	107	91 107	<i>21 107</i>	TOTAL

	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.									
BLOCK 2	5,625±	5,625±	5,625±	5,625±	5,625±	5,625±	5,625±	5,625±	45,000±									
BFC	1 107	LOT 2	£ 107	4 TO1	<i>S 107</i>	9 107	2 107	8 107	TOTAL									
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sa.ft.

| 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 101

BLOCK	7,	5,	5,	5,	5,	5,	5,	5,	5,	6,	6,	5,	5,	6,	5,	5,	5,	5,	5,	5,	5,	5,	6,	177
BF(1 107	LOT 2	LOT 3	LOT 4	<i>5 107</i>	9 107	2 107	8 107	6 107	01 107	11 107	LOT 12	LOT 13	LOT 14	107 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	<i>LOT 23</i>	1077
	<i>f.</i>	\mathcal{T}	$ \mathcal{T} $	[t]	<i>t.</i>	$ \mathcal{T} $	$ \mathcal{T} $	<i>t.</i>	7.	$ \mathcal{T} $	$ \mathcal{T} $	[t]	[t]	$ \mathcal{T} $	[t]	[t]	\mathcal{T}							
3	6,671± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,625± sq.ft.	5,760± sq.ft.	6,561± sq.ft.	6,802± sq.ft.	8,160± sq.ft.	95,829± sq.ft.							
OCK	6,	5,	5,	2,	<i>'</i> 9'	5,	<i>'2'</i>	5,	<i>'9'</i>	<i>'9'</i>	5,	9,	5,	9	9'	8,	95,							

0												1												
BF	1 107	<i>LOT</i> 2	£ 107	<i>† 107</i>	<i>S 107</i>	9 107	<i>L 10</i> 7	8 107	<i>6 10</i> 7	01 107	101AL													
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
BLOCK 4	7,063±	5,625±	7169 ' 5	7,651±	7'9953	7'6217	7'621 7	£199'S	7,724±	Ŧ <i></i> 46£'9	7571,9	7,625±	76 79 '5	781 7 ,9	7744 7	7979'5	7,625±	7979'5	7,625±	7,625±	7,625±	2,625±	7171'9	133,848±
BC	1 107	LOT 2	LOT 3	LOT 4	<i>2 107 5</i>	9 107	7 107	LOT 8	LOT 9	<i>LOT 10</i>	11 107	12 17	LOT 13	LOT 14	<i>101 107</i>	91 107	<i>21 10</i> 7	107 18	<i>LOT 19</i>	<i>LOT 20</i>	LOT 21	LOT 22	<i>LOT 23</i>	TOTAL

5 625± sq.ft. 625± sq.ft. 625± sq.ft. 10T 2 625± sq.ft. 10T 3 625± sq.ft. 10T 7 10T 1 10T 2 10T 2 10T 3 10T 2 10T 3 10T 3	9 200	2057	7007 1007	102±	5,102± sq.ft.	5,102± sq.ft.	5,102± sq.ft.	5,632± sq.ft.	5,701± sq.ft.	4,800± sq.ft.	6,714± sq.ft.	5,816± sq.ft.	5,524± sq.ft.	5,447± sq.ft.	5,400± sq.ft.	5,073± sq.ft.	5,095± sq.ft.	117±	138±	160±	181±	203±	224±	5,246± sq.ft.	<i>333±</i>	183 793+ sa ft												
521# 625# 625# 625# 738# 7384# 7384# 7384#		F	١.	- 1.	.	.			١. ا	١.	١. ا	.			.				١.	١. ا	١. ا						.	.	.	I. I		I. I		I. I	l. I	_	107 35	TOTAL
	- 1	C F C 7 +											9,384±																					<u>q.ft. </u>	<u>q.ft. </u>	9.7t.	9.77.	9.77.

18	1 107	TO1 5	E 107	<i>4 TO7</i>	<i>S 107</i>	9 107	2 107	8 107	6 107	101 TO	11 TO7	LOT 12	LOT 13	LOT 14	101	91 107	17 107	107 18
BLOCK 7	17 1 4,831± sq.ft.	LOT 2 4,998± sq.ft.	TOTAL 9,829± sq.ft.					BLOCK 16	77 1 5,070± sq.ft.	2 4,800±	3 4,800±	4 5,066±		1		1		
	107	<i>0</i> 7	70						107	107	107	107	07	07	27	27	7	

5,190± 5,190± 5,257± 5,366± 5,476± 5,198± 5,177± 5,069± 5,069± 5,069± 5,069± 4,984± 4,897± 4,897± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,352± 5,366± 5,366± 5,069± 5,069± 5,069± 5,069± 5,069± 5,069± 5,366± 5,366± 5,366± 5,069± 5,366± 5,

61 107	107 20	107 21	107 22	LOT 23	LOT 24	10 TO 1	107 707	101AL						
			BLOCK 17	5 070+ sa ft	7,000 1	4,000± sq.1l.	4,800± sq.ft.	5,066± sq.ft.	5,066± sq.ft.	4,800± sq.ft.	4,800± sq.ft.	5,071± sq.ft.	39,473± sq.ft.	
			BI	1 701	0 10 1	7 107	<i>LOT 3</i>	LOT 4	<i>S 107</i>	9 107	2 107	8 107	TOTAL	

	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
BLOCK 18	7,395±	7°,100±	7,100±	7,391±	7,245±	<i>∓996'</i> ⁄	7,966±	7,250±	41,413±
BF	1 107	<i>LOT 2</i>	<i>LOT 3</i>	<i>4 107</i>	<i>S 107</i>	9 107	2 107	8 107	TOTAL

LOT 1 LOT 2 LOT 3 LOT 4 LOT 4 LOT 5 LOT 6 LOT 7 LOT 13 LOT 13 LOT 13 LOT 13 LOT 13 LOT 13 LOT 22 LOT 22 LOT 22 LOT 22 LOT 22 LOT 22 LOT 23 LOT 28 LOT 28

BFG	BLOCK 9		THE BE	BLOCK 1
1 107	5,307±	sq.ft.	1 107	2'3
LOT 2	4,800±	sq.ft.	107 2	4,8
2 107	4,800±	sq.ft.	<i>E 107</i>	4,8
LOT 4	4,800±	sq.ft.	LOT 4	4,8
<i>2 107</i>	4,800±	sq.ft.	<i>LOT 5</i>	4,8
9 107	4,800±	sq.ft.	9 107	4,8
2 107	5,166±	sq.ft.	7 107	5,1
<i>8 107</i>	5,307±	sq.ft.	8 107	2'3
6 107	4,800±	sq.ft.	6 107	4,8
<i>01 107</i>	4,800±	sq.ft.	701 10	4,8
11 107	4,800±	sq.ft.	11 107	4,8
TOT 15	4,800±	sq.ft.	107 12	4,8
13	4,800±	sq.ft.	13	4,8
LOT 14	5,167±	sq.ft.	LOT 14	5,1
TOTAL	<i>68,947±</i>	sq.ft.	TOTAL	6'89

		פר(BLUCK 10			
7±	7± sq.ft.	1 107	5,308±	sq.ft.		101
0±	0± sq.ft.	7 107	7'800 <i>†</i>	sq.ft.		107
<i>∓0</i>	sq.ft.	£ 107	<i>4,800±</i>	sq.ft.		107
<i>∓0</i>	sq.ft.	<i>t 107</i>	7'800 <i>†</i>	sq.ft.		107
0 <i>±</i>	0± sq.ft.	<i>S 107</i>	<i>4</i> ,800±	sq.ft.		701
<i>70</i>	sq.ft.	9 107	7'800 7	sq.ft.	ı	
<i>∓9</i>	6± sq.ft.	2 107	5,168± sq.ft.	sq.ft.		
<i>7</i> +	sq.ft.	8 107	760£'S	sq.ft.		
<i>70</i>	sq.ft.	6 107	7,800±	sq.ft.		
0±	0± sq.ft.	01 107	<i>4</i> ,800±	sq.ft.		
<i>∓0</i>	sq.ft.	11 107	<i>4,800±</i>	sq.ft.		
0±	<i>0</i> ± <i>sq.ft.</i>	LOT 12	4,800±	sq.ft.		
Ŧ0	sq.ft.	LOT 13	4,800±	sq.ft.		
7±	sq.ft.	LOT 14	5,169±	sq.ft.		
7±	7± sq.ft.	TOTAL	68,954±	sq.ft.		

2,772±	75.775±	7°,708	5,820±	23,075±										
1 107	<i>LOT 2</i>	£ 107	4 107	TOTAL										
								·					· .	□. 1
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.
5,308± sq.ft.	4,800± sq.ft.	4,800± sq.ft.	4,800±	4,800± sq.ft.	₹008′₽	5,168± sq.ft.	₹60£'5	4,800±	4,800± sq.ft.	7'800 <i>+</i>	4,800± sq.ft.	₹008′₺	5,169± sq.ft.	£8,954±
1 10.	.07 2	.07 3	07 4	.07 5	9 10	7 10.	.07 8	6 10	01 10	11 10.	.07 12	.07 13	.07 14	OTAL

sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.														sq.ft.	sq.ft.	sq.ft.	sq.ft.
7712°5	5,775±	<i>2,708±</i>	5,820±	23,075±													BLOCK 21	4,732±	4,050±	4,050±	<i>4,050±</i>
1 107	LOT 2	£ 107	LOT 4	TOTAL													78	1 107	<i>LOT 2</i>	£ 107	LOT 4
sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.				sq.ft.	sq.ft.	sq.ft.	sq.ft.

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5,391± 5,100± 5,100± 5,066± 4,800± 5,066± 30,814±

1-10 W 4 N 0

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5,391± 5,100± 5,391± 5,391± 5,100± 5,391± 5,391±

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 TOTAL

sq.ft. sq.ft. sq.ft. sq.ft. sq.ft.

4,876-4,875-5,054-5,298-4,906-4,885-29,894-

LOT ; LOT & LOT &

5,391± 5,391± 5,391± 5,391± 5,391± 21,564±

107 107 107 107 107,

10)±	77	∂± sq.ft.	5± sq.ft.	∂± sq.ft.	5± sq.ft.	2± sq.ft.	O± sq.ft.	5± sq.ft.		7± sq.ft.	5± sq.ft.	5± sq.ft.	O± sq.ft.	∂± sq.ft.	5± sq.ft.	5± sq.ft.	5± sq.ft.	5± sq.ft.
BLOCK 21	4,050±	4,050±	4,050±	4,366±	4,050±	3,915±	4,002±	4,100±	37,315±	BLOCK 22	4,227±	4,275±	4,366±	4,050±	4,050±	4,366±	4,275±	4,226±	33,835±
B 107 1	LOT 2	£ 107	<i>† 107</i>	<i>S 107</i>	9 107	7 107	8 <i>107</i>	6 107	T07AL		1 107	TOT 2	2 107	LOT 4	<i>5 107</i>	9 107	7 107	8 TOT	TOTAL

7	1	2	2	4	5	9	_	∞	7		
	1 107	7 107	£ 107	<i>† 107</i>	<i>S 107</i>	9 107	<i>L 10</i> 7	8 107	<i>TOTAL</i>		
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.			
BLOCK 24	4,782± sq.ft.	4,095± sq.ft.	4,095± sq.ft.	4,719± sq.ft.	4,456± sq.ft.	4,050± sq.ft.	4,974± sq.ft.	31,171± sq.ft.			
BT(1 107	<i>LOT 2</i>	£ 107	<i>4 107 4</i>	<i>S 107</i>	9 107	2 107	TOTAL			
	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.			
SK 23	5,069± sq.ft.	4,050± sq.ft.	4,275± sq.ft.	4,343± sq.ft.	4,050± sq.ft.	4,050± sq.ft.	4,732± sq.ft.	30,569± sq.ft.			

4,782± 4,782± 4,095± 4,001± 4,001± 3,916± 4,050± 24,944±

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 TOTAL

sq.ft.

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RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL	ISTANCES BE	OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE	THAT MAY BE	
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APHIC	77IM C	SITAL FO	NO GE	
17S GR	EIN ANL	OR DIC	RECORDI	
<i>' N</i> /) HER	4PHIC	NOT A	7.
RECORDED	DESCRIBEL	OTHER GRA	HAT ARE ,	THIS COUNTY.
AS	LANDS	ANY		
THIS PLAT, AS	IVIDED	TY BY	STRICTIC	ECORDS
SIHI	SUBD	JTHORI	1 <i>L RE</i> 3	3LIC RI
NOTICE:	DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE	SUPPLANTED IN AUTHORITY BY ANY	MAY BE ADDITIONAL RESTRICTIONS	FOUND IN THE PUBLIC RECORDS OF

THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, LAWS OF STATEMENT: RECORDING STATEME FILED FOR RECORD, THIS_____DAY OF____ BOOK_____OF PLATS, AT PAGE_____FLORIDA.

COURT ' RUVIN CIRCUIT : HARVEY OF THE C ATTEST: CLERK (

DEPUTY

CLERK