

IMPORTANT NOTICE TO APPLICANT:

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

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

| | |
|-------------------------------|-------|
| FOR OFFICIAL USE ONLY: | |
| Agenda Date: | _____ |
| Tentative No.: T- | _____ |
| Received Date: | _____ |

NEW OWNER

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 22 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: DOWNTOWN DORAL SOUTH ALF

2. Owner's Name: DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT Phone: _____

Address: c/o J. Wright; 2020 Salzedo St., Suite 200 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: c/o J.Wright: jwright@cchomes.com

3. Surveyor's Name: Ricardo Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: Ricardor@fordco.com / omara@fordco.com / cristinap@fordco.com

4. Folio No(s): 35-3022-000-0011 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: NW 47 STREET BETWEEN NW 85TH AVE & NW 87 AVE

7. Present Zoning: DMU Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(105 Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

DOWNTOWN BORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here):

Teresa Baluja, Vice Chair

BEFORE ME, personally appeared Teresa Baluja this 29 day of October, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of October, 2021 A.D.



Signature of Notary Public: _____

(Print, Type name here: _____)

Luis Hernandez

(NOTARY SEAL)

10/03/24
(Commission Expires)

HH 016000
(Commission Number)

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

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FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- 24407
Received Date: 4-2-20

Number of Sites : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 22 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: DOWNTOWN DORAL SOUTH ALF

2. Owner's Name: IP Avanti Doral, LLC, a Delaware limited liability company Phone: 281 907-9553

Address: 2219 Sawdust Road, Suite 1903 City: The Woodlands State: TX Zip Code: 77380

Owner's Email Address: LAlford@avanti-sl.com

3. Surveyor's Name: Ricardo Rodriguez, PSM; Ford, Armenteros & Fernandez Phone: 305 477-6472

Address: 1950 NW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: Ricardor@fordco.com/omara@fordco.com/cynthiac@fordco.com

4. Folio No(s): 35-3022-000-0013 / ^{portion of} 35-3022-000-0011 / _____ / _____

5. Legal Description of Parent Tract: SEE EXHIBIT "A" ATTACHED HERETO.

6. Street boundaries: NW 47TH STREET BETWEEN NW 85TH AVE & NW 87TH AVE

7. Present Zoning: DMU Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(105 Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Futhermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

IP Avanti Doral, LLC, a Delaware limited liability company

Texas
STATE OF FLORIDA
Montgomery
COUNTY OF MIAMI-DADE

SS:

Signature of Owner:

(Print name & Title here): Lori Alford, AS Vice - Pres.

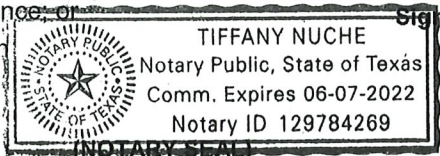
BEFORE ME, personally appeared* Lori Alford this 11 day of March, 2020 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11 day of March, 2020 A.D.

* by physical presence; or
 online notarization

Signature of Notary Public:

(Print, Type name here: Tiffany Nuche)



6-7-2022 (Commission Expires) 129784269 (Commission Number)

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

EXHIBIT "A"

TENTATIVE PLAT – "DOWNTOWN DORAL SOUTH ALF"

LEGAL DESCRIPTION:

PARCEL 1

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 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, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S86°01'08"W; THE NEXT DESCRIBED THREE (3) COURSES AND DISTANCES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE 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; 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1949.86 FEET, THROUGH A CENTRAL ANGLE OF 3°05'02" FOR AN ARC DISTANCE OF 104.95 FEET TO A POINT OF TANGENCY; 2) THENCE N07°03'54"W FOR A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE EAST; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 00°32'46" FOR AN ARC DISTANCE OF 10.54 FEET TO A POINT; THENCE N13°35'56"E FOR A DISTANCE OF 35.28 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S88°20'03"E FOR A DISTANCE OF 370.24 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 138.07 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 353.52 FEET; THENCE S35°39'09"W FOR A DISTANCE OF 40.28 FEET; THE NEXT DESCRIBED TWO (2) COURSES AND DISTANCES BEING ALONG A LINE PARALLEL WITH AND 12.00 FEET EAST OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE; 1) THENCE SOUTH FOR A DISTANCE OF 11.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST; 2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1093.92 FEET, THROUGH A CENTRAL ANGLE OF 4°43'34" FOR AN ARC DISTANCE OF 90.23 FEET TO ITS INTERSECTION WITH A NON TANGENTIAL LINE; THENCE S13°35'56"W FOR A DISTANCE OF 1.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,984 SQUARE FEET OR 1.171 ACRES MORE OR LESS.

PARCEL 2

A PORTION OF REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 71, AND A PORTION OF TRACT "C", OF OVERTURE AT DOWNTOWN DORAL SOUTH,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, AT PAGE 34, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 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, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S86°01'08"W; THE NEXT DESCRIBED FIVE (5) COURSES AND DISTANCES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE 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; 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1949.86 FEET, THROUGH A CENTRAL ANGLE OF 3°05'02" FOR AN ARC DISTANCE OF 104.95 FEET TO A POINT OF TANGENCY; 2) THENCE N07°03'54"W FOR A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE EAST; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 00°32'46" FOR AN ARC DISTANCE OF 10.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 6°31'08" FOR AN ARC DISTANCE OF 125.83 FEET TO A POINT OF TANGENCY; 5) THENCE NORTH FOR A DISTANCE OF 123.72 FEET; THENCE S41°26'45"E FOR A DISTANCE OF 38.49 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 364.74 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 50.00 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 353.52 FEET; THENCE S35°39'09"W FOR A DISTANCE OF 40.28 FEET; THE NEXT DESCRIBED TWO (2) COURSES AND DISTANCES BEING ALONG A LINE PARALLEL WITH AND 12.00 FEET EAST OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE; 1) THENCE SOUTH FOR A DISTANCE OF 11.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST; 2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1093.92 FEET, THROUGH A CENTRAL ANGLE OF 4°43'34" FOR AN ARC DISTANCE OF 90.23 FEET TO ITS INTERSECTION WITH A NON TANGENTIAL LINE; THENCE S13°35'56"W FOR A DISTANCE OF 1.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE S88°20'03"E, ALONG THE NORTH LINE OF SAID TRACT "C" FOR A DISTANCE OF 0.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, A RADIAL LINE FROM SAID CURVE BEARS N85°12'49"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1093.92 FEET, THROUGH A CENTRAL ANGLE OF 00°24'19" FOR AN ARC DISTANCE OF 7.74 FEET TO A POINT; THENCE S06°05'05"W FOR A DISTANCE OF 55.32 FEET TO ITS INTERSECTION WITH THE SAID EAST RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE; THE NEXT DESCRIBED TWO (2) COURSES AND DISTANCES BEING ALONG THE SAID EAST RIGHT-OF-WAY LINE OF N.W. 87TH AVENUE, SAID LINES BEING COINCIDENT WITH THE WESTERLY LINES OF SAID TRACT "C"; 1) THENCE N07°03'54"W, FOR A DISTANCE OF 18.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 00°32'46" FOR AN ARC DISTANCE OF 10.54 FEET THE POINT OF BEGINNING.

CONTAINING 22,306 SQUARE FEET OR 0.512 ACRES MORE OR LESS.

TENTATIVE PLAT OF DOWNTOWN DORAL SOUTH - ALF

A REPLAT OF A PORTION OF THE 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 IN THE S.W. 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

CONTACT PERSON INFORMATION

Name: Daniel Rodriguez
e-mail address: danielr@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omara@fordco.com
Name: Cristina Pimara
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472



THIS DRAWING AND SPECIFICATIONS CONSTITUTE THE ORIGINAL AND CREATIVE AUTHORSHIP OF FORD, ARMENTEROS & FERNANDEZ, INC. AND ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY ARE MADE WITHOUT THE WRITTEN AGREEMENT FROM FORD, ARMENTEROS & FERNANDEZ, INC.

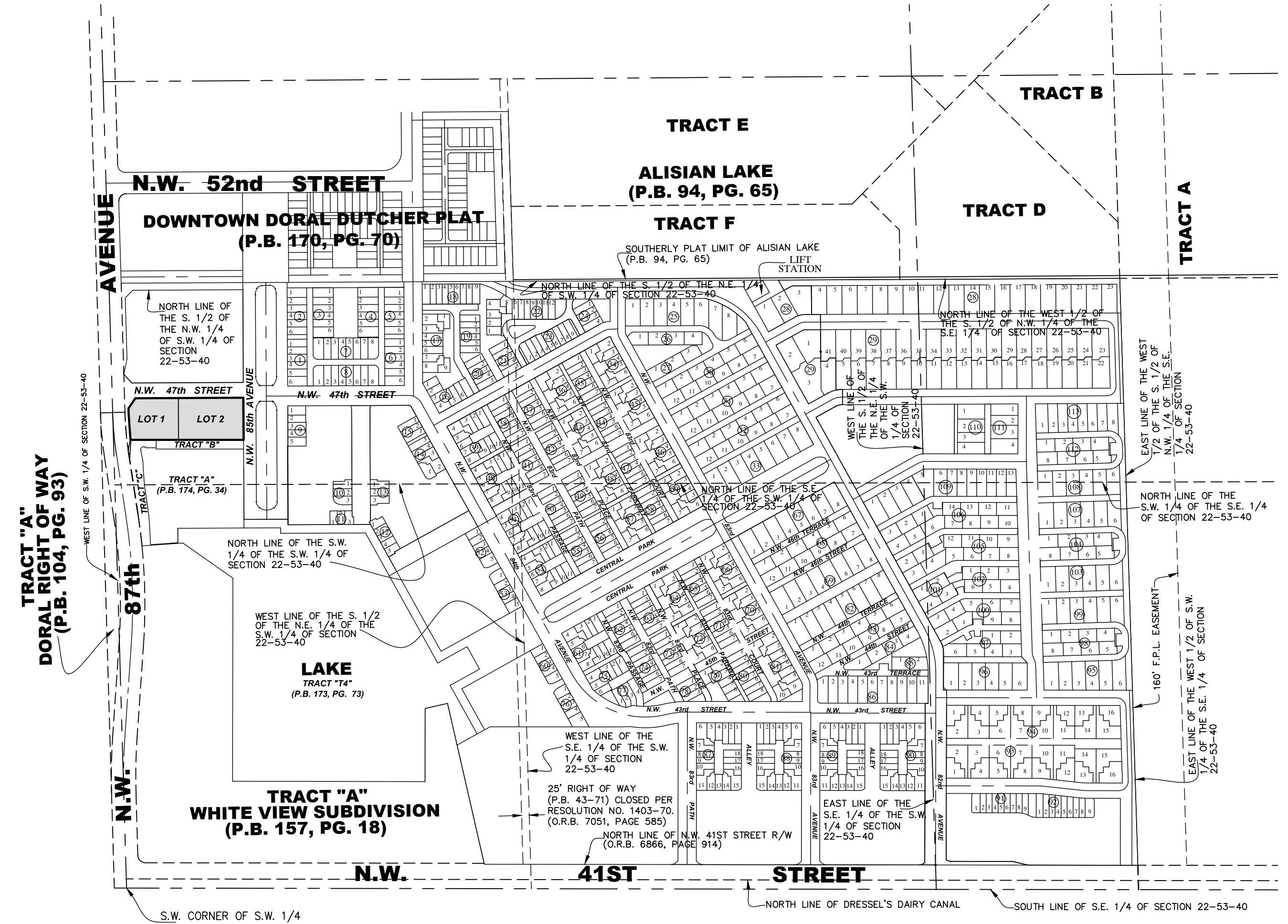
LEGAL DESCRIPTION:

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CONTAINING 50,984 SQUARE FEET OR 1.17 ACRES MORE OR LESS.



LOCATION MAP

PORTION OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.
(SCALE 1" = 300')

PROPERTY INFORMATION

OWNER:
IP AVANTI DORAL, LLC
CC WCD-TIC, LLC
WHITE COURSE LENNAR, LLC
c/o Applicant: Goray Management, LLC
Address: 130 Island Drive, Ocean Ridge, Fl 33435
Contact: Jerry Goray / 561 702-4740
ggoray@gorayllc.com

TABLE OF MONUMENTS

| TYPE OF MONUMENT | TOTAL |
|-------------------------|-------|
| P.R.M. | 4 |
| P.C.P. | 4 |
| LOTS AND TRACTS CORNERS | 2 |

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

DEVELOPMENT CRITERIA TABLE

ZONING: DMU (DOWNTOWN MIXED USE)

PROPOSED USES:
LOT 1
PARKING AREA - 42 PARKING SPACES

LOT 2
Assisted Living Facility
TOTAL UNITS: 105
BED COUNT: 110
PARKING SPACES: 11

Proposed Building 114,942 S/F,+/-
GROSS FLOOR AREA

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description, as shown on Exhibit "A" of the Commitment of Title prepared by First American Title Insurance Company, effective date April 17, 2018, at 8:00 A.M, File No. 1062-3985399 Customer Reference Number: Goray-Downtown Doral.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.
- Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.
- Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 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.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for purpose of TENTATIVE PLAT.
- Number of Lots: 2 Lots
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Subject Property Area:
PARCEL 1: 50,984 Square Feet or 1.17 Acres more or less.

- North arrow direction and bearings shown hereon are based on an assumed value of N88°14'24"W, along the South line of S.W. 1/4 of Section 22, Township 53 South, Range 40 East, as shown on Plat Book 157 at Page 18 of the Public Records of Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum of 1929.
- Miami-Dade Bench Mark Used: N-515 Elevation=7.43' (N.G.V.D.29)
NW 36 STREET (EXT) --- 80' NORTH OF NORTH EDGE OF PAVEMENT
NW 87 AVENUE ----- 3' WEST OF WEST EDGE OF PAVEMENT
BENCH MARK IS A PK NAIL AND BRASS WASHER IN NORTH END OF CONC DECK OF CATCH BASIN.
- Miami-Dade County Flood Criteria: 8.56' (N.G.V.D. 29), more or less, based on the 2021 Miami-Dade County Flood Criteria Map (N.A.V.D 88).
- Property Address:
N.W. 87th AVENUE
N.W. 47th STREET
Doral, FL 33166
- Flood Zone: "AE7", "AH7", "X-N/A"
Base Floor Elevation: N/A and 7.0' (N.G.V.D.29)
FEMA Map Number: 12089C0279L
Community Number: 120041 (City of Doral)
Map Revised Date: September 11, 2009
LOMR Number: 18-04-3562P
Date: January 31st, 2009
- Field Book: A-546 37-43 Project No.:14C046-0364, 14E046-0553 & 14E046-5403
- This Map of Survey is intended to be displayed at a scale of One inch equals 30 feet or smaller.
- FOLIO NUMBER : 35-3022-000-0011 and FOLIO NUMBER : 35-3022-000-0013

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 BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practice set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557
Original Field Work Survey Date: June 21st, 2018
Revision 1: August 6th, 2018 (Correction of distance call on legal)
Revision 2: August 30th, 2018 (Preparation of Tentative Plat)
Revision 3: November 15th, 2018 (Update and added road tract)
Revision 4: June 11th, 2018 (Update and revised lot configuration)
Revision 5: August 20th, 2019 (Revised Central Angle Information on Parcels 1 & 2)
Revision 6: January 3rd, 2020 (Update and Revised as per City's comments)
Revision 7: April 17th, 2020 (Rev. Dev. Crit. As per MDC Deferral Comments)
Revision 8: August 10th, 2022 (Update Tentative Plat)
Revision 9: May 15th, 2023 (Update Tentative Plat)
Revision 10: October 28th, 2024 (Update Tentative Plat)

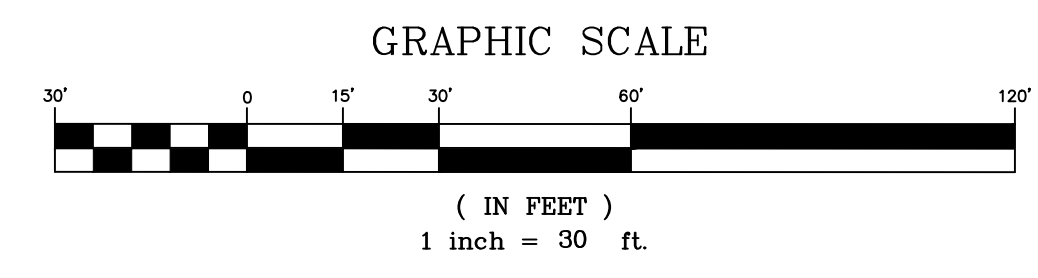
DOWNTOWN DORAL SOUTH - ALF
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 SURVEYOR'S NOTES, TITLE NOTES, SURVEYOR'S CERTIFICATE, AND LOCATION MAP
 GORAY PROPERTIES, LLLP
 PROJECT LOCATION: SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
 CLIENT ADDRESS: 130 ISLAND DRIVE, OCEAN RIDGE, FL 33435

| | |
|------------------|--------------------------|
| SCALE: | AS SHOWN |
| DRAWN BY: | E.R./R.R./E.D. |
| CHK. CHECKED BY: | <input type="checkbox"/> |
| QUALITY CONTROL: | |
| DATE: | October 28th, 2024 |
| PROJECT No: | 14E046-5403 |
| SHEET: | 1 |



FORD, ARMENTEROS & FERNANDEZ, INC.
 1850 N.W. 94th AVENUE, 2nd FLOOR
 MIAMI, FLORIDA 33172
 PH. (305) 477-6472
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 L.B. No. 6657

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SYMBOL LEGEND

| ABBREVIATION | SYMBOL | DEFINITION |
|---------------------------------------|--------|---------------------------------------|
| ALUMINUM LIGHT POLE | ⊙ | ALUMINUM LIGHT POLE |
| BELLSOUTH TELEPHONE BOX | ⊕ | BELLSOUTH TELEPHONE BOX |
| BENCHMARK | ⊕ | BENCHMARK |
| CABLE BOX | ⊕ | CABLE BOX |
| CATCH BASIN | ⊕ | CATCH BASIN |
| CENTERLINE | — | CENTERLINE |
| CLEAN OUT VALVE | ⊕ | CLEAN OUT VALVE |
| CLEAR | — | CLEAR |
| CHAIN LINK FENCE | — | CHAIN LINK FENCE |
| CONCRETE | — | CONCRETE |
| CONCRETE BLOCK STRUCTURE | — | CONCRETE BLOCK STRUCTURE |
| CONCRETE LIGHT POLE | ⊕ | CONCRETE LIGHT POLE |
| CONCRETE POWER POLE | ⊕ | CONCRETE POWER POLE |
| CONTROL VALVE | ⊕ | CONTROL VALVE |
| DRAINAGE MANHOLE | ⊕ | DRAINAGE MANHOLE |
| DRILL HOLE | ⊕ | DRILL HOLE |
| DUAL POLE SIGN | ⊕ | DUAL POLE SIGN |
| ELECTRIC BOX | ⊕ | ELECTRIC BOX |
| ELECTRIC METER | ⊕ | ELECTRIC METER |
| ELECTRIC WIRE OVERHEAD | — | ELECTRIC WIRE OVERHEAD |
| ELEVATION (EXISTING) | — | ELEVATION (EXISTING) |
| ELEVATION (PROPOSED) | — | ELEVATION (PROPOSED) |
| FINISHED FLOOR | — | FINISHED FLOOR |
| FIRE HYDRANT | ⊕ | FIRE HYDRANT |
| FIRE MAIN VALVE | ⊕ | FIRE MAIN VALVE |
| FURMA POWER AND LIGHT COMPANY MANHOLE | ⊕ | FURMA POWER AND LIGHT COMPANY MANHOLE |
| FORCE MAIN VALVE | ⊕ | FORCE MAIN VALVE |
| GARAGE | — | GARAGE |
| GAS MANHOLE | ⊕ | GAS MANHOLE |
| GAS METER | ⊕ | GAS METER |
| GAS VALVE | ⊕ | GAS VALVE |
| GUARD POST | ⊕ | GUARD POST |
| IRON FENCE | — | IRON FENCE |
| IRON PIPE | — | IRON PIPE |
| LIMITED ACCESS RIGHT OF WAY | — | LIMITED ACCESS RIGHT OF WAY |
| MAIN SEWER VALVE | ⊕ | MAIN SEWER VALVE |
| MAIL BOX | ⊕ | MAIL BOX |
| MANHOLE | ⊕ | MANHOLE |
| MEAS. MONUMENT | ⊕ | MEAS. MONUMENT |
| NAIL AND DISC | ⊕ | NAIL AND DISC |
| ON LINE | — | ON LINE |
| PLAT BOOK | — | PLAT BOOK |
| POINT OF CURVATURE | ⊕ | POINT OF CURVATURE |
| PERMANENT CONTROL POINT | ⊕ | PERMANENT CONTROL POINT |
| PAGE | — | PAGE |
| PROPERTY LINE | — | PROPERTY LINE |
| RAIL ROAD CROSSING SIGN | — | RAIL ROAD CROSSING SIGN |
| RECORDED INFORMATION | — | RECORDED INFORMATION |
| RIGHT OF WAY | — | RIGHT OF WAY |
| SECTION | — | SECTION |
| SECTION CORNER | ⊕ | SECTION CORNER |
| SEWER MANHOLE | ⊕ | SEWER MANHOLE |
| SIGN | ⊕ | SIGN |
| SPRINKLER VALVE | ⊕ | SPRINKLER VALVE |
| SQUARE CUT AND NAIL | — | SQUARE CUT AND NAIL |
| STORM MANHOLE | ⊕ | STORM MANHOLE |
| STREET LIGHT BOX | ⊕ | STREET LIGHT BOX |
| STREET SIGN | ⊕ | STREET SIGN |
| TELEPHONE BOX | ⊕ | TELEPHONE BOX |
| TELEPHONE MANHOLE | ⊕ | TELEPHONE MANHOLE |
| TEMPORARY BENCH MARK | ⊕ | TEMPORARY BENCH MARK |
| TRAFFIC SIGNAL | ⊕ | TRAFFIC SIGNAL |
| TRAFFIC SIGNAL BOX | ⊕ | TRAFFIC SIGNAL BOX |
| VALVE | ⊕ | VALVE |
| WATER METER | ⊕ | WATER METER |
| WATER VALVE | ⊕ | WATER VALVE |
| WELL | ⊕ | WELL |
| WOOD FENCE | — | WOOD FENCE |
| WOOD POWER POLE | ⊕ | WOOD POWER POLE |
| ASPHALT | — | ASPHALT |
| BRICK | — | BRICK |
| CONCRETE | — | CONCRETE |
| TILE | — | TILE |
| SET 1/2" IRON PIN AND CAP LB# 6557 | ⊕ | SET 1/2" IRON PIN AND CAP LB# 6557 |

| RECORD OF REVISION | |
|--------------------|-------------|
| NO. | DESCRIPTION |
| 1 | REVISION |
| 2 | REVISION |
| 3 | REVISION |
| 4 | REVISION |
| 5 | REVISION |
| 6 | REVISION |
| 7 | REVISION |
| 8 | REVISION |
| 9 | REVISION |
| 10 | REVISION |

| DATE | DESCRIPTION |
|----------|--|
| 08/20/19 | REVISED CENTRAL ANGLE INFORMATION ON PARCELS 1 & 2 |
| 01/03/20 | UPDATE AND REVISED AS PER CITY'S COMMENTS |
| 04/17/20 | REV. DEV. CRIT. AS PER MDC DEFERRAL COMMENTS |
| 08/10/22 | UPDATE TENTATIVE PLAT |
| 05/15/23 | UPDATE TENTATIVE PLAT |
| 10/28/24 | UPDATE TENTATIVE PLAT |

| DOWNTOWN DORAL SOUTH - ALF | |
|----------------------------|---|
| TYPE OF PROJECT | BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT |
| SHEET NAME | SKETCH OF BOUNDARY SURVEY AND PROPOSED SUBDIVISION |
| CLIENT | GORAY PROPERTIES, LLLP |
| CLIENT ADDRESS | 130 ISLAND DRIVE OCEAN DRIVE, FL 33435 |
| PROJECT LOCATION | SECTION 02, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA |
| SCALE | AS SHOWN |
| DRAWN BY | E.R./R.R./E.D. |
| CHK. CHECKED BY | <input type="checkbox"/> |
| QUALITY CONTROL | <input type="checkbox"/> |
| DATE | October 28th, 2024 |
| PROJECT No. | 14E046-5403 |
| SHEET | 2 |

