IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (7)

FEES:

D.R.E.R.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$10.90
D.R.E.R enviromental	$210.00
PRINT	$2,092.90

FOR OFFICIAL USE ONLY:
Agenda Date: 9/2/2014
Tentative No.: T-23510-8-REN
Received Date: 8/23/2014

Concurrency Review Fee (*6.00% of Sub-Total) -- $125.57 *Not applicable within Municipalities Dist. 12
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,218.47 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: DCT Commerce Center

2. Owner's Name: DCT Pan American Southeast LLC Phone: (407) 218-7558
   Address: 518 17th Street, Suite 800 City: Denver State: CO Zip Code: 80202
   Owner's Email Address: jthompson@dctindustrial.com

3. Surveyor's Name: Arturo A. Sosa Phone: (305) 448-1600
   Address: 329 Palermo Avenue City: Coral Gables State: FL Zip Code: 33134
   Surveyor's Email Address: Art@ludovici-orange.com

4. Folio No(s).: 30-3935-003-0010 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Attached

6. Street boundaries: NW 17 Steet (north), MDX Expressway (south), NW 129 Avenue (east), NW 130 Avenue (west)

7. Present Zoning: IU-1 Zoning Hearing No.: 14-11-CZ5-1 (14-058) CZAB5-5-14

8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(427,837 Square .Ft.),
   Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ___

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants 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. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty.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 itle 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)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): Todd W. Watson, Senior Vice Preside

BEFORE ME, personally appeared Todd W. Watson this 18th day of June, 2015 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 18th day of June, 2015 A.D.

BROOKE D EDGE
Notary Public - State of Florida
My Comm. Expires Aug 9, 2018
Commission # FF 112449
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Brooke D Edge)

August 9, 2018 (Commission Expires)
FF 112449 (Commission Number)

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

REV. 2- 11/01/065

TENTATIVE PLAT
DCT COMMERCE CENTER

CONTACT PERSON INFORMATION

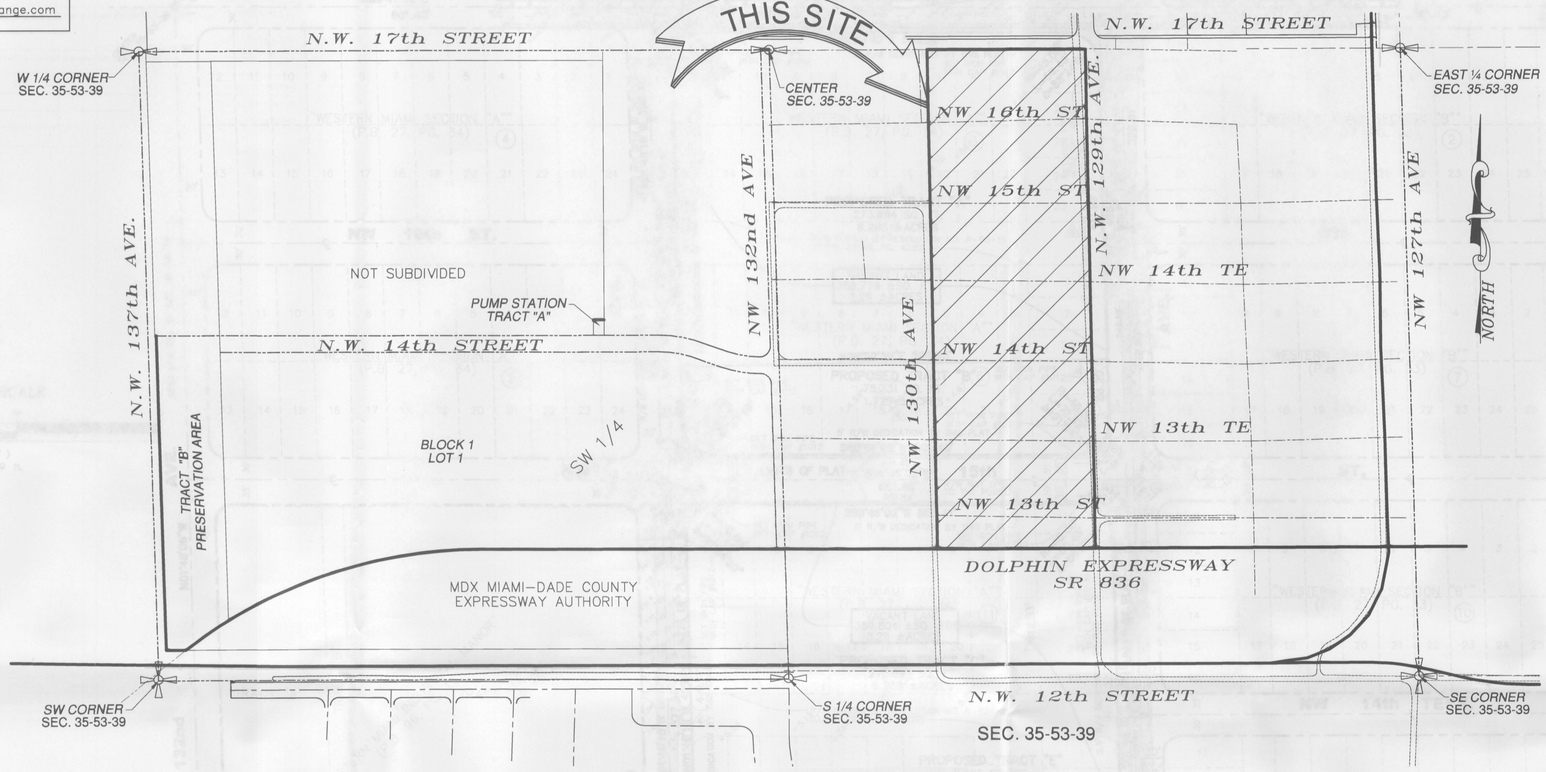
Name ARTURO A. SOSA

Telephone number 305-448-1600

Fax number 305-446-3876

e-mail address art@ludovici-orange.com

TENTATIVE PLAT T-23510-8-REV
NAME: DCT COMMERCE CENTER
SEC. 35 TWP. 53 RGE. 39 / DIST. 12
ZONING: / UNINCORPORATED MIAMI-DADE



LOCATION SKETCH

A PORTION OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

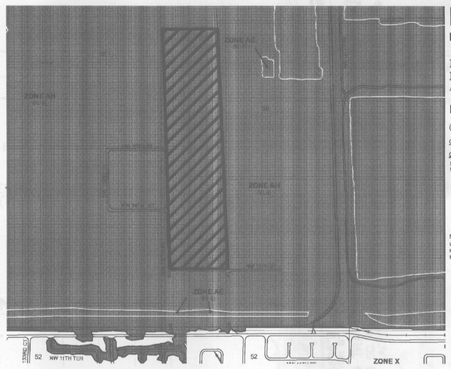
LEGEND:

A/C	Air Conditioning
ANC	Anchor
ASPH	Asphalt
DWY	Asphalt Driveway
℄	Base Line
BM	Bench Mark
℄	Centerline
Δ	Central Angle of Curve
CDWY	Concrete Driveway
CHD	Chord, Distance, and Bearing
CLF	Chain Link Fence
CONC.	Concrete
CULV.	Culvert
C&G	Curb & Gutter
CWF	Chicken Wire Fence
DC	Deep Cut
DH	Drill Hole
DKW	Deco Wall
EOW	Edge of Water
F.F.E.	Finish Floor Elevation
FAR	Floor Area Ratio
FND	Found
GR	Guard Rail
GRD	Ground
IF	Iron Fence
IP	Iron Pipe
L	Length of Curve
(M)	Measured
M	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
PC	Point of Curvature
PF	Plastic Fence
PG.	Page
PI	Point of Intersection
PS	Parking Spaces
PT	Point of Tangent
P.B.	Plat Book
POB	Point of Beginning
POC	Point of Commence
POT	Point of Terminus
PORT.	Portable
℄	Property Line
R	Radius
(R)	Record
R/W	Right-of-Way
SN	Set Nail
SWK	Sidewalk
SF	Square Feet
TOB	Top of Bank
TOC	Top of Curb
TYP.	Typical
E.	Utility Easement
F	Wood Fence
	Tree
	Valve Unknown
W	Water Meter
	Water Valve
	Wood Power Pole
	Underground Sewer Line
	Underground Telephone Line
	Underground Water Line
	Basketball Stand
	Back Flow Preventer
	Bell South Utility Box
B	Bell South Manhole
BUS	Bus Stop
	Catch Basin
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Concrete Traffic Signal Pole
	Drain
D	Drainage Manhole
E	Electric Box
E	Electric Manhole
E	Electric Meter
	Flow Arrow
FPL	FPL Box
FPL	FP&L Manhole
	Fire Hydrant
G	Gas Meter
G	Gas Valve
	GPS Point
G	Grease Manhole
	Guard Post
	Handicap
	Hedges
	Drainage Inlet
	Irrigation Control Valve
	Irrigation Valve
	Light Meter
	Light Pole
M	Mail Box
	Manhole Unknown
	Metal Light Pole
	Metal Power Pole
	Metal Traffic Signal Pole
W	Monitoring Well
OH	Overhead Cable
	P.C.P. (Permanent Control Point)
	P.R.M. (Permanent Reference Monument)
	Palm
	Pedestrian Signal Control Box
P	Phone Manhole
	Plastic Light Pole
	Post Indicator Valve
	Rail Road Control Utility Box
	Siamese Pump
S	Sanitary Sewer Manhole
	Sewer Valve
S	Storm Sewer Manhole
	Street Sign
T	T.V. Box
T	Telephone Box
T	Traffic Meter
	Traffic Pole
	Traffic Signal Control Box
	Transformer
UGC	Underground Cable TV Line
UPL	Underground Electrical Line
	Underground Gas Line

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT". PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

T-PLAT# 23510



FIRM
FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 267 OF 1031

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
DORAL, CITY OF	120041	0267	L
MIAMI - DADE COUNTY	120635	0267	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12086C0267L
12086C0266L

MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

LEGAL DESCRIPTION:
As per "SPECIAL WARRANTY DEED" EXHIBIT "A", O.R.B. 29617, PG. 3368:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LESS THE SOUTH ONE HUNDRED FEET, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT CONVEYANCES TO THE MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY IN BOOK 21724, PAGE 2160.

Also known as:

Blocks 3, 6, 11 and 14 of "WESTERN MIAMI SECTION "A"", according to the plat thereof as recorded in Plat Book 27, Page 34, and Blocks 19, 22, 27 and 30 of "WESTERN MIAMI SECTION "C"", according to the plat thereof as recorded in Plat Book 27, Page 54 all from the Public Records of Miami-Dade County, Florida.

Together with Seventh Street (known as NW 16th Street), Fifth Street (known as NW 14th Terrace), Third Street (known as NW 13th Terrace) and Second Street (known as NW 13th Street) Rights-of-Way, between Chelsea Avenue (known as NW 130th Avenue) and Walbrok Avenue (known as NW 129th Avenue) Rights-of-Way, as shown in aforementioned Plats of "WESTERN MIAMI SECTION "A"" and WESTERN MIAMI SECTION "C"", closed and vacated by Road Closing Petition No. P-906, Resolution No. R-83-15, as recorded in Official Records Book 29545, Page 4220 of the Public Records of Miami-Dade County, Florida.

Less and except from said Block 30 that portion of land conveyed to SEABOARD AIR LINE RAILROAD COMPANY, described in "Warranty Deed", as recorded in Official Records Book 4336, Page 120 of the Public Records of Miami-Dade County, Florida.

And

Less and except from said Blocks 27 and 30 that portion of land named Parcel 108 conveyed to MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY, described in "Warranty Deed" recorded in Official Records Book 21724, Page 2160 of the Public Records of Miami-Dade County, Florida. Said Parcel 108 also shown in "RIGHT OF WAY MAP" of State Road No. 836 of the State of Florida Department of Transportation, Section 87200-2574, Sheet 5 of 9.

SURVEYOR'S REPORT:

1. *No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.*
2. *Bearings are based on an assumed value of N89°47'32"E along the North line of the Southeast ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida.*
3. *Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929.*
   BENCHMARK INFORMATION:
   LOCATOR: 3925S
   BENCH NAME: H-425
   ELEVATION (NGVD 29): 7.81
   DESCRIPTION: NW 17th Street – 35' South of C/L, NW 136TH Pl. – 160' East of C/L

   LOCATOR: 3925
   BENCH NAME: H-424
   ELEVATION (NGVD 29): 7.62
   DESCRIPTION: NW 25th STREET – NW 136th PL. PK NAIL IN TOP OF CATCH BASIN.
4. *Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations shown are in accord with the United States standard using feet.*
5. *The Street Right-of-Way abutting this property are physically open unless otherwise noted.*
6. *Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.*
7. *Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.*
8. *No underground installations or improvements have been located.*
9. *The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.*
10. *The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.*
11. *The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.*
12. *Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.*
13. *The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
14. *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.*
15. *OWNER* — *DCT PAN AMERICAN SOUTHEAST LLC, 518 17th STREET. SUITE 800, DENVER, CO 80202*
16. *SURVEYOR* — *LUDOVICI & ORANGE CONSULTING ENG. INC. 329 PALERMO AVENUE CORAL GABLES, FL 33134*
17. *PRESENT ZONING CLASSIFICATION:* *IU-1*
18. *FLOOD ZONE:* *AH (Firm Panels 12086C0266L and 12086C0267L)*
19. *BASE FLOOD ELEVATION:* *8*
20. *DADE COUNTY FLOOD CRITERIA:* *7.7 (per Amended Plat of Flood Criteria Map, P.B. 120, Pg. 13, March 1982, NGVD 1929 Datum)*
21. *NUMBER OF SITES:* *7*
22. *WATER AND SEWER SERVICES:* *MIAMI-DADE WATER AND SEWER DEPARTMENT*
23. *The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17.051, Florida Administrative Code.*

24. Tax Folio Number: 30-3935-003-0010

DEVELOPMENT INFORMATION:

Tract "A":	273,684	SQ. FT.	6.283 ±ACRES	136,403 sq. ft. of Warehouse Area
Tract "B":	75,331	SQ. FT.	1.729 ±ACRES	Storm Management Area
Tract "C":	273,891	SQ. FT.	6.288 ±ACRES	137,391 sq. ft. of Warehouse Area
Tract "D":	72,817	SQ. FT.	1.672 ±ACRES	Storm Management Area
Tract "E":	2,925	SQ. FT.	0.067 ±ACRES	Pump Station
Tract "F":	90,438	SQ. FT.	2.076 ±ACRES	Storm Management Area
Tract "G":	304,854	SQ. FT.	6.998 ±ACRES	162,501 sq. ft. of Warehouse Area
R/W TO BE DEDICATED:	71,231	SQ. FT.	1.635 ±ACRES	
Total:	1,165,171	SQ. FT.	26.748 ±ACRES	

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this Boundary Survey as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

Last Field Survey Date: 5-20-16

NO.	DATE	REVISIONS	BY	APP
4.	6/09/16	Revised dividing lines of Tracts A-B & C-D-E (Minor area change)	A.J.	A.S
3.	5/24/16	Revised to reflect parcel boundary adjustments.	A.J.	J.B.H.
2.	6/10/15	CHANGE OF OWNERSHIP, UPDATE DEVELOPMENT INFORMATION		
1.	8/18/14	AUGMENT LEGAL DESCRIPTION		

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305-448-1600 • LB 1012

MIAMI-DADE COUNTY, FLORIDA

SEC 35-53-39.

TENTATIVE PLAT/BOUNDARY SURVEY

DCT COMMERCE CENTER

PROJ. NO: 2013 22
DESIGNED:
DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 4-16-14
SHEET: 1 OF 2 SHEETS

\\SERVER1\Data\USERS\Projects\2013\2013 22 WESTERN MIAMI.dwg 9/24/2016 8:56:18 AM EST

TENTATIVE PLAT DCT COMMERCE CENTER

CONTACT PERSON INFORMATION

Name ARTURO A. SOSA

Telephone number 305-448-1600

Fax number 305-446-3876

e-mail address art@ludovici-orange.com

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

(BASIS OF BEARINGS) NW N89°47'32"E 661.43'

NORTH LINE SE¼ OF SEC. 35-53-39 — ST. 2645.74'

CENTER SEC. 35-53-39

EAST ¼ CORNER SEC. 35-53-39

WEST LINE SE¼ OF SEC. 35-53-39

EAST LINE SE¼ OF SEC. 35-53-39

LIMITS OF PLAT — 661.43'

17th ST.

NW 16th ST.

16th ST.

NW 15th ST.

NW 14th TERR.

NW 14th ST.

NW 13th TERR.

13th TERR.

NW 13th ST.

13th ST.

132nd AVE.

130th AVE.

129th AVE.

128th AVE.

127th AVE.

N89°47'32"E 506.36'

5' R/W DEDICATION BY THIS PLAT

PROPOSED TRACT "A"
273,684 SQ. FT.
6.283 ±ACRES

R/W CLOSED BY RESOLUTION NO. R-83-15 (O.R.B. 29545, PG. 4220)

VACANT LAND
359,779 ±SQ. FT.
8.26 ±ACRES

N88°52'30"E 596.25'

PROPOSED TRACT "B"
75,331 SQ. FT.
1.729 ±ACRES

S89°46'02"W 506.40'

S89°46'02"W 661.46' (551.42')

S89°46'02"W 506.41'

VACANT LAND
359,804 ±SQ. FT.
8.26 ±ACRES

PROPOSED TRACT "C"
273,891 SQ. FT.
6.288 ±ACRES

PROPOSED TRACT "E"
2,925 SQ. FT.

N88°53'53"E 596.28'

531.28'

PROPOSED TRACT "D"
72,817 SQ. FT.
1.672 ±ACRES

N89°44'33"E 506.43'

N89°44'33"E 661.49' (551.45')

N89°44'33"E 506.44'

415.37'

VACANT LAND
445,599 ±SQ. FT.
10.23 ±ACRES

PROPOSED TRACT "F"
40,438 SQ. FT.
0.928 ±ACRES

PROPOSED TRACT "G"
304,854 SQ. FT.
6.998 ±ACRES

N89°45'57"E 488.41'

70' R/W DEDICATION BY THIS PLAT

601.52'

TRACT "A" "WESTERN MIAMI INDUSTRIAL MANOR" (P.B. 96, PG. 17) TRACT "B" TRACT "C"

TRACT "A" "INDUSTRIAL DEVELOPMENT AMARALTO" (P.B. 159, PG. 25)

"WESTERN MIAMI SECTION "A"" (P.B. 27, PG. 34)

"WESTERN MIAMI SECTION "B"" (P.B. 27, PG. 33)

"WESTERN MIAMI SECTION "C"" (P.B. 27, PG. 54)

"WESTERN MIAMI SECTION "D"" (P.B. 30, PG. 1)

STATE ROAD No. 836 — LIMITS OF PLAT — N89°45'57"E — NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD No. 836 ("RIGHT OF WAY MAP" OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 87200-2574, SHEET 5 OF 9)

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

T-PLAT# 23510

NO.	DATE	REVISIONS	BY	APP
4.	8/08/16	Revised dividing lines of Tracts A-B & C-D-E. (Minor area change)	A.J.	A.S.
3.	5/24/16	Revised to reflect parcel boundary adjustments.	A.J.	A.R.H.
2.	8/10/15	CHANGE OF OWNERSHIP, UPDATE DEVELOPMENT INFORMATION		
1.	8/19/14	AUGMENT LEGAL DESCRIPTION		

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

MIAMI-DADE COUNTY, FLORIDA

SEC 35-53-39.

TENTATIVE PLAT/BOUNDARY SURVEY

DCT COMMERCE CENTER

PROJ. NO:	2013 22
DESIGNED:	
DRAWN:	BBL
CHECKED:	AS
SCALE:	AS NOTED
DATE:	4-16-14
SHEET:	2 OF 2 SHEETS

\\SERVER\Data\PROJECTS\2013\2013 22 WESTERN MIAMI.dwg, 5/24/2016 8:54:18 AM, EDT