IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : (328)

FEES:	
P.W.W.M.	$1872.00
Plus $10.90 per site in excess of 6 sites	$3509.80
P.E.R.A.	$210.00
PRINT	$5591.80

FOR OFFICIAL USE ONLY:
Agenda Date: 7-5-13
Tentative No.: T-23383-1-NEW
Received Date: 6-24-13

Concurrency Review Fee (*6.00% of Sub-Total) -- $334.85 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $5,915.75 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: City of Doral Sec.: 8 Twp.: 53 S. Rge.: 40 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: DORAL COMMONS RESIDENTIAL
2. Owner's Name: Terra Doral Commons Residential, LLC & Terra Doral Commons Commercial, LLC Phone: 305-777-3050
   Address: 2665 S. Bayshore Dr. #1020 City: Miami State: FL Zip Code: 33133
   Owner's Email Address: aadler@terragroup.com
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010
   Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s).: 35-3008-000-0042 / A portion of 35-3008-000-0040 / ___
5. Legal Description of Parent Tract: see attached Exhibit "A"
6. Street boundaries: North of N.W. 74 St. between N.W. 97 Ave. & 104 Ave.
7. Present Zoning: PUD Zoning Hearing No.: ___
8. Proposed use of Property:
   Single Family Res.(319 Units), Duplex(___ Units), Apartments(___ Units), Industrial/Warehouse(___ Square .Ft.),
   Business(___ Sq. Ft.), Office(___ Sq. Ft.), Restaurant(___ Sq. Ft. & No. Seats ___), Other (___ Sq. Ft. & No. of Units ___)
   Clubhouse (45x90) 7,164 S.F., Clubhouse (60x80) 9,189 S.F. & Clubhouse (75x75) 6,011 S.F.(all w/kitchens.

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat

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. 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 P.E.R.A. 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)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: Terra Doral Commons Residential, LLC / Terra Doral Commons Commercial, LLC

(Print name & Title here): David Martin

BEFORE ME, personally appeared David Martin this 18 day of June, 2013 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 18 day of June, 2013 A.D.

SANDRA RAMOS
Commission # EE 178548
My Commission Expires
April 30, 2016

(NOTARY SEAL)

Signature of Notary Public: [signature]

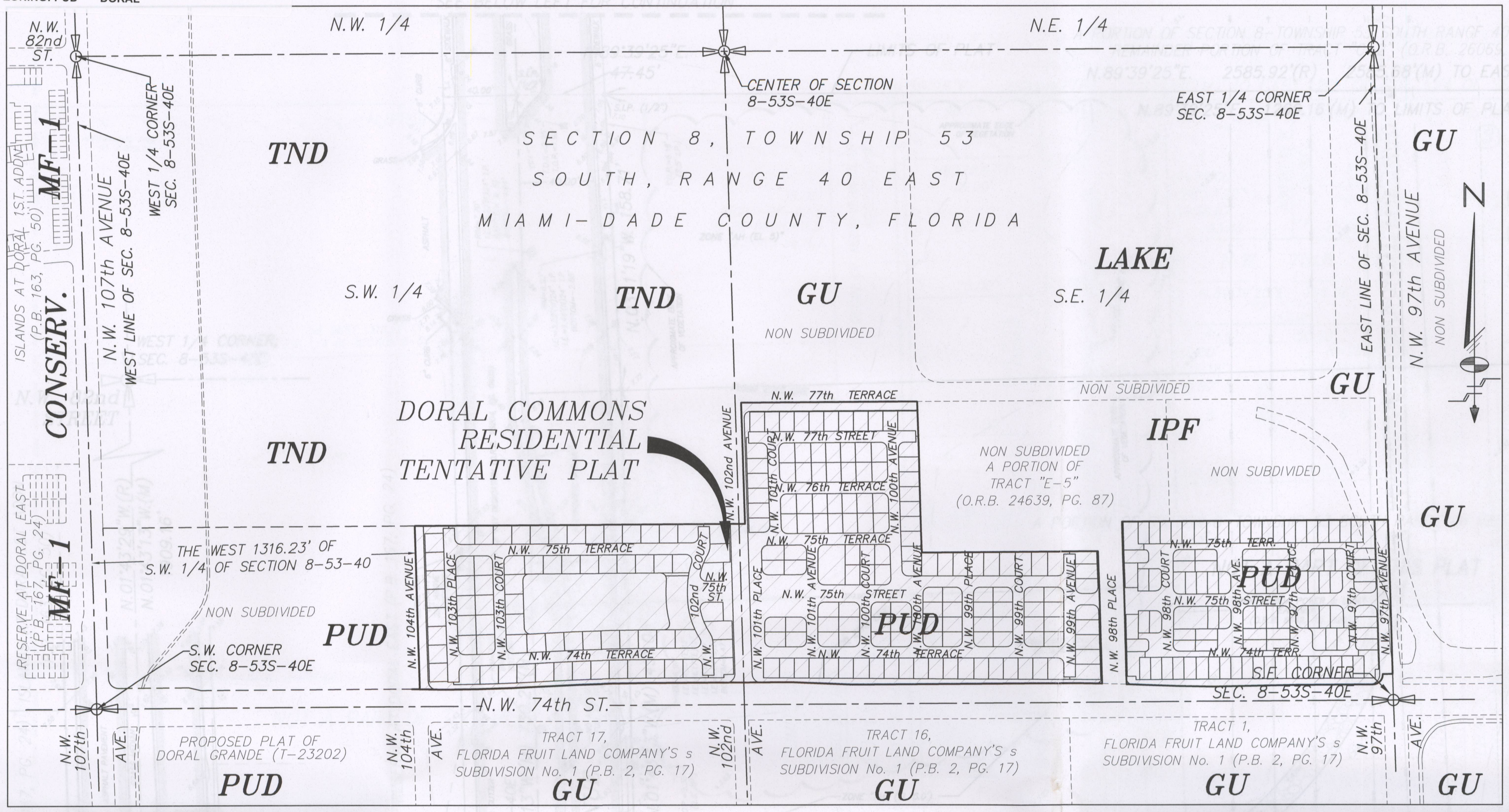
(Print, Type name here: Sandra Ramos)

4/30/16 (Commission Expires) EE178548 (Commission Number)

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

REV. 2- 11/01/06

TENTATIVE PLAT T-23383-5-COR.
DORAL COMMONS RESIDENTIAL
SEC. 8, TWP. 53 S, RGE. 40 E DISTRICT 12
ZONING: PUD DORAL



LOCATION MAP
A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE 1'=300'

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
IN CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
CO SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TSB TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WL WOOD LIGHT POLE
WP WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CL. denotes CLEAR
ENCR. denotes ENCROACHMENT
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
P.C. denotes POINT OF CURVATURE
P.T. denotes POINT OF TANGENCY
P.C.C. denotes POINT OF COMPOUND CURVATURE
P.R.C. denotes POINT OF REVERSE CURVATURE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM COMMUNICATION
DRAIN DRAINAGE
FPL ELECTRIC
FM FORCE MAIN
IRRIG IRRIGATION
GAS NATURAL GAS
SM SANITARY SEWER
WM WATER

NOTES:

1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S.89°39'25"W. ALONG THE SOUTH LINE OF SAID SECTION 8-53S-40E.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AH (EL 5) AND FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAPS NO. 12086C0278L, AND MAP NO. 12086C0276L, MAPS DATED SEPTEMBER 11, 2009 WITH AN INDEX MAP DATED SEPTEMBER 11, 2009.
6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
8) THIS SURVEY REFLECTS EASEMENTS AND RIGHTS-OF-WAY PURSUANT TO THE 03-08-13 OPINION OF TITLE PREPARED BY GREENBERG TRAURIG, PA.
9) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)
10) BENCHMARKS:
   a) MIAMI-DADE BENCHMARK H-403 LOCATOR 3902
   N.W. 74th ST.---ON SOUTH SIDE
   N.W. 117th AVE.---JUST WEST OF
   H.E.F.T.---ON OVERPASS
   DOT BRASS DISC IN CONCRETE GUARDRAIL AT S.W. CORNER OF OVERPASS.
   ELEV. (N.G.V.D. 29) 19.20'
   b) MIAMI-DADE BENCHMARK N-902 LOCATOR 3022 W
   N.W. 74th ST---58 FEET NORTH OF CENTERLINE
   N.W. 79th PL---37 FEET WEST OF CENTERLINE
   PK NAIL AND ALUMINIUM WASHER IN CONCRETE PAD OF TRAFFIC CONTROL BOX. ELEV. (N.G.V.D. 29) 7.16'
11) THE ACCURACY OBTAINED BY FIELD MEASUREMENTS METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENT FOR SUBURBAN AREA (LINEAR: 1 FOOT IN 7,500 FEET) OR COMMERCIAL HOGH\RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET)
12) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS FORTY FEET OR SMALLER.
13) DISTANCES AND BEARINGS LABELED ARE BASED ON METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES DIVISION, SURVEY SECTION, TOWNSHIP 53 SOUTH, RANGE 40 EAST.
14) FOLIO NUMBER 35-3008-000-0040 AND 35-3008-000-0042 MIAMI DADE PROPERTY APPRAISER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY 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 THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

By: ______________________
MARK STEVEN JOHNSON SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR No.4775
STATE OF FLORIDA.

TABULATION AREAS

NET AREA (PLAT LIMITS)		2,780,612 sq.ft.	63.834± acres
ADDITIONAL PROPOSED RIGHT OF WAY:		134,825 sq.ft.	3.095± acres
NET AREA (PLAT LIMITS LESS PROPOSED RIGHT OF WAY)		2,645,787 sq.ft.	60.739± acres
TRACT "A"	(INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	216,417 sq.ft.	4.968± acres
TRACT "B"	(STORM WATER MANAGEMENT AREA)	135,743 sq.ft.	3.116± acres
TRACT "C"	(LAKE MAINTENANCE ACCESS)	1,203 sq.ft.	0.028± acres
TRACT "D"	(RECREATION AREA)	19,497 sq.ft.	0.448± acres
TRACT "E"	(INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	414,696 sq.ft.	9.520± acres
TRACT "F"	(RECREATION AREA)	16,809 sq.ft.	0.386± acres
TRACT "G"	(PUBLIC LIFT STATION)	3,758 sq.ft.	0.086± acres
TRACT "H"	(INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	218,791 sq.ft.	5.023± acres
TRACT "I"	(RECREATION AREA)	12,606 sq.ft.	0.289± acres
AGGREGATE TOTAL LOT AREA (319 RESIDENTIAL LOTS)		1,606,267 sq.ft.	36.875± acres

CONTACT INFORMATION

NAME: ADAM ADLER
TELEPHONE NUMBER: 305-777-3043
FAX NUMBER: 305-777-3043
E-MAIL ADDRESS: aadler@terragroup.com

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 319
MULTI-FAMILY UNITS: 0
TOTAL ACREAGE:
NET AREA = 60.773± ACRES (2,647,253 sq. ft.)
GROSS AREA = 70.79± ACRES (3,083,735 Sq. ft)

DEVELOPMENT INFORMATION

1. OWNER:
   TERRA DORAL COMMONS RESIDENTIAL, LLC,
   A FLORIDA LIMITED LIABILITY COMPANY
   2665 SOUTH BAYSHORE DRIVE, SUITE 1020,
   MIAMI, FLORIDA 33133

   TERRA DORAL COMMONS COMMERCIAL, LLC,
   A FLORIDA LIMITED LIABILITY COMPANY
   2665 SOUTH BAYSHORE DRIVE, SUITE 1020,
   MIAMI, FLORIDA 33133
2. NUMBER OF TRACTS: 9
   SEE TABULATION AREAS.
3. UTILITY SERVICE: WATER AND SEWER-MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
4. EXISTING ZONING:
   PUD (PLANNED UNIT DEVELOPMENT)
5. MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA:
   7.0 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929.
   (PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AH (EL 5) AND FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAPS NO. 12086C0278L, AND MAP NO. 12086C0276L, MAPS DATED SEPTEMBER 11, 2009 WITH AN INDEX MAP DATED SEPTEMBER 11, 2009.
7. FOLIO NUMBER 35-3008-000-0040 AND 35-3008-000-0042 MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER.

PROPOSED USE:

SINGLE FAMILY HOMES	214 UNITS
CLUSTER HOMES	105 UNITS
CLUBHOUSE (45X90) WITH KITCHEN	7,164 SQ. FT.
CLUBHOUSE (60X80) WITH KITCHEN	9,189 SQ. FT.
CLUBHOUSE (75X75) WITH KITCHEN	6,011 SQ. FT.

PROPOSED MONUMENTS

PERMANENT REFERENCE MONUMENT (P.R.M.)	30
PERMANENT CONTROL POINT (P.C.P.)	100
TRACTS AND LOTS CORNERS	836

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.55 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 51.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 01 DEGREES 43 MINUTES 29 SECONDS WEST ALONG A LINE 51.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 451.08 FEET; THENCE NORTH 03 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 158.71 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 729.99 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 2585.92 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 641.69 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 400.68 FEET TO A POINT OF CURVATURE; THENCE 408.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7863.07 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 24 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 401.37 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 7737.25 FEET AND A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 20 SECONDS TO POINT OF TANGENCY; THENCE NORTH 89 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 138.10 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 70.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 858.83 FEET; THENCE NORTH 77 DEGREES 56 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 51.20 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 81.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 285.84 FEET TO A POINT OF CURVATURE; THENCE 61.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 37 MINUTES 07 SECONDS TO THE POINT OF BEGINNING.
LESS AND EXCEPT THEREFROM THAT PORTION OF LAND LYING WITHIN THE WEST 1316.23 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 88.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 521.56 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 1452.64 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 535.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 01 DEGREES 16 MINUTES 43 SECONDS EAST; THENCE 225.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 18 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 77.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 785.57 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 250.53 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 88.50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 192.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 82.54 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 63.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 312.56 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 337.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS SOUTH 00 DEGREES 34 MINUTES 10 SECONDS WEST; THENCE 272.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7843.50 FEET AND A CENTRAL ANGLE OF 01 DEGREES 59 MINUTES 19 SECONDS TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 77.56 FEET ALONG THE ARC OF SAID REVERSE CURVE HAVING A RADIUS OF 7957.25 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 31 SECONDS; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 657.23 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 727.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 1080.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 623.12 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS NORTH 88 DEGREES 15 MINUTES 35 SECONDS EAST; THENCE 63.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 23 MINUTES 50 SECONDS TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 610.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 43 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 120.13 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 730.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 24.29 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 489.78 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST ALONG A LINE 1219.63 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 714.24 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 609.91 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST ALONG A LINE 609.90 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 738.55 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY FLORIDA.

CERTIFICATE OF AUTHORIZATION No. LB-87
Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: L.E.G./G.R. Survey Date: 02/13/13
Checked By: M.S.J. Date: 02/19/13
Order No. 200824 F.B. No.: 2204-A1 Pg.33
Scale: AS SHOWN
File No. AJ-5041
Sheet 1 of 7 Sheet(s)

DORAL COMMONS RESIDENTIAL TENTATIVE PLAT

PREPARED FOR: TERRA GROUP
Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
05/31/13	201178		REV. PER SITE PLAN AND CITY COMMENTS	J.G.H.
07/19/13			REV. PER NEW SITE PLAN	J.G.H.
08/22/13			REV. BLOCKS 1, 3, 4 AND 5	J.G.H.
01/15/14	202363		REV. BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 19, 20, 21, 23, 24 & 26, & Tr.s A, G, & H	DINO
07/30/14	202862		REV. RIGHT-TURN LANE AND FP&L EASE.	J.G.H.

FILE NO. AJ-5041

K:\085340\Doral Commons\Consultants\060914\12-009-WS-DORAL-COMMONS-9 - Standard\12-009-WS-DORAL-COMMONS-9.DWG

SEE BELOW LEFT FOR CONTINUATION

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

N.89°39'25"E. 2585.92'(R) 2585.68'(M) TO EAST LINE OF S.W. 1/4 OF SECTION 8-53-40

N.89°39'25"E. 1269.16'(M) TO LIMITS OF PLAT

LIMITS OF PLAT

N.89°39'25"E. 47.45'

S.I.P. (1/2")

40.00'

GRASS

6' SIDEWALK

6" CURB

ASPHALT

APPROXIMATE EDGE OF VEGETATION

T.O.P.=6.18' (2.5' I.P.)

RIM=7.70' I.E.=3.22'(12")I.P. I.E.=3.22'(8")S. BOTTOM=-4.64'

RIM=7.82' I.E.=3.22'(W)24" I.P. I.E.=4.42'(N)24" I.P. BOTTOM=-2.58'

N.03°11'19"W. 158.71'

ZONE "AH" (EL 5")

FLOOD ZONE LINE

D I R T R O A D

THE WEST 1316.23' OF S.W. 1/4 OF SECTION 8-53-40

ZONE "X"

A PORTION OF SECTION 8-TOWNSHIP 53 SOUTH RANGE 40 EAST - NON SUBDIVIDED

NOT A PART OF THIS PLAT

40' RIGHT OF WAY DEDICATION (O.R.B. 25204, PG. 0409)

4" CONCRETE MEDIAN

METAL BOX (2.5'x1.5') 2.5' ABOVE SIDEWALK

RIM=7.53' BOTTOM=-4.91

RIM=6.89' I.E.=4.07'(12")I.P.V.C. I.E.=4.07'(12")I.P.V.C. I.E.=4.37'(10")I.P.V.C. I.E.=1.64'(3)24" I.P. BOTTOM=1.47'

350.00'

170.00' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 6142, PG. 326)

ZONE "AH" (EL 5.0')

T.O.P.=6.36' (2.5' I.P.)

RIM=6.89' I.E.=2.15'(8")I.P.V.C. I.E.=5.42'(N)4" P.V.C. BOTTOM=1.79'

729.99'(R) 730.00'(M) TO SOUTH SECTION LINE

N.W. 82nd STREET

WEST 1/4 CORNER; SEC. 8-53S-40E

N.01°43'29"W.(R) N.01°43'13"W.(M) 1909.16'

RESERVE AT DORAL EAST (P.B. 167, PG. 24)

ISLANDS AT DORAL 1ST ADDN (P.B. 163, PG. 50)

ASPHALT PAVEMENT

GRASS MEDIAN

2' CURB & GUTTER

METAL BENCH (7.0'x2.0')

POWER CONCRETE POST WITH SWITCH

RIM=6.37' I.E.=2.32'(N)24" I. I.E.=1.92'(S)24" I. BOTTOM=-0.16'

SEE ABOVE RIGHT FOR CONTINUATION

N.W. 107th AVENUE

WEST LINE OF SEC. 8-53S-40E

N.01°43'29"W.(R) N.01°43'13"W.(M) 730.21'(M)

N.01°43'29"W.(R) N.01°43'13"W.(M) 451.08'

60'

51.50'

8' SIDEWALK

RIM=7.51' I.E.=2.75'(8")I.P. I.E.=2.75'(8")I.P.V.C. BOTTOM=1.79'

200.00' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 6142, PG. 326)

FLOOD ZONE LINE

ZONE "X"

P.O.B. S.N.D.

R=40.00'
Δ=88°37'07"(D)
Δ=88°37'22"(M)
L=61.87'

ZONE "AH" (EL 5.0')

N.89°39'25"E. 51.52'

RAMP

DEPRESSED CURB

CONCRETE MEDIAN

RIM=7.69' BAFFLE(N & S) BOTTOM=-4.85'

N.01°43'29"W.(R) N.01°43'13"W.(M) 120.55'

METAL BOX (2.2'x1.75'x5')

RIGHT OF WAY DEDICATION PARCEL 5N (O.R.B. 26448, PG. 4843)

N.W. 74th STREET (MIAMI-DADE COUNTY ROAD)

S89°39'25"W 1316.61'

S.89°39'25"W. 2633.22

S.89°39'25"W. 285.84'

N.77°56'08"W. 51.20'

S.89°39'25"W. 858.83'

81.50'

70.50'

65.00'

72.00'

3' CONCRETE MEDIAN

6" CURB

ASPHALT PAVEMENT

SOUTH LINE OF SECTION 8-53S-40E

GUARD RAIL

CULVERT I.E.=3.73' (24" M.P.)

RIM=7.59' I.E.=6.26'(S)6" P.V.C. I.E.=3.38'(S)18" I.P. I.E.=0.79'(W)24" I.P. BAFFLE(E) BOTTOM=-1.05'

RIM=7.68' I.E.=6.48'(S)15" P.V.C. I.E.=0.72'(E)24" I.P. BAFFLE(W) BOTTOM=-0.82'

RIM=6.02' I.E.=0.26'(W)24" I.P. BAFFLE(E) BOTTOM=-3.04'

S.W. CORNER; SEC. 8-53S-40E F.N.D.

P.O.C.

R/W

TRAFFIC SIGNAL ARM

FRAGADOR CENTER (P.B. 167, PG. 31)

DORAL GRANDE (P.B. 169, PG. 53)

62.50'

SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

SCALE: 1"=40'

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

GENERAL LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CATV CABLE TELEVISION BOX
- CB CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CPP CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GP GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OVERHEAD WIRES (APPROXIMATE)
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER MANHOLE
- WM WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- SP STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CL denotes CLEAR
ENCR. denotes ENCROACHMENT
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
P.C. denotes POINT OF CURVATURE
P.T. denotes POINT OF TANGENCY
P.C.C. denotes POINT OF COMPOUND CURVATURE
P.R.C. denotes POINT OF REVERSE CURVATURE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMM COMMUNICATION
- DRAIN DRAINAGE
- FPL ELECTRIC
- FM FORCE MAIN
- IRRIG IRRIGATION
- GAS NATURAL GAS
- SW SANITARY SEWER
- W WATER

K:\085340\Doral Commons\Survey\dwg\DORAL COMMONS RESIDENTIAL T-PLAT 071514.dwg

DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT

PREPARED FOR: TERRA GROUP

Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 435-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: L.E.G./D.P. Date: 03/13/13
Checked By: M.S.J. Date: 02/19/13
Order No. 200824 F.B. No.: 2204-41 Pg.33
Scale: AS SHOWN
Sheet 2 of 7 Sheet(s)
File No. AJ-5041

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

REVISIONS

Date	Order No.	Field Book	Remarks	By
02/19/13	200824		REV. PER SFWMD COMMENTS	J.SAU
03/13/13	200824		REV. PER NEW SURVEY PLAN	J.SAU
05/15/13	200824		REV. PER CITY COMMENTS	J.SAU
06/03/13	200824		REV. PER CITY COMMENTS	J.SAU
07/15/14	200824		REV. PER CITY COMMENTS	J.SAU

FILE NO. AJ-5041

DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT

PREPARED FOR: TERRA GROUP

Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

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FILE NO. AJ-5041

REVISIONS

Date	Order No.	Field Book	Remarks:	By:
02/19/13	201135		REV. PER NEW SURVEY COMMENTS	JDH
02/22/13			REV. PER NEW SURVEY COMMENTS	JDH
02/25/13			REV. BOOKS 1, 2, 4 AND 5	JDH
03/19/13	200824	2204-41	REV. PER NEW SURVEY COMMENTS	JDH
03/19/13	200824	2204-41	REV. PER CITY COMMENTS	GGV
07/15/14	200824	2204-41	REV. PER CITY COMMENTS	GGV

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

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P.C.C. denotes POINT OF COMPOUND CURVATURE
P.R.C. denotes POINT OF REVERSE CURVATURE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

COMM — COMMUNICATION
DRAIN — DRAINAGE
FPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SW — SANITARY SEWER
WM — WATER

SEE SHEET 2 OF 7 SHEETS FOR CONTINUATION

SEE SHEET 4 OF 7 SHEETS FOR CONTINUATION

A PORTION OF SECTION 8–TOWNSHIP 53 SOUTH RANGE 40 EAST – NON SUBDIVIDED

REMAINDER PORTION OF TRACT "C-2" (O.R.B. 26069, PG. 4510)

N.89°39'25"E. 2585.92'(R) 2585.68'(M) TO EAST LINE OF S.W. 1/4 OF SECTION 8–53–40

N.89°39'25"E. 1269.16'(M)

APPROXIMATE EDGE OF VEGETATION

35.00' RIGHT–OF–WAY TO BE DEDICATED (23,363 sq.ft.)

BEGIN OF NON–VEHICULAR ACCESS LINE

THE WEST 1316.23' OF S.W. 1/4 OF SECTION 8–53–40

FLOOD ZONE LINE

A PORTION OF SECTION 8–TOWNSHIP 53 SOUTH RANGE 40 EAST – NON SUBDIVIDED

NOT A PART OF THIS PLAT

N.W. 104th AVENUE (PUBLIC ROAD)

N.01°43'13"W.(M)–660.38'(M)

N.01°43'13"W.(M)–660.38'(M)

729.99'(R) 730.00'(M) TO SOUTH SECTION LINE

LIMITS OF PLAT

TRACT "A" INGRESS–EGRESS, UTILITY & LANDSCAPE EASEMENT 216,417 sq.ft. 4.968 acres

N.W. 103rd PLACE (PRIVATE ROAD) N.01°43'13"W. 626.62' 446.58'

N.W. 103rd COURT (PRIVATE ROAD) N.01°43'13"W. 443.31'

TRACT "A" (PRIVATE ROAD)

N.W. 75th TERRACE

TRACT "A" INGRESS–EGRESS, UTILITY & LANDSCAPE EASEMENT 216,417 sq.ft. 4.968 acres (PRIVATE ROAD)

N.89°39'25"E. 1033.57'

N.89°39'25"E. 1035.43'

N.89°39'25"E. 196.06'

TOP OF BANK

20.00' LAKE MAINTENANCE EASEMENT

533.24'

TRACT "B" STORM WATER MANAGEMENT AREA (TO TOP OF BANK) 135,743 sq.ft. 3.116 acres

ZONE "AH" (EL 5)

ZONE "X"

FLOOD ZONE LINE

10'X10' PROPOSED EASEMENT

PROP. 10'X10' FP&L EASEMENT

PROP. 5' FP&L EASEMENT

PROP. 6' FP&L EASEMENT

PROP. 10' FP&L EASEMENT

8' FPL PROPOSED EASEMENT

20'X20' PROPOSED EASEMENT

P.O.C. LESS OUT N.89°05'54"W. 31.67'(M)

N.89°05'54"W. 106.43'(M)

N.89°05'54"W. 138.10'

N.01°43'13"W.(M) 69.83'(M)

S.89°39'25"W. 858.83'

S89°39'25"W–1316.61'

S89°39'25"W 2633.22

S89°39'25"W–1316.60'

LIMITS OF PLAT

ZONE "AH" (EL 5.0)

ZONE "X"

RIGHT OF WAY DEDICATION PARCEL 5N (O.R.B. 26448, PG. 4843)

2' CURB & GUTTER

6' SIDEWALK

GRASS

RAMP

DEPRESSED CURB

SIGN

PATCH

CAN'T OPEN

N.W. 74th STREET (MIAMI–DADE COUNTY ROAD)

ASPHALT PAVEMENT

130.00' CANAL RESERVATION (O.R.B. 3356, PG. 609)

GUARD RAIL

R/W

N.W. 104th AVE.

30.00' 30.00'

SCALE: 1"=40'

(IN FEET) 1 INCH = 40 FT

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

PROPOSED PLAT OF DORAL GRANDE (T–23202)

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

K:\08534\Dorall Commons\Survey\dwg\DORAL COMMONS RESIDENTIAL T-PLAT 071514.dwg

DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT

PREPARED FOR: TERRA GROUP

Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

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

SEE SHEET 7 OF 7 SHEETS FOR CONTINUATION

LIMITS OF PLAT

N.89°39'25"E. 2585.92'(R) 2585.68'(M) TO EAST LINE OF S.W. 1/4 OF SECTION 8–53–40

N01°43'40"W 10.00'

END OF NON–VEHICULAR ACCESS LINE

N.89°39'25"E. 24.29'(R)

S.L.P. (1/2")

TRACT "A"
INGRESS–EGRESS, UTILITY & LANDSCAPE EASEMENT
216,417 sq.ft. 4.968 acres

N.W. 75th TERRACE

TRACT "B"
STORM WATER MANAGEMENT AREA
(TO TOP OF BANK)
135,743 sq.ft.
3.116 acres

TRACT "C"
LAKE MAINTENANCE ACCESS
1,203 sq.ft.
0.028 acres

TOTAL ARC:
R=25.00'
Δ=94°49'45"
A=41.38'

TRACT "D"
19,497 sq.ft.
0.448 acres

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	46.00'	33°39'41"	27.03'	N18°33'31"W	26.64'
C2	46.00'	15°21'18"	12.38'	N22°20'39"E	12.29'
C3	46.00'	16°23'40"	13.16'	N08°26'10"E	13.12'
C4	69.00'	31°44'58"	38.24'		
C5	25.00'	101°49'40"	44.43'		

TRACT "A"
216,417 sq.ft.
4.968 acres
EAST 194.29'

TRACT "E"
INGRESS–EGRESS, UTILITY & LANDSCAPE EASEMENT
414,696 sq.ft.
9.520 acres

TRACT "F"
16,809 sq.ft.
0.386 acres

P.O.B.

EAST LINE OF S.W. 1/4 OF SECTION 8–53–40 S.01°43'57"E.(R) S.01°43'40"E.(M) 281.42'(M)

N.W. 102nd AVENUE S.01°43'57"E.(R) S.01°43'40"E.(M) 641.69' S.01°43'57"E.(R) S.01°43'40"E.(M) 360.27'(M) S.01°43'57"E.(R) S.01°43'40"E.(M) 521.56'(R) 521.47'(M) N.01°43'57"W.(R) N.01°43'40"W.(M) 610.08'(R) 610.00'(M)

N.W. 101st PLACE N.01°43'57"W.(R) N.01°43'40"W.(M) 609.90'(R) 609.82'(M) TO SECTION LINE

N.W. 101st AVENUE

N.W. 100th COURT

N.W. 75th STREET EAST 288.73'

N.W. 75th STREET 216.00'

N.W. 74th TERRACE

TRACT "E" 216.00'

TRACT "E" 414,696 sq.ft. 9.520 acres

N.W. 74th STREET (MIAMI–DADE COUNTY ROAD)

S89°39'25"W–1316.60'

SOUTH LINE OF SECTION 8–53S–40E

S89°39'25"W 2633.22

SOUTH 1/4. CORNER; SEC. 8–53S–40E F.N.D.

P.O.C.

LIMITS OF PLAT

N.87°49'35"W. 1325.53'

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

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

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

SCALE: 1"=40'

(IN FEET)
1 INCH = 40 FT

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P–S INLET
P–S INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERM. PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
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TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
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IRRIG — IRRIGATION
GAS — NATURAL GAS
SAN — SANITARY SEWER
WM — WATER

SEE SHEET 3 OF 7 SHEETS FOR CONTINUATION

SEE SHEET 5 OF 7 SHEETS FOR CONTINUATION

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LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: LLG/LJ/KJ	Survey Date: 02/13/13
Order No. 320824	F.B. No.: 2014-41 Pg.31-41
Checked By: M.S.J.	Date: 02/19/13
Scale: AS SHOWN	
Sheet 4 of 7	Sheet(s)
File No. AJ-5041	

REVISIONS

Date	Order No.	Field Book	Remarks	By
02/19/13	2011.78		REV. PER SSA AND CITY COMMENTS	LG/LJ
03/19/13			REV. PER SSA AND CITY COMMENTS	LG/LJ
04/22/13	2022063		REV. PER SSA & M.D.C.P.W.& W.M.	LG/LJ
05/15/13	2022063		REV. PER SSA & M.D.C.P.W.& W.M.	LG/LJ
05/16/13	2022063		REV. RIGHT TURN LANE ADDITIONAL	LG/LJ

FILE NO. AJ–5041

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SEE SHEET 7 OF 7 SHEETS FOR CONTINUATION

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

A PORTION OF SECTION 8 TOWNSHIP 53 SOUTH RANGE 40 EAST – NON SUBDIVIDED

TRACT "E-5" (O.R.B. 24639, PG. 87)

LIMITS OF PLAT

N.89°39'25"E. 714.12'(M) 714.15'(R)

N.89°39'25"E. 1452.64'(R) 1452.62'(M)

S.89°39'25"W. 738.55'(M) 738.50'(M)

S.01°44'24"E. 609.91'

TRACT "E"

TRACT "G" "PUBLIC LIFT STATION" 3,758 sq.ft. 0.086 acres

END OF NON-VEHICULAR ACCESS LINE

BEGIN OF NON-VEHICULAR ACCESS LINE

TRACT "E" INGRESS-EGRESS, UTILITY & LANDSCAPE EASEMENT

N.W. 75th STREET

N.90°00'00"E. 714.65'

TRACT "E" 414,696 sq.ft. 9.520 acres

TRACT "E" EAST 162.03'

TRACT "H" (PRIVATE ROAD) 225.90'

N.W. 75th STREET 218,791 sq.ft. 5.023 acres

N.W. 100th COURT

N.W. 100th AVENUE

N.W. 99th PLACE

N.W. 99th COURT

N.W. 99th AVENUE

N.W. 98th PLACE

N.W. 74th TERRACE

N.W. 74th STREET (MIAMI-DADE COUNTY ROAD)

TRACT "E" 414,696 sq.ft. 9.520 acres

TRACT "E" S.89°39'25"W. 785.57'

TRACT "E" R=7957.25' Δ=01°37'18" L=225.20'(R) L=225.23'(M)

S89°39'25"W 2633.21 SOUTH LINE OF SECTION 8-53S-40E

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

TRACT "E-5" (O.R.B. 24639, PG. 87) NOT A PART

SEE SHEET 4 OF 7 SHEETS FOR CONTINUATION

SEE SHEET 6 OF 7 SHEETS FOR CONTINUATION

(PRIVATE ROAD)

(PUBLIC ROAD)

10' FPL PROPOSED EASEMENT

5' FPL PROPOSED EASEMENT

6' FPL PROPOSED EASEMENT

8' FPL PROPOSED EASEMENT

10'X10' PROPOSED EASEMENT

PROP. 10'X10' FP&L EASEMENT

20'X20' PROPOSED EASEMENT

RIGHT-OF-WAY TO BE DEDICATED (151 sq.ft.) 92.16' EAST 5

RIGHT-OF-WAY TO BE DEDICATED (114 sq.ft.)

RIGHT OF WAY DEDICATION PARCEL 5N (O.R.B. 26448, PG. 4843)

FLOOD ZONE LINE

APPROXIMATE EDGE OF VEGETATION

ASPHALT PAVEMENT

6" CURB

3' CONCRETE MEDIAN

2' CURB & GUTTER

DEPRESSED CURB

RAMP

6' SIDEWALK

6' C.L.F.

GRASS

MEDIAN

ZONE "X"

R/W

RADIAL N.01°16'43"E.

S.I.P. (1/2")

P.R.M.

P.C.P.

SCALE: 1"=40'

40 0 20 40 80

(IN FEET) 1 INCH = 40 FT

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
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PERMANENT REFERENCE MONUMENT
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FPL — FPL — ELECTRIC
FM — FM — FORCE MAIN
IRRIG — IRRIG — IRRIGATION
GAS — GAS — NATURAL GAS
SN — SN — SANITARY SEWER
WM — WM — WATER

CERTIFICATE OF AUTHORIZATION No. LB-87

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LAND SURVEYORS
ENGINEERS
LAND PLANNERS
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TEL: (954) 435-7010 FAX: (954) 435-1286

Drawn By: L.E.G./S.C.S. Checked By: M.S.J. Date: 02/19/13
Survey Order No. 200824 F.B. No.: 2284-41 Pg.35 Scale: AS SHOWN
File No. AJ-5041 Sheet 5 of 7 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT
PREPARED FOR: TERRA GROUP

Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

REVISIONS

DATE	DWN. BY	CHK. BY	FIELD BOOK	REVISIONS
02/19/13				INIT. SUB. FOR CITY COMMENTS
03/25/13				REV. PER CITY COMMENTS
04/15/13				REV. PER CITY COMMENTS
05/15/13	200824			REV. PER CITY COMMENTS
06/17/13	200824			REV. PER CITY COMMENTS
07/15/13	200824			REV. PER CITY COMMENTS

FILE NO. AJ-5041

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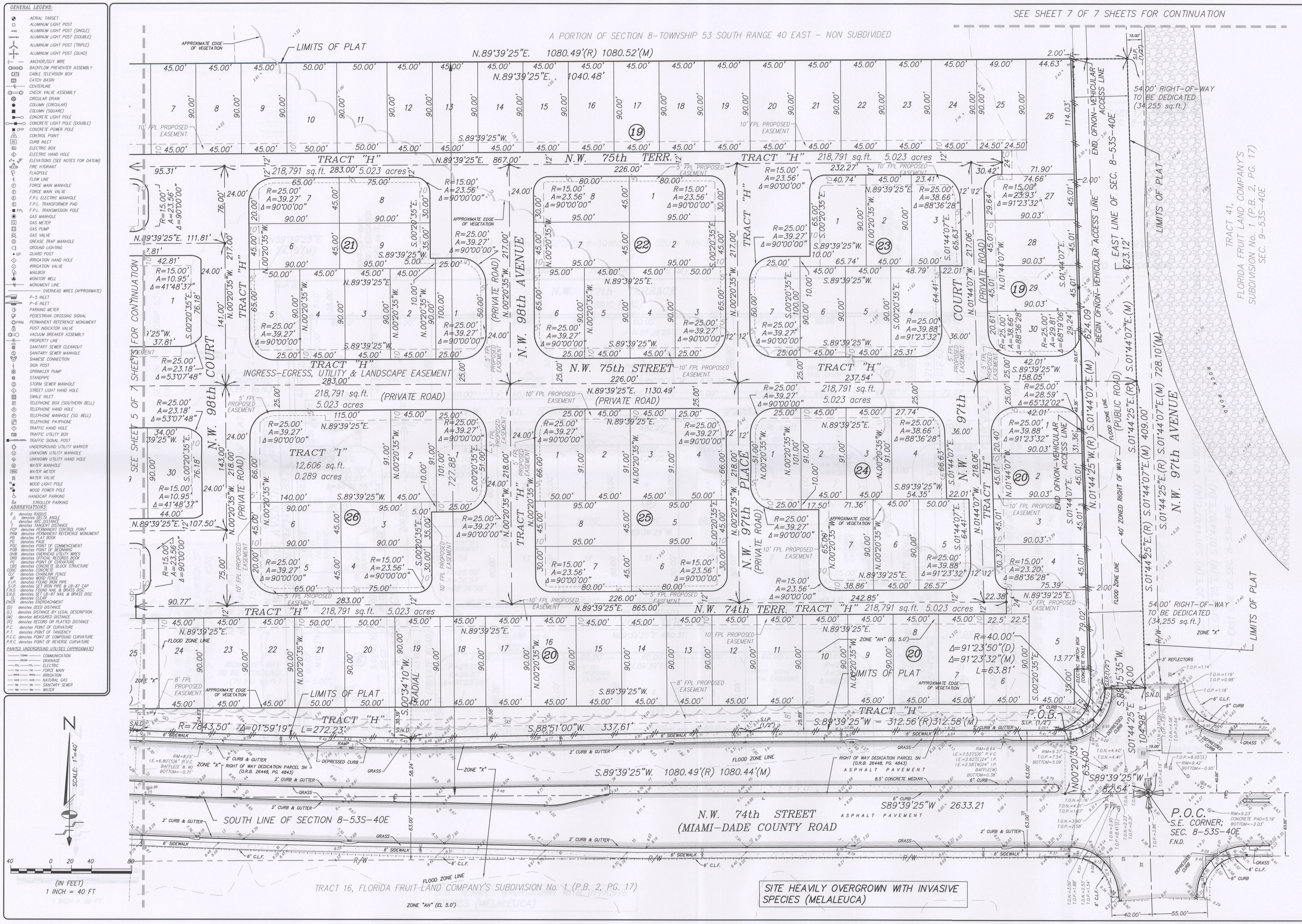

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Drawn By: L.E.G./G.R. | Survey Date: 02/13/13 | Checked By: M.S.J. | Date: 02/19/13
Order No. 200824 | F.B. No.: 2204-41 Pg.33 | Scale: AS SHOWN
File No. AJ-5041 | Sheet 6 of 7 Sheet(s)

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DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT

PREPARED FOR: TERRA GROUP

Section 8, Township 53 South, Range 40 East, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:
05/31/13	201178		REV. PER SITE PLAN AND CITY COMMENTS	J.G.H.
07/19/13			REV. PER NEW SITE PLAN	J.G.H.
08/22/13			REV. BLOCKS 1, 3, 4 AND 5	J.G.H.
01/15/14	202363		REV. BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 19, 20, 21, 23, 24 & 26, & Tr.'s A, G, & H	DINO
06/16/14	202862		REV. RIGHT-TURN LANE AND FP&L EASE.	J.G.H.

FILE NO. AJ-5041

DORAL COMMONS RESIDENTIAL
TENTATIVE PLAT

PREPARED FOR: TERRA GROUP

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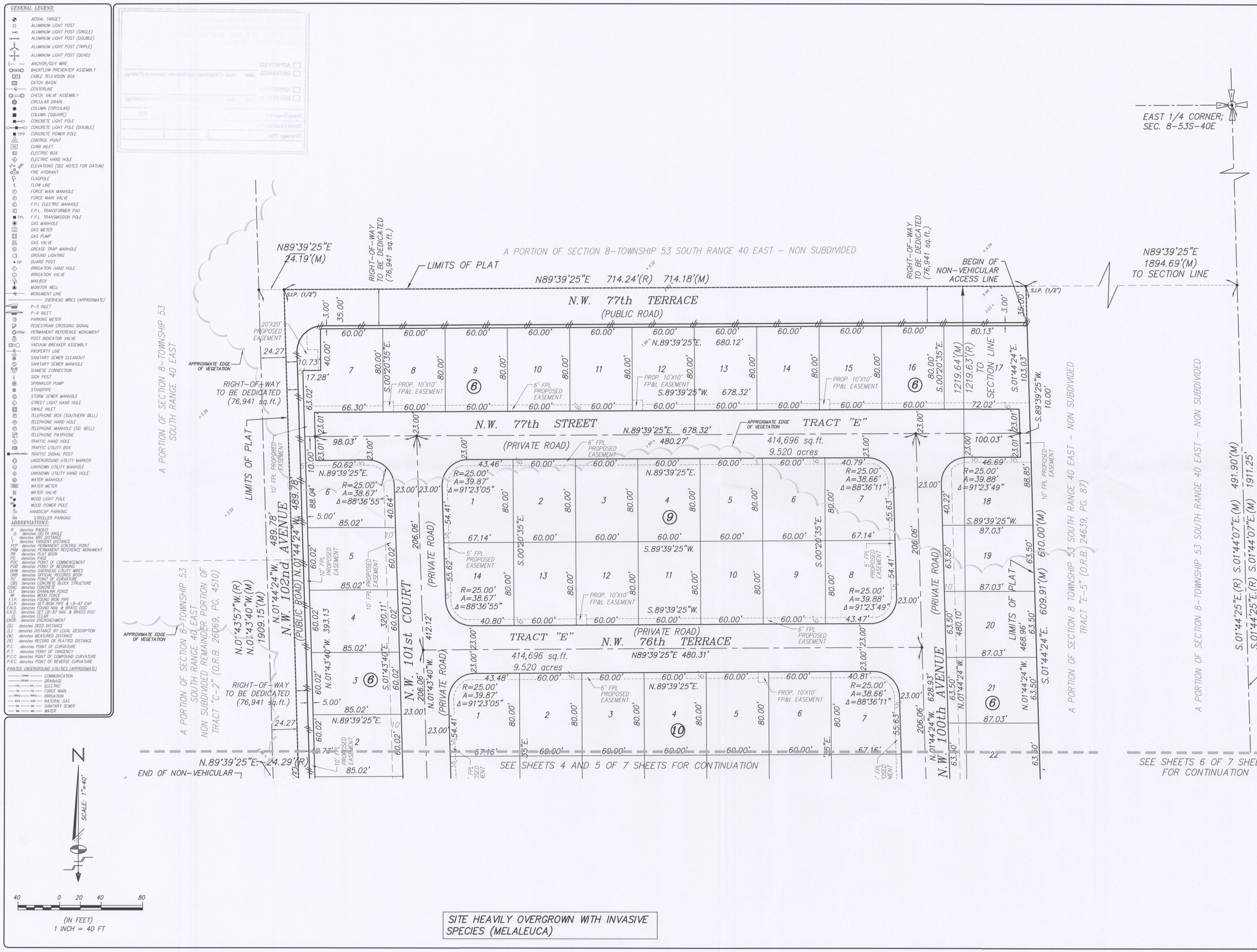

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
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CIRCULAR DRAIN
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ELEVATIONS (SEE NOTES FOR DATUM)
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Drawn By: L.E.G./S.R.	Survey Date: 02/13/13	Checked By: M.S.J.	Date: 02/19/13
Order No. 200824	F.B. No.: 2294-41 Pg.34	Scale: AS SHOWN	
File No. AJ-5041		Sheet 7 of 7 Sheet(s)	

REVISIONS

Date	Order No.	Field Book	Description	By
02/19/13	200178		REV. PER SITE PLAN AND CITY COMMENTS	LEG/L
07/22/13			REV. PER NEW SITE PLAN	LEG/L
08/14/13			REV. PER CITY COMMENTS	LEG/L
09/13/13	200363		REV. PER CITY COMMENTS	DMC

FILE NO. AJ-5041

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