

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

**FOR OFFICIAL USE ONLY:**  
Agenda Date: 10-31-14  
Tentative No.: T-23553-1-NEW  
Received Date: 10-20-14

<b>FEEs:</b>	Number of Sites : (	45)
D.R.E.R.-----		\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----		\$425.10
D.R.E.R enviromental-----		\$210.00
	<b>PRINT</b>	<b>\$2,507.10</b>

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$150.43 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,657.53 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 28 Twp.: 53 S. Rge.: 40 E. / Sec.:      Twp.:      S. Rge.:      E.

1. Name of Proposed Subdivision: CONTEMPO TOWNHOMES

2. Owner's Name: DORAL LUXURY PATIO HOMES, LLC Phone: 786-437-8691

Address: 3470 NW 82 AVENUE, STE 988 City: DORAL State: FL Zip Code: 33122

Owner's Email Address: mcruz@shomagroup.com

3. Surveyor's Name: PULICE LAND SURVEYORS, INC. Phone: 954-572-1777

Address: 5381 NOB HILL ROAD City: SUNRISE State: FL Zip Code: 33351

Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM

4. Folio No(s): 35-3028-018-0150 /      /      /     

5. Legal Description of Parent Tract: WESTPOINTE BUSINESS PARK, PB 147-25 T-18896, LOT 16 BLK 1

6. Street boundaries: NW 33 STREET AND NW 91 AVENUE

7. Present Zoning: INDUSTRIAL Zoning Hearing No.:     

8. Proposed use of Property:  
Single Family Res.(      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      )

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 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)

SS:

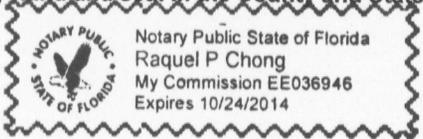
Signature of Owner: Masoud Shojae

COUNTY OF MIAMI-DADE)

(Print name & Title here): Masoud Shojae

BEFORE ME, personally appeared Masoud Shojae this 27<sup>th</sup> day of August, 2014 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 27<sup>th</sup> day of August, 2014 A.D.



Signature of Notary Public: Raquel P Chong

(Print, Type name here: RAQUEL P CHONG)

10/24/2014 (Commission Expires) EE036946 (Commission Number)

(NOTARY SEAL)

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

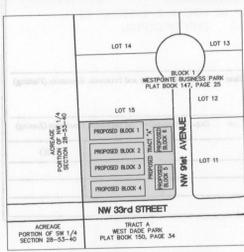
TENTATIVE PLAT T-23853-2-COR.  
 CONTEMPO TOWNHOMES DISTRICT 12  
 SEC. 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
 CITY OF DORAL  
 ZONING: MF-1

# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF CONTEMPO TOWNHOMES

A REPLAT OF LOT 16, BLOCK 1, OF WESTPOINT BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS  
 RECORDED IN PLAT BOOK 147, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
 SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
 CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA  
 FOR  
 DORAL LUXURY PATIO HOMES, LLC  
 3470 N.W. 82ND AVENUE SUITE 998  
 DORAL, FLORIDA 33122  
 PHONE: (786) 437-8691



LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	R RADIUS
	CA CENTRAL ANGLE
	A ARC LENGTH
	FPL FLORIDA POWER & LIGHT COMPANY SLAB



**LOCATION MAP**  
 A PORTION OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
 MIAMI-DADE COUNTY, FLORIDA  
 SCALE: 1"=300'



**LEGAL DESCRIPTION:**  
 LOT 16, IN BLOCK 1, OF WESTPOINT 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.

- NOTES:**
- THIS SITE CONTAINS 124,335 SQUARE FEET (2.8543 ACRES) MORE OR LESS.
  - ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929: MIAMI-DADE COUNTY BENCHMARK N-515; ELEVATION: 7.43 FEET.
  - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 6 FEET; PANEL #120041-0286L; MAP DATE: 9/11/09.
  - THIS SITE LIES IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
  - BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 16 BEING S89°29'16"W.
  - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: DORAL LUXURY PATIO HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; COCONUT GROVE BANK, ITS SUCCESSORS AND/OR ASSIGNS, ATMA; BILZIN SUMBERG BAENA PRICE & AXELROD LLP; FIRST AMERICAN TITLE INSURANCE COMPANY.
  - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  - DADE COUNTY FLOOD CRITERIA: 7.0 FEET PER PLAT BOOK 120, PAGE 13, SHEET 2 OF 5.
  - PARCEL TO BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
  - ZONING: MULTI-FAMILY (MF-1).
  - AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL EASEMENTS DEDICATED BY THE UNDERLYING PLAT OF WESTPOINT BUSINESS PARK, PLAT BOOK 147, PAGE 25, MIAMI-DADE COUNTY RECORDS, LYING WITHIN THIS SITE.
  - THE BOUNDARY SURVEY WAS PREPARED USING THE UNDERLYING PLAT AND THE SITE PLAN AS SOURCES OF DATA.
  - THIS SITE CONTAINS FOLIO NUMBER 35-3028-018-0150.
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FAST FILE NO. 1062-3022815 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 8, 2014 @ 8:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE BII OF SAID COMMITMENT:  
 ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9 - STANDARD EXCEPTIONS NOT ADDRESSED.  
 ITEM 10 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 147, PAGE 25 AFFECT THIS SITE AS DEPICTED HEREON.  
 ITEM 11 - COVENANTS, CONDITIONS AND RESTRICTIONS IN QUIT CLAIM DEED IN O.R.B. 13668, PAGE 1527, AS AFFECTED BY CORRECTIVE QUIT CLAIM DEED IN O.R.B. 15870, PAGE 403 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.  
 ITEM 12 - DECLARATION OF RESTRICTIVE COVENANTS IN O.R.B. 14490, PAGE 1806 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 13 - NOTICE OF ADOPTION OF DEVELOPMENT ORDER IN O.R.B. 14500, PAGE 2702 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 14 - AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 16663, PAGE 2457 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 15 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN O.R.B. 17082, PAGE 3, AS RE-RECORDED IN O.R.B. 17176, PAGE 2635, AS MODIFIED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN O.R.B. 17182, PAGE 3429 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 16 - NOTICE OF AMENDMENT TO DEVELOPMENT ORDER IN O.R.B. 17118, PAGE 4814 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 17 - ORDINANCE NO. 96-55, ATTACHED TO MEMORANDUM IN O.R.B. 17177, PAGE 1588 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 18 - RESOLUTION NO. R-617-97 IN O.R.B. 17721, PAGE 1760, AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 19 - CITY OF DORAL RESOLUTION NO. Z08-08 IN O.R.B. 26982, PAGE 3443 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 20 - DECLARATION OF USE RESTRICTIONS IN O.R.B. 28831, PAGE 4033 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.  
 ITEM 21 - NOT ADDRESSED.

**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 DBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 STATE OF FLORIDA

NO.	REVISIONS	BY
1		
2		
3		
4		

**CONTEMPO TOWNHOMES**  
 NW 33rd STREET + NW 91st AVENUE  
 DORAL, MIAMI-DADE COUNTY, FLORIDA, 33172

**BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT**

**PLS**

**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)  
 CERTIFICATE OF AUTHORIZATION LB#3870

**DRAWN BY:** M.D.  
**CHECKED BY:** J.F.P.

**SCALE:** 1" = 30'  
**SURVEY DATE:** 7/30/14

**FILE:** DORAL LUXURY PATIO HOMES, LLC  
**ORDER NO.:** 57883

**CONTACT PERSON INFORMATION**

PULICE LAND SURVEYORS INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

**DEVELOPMENT INFORMATION**

TRACT	LAND USE	SQUARE FEET
A	INGRESS/EGRESS/UTILITY	57,791
44 MULTI-FAMILY TOWNHOMES		



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