

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 DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 53 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.1. Name of Proposed Subdivision: LEGENDS AT DORAL2. Owner's Name: AIREF DORAL DISTRIBUTION CENTER LLC Phone: 952.484.1712Address: 9040 ROSWELL ROAD, SUITE 420, City: ATLANTA State: GA Zip Code: 30350Owner's Email Address: KTHORN@PANATTONI.COM3. Surveyor's Name: J.HERNANDEZ AND ASSOC. INC. Phone: _____Address: 3300 NW 112 AVENUE SUITE 10 City: DORAL State: FL Zip Code: 33172Surveyor's Email Address: j hernandez@jhasurveys.com4. 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 Avenue7. Present Zoning: (IC) -INDUSTRIAL- COMMERCIAL DISTRICT Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(153,654 Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)9. Does the property contain contamination? YES: NO:

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

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

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

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

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

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

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

STATE OF GEORGIA)
COUNTY OF FULTON)

SS:

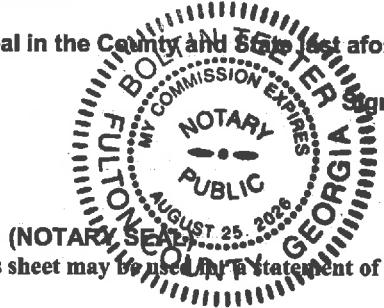
Signature of Owner:



(Print name & Title here): Dayne Pryor

BEFORE ME, personally appeared Dayne Pryor this 19 day of December, 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 aforesaid this 19 day of December, 2015 A.D.

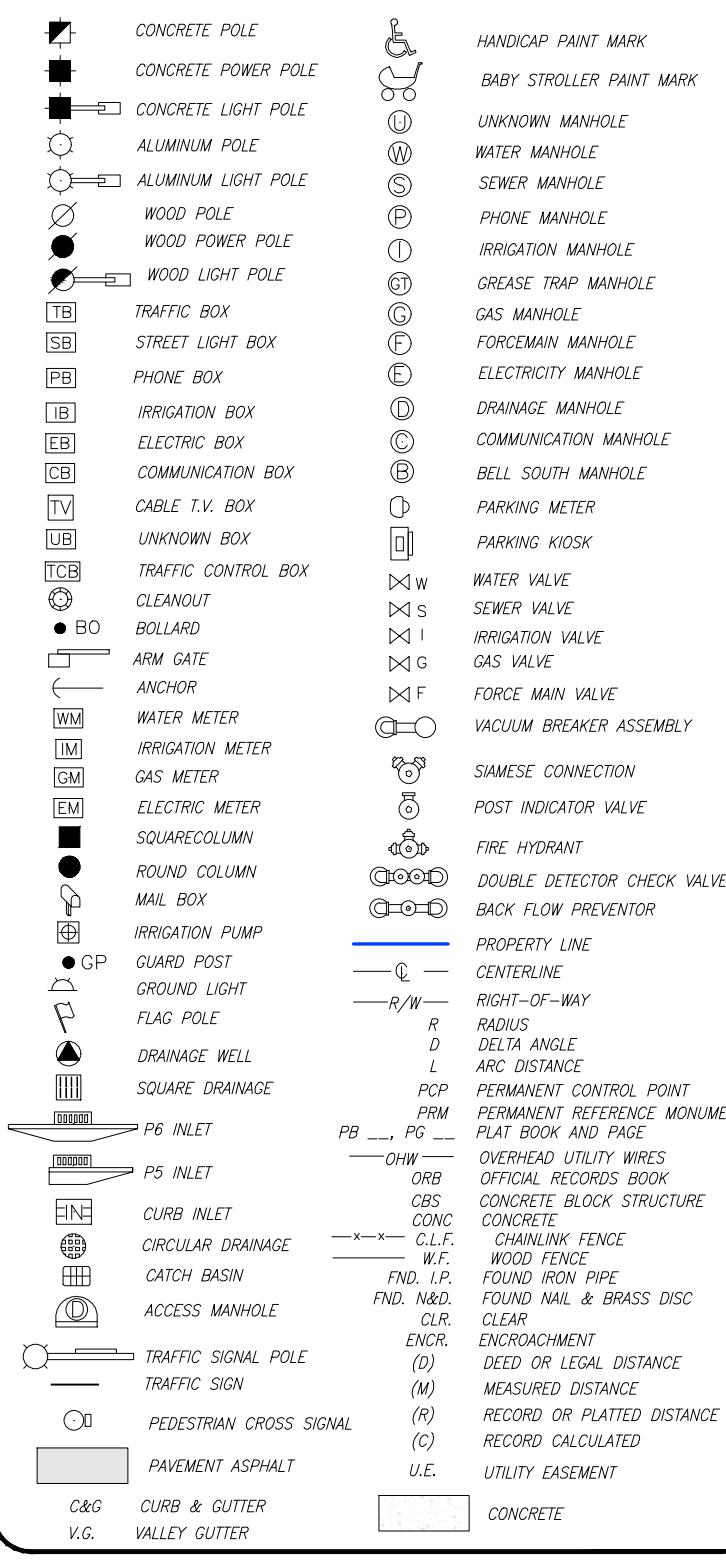


Signature of Notary Public: Bethany Teeter
(Print, Type name here: Bethany Teeter)

8/25/2026
(Commission Expires) NIA
(Commission Number)

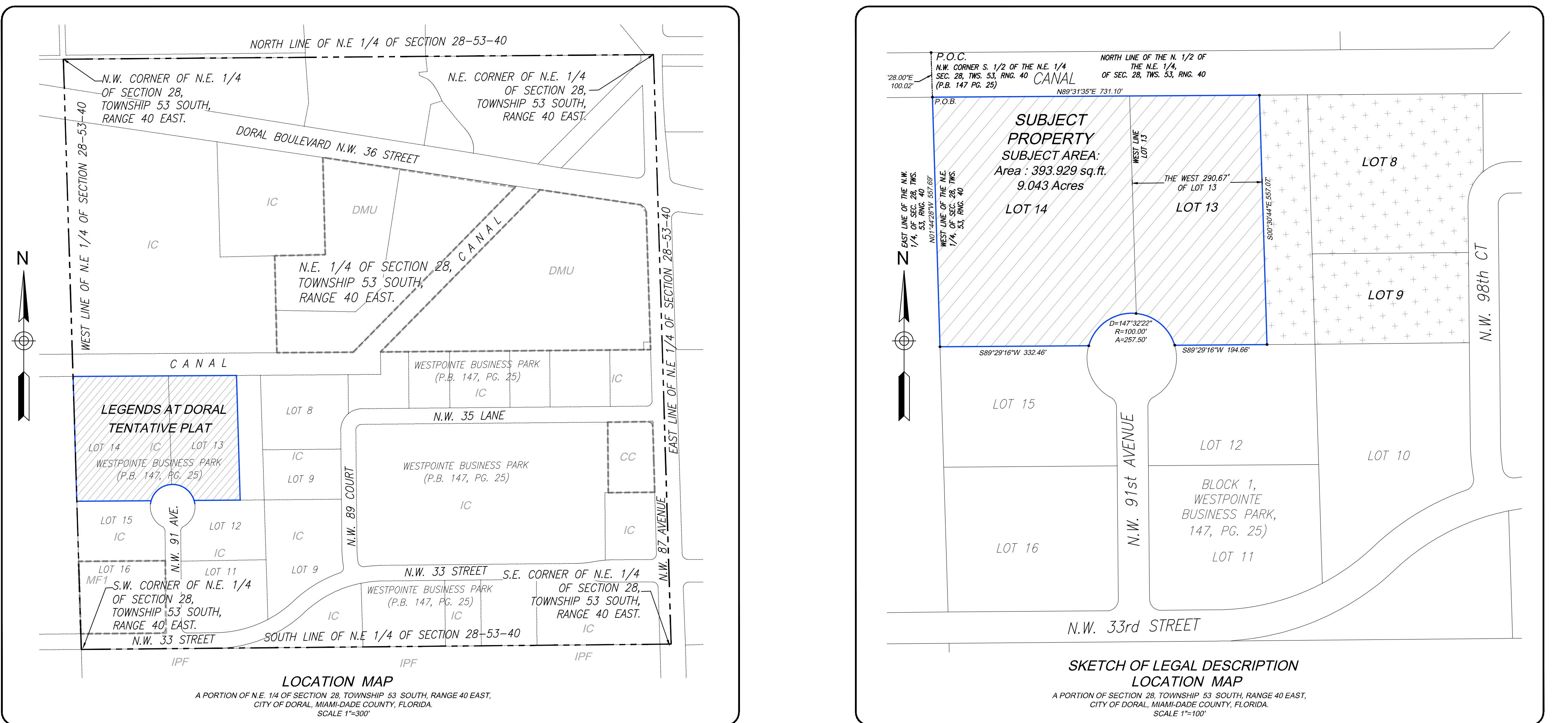
Note: The reverse side of this sheet may be used for statement of additional items you may wish considered.

LEGEND AND ABBREVIATIONS

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 AND UPDATED ON JANUARY 05, 2026.



POSSIBLE ENCROACHMENTS

THERE ARE NO 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:

A. FLOOR AREA RATIO (FAR): 0.5 & 0.25

B. MIN. LOT AREA: 7,500 SQ. FT.

C. MIN. LOT WIDTH: 75 FT.

D. MAX. BUILDING COVERAGE: 50%

E. MIN. OPEN SPACE: 20%

F. MIN. BUILDING SETBACK:

- FRONT: 20 FT.
- SIDE STREET: 15 FT.
- REAR: 5 FT/15 FT.

G. MAX. HEIGHT: RIGHT-OF-WAY WIDTH

H. TREES REQUIRED: 15ACRE OF NET LOT AREA

I. MAX FENCE HEIGHT: 8FT

- WITHIN FRONT OR SIDE STREET SETBACK: 4 FT
- BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8FT.

K. MIN OFF-STREET PARKING: REQUIREMENTS: OF SEC. 77-139 APPLY.

REVISIONS

DATE	JOB NO.	REV.	BY:
07/28/24	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.
03/31/25	154347	MIAMI-DADE NOTICE OF ACTION 03/28/25	J.G.H.
01/07/26	155589	UPDATED BOUNDARY SURVEY	J.A.C.

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) info@jhsurveys.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. 29-39

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

1. FIELD SURVEY WAS COMPLETED ON: JUNE 19, 2024 AND UPDATED ON JANUARY 05, 2026.
2. SURVEY WAS NOT PERFORMED BY CLIENT.
3. SUBJECT PROPERTY AREA: 393.929 sq.ft. (9.043 Acres).
4. BEARINGS BASED ON AN ASSUMED BEARING OF N00°30'44" W ALONG THE CENTERLINE OF N.W. 91st AVENUE.
5. DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON, ARE RECORD CALCULATED AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES AS SHOWN HEREON, ARE FOR INFORMATION PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTING, FOUNDATIONS, AND UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM N.W. 91st AVENUE, PUBLIC RIGHT-OF-WAYS AND FROM DRESSEL'S DAIRY CANAL.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. THERE ARE 625 PARKING SPACES AND 14 HANDICAPS WITHIN SUBJECT PROPERTY.
12. THERE ARE NOT PLOTTABLE OFFSITE EASEMENTS SERVICING THE PROPERTY.
13. ATTENDING SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.
14. 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 MEASUREMENTS AS DEFINED IN RULE 5A-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
15. PARCEL 1 AND PARCEL 2 AS SHOWN AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMERCIAL NUMBER FL52408003JC241219ATL, ISSUED BY FLORIDA NATURAL 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. N/A) & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0286L & 12086C0286L, DATED ON SEPTEMBER 11, 2009.
- BUILDING IS ONLY WITHIN FLOOD ZONE "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

- 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 BENCHMARKS AND A PLANE AND VERTICAL POSITIONING 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: 446 (N.G.V.D.) LOC: N.W. 91st AVENUE, 35' SOUTH OF C/L. DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC. CATCH BASIN.

PROPERTY INFORMATION

PROPERTY INFORMATION

1. OWNER INFORMATION:
NAME: KRIS THORN
COMPANY: PANATTONI DEVELOPMENT COMPANY, INC.
ADDRESS: 9040 ROSWELL ROAD, SUITE 420
ATLANTA, GA 30350
CELL: 952.484.1712
EMAIL: KTHORN@PANATTONI.COM
2. ADDRESS: 9040 ROSWELL ROAD, SUITE 420, ATLANTA, GEORGIA 30350
CELL: 952.484.1712
EMAIL: KTHORN@PANATTONI.COM

3. PROPERTY:
ADDRESS: 3511 N.W. 91st AVENUE, DORAL, FL 33172
FOLIO NUMBER: 35-3028-018-0140
PROPERTY AREA: 94,993 sq.ft. (2.181 Acres)

4. PROPERTY ZONING INFORMATION
(C) INDUSTRIAL- COMMERCIAL DISTRICT

3. PROPERTY UTILITIES:
UTILITIES: MIAMI-DADE WATER & SEWER DEPARTMENT

6. FLOOD INFORMATION:
• SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. N/A) & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0286L & 12086C0286L, DATED ON SEPTEMBER 11, 2009.

- SUBJECT PROPERTY IS LOCATED WITHIN MIAMI-DADE COUNTY, FLOOD CRITERIA 7.00' N.A.V.D. 1988 (+8.5 N.G.V.D. 1929) MIAMI-DADE FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022.

- 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
AIREF DORAL DISTRIBUTION CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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 THE STANDARDS OF PRACTICE RECOMMENDED AND REQUIRED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: 
JOSE G. HERNANDEZ, PRESIDENT,
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JANUARY 05, 2026.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-714

SHEET NUMBER: 1 OF 5

NOTE:

1. EXISTING IMPROVEMENTS WITHIN SUBJECT PROPERTY TO BE REMOVED
2. EXISTING 12.5 FEET UTILITY EASEMENT AS SHOWN ON WESTPOINTE BUSINESS PARK, P.B 147, PG. 25 TO REMAIN
3. EXISTING 10 FEET UTILITY EASEMENT AS SHOWN ON WESTPOINTE BUSINESS PARK, P.B 147, PG. 25 TO REMAIN
3. EXISTING 12 FEET WATER EASEMENT AS SHOWN ON O.R.B. 28095, PG. 3181 TO BE CLOSED AND RELEASED
3. EXISTING 25 FEET EASEMENT AS SHOWN ON O.R.B. 20991, PG. 132 TO BE CLOSED AND RELEASED

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 AND UPDATED ON JANUARY 05, 2026.

TRACT "A"
FEDERAL RESERVE BANK (P.B. 173, PG. 13)

LEGEND AND ABBREVIATIONS	
CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BABY 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	GAS MANHOLE
STREET LIGHT BOX	FORGE MANHOLE
PHONE BOX	ELECTRIC 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
BO	SEWER VALVE
BO	IRRIGATION VALVE
ARM GATE	GAS VALVE
ANCHOR	FORCE MAIN VALVE
WATER METER	VACUUM BREAKER ASSEMBLY
IRRIGATION METER	SIAMESE CONNECTION
GAS METER	POST INDICATOR VALVE
ELM	PIPE HORNB
SQUARE COLUMN	DOUBLE DETECTOR CHECK VALVE
ROUND COLUMN	BACK FLOW PREVENTOR
MAN BOX	PROPERTY LINE
IRRIGATION PUMP	RIGHT-OF-WAY
GP	CENTERLINE
GUARD POST	RADIUS
GROUND LIGHT	DEAD ANGLE
FLAG POLE	ARC DISTANCE
DRAINAGE WELL	PERMANENT CONTROL POINT
SQUARE DRAINAGE	PERMANENT REFERENCE MONUMENT
P6 INLET	OFFICIAL RECORDS BOOK
PS INLET	CONCRETE BLOCK STRUCTURE
CURB INLET	CL.F. CHAINLINK FENCE
CIRCULAR DRAINAGE	FND. I.P. FOUND IRON PIPE
CATCH BASIN	FND. NAD. FOUND NAIL & BRASS DISC
ACCESS MANHOLE	END ENCRONCHMENT
TRAFFIC SIGNAL POLE	DEVELOPMENTAL DISTANCE
TRAFFIC SIGN	MEASURED DISTANCE
PEDESTRIAN CROSS SIGNAL	RECORD OF PLATED DISTANCE
PAVEMENT ASPHALT	U.E. UTILITY EASEMENT
C.G. CURB & GUTTER	CONCRETE
V.G. VALLEY GUTTER	

POSSIBLE ENCROACHMENTS

- THERE ARE NO 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 (I-C), CHAPTER 68, ARTICLE VI, DIVISION 2.

- A. FLOOR AREA RATIO (FAR): 0.5 & 0.25
- B. MIN. LOT AREA: 7,500 SQ. FT.
- C. MIN. LOT WIDTH: 75 FT.
- D. MAX. BUILDING COVERAGE: 50%

- E. MIN. OPEN SPACE: 20%

- F. MIN. BUILDING SETBACK:

- FRONT: 20 FT.
- SIDE: STREET: 15 FT.
- INTERIOR SIDE: 5 FT/15 FT.
- REAR: 5 FT/15 FT.

- G. MAX. HEIGHT: RIGHT-OF-WAY WIDTH

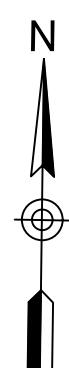
- H. TREES REQUIRED: 1/ACRE OF NET LOT AREA

- I. MAX FENCE HEIGHT: 8FT

- J. MAX WALL HEIGHT:

- WITHIN FRONT OR SIDE STREET SETBACK: 4 FT.
- BETWEEN BUILDING LINE AND OTHER PROPERTY LINES: 8FT.

- K. MIN OFF-STREET PARKING: REQUIREMENTS: OF SEC. 77-139 APPLY.



GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FEET

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

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

SITE UNDER CONSTRUCTION
(01/05/2026)

MATCH LINE SEE PAGE 2

WEST LINE LOT 13
(R&B)

500'30"44" E 485'22" (R&B)

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

PARCEL "1"
THE WEST 290.67' OF LOT 13 OF BLOCK 1
RECIPROCAL AGREEMENT AND EASEMENT
(O.R.B. 30347, PG. 724)

12.00'
(O.R.B. 28095 PG 3181)
ITEM 16

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

12.00'
(O.R.B. 28095 PG 3181)
ITEM 16

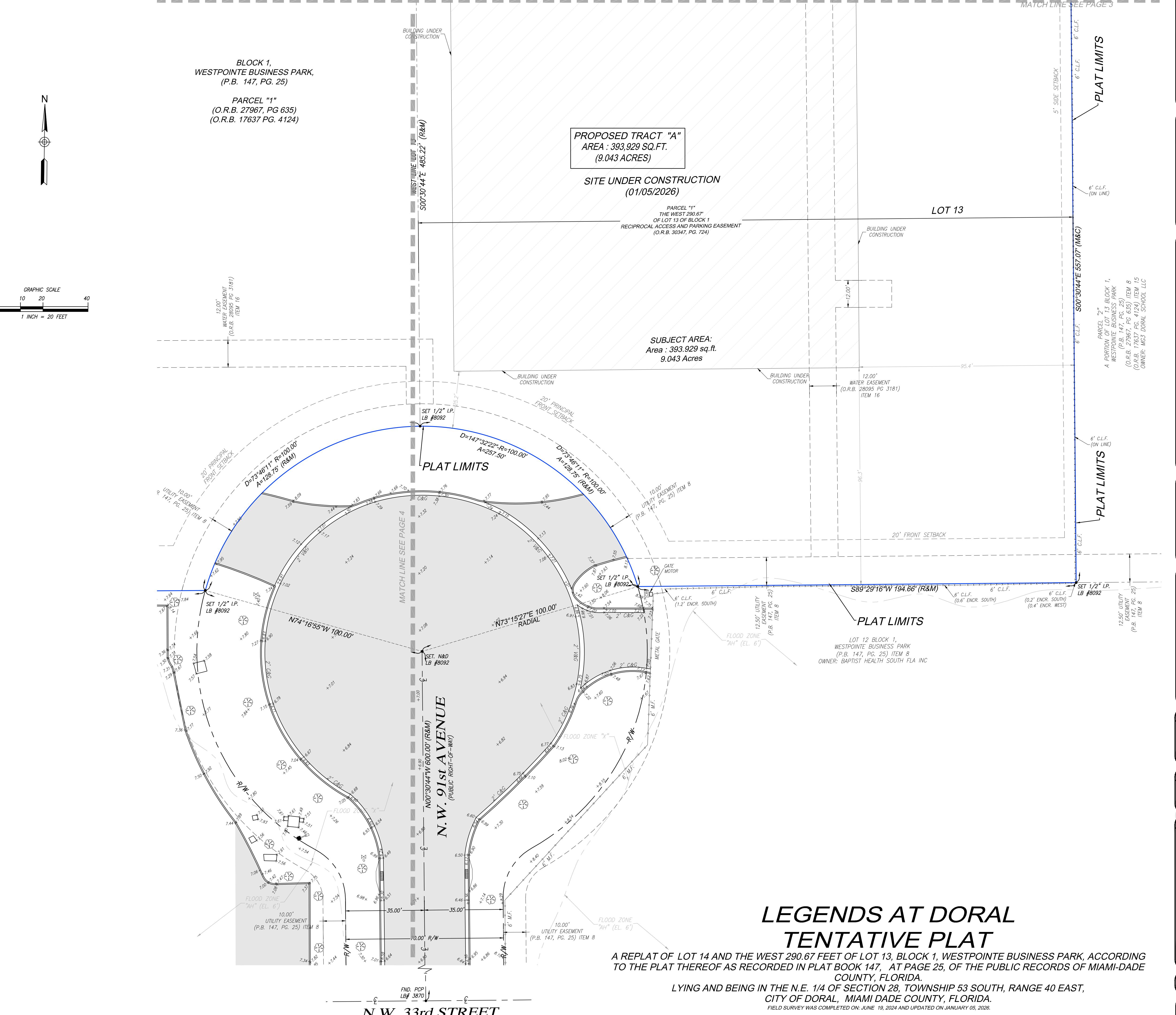
12.00'
(O.R.B. 28095 PG 3181)
ITEM 16

BUILDING UNDER
CONSTRUCTION

12.00'
(O.R.B. 28095 PG 3181)
ITEM 16

LEGEND AND ABBREVIATIONS

CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BABY 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	GAS MANHOLE
STREET LIGHT BOX	FORGE MANHOLE
PHONE BOX	ELECTRICITY MANHOLE
IRRIGATION BOX	DRAINAGE MANHOLE
ELECTRIC BOX	COMMUNICATION MANHOLE
COMMUNICATION BOX	BELL SOUTH MANHOLE
CABLE T.V. BOX	PARKING METER
UB	PARKING KIOSK
UNKNOWN BOX	WATER VALVE
TRAFFIC CONTROL BOX	SEWER VALVE
BO	IRRIGATION VALVE
BO	GAS VALVE
ARM GATE	FORCE MANVLE
ANCHOR	VACUUM BREAKER ASSEMBLY
WATER METER	POST INDICATOR VALVE
IRRIGATION METER	PIRE HORNB
GAS METER	DOUBLE DETECTOR CHECK VALVE
EM	BACK FLOW PREVENTOR
SQUARE COLUMN	PROPERTY LINE
ROUND COLUMN	CENTERLINE
MAIL BOX	RIGHT-OF-WAY
IRRIGATION PUMP	RADIUS
GP	DEAD ANGLE
GUARD POST	ARC DISTANCE
GROUND LIGHT	PERMANENT CONTROL POINT
FLAG POLE	PERMANENT REFERENCE MONUMENT
DRAINAGE WELL	OFFICIAL RECORDS BOOK
SQUARE DRAINAGE	CONCRETE BLOCK STRUCTURE
P6 INLET	CL.F. CHAINLINK FENCE
PS INLET	FOUND IRON PIPE
CURB INLET	FOUND NAIL & BRASS DISC
CIRCULAR DRAINAGE	ENCL. ENCR. ENCL. ENCR.
CATCH BASIN	DEPOT DISTANCE
ACCESS MANHOLE	DEPOT DISTANCE
ACCESS MANHOLE	DEPOT DISTANCE
TRAFFIC SIGNAL POLE	DEPOT DISTANCE
TRAFFIC SIGN	DEPOT DISTANCE
PEDESTRIAN CROSS SIGNAL	DEPOT DISTANCE
PAVEMENT ASPHALT	DEPOT DISTANCE
CG	RECORD PLATED DISTANCE
CG	RECORD CALCULATED
V.G.	U.E.
VALLEY GUTTER	UTILITY EASEMENT
CONCRETE	CONCRETE



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.O. 105-526-0606 (E) info@hsurveys.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. 29-39

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 AND UPDATED ON JANUARY 05, 2026.
- ALL SURVEY LINES AND POINTS WERE SURVEYED BY CLIENT.
- SUBJECT PROPERTY AREA: 393,929 sq.ft. (9.043 Acres).
- BEARINGS BASED ON AN ASSUMED BEARING OF N00°30'44" W ALONG THE CENTERLINE OF N.W. 91st AVENUE.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORDS 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 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 N.W. 91st AVENUE, PUBLIC RIGHT-OF-WAYS AND FROM DRESSEL'S DAIRY 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 PROPERTY.
- ATTENDING 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 MEASUREMENTS AS DEFINED IN RULE 5A-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
- PARCEL 1 AND PARCEL 2 AS SHOWN AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMERCIAL NUMBER FL52620603C241219ATL, ISSUED BY FLORIDA DEPARTMENT OF STATE, TITLED, HAVING AN EFFECTIVE DATE OF MAY 31, 2024 AT 8:00 AM.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES "X" (ELEV. NA), & "AH" (ELEV. 6 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 12086C0286L & 12086C0286L, DATED ON SEPTEMBER 11, 2009.
- BUILDING IS ONLY WITHIN FLOOD ZONE "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

- 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 BENCHMARKS AND INSTRUMENT LEVELING ACCURACY +/- 0.003 FEET, SECOND ORDER, CLASS II (1:20,000) OF RELATIVE CLOSURE RATIO ACCURACY.
- BENCHMARK: N-513-R
ELEVATION: 146' (N.G.V.D.)
LOC: NW 91st AVENUE, 1/4 MILE SOUTH OF C/L.
LOC: NW 91st AVENUE, 35' EAST OF C/L.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN.

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

- PANATTONI DEVELOPMENT
AIREF DIAL CO. LLC, A DELAWARE LIMITED LIABILITY COMPANY.

CERTIFY TO:

- 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 THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT,
PROFESSIONAL LAND SURVEYOR No. 6852
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6852 OF THE STATE OF FLORIDA ON JANUARY 05, 2026.

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-714

SHEET NUMBER: 5 OF 5