

IMPORTANT NOTICE TO APPLICANT:

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

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

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

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: LEGENDS AT DORAL

2. Owner's Name: DORAL LP IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY Phone: 952.484.1712

Address: 9040 ROSWELL ROAD, SUITE 420, City: ATLANTA State: GA Zip Code: 30350

Owner's Email Address: KTHORN@PANATTONI.COM

3. Surveyor's Name: J.HERNANDEZ AND ASSOC. INC. Phone: _____

Address: 3300 NW 112 AVENUE SUITE 10 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 35-3028-018-0140 / _____ / _____ / _____

5. Legal Description of Parent Tract: LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

6. Street boundaries: NORTH: Dressel's Dairy Canal; South: N.W. 91st Avenue

7. Present Zoning: (IC) - INDUSTRIAL - COMMERCIAL DISTRICT Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(153,854 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.

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

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: 

(Print name & Title here): Dayne Pryor - Partner

BEFORE ME, personally appeared Dayne Pryor this 5th day of March, 2025 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 5th day of March, 2025 A.D.

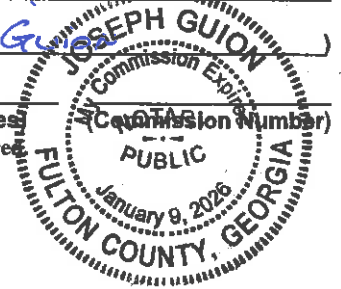
Signature of Notary Public: 

(Print, Type name here: Joe Guion)

(NOTARY SEAL)

(Commission Expires

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



LEGENDS AT DORAL TENTATIVE PLAT

A REPLAT OF LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE N.E. 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA.

FIELD SURVEY WAS COMPLETED ON: JUNE 19, 2024.

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
PANATTONI DEVELOPMENT
LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th Ave, Suite #10, Doral, FL 33172
(P) 305-526-0006 (E) jh@jhasurveys.com

DRAWN BY: L.N.A. CHECKED BY: J.G.H. JOB NUM.: 154347
DATE: 06/21/2024 DATE: 06/21/2024 F.B. MD-63, PG. 25-35

LEGAL DESCRIPTION

LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON: JUNE 19, 2024.
- LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.
- SUBJECT PROPERTY AREA: 393,929 sq. ft. (9.043 Acres).
- BEARINGS BASED ON AN ASSUMED BEARING OF N00°30'44" W ALONG CENTERLINE OF N.W. 91st AVENUE.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORDED, CALCULATED AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM NW 91st AVENUE, PUBLIC HIGH-OR-WAYS AND FROM CROSSING CANALS.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- THERE ARE 625 PARKING SPACES AND 14 HANDICAPS WITHIN SUBJECT PROPERTY.
- THERE ARE NOT PLOTTABLE OFFSITE EASEMENTS SERVICING THE PROPERTY.
- ATTENDING LAND SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMAL TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE 54-7.051 OF THE FLORIDA ADMINISTRATIVE CODE.
- PARCEL 1 AND PARCEL 2, AS SHOWN AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT NUMBER FL25240603C241212ATL, ISSUED BY FIDELITY NATIONAL TITLE, HAVING AN EFFECTIVE DATE OF MAY 31, 2024 AT 8:00 AM.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. 14.1) & "M" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0288L & 12086C0288L, DATED ON SEPTEMBER 11, 2019.
- BUILDING IS ONLY WITHIN FLOOD ZONES "X".
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.

DATUM AND BENCHMARKS

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- ELEVATIONS AS SHOWN HEREON DERIVED FROM INDEPENDENT DIFFERENTIAL LEVELING BENCHMARK INCLUDING A FORESIGHT AND BACKSIGHT READING. INSTRUMENT READING ACCURACY +/- 0.003 FEET. SECOND ORDER, CLASS II (1:20,000) OF RELATIVE CLOSURE RATIO ACCURACY.
- BENCHMARK: MIAMI-DADE, N-513-R, ELEVATION: 7.46' (N.G.V.D.), LOC: NW 33 ST - 204' SOUTH OF CL, LOC: NW 112th AVE - 26' EAST OF CL, DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 3511 N.W. 91st AVENUE, DORAL, FL 33172
- LAND USE: GENERAL (IC) - INDUSTRIAL - COMMERCIAL DISTRICT
- FOLIO NUMBER: 35-3028-018-0140

CERTIFY TO:

- PANATTONI DEVELOPMENT
- DORAL LPV, LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-11, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
Digitally signed by Jose Hernandez
DN: cn=Jose Hernandez, o=J. Hernandez & Associates Inc., ou=J. Hernandez & Associates Inc., email=jh@jhasurveys.com, c=US
BY: JOSE C. HERNANDEZ, PRESIDENT, PROFESSIONAL LAND SURVEYOR No. 59872, STATE OF FLORIDA. Date: 2024.06.21 15:58:51 -0500. Address: 3300 NW 112th Ave, Suite #10, Doral, FL 33172. Address: 3300 NW 112th Ave, Suite #10, Doral, FL 33172. Address: 3300 NW 112th Ave, Suite #10, Doral, FL 33172.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE C. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 59872 OF THE STATE OF FLORIDA ON FEBRUARY 11, 2025.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-714
SHEET NUMBER: 2 OF 5

LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	DAIRY STROLLER PAINT MARK
CONCRETE LIGHT POLE	UNKNOWN MANHOLE
ALUMINUM POLE	WATER MANHOLE
ALUMINUM LIGHT POLE	SEWER MANHOLE
WOOD POLE	PHONE MANHOLE
WOOD POWER POLE	IRRIGATION MANHOLE
WOOD LIGHT POLE	GREASE TRAP MANHOLE
TRAFFIC BOX	GIS MANHOLE
STREET LIGHT BOX	FORSYTHIA MANHOLE
PHONE BOX	ELECTRICITY MANHOLE
IRRIGATION BOX	DRAINAGE MANHOLE
ELECTRIC BOX	COMMUNICATION MANHOLE
COMMUNICATION BOX	BELL SOUTH MANHOLE
CABLE TV BOX	PARKING METER
UNKNOWN BOX	PARKING KIOSK
TRAFFIC CONTROL BOX	WATER VALVE
CLEANOUT	SEWER VALVE
BOLLARD	IRRIGATION VALVE
ARM GATE	GAS VALVE
ANCHOR	FORCE MAIN VALVE
WATER METER	VACUUM BREAKER ASSEMBLY
IRRIGATION METER	SHIMASE CONNECTION
GAS METER	POST INDICATOR VALVE
ELECTRIC METER	FIRE HYDRANT
SQUARE/COLONY	DOUBLE DETECTOR CHECK VALVE
WAL BOX	BACK FLOW PREVENTER
IRRIGATION PUMP	PROPERTY LINE
GROUND POST	CONCRETE
FLAG POLE	RIGHT-OF-WAY
DRAINAGE WELL	RADIUS
SQUARE DRAINAGE	DELTA ANGLE
PE INLET	ARC DISTANCE
PS INLET	PERMANENT CONTROL POINT
CURB INLET	PLAT BOOK AND PAGE
CIRCULAR DRAINAGE	CURBING UTILITY MARKS
CATCH BASIN	OFFICIAL RECORDS BOOK
ACCESS MANHOLE	CONCRETE BLOCK STRUCTURE
TRAFFIC SIGNAL POLE	CONCRETE
TRAFFIC SIGN	CHAIN LINK FENCE
PEDESTRIAN CROSS SIGNAL	WOOD FENCE
C&G CURB & GUTTER	FOUND IRON PIPE
V&E VALLEY CUTTER	FOUND WIRE & SPIRES DISC
	ENDORSEMENT
	DEED OR LEGAL DISTANCE
	MEASURED DISTANCE
	RECORD OF PLATTED DISTANCE
	RECORD CALCULATED
	UTILITY EASEMENT
	CONCRETE

TREE LIST

TREE NO.	COMMON NAME	DIA. IN.	HT. FT.	CNPY. #
1	TREE	13	20	18
2	TREE	13	20	18
3	2PALM	4	30	7
4	PALM	14	45	8
5	PALM	14	45	8
6	PALM	14	45	8
7	PALM	14	45	8
8	PALM	8	9	5
9	2PALM	8	9	5
10	TREE	13	20	18
11	TREE	13	20	18
12	TREE	13	20	18
13	TREE	13	20	18
14	TREE	13	20	18
15	TREE	13	20	18
16	TREE	13	20	18
17	TREE	13	20	18
18	TREE	13	20	18
19	TREE	13	20	18
20	TREE	13	20	18
21	TREE	13	20	18
22	TREE	13	20	18
23	TREE	13	20	18
24	TREE	13	20	18
25	TREE	13	20	18
26	PALM	14	45	8
27	PALM	9	25	8
28	TREE	13	20	18
29	TREE	13	20	18
30	TREE	13	20	18
31	TREE	13	20	18
32	TREE	13	20	18
33	TREE	13	20	18
34	TREE	13	20	18
35	TREE	13	20	18
36	TREE	13	20	18
37	TREE	13	20	18
38	TREE	13	20	18
39	TREE	13	20	18
40	TREE	13	20	18
41	TREE	13	20	18
42	TREE	13	20	18
43	TREE	13	20	18
44	TREE	13	20	18
45	TREE	13	20	18
46	TREE	13	20	18
47	TREE	13	20	18
48	TREE	6	18	12
49	TREE	6	18	12
50	TREE	6	18	12
51	TREE	6	18	12
52	TREE	6	18	12
53	PALM	12	13	7
221	2PALM	14	45	8

TREE IDENTIFICATION MUST BE VERIFIED BY A CERTIFIED SPECIALIST

REVISIONS

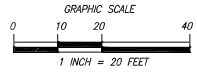
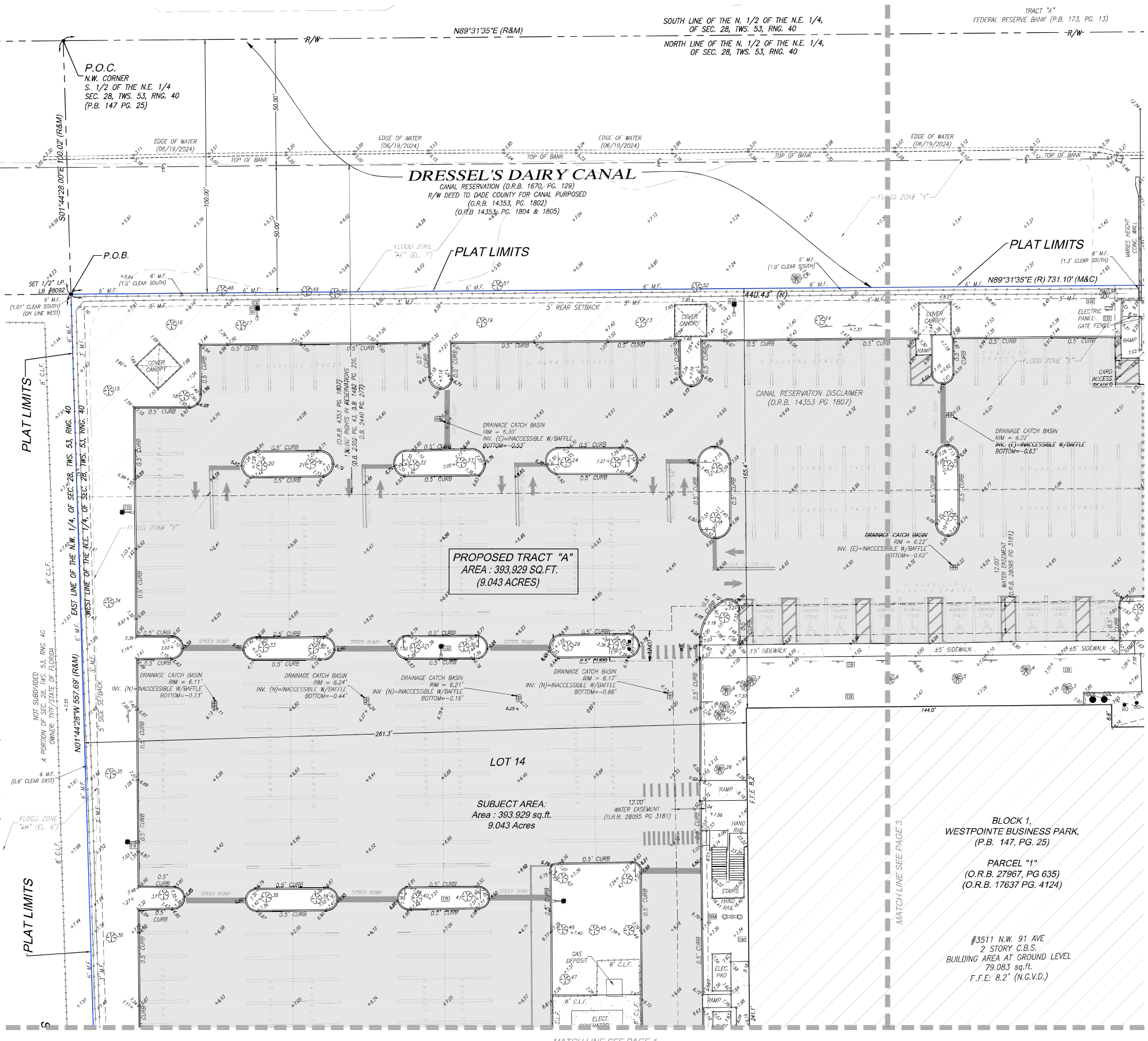
DATE	JOB No.	REV.	BY:
07/29/24	154347	UPDATE BOUNDARY SURVEY	L.N.A.
08/21/24	154347	UPDATE CERTIFICATION	L.N.A.
02/11/25	154347	CITY OF DORAL 1st REVIEW COMMENTS	L.N.A.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE ENDOACH 0.4' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.
- THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

ZONING INFORMATION

- CITY OF DORAL ILLUSTRATIVE ZONING GUIDE, SETBACKS IN INDUSTRIAL COMMERCIAL DISTRICT (IC), CHAPTER 68, ARTICLE VI, DIVISION 2:
- FLOOR AREA RATIO (FAR): 0.5 & 0.25
 - MIN. LOT AREA: 7,500 SQ. FT.
 - MIN. LOT WIDTH: 75 FT.
 - MAX. BUILDING COVERAGE: 50%
 - MIN. OPEN SPACE: 20%
 - MIN. BUILDING SETBACK:
 - FRONT: 20 FT.
 - SIDE STREET: 15 FT.
 - INTERIOR SIDE: 5 FT 15 FT.
 - REAR: 5 FT 15 FT.
 - MAX. HEIGHT: RIGHT-OF-WAY WIDTH
 - TREES REQUIRED: 15% ACRE OF NET LOT AREA
 - MAX. FENCE HEIGHT: 8 FT
 - MAX. WALL HEIGHT:
 - WITHIN FRONT OR SIDE STREET SETBACK: 4 FT.
 - BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8 FT.
 - MIN. OFF-STREET PARKING: REQUIREMENTS OF SEC. 71-139 APPLY.



MATCH LINE SEE PAGE 4

MATCH LINE SEE PAGE 3

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DRAWN BY: L.N.A. DATE: 06/21/2024 CHECKED BY: J.G.H. DATE: 06/21/2024 JOB NUM.: 154347 F.B. MD-63, PG. 29-35

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CERTIFY TO:

- PANATTONI DEVELOPMENT
- DORAL LPV, LLC

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THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
Digitally signed by Jose G. Hernandez
DN: cn=Jose G. Hernandez, o=J. Hernandez & Associates, Inc., email=jgh@jhasurveys.com, c=FL
Date: 2025.02.11 15:58:34 -0700
Adobe Acrobat Version: 2024.005.20399

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ PROFESSIONAL LAND SURVEYOR NO. 8892 OF THE STATE OF FLORIDA ON FEBRUARY 11, 2025.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-714
SHEET NUMBER: 3 OF 5

LEGEND AND ABBREVIATIONS	
	CONCRETE POLE
	CONCRETE POWER POLE
	CONCRETE LIGHT POLE
	ALUMINUM POLE
	ALUMINUM LIGHT POLE
	WOOD POLE
	WOOD POWER POLE
	WOOD LIGHT POLE
	TRAFFIC BOX
	STREET LIGHT BOX
	PHONE BOX
	IRRIGATION BOX
	ELECTRIC BOX
	COMMUNICATION BOX
	CABLE TV BOX
	UNKNOWN BOX
	TRAFFIC CONTROL BOX
	CLEANOUT
	BO
	ARM GATE
	ANCHOR
	METER
	IRRIGATION METER
	GAS METER
	ELECTRIC METER
	SQUARE METER
	ROUND COLUMN
	WALL BOX
	IRRIGATION PUMP
	GUARD POST
	FLAG POLE
	DRAINAGE WELL
	PE INLET
	PS INLET
	CURB INLET
	CIRCULAR DRAINAGE
	CATCH BASIN
	ACCESS MANHOLE
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	PEDESTRIAN CROSS SIGNAL
	PAVEMENT ASPHALT
	C&G
	V.G.
	HANDICAP PAINT MARK
	BLIND STROLLER PAINT MARK
	UNKNOWN MANHOLE
	WATER MANHOLE
	SEWER MANHOLE
	PHONE MANHOLE
	IRRIGATION MANHOLE
	GREASE TRAP MANHOLE
	GAS MANHOLE
	FIREMAN MANHOLE
	ELECTRICITY MANHOLE
	COMMUNICATION MANHOLE
	BELL MANHOLE
	PARKING METER
	WATER VALVE
	SEWER VALVE
	IRRIGATION VALVE
	GAS VALVE
	FORGE MAN VALVE
	VACUUM BREAKER ASSEMBLY
	FIRE HYDRANT
	DOUBLE DETECTOR CHECK VALVE
	BACK FLOW PREVENTER
	PROPERTY LINE
	CONTOUR LINE
	RIGHT-OF-WAY
	RADIUS
	UTILITY ANGLE
	ARC DISTANCE
	PERMANENT CONTROL POINT
	PERMANENT REFERENCE MONUMENT
	PLAT BOOK AND PAGE
	OFFSHORE UTILITY MARKERS
	OFFICIAL RECORDS BOOK
	CONCRETE BLOCK STRUCTURE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	FOUND IRON PIPE
	FOUND WIRE & SPOOL DISC
	OLD ENRICHMENT
	OLD OR LEGAL DISTANCE
	MEASURED DISTANCE
	RECORD OF PLATTED DISTANCE
	RECORD CALCULATED
	UTILITY EASEMENT
	CONCRETE

TREE LIST

TREE NO.	COMMON NAME	DIA. IN.	HT. FT.	CNPNY. #
54	TREE	13	20	18
55	TREE	13	20	18
56	TREE	13	20	18
57	TREE	13	20	18
58	TREE	13	20	18
59	TREE	13	20	18
60	TREE	13	20	18
61	TREE	13	20	18
62	TREE	13	20	18
63	TREE	13	20	18
64	TREE	13	20	18
65	TREE	13	20	18
66	PALM	14	45	8
67	PALM	14	45	8
68	PALM	14	45	8
69	PALM	14	45	8
70	PALM	14	45	8
71	PALM	14	45	8
72	TREE	13	20	18
73	TREE	13	20	18
74	TREE	13	20	18
75	TREE	13	20	18
76	TREE	13	20	18
77	TREE	13	20	18
78	TREE	13	20	18
79	TREE	13	20	18
80	TREE	13	20	18
81	TREE	13	20	18
82	TREE	13	20	18
83	TREE	13	20	18
84	TREE	13	20	18
85	TREE	13	20	18
86	TREE	13	20	18
87	TREE	13	20	18
88	TREE	13	20	18
89	PALM	8	5	5
90	PALM	8	5	5
91	TREE	13	20	18
92	TREE	13	20	18
93	PALM	14	45	8
94	PALM	14	45	8
95	PALM	14	45	8
96	PALM	14	45	8
97	2PALM	4	30	7
98	PALM	14	15	8
99	TREE	13	20	18
100	PALM	14	25	8
101	PALM	14	25	8
102	PALM	14	25	8
103	PALM	14	25	8
104	TREE	8	23	12
105	TREE	8	23	12
106	TREE	8	23	12
107	TREE	8	23	12
108	TREE	8	23	12

REVISIONS

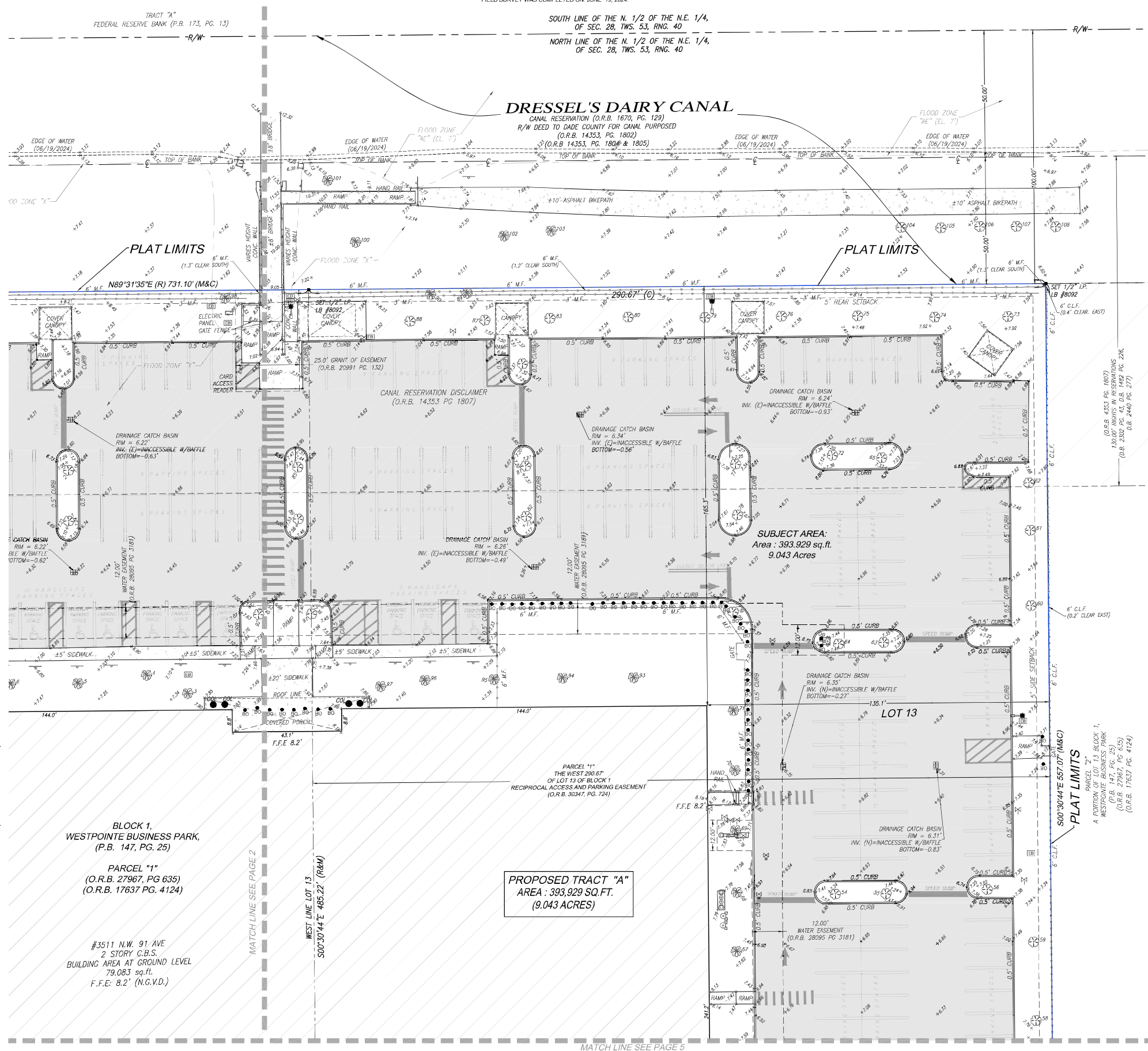
DATE	JOB No.	REV.	BY:
07/29/24	154347	UPDATE BOUNDARY SURVEY	L.N.A.
08/21/24	154347	UPDATE CERTIFICATION	L.N.A.
02/11/25	154347	CITY OF DORAL 1st REVIEW COMMENTS	L.N.A.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE, ALONG THE EAST BOUNDARY LINE ENDOUCH 0.4' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.
- THERE ARE NO ADDITIONAL, OBSERVED, ENCROACHMENT ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

ZONING INFORMATION

- CITY OF DORAL, ILLUSTRATIVE ZONING GUIDE, SETBACKS IN INDUSTRIAL COMMERCIAL DISTRICT (IC), CHAPTER 68, ARTICLE VI, DIVISION 2:
- FLOOR AREA RATIO (FAR): 0.5 & 0.25
 - MIN. LOT AREA: 7,500 SQ. FT.
 - MIN. LOT WIDTH: 75 FT.
 - MAX. BUILDING COVERAGE: 50%
 - MIN. OPEN SPACE: 20%
 - MIN. BUILDING SETBACK:
 - FRONT: 20 FT.
 - SIDE STREET: 15 FT.
 - INTERIOR SIDE: 5 FT/15 FT.
 - REAR: 5 FT/15 FT.
 - MAX. HEIGHT, RIGHT-OF-WAY WIDTH
 - TREES REQUIRED: 15 ACRES OF NET LOT AREA
 - MAX. FENCE HEIGHT: 8 FT
 - MAX. WALL HEIGHT:
 - WITHIN FRONT OR SIDE STREET SETBACK 4 FT.
 - BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8 FT.
 - MIN. OFF-STREET PARKING: REQUIREMENTS OF SEC. 77-139 APPLY.



BLOCK 1,
WESTPOINTE BUSINESS PARK,
(P.B. 147, PG. 25)

PARCEL "1"
(O.R.B. 27967, PG 635)
(O.R.B. 17637 PG. 4124)

#3511 N.W. 91 AVE
2 STORY C.B.S.
BUILDING AREA AT GROUND LEVEL
79,083 sq.ft.
F.F.E.: 8.2' (N.G.V.D.)

PROPOSED TRACT "A"
AREA : 393,929 SQ.FT.
(9.043 ACRES)

SUBJECT AREA:
Area : 393,929 sq.ft.
9.043 Acres

LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	GRIP STROLLER PAINT MARK
CONCRETE LIGHT POLE	UNKNOWN MANHOLE
ALUMINUM POLE	WATER MANHOLE
ALUMINUM LIGHT POLE	SEWER MANHOLE
WOOD POLE	PHONE MANHOLE
WOOD POWER POLE	IRRIGATION MANHOLE
WOOD LIGHT POLE	GREASE TRAP MANHOLE
TRAFFIC BOX	GIS MANHOLE
STREET LIGHT BOX	FIREMAN MANHOLE
PHONE BOX	ELECTRICITY MANHOLE
IRRIGATION BOX	DRAINAGE MANHOLE
ELECTRIC BOX	COMMUNICATION MANHOLE
COMMUNICATION BOX	BELL SOUTH MANHOLE
CABLE TV BOX	PARKING METER
UNKNOWN BOX	PARKING KIOSK
TRAFFIC CONTROL BOX	WATER VALVE
CLEANOUT	SEWER VALVE
BOLLARD	IRRIGATION VALVE
ARM GATE	GIS VALVE
ANCHOR	FORCE MAIN VALVE
WELLY METER	VACUUM BREAKER ASSEMBLY
IRRIGATION METER	SHIMMIE CONNECTION
GIS METER	POST INDICATOR VALVE
ELECTRIC METER	FIRE HYDRANT
SQUARE/RECTANGULAR	DOUBLE DETECTOR CHECK VALVE
ROUND/CYLINDRICAL	WALL BOX
WALL BOX	BACK FLOW PREVENTER
IRRIGATION PUMP	PROPERTY LINE
GUARD POST	CONCRETE
GROUND LIGHT	RIGHT-OF-WAY
FLAG POLE	POLE
DRAINAGE WELL	DECK ANGLE
SQUARE DRAINAGE	APC DISTANCE
PE INLET	PERMANENT CONTROL POINT
PS INLET	PLAT BOOK AND PAGE
CURB INLET	ADJOINING UTILITY MARKS
CIRCULAR DRAINAGE	OFFICIAL RECORDS BOOK
CATCH BASIN	CONCRETE BLOCK STRUCTURE
ACCESS MANHOLE	CONCRETE
TRAFFIC SIGNAL POLE	CHAIN LINK FENCE
TRAFFIC SIGN	ENRICHMENT
PEDESTRIAN CROSS SIGNAL	FOUND IRON PIPE
PAVEMENT ASPHALT	CONCRETE
C&G CURB & GUTTER	RECORD OF PLATED DISTANCE
V&E VALLEY CUTTER	RECORD CALCULATED
	U.L. UTILITY EASEMENT
	CONCRETE

TREE LIST

TREE NO	COMMON NAME	DIA. IN.	HT. FT.	CNPY. Ø
170	TREE	13	20	18
171	TREE	13	20	18
172	TREE	13	20	18
173	TREE	13	20	18
174	TREE	13	20	18
175	TREE	13	20	18
176	TREE	13	20	18
177	PALM3	8	5	5
178	PALM	14	45	8
179	PALM	14	45	8
180	PALM	14	45	8
181	PALM	14	45	8
182	PALM	14	45	8
183	PALM	14	45	8
184	PALM	14	45	8
185	PALM	14	45	8
186	TREE	13	20	18
187	2PALM	8	5	5
188	2PALM	8	5	5
189	2PALM	8	5	5
190	PALM	8	5	5
191	2PALM	8	5	5
192	2PALM	8	5	5
193	2PALM	8	5	5
194	2PALM	8	5	5
195	PALM	8	5	5
196	PALM	8	5	5
197	PALM	8	5	5
198	PALM	14	45	8
199	PALM	14	45	8
200	PALM	14	45	8
201	TREE	13	20	18
202	TREE	13	20	18
203	TREE	13	20	18
204	TREE	13	20	18
205	TREE	13	20	18
206	TREE	13	20	18
207	TREE	13	20	18
208	TREE	13	20	18
209	TREE	13	20	18
210	TREE	13	20	18
211	1H&1	13	20	18
212	TREE	13	20	18
213	TREE	13	20	18
214	TREE	13	20	18
215	TREE	13	20	18
216	TREE	13	20	18
217	TREE	13	20	18
218	TREE	13	20	18
219	PALM	14	45	8
220	PALM	14	45	8

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAIN LINK FENCE ALONG THE EAST BOUNDARY LINE ENDOACH 0.4' FROM ADJOINING LAND ONTO SUBJECT PROPERTY.
- THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENT ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

ZONING INFORMATION

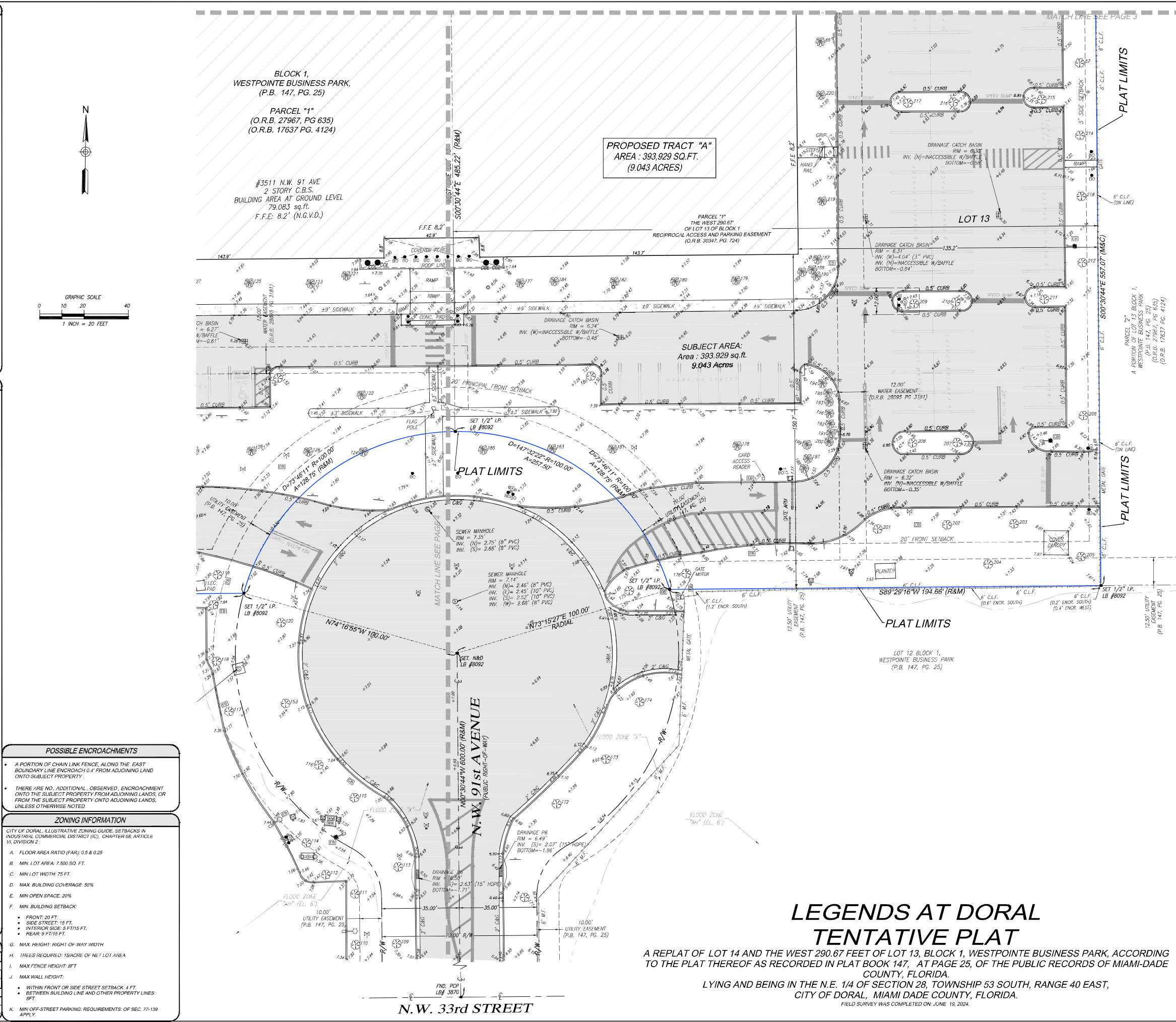
CITY OF DORAL, ILLUSTRATIVE ZONING GUIDE, SETBACKS IN INDUSTRIAL COMMERCIAL DISTRICT (IC), CHAPTER 88, ARTICLE VI, DIVISION 2:

- FLOOR AREA RATIO (FAR): 0.5 & 0.25
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- MIN. LOT WIDTH: 75 FT.
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- MIN. OPEN SPACE: 20%
- MIN. BUILDING SETBACK:
 - FRONT: 30 FT.
 - SIDE STREET: 15 FT.
 - INTERIOR SIDE: 5 FT/15 FT.
 - REAR: 5 FT/15 FT.
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- TREES REQUIRED: 15 ACRES OF NET LOT AREA
- MAX. FENCE HEIGHT: 8 FT
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 - WITHIN FRONT OR SIDE STREET SETBACK: 4 FT.
 - BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8 FT.
- MIN. OFF-STREET PARKING: REQUIREMENTS OF SEC. 77-139 APPLY.

REVISIONS

DATE	JOB No.	REV.	BY:
07/29/24	154347	UPDATE BOUNDARY SURVEY	L.N.A.
08/21/24	154347	UPDATE CERTIFICATION	L.N.A.
02/11/25	154347	CITY OF DORAL 1st REVIEW COMMENTS	L.N.A.

TREE IDENTIFICATION MUST BE VERIFIED BY A CERTIFIED SPECIALIST



BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
PANATTONI DEVELOPMENT
LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE, SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) jh@jhasurveys.com

DRAWN BY: L.N.A. (CHECKED BY: J.G.H.) JOB NUM.: 154347
DATE: 08/21/2024 DATE: 08/21/2024 F.B. MD-63, PG. 25-35

LEGAL DESCRIPTION

LOT 14 AND THE WEST 290.67 FEET OF LOT 13, BLOCK 1, WESTPOINTE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON JUNE 19, 2024.
- LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.
- SUBJECT PROPERTY AREA: 393,929 sq. ft. (9.043 Acres)
- BEARINGS BASED ON AN ASSUMED BEARING OF N00°30'44" W ALONG CENTERLINE OF N.W. 91st AVENUE.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD, CALCULATED AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM NW 91st AVENUE, PUBLIC HIGH-OF-WAYS AND FROM ACCESS EASEMENT CANAL.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- THERE ARE 625 PARKING SPACES AND 14 HANDICAPS WITHIN SUBJECT PROPERTY.
- THERE ARE NOT PLOTTABLE OFFSITE EASEMENTS SERVICING THE PROPERTY.
- ATTENDING LAND SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMAL TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE 5417.051 OF THE FLORIDA ADMINISTRATIVE CODE.
- PARCEL 1 AND PARCEL 2, AS SHOWN AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT NUMBER FL252406003C21212ATL, ISSUED BY FIDELITY NATIONAL TITLE, HAVING AN EFFECTIVE DATE OF MAY 31, 2024 AT 8:00 AM.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. 14.1) & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12066C0288L & 12066C0288L, DATED ON SEPTEMBER 11, 2009.
- BUILDING IS ONLY WITHIN FLOOD ZONES "X".
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.

DATUM AND BENCHMARK

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- ELEVATIONS AS SHOWN HEREON DERIVED FROM INDEPENDENT DIFFERENTIAL LEVELING BENCHMARK INCLUDING A FORESIGHT AND BACKSIGHT READING, INSTRUMENT READING ACCURACY +/- 0.003 FEET, SECOND ORDER, CLASS II (1:20,000) OF RELATIVE CLOSURE RATIO ACCURACY.
- BENCHMARK: MIAMI-DADE, N513-R, ELEVATION: 7.46' (N.G.V.D.), LOC: NW 33 ST - 204' SOUTH OF CL, LOC: NW 91 AVE - 282' EAST OF CL, DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 3511 N.W. 91st AVENUE, DORAL, FL 33172
- LAND USE: GENERAL (IC) - INDUSTRIAL - COMMERCIAL DISTRICT
- FOLIO NUMBER: 35-3028-018-0140

CERTIFY TO:

- PANATTONI DEVELOPMENT
- DORAL LPV, LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER SJ-11, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO UNNAMED PARTIES.

BY: *Jose G. Hernandez*
JOSE G. HERNANDEZ, PRESIDENT, PROFESSIONAL LAND SURVEYOR No. F45 STATE OF FLORIDA.

Digitally signed by Jose G. Hernandez
DN: cn=Jose G. Hernandez, o=J. Hernandez & Associates Inc., email=j.hernandez@jhasurveys.com, c=FL

Date: 2025.02.11 15:57:47 -0500
Adobe Acrobat version: 2024.005.20399

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 8892 OF THE STATE OF FLORIDA ON FEBRUARY 11, 2025.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-714
SHEET NUMBER: 5 OF 5