

RESOLUTION No. 16-44

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR PARK SQUARE APARTMENTS, LOCATED ON THE WEST SIDE OF NW 85 COURT AT NW 33 STREET, CITY OF DORAL; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Holland & Knight LLP. ("Applicant") has requested approval for the Final Plat for Park Square Apartments, as described in Exhibit "A" attached hereto. The subject property is located on the west side of NW 85 Court at NW 33 Street, Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a professional surveyor and mapper and has been found to be consistent; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code; and

WHEREAS, on February 3, 2016 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval. The City Council of the City of Doral hereby approves an

amendment to (Resolution No. 13-58) in order to reflect Park Square I, LLC and the Miami Dade County Water and Sewer Department as the owner of the Final Plat for “Park Square Apartments” located on the west side of NW 85 Court at NW 33 Street, Doral, Florida, subject to the following conditions:

1. Approval from City Surveyor is required prior to Miami-Dade approval of Final Plat.
2. All PRM's have to be in place prior to the final plat recordation.
3. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Implementation. The City Manager and the City Attorney are hereby authorized to take such action as may be necessary to implement the provisions of this Resolution.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

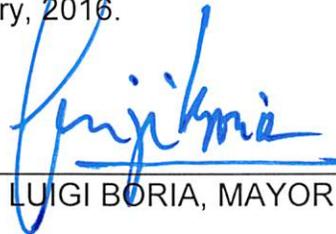
The foregoing Resolution was offered by Councilman Cabrera who moved its adoption.

The motion was seconded by Councilwoman Rodriguez and upon being put to a vote, the

vote was as follows:

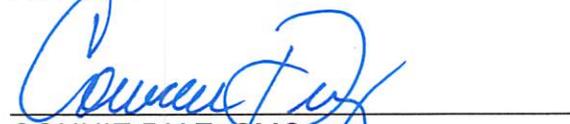
Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 3 day of February, 2016.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, CMC
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION: PARK SQUARE APARTMENTS

A PORTION OF TRACTS A AND G, ALL OF TRACTS L AND K, AND ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH $00^{\circ}02'40''$ EAST ON THE WEST LINE OF SAID TRACT A 609.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH $89^{\circ}57'20''$ EAST ON THE NORTH LINE OF SAID TRACT A 543.73 FEET; THENCE SOUTH $60^{\circ}52'28''$ EAST 43.36 FEET; THENCE SOUTH $00^{\circ}00'26''$ WEST 58.59 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF OASIS PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 50, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH $25^{\circ}23'21''$ WEST ON SAID NORTHERLY EXTENSION AND SAID WESTERLY LINE 643.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 33RD STREET, AND THE SOUTHWEST CORNER OF SAID OASIS PARK SQUARE AT DORAL, BEING A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH $18^{\circ}13'30''$ WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF $17^{\circ}00'26''$ FOR AN ARC DISTANCE OF 311.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 293,779 SQUARE FEET (6.7442 ACRES), MORE OR LESS.

PARK SQUARE APARTMENTS

A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACTS K AND L, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41
AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
NW 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:

THAT PARK SQUARE 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARK SQUARE APARTMENTS, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF TRACTS A AND G, ALL OF TRACTS L AND K, AND ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°02'40" EAST ON THE WEST LINE OF SAID TRACT A 609.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 89°57'20" EAST ON THE NORTH LINE OF SAID TRACT A 543.73 FEET; THENCE SOUTH 60°52'28" EAST 43.36 FEET; THENCE SOUTH 00°00'26" WEST 58.59 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF OASIS PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 50, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 25°23'21" WEST ON SAID NORTHERLY EXTENSION AND SAID WESTERLY LINE 643.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 33RD STREET, AND THE SOUTHWEST CORNER OF SAID OASIS PARK SQUARE AT DORAL, BEING A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 181°3'30" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 17°00'26" FOR AN ARC DISTANCE OF 311.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 293,779 SQUARE FEET (6.7442 ACRES), MORE OR LESS.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 LYING WITHIN THE BOUNDARY OF THIS PLAT.

IN WITNESS WHEREOF: THAT PR III PARK SQUARE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF PARK SQUARE APARTMENTS HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PARK SQUARE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ROBERT JEANS, ITS VICE-PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED THIS ____ DAY OF _____, A.D., 2016.

PARK SQUARE 1, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: PR III PARK SQUARE APARTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

WITNESSES:

PRINT NAME _____ PRINT NAME: _____
STATE OF FLORIDA _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS:

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ROBERT JEANS AS VICE-PRESIDENT OF PR III PARK SQUARE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF PARK SQUARE APARTMENTS HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF PARK SQUARE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

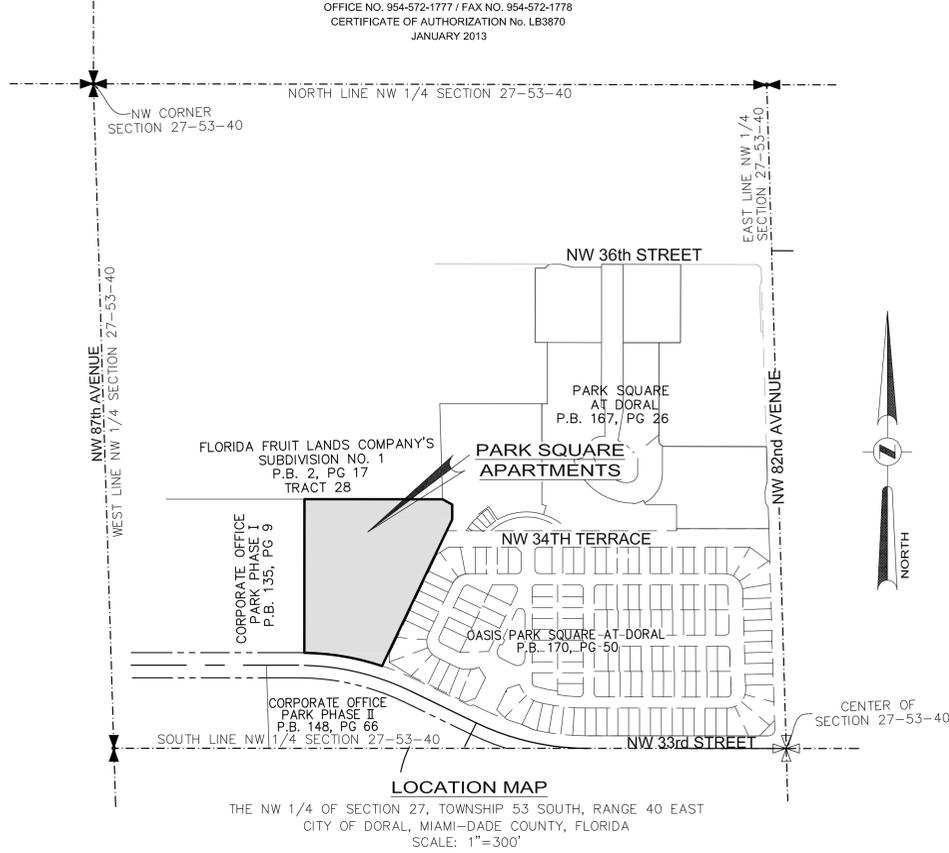
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2016.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT:
PRINT NAME: _____
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NUMBER: (IF ANY) _____
MY COMMISSION EXPIRES: _____

PREPARED BY:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
OFFICE NO. 954-572-1777 / FAX NO. 954-572-1778
CERTIFICATE OF AUTHORIZATION NO. LB3870
JANUARY 2013



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CITY OF DORAL PLAT RESTRICTIONS:

THAT TRACT 'B' (NW 85th COURT) AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR INGRESS AND EGRESS SERVING ADJACENT PARCELS, AND SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY THE OWNER OF TRACT 'A'.

LOCATION OF THE INGRESS AND EGRESS EASEMENTS SHOWN BY DASHED LINE IN THIS PLAT WITH REGARDS TO NW 83 AVENUE, NW 82 PATH AND NW 35 STREET SHALL NOT BE MODIFIED THROUGH A REPLAT WITHOUT PRIOR CONSENT AND JOINDER FROM THE OWNER OF TRACT J OF THE PARK SQUARE AT DORAL PLAT.

CITY OF DORAL APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH CHAPTER 177.081(), FLORIDA STATUTES.

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 201__.

ATTEST: _____ BY: _____
CITY CLERK MAYOR
PRINT NAME: _____ PRINT NAME: _____

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT THE ACCESS EASEMENT, AS SHOWN ON THIS PLAT, IS HEREBY RESERVED AS A MEANS OF INGRESS AND EGRESS TO TRACT 'L'.

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS ____ DAY OF _____, A.D. 201__.

BY: _____
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PARK SQUARE APARTMENTS, A REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS ____ DAY OF _____, 201__.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB#3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

RECORDING STATEMENT:

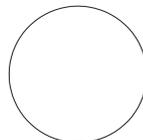
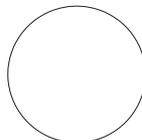
FILED FOR RECORD THIS ____ DAY OF _____, A.D., 201__, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

PR III PARK SQUARE APARTMENTS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

PLATTING SURVEYOR



PARK SQUARE APARTMENTS

A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACTS K AND L, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
NW 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
OFFICE NO. 954-572-1777 / FAX NO. 954-572-1778
CERTIFICATE OF AUTHORIZATION No. LB3870
JANUARY 2013

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION: KNOW ALL MEN BY THESE PRESENTS:

THAT MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NO. _____, PASSED AND ADOPTED ON _____, A.D., 20____, BY ITS BOARD OF COUNTY COMMISSIONERS, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARK SQUARE APARTMENTS, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF TRACTS A AND G, ALL OF TRACTS K AND L, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°02'40" EAST ON THE WEST LINE OF SAID TRACT A 609.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 89°57'20" EAST ON THE NORTH LINE OF SAID TRACT A 543.73 FEET; THENCE SOUTH 60°52'28" EAST 43.36 FEET; THENCE SOUTH 00°07'26" WEST 58.59 FEET; THENCE SOUTH 25°23'21" WEST 642.84 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 33RD STREET, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 18°13'30" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 17°00'26" FOR AN ARC DISTANCE OF 311.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 293,779 SQUARE FEET (6.7442 ACRES) MORE OR LESS.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 LYING WITHIN THE BOUNDARY OF THIS PLAT.

IN WITNESS WHEREOF: THAT MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS BOARD OF COUNTY COMMISSIONERS, ACTING BY ITS MAYOR AND ITS CORPORATE SEAL AFFIXED AND ATTESTED BY ITS DEPUTY CLERK OF THE CIRCUIT COURT IN ACCORDANCE WITH SOLUTION NO. _____, THIS ____ DAY OF _____, A.D., 20____.

MIAMI-DADE COUNTY, FLORIDA
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

ATTEST: THE CLERK OF THE BOARD
OF COUNTY COMMISSIONERS

SIGNED: _____
MAYOR

BY: _____
DEPUTY CLERK

WITNESSES:

PRINT NAME _____

WITNESSES:

PRINT NAME _____

ACKNOWLEDGMENT:

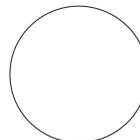
STATE OF FLORIDA
COUNTY OF MIAMI-DADE SS:

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, OFFICERS DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DEPUTY CLERK, OF MIAMI-DADE, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS AFTER DULY AUTHORIZED AND DIRECTED AS FREE ACT AND DEED OF SAID BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT: _____
PRINT NAME: _____
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NUMBER: (IF ANY) _____
MY COMMISSION EXPIRES: _____

MIAMI-DADE COUNTY
A POLITICAL SUBDIVISION
OF THE STATE OF
FLORIDA



RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

PARK SQUARE APARTMENTS

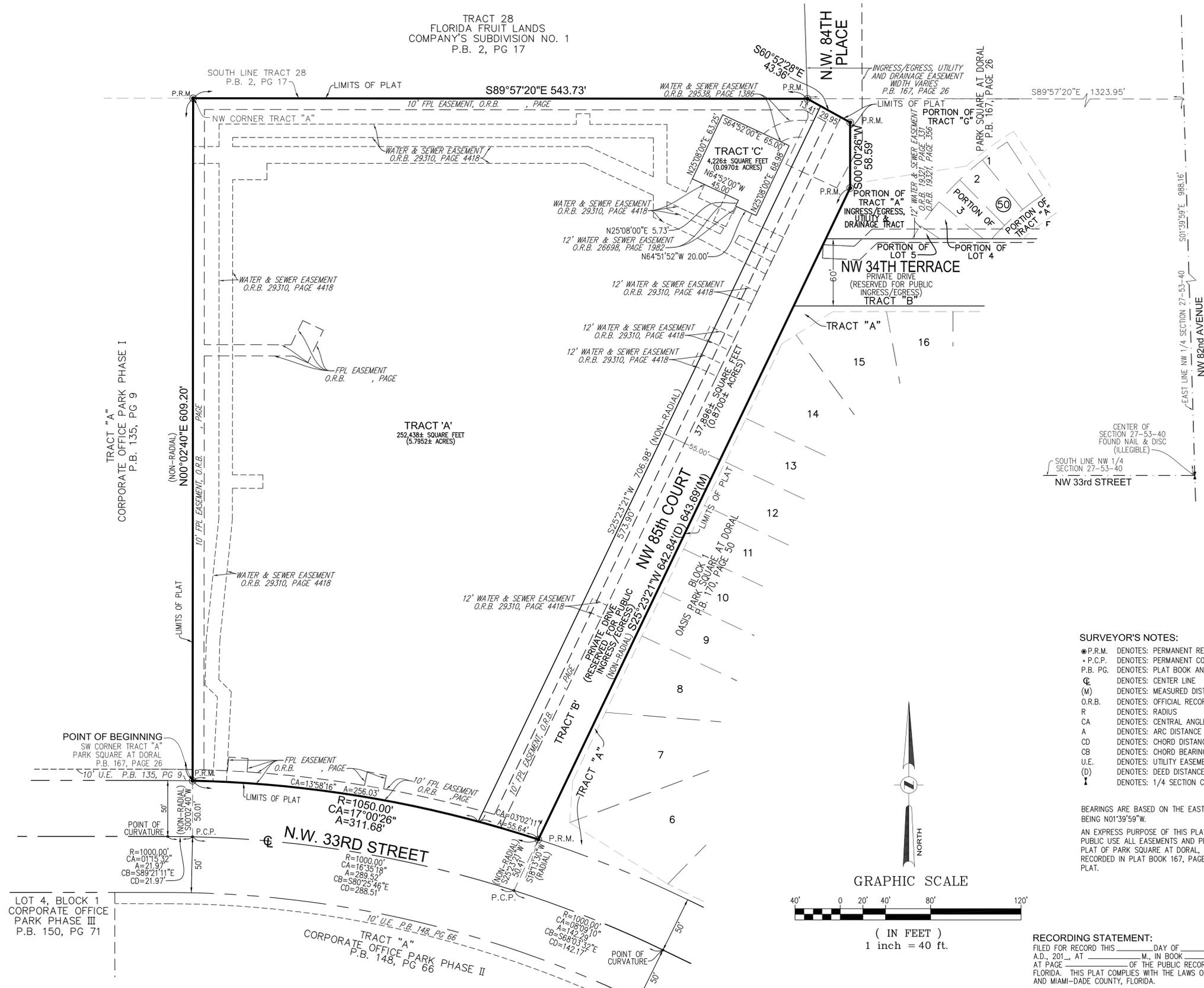
A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACTS K AND L, TOGETHER WITH ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 NW 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
 CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 OFFICE NO. 954-572-1777 / FAX NO. 954-572-1778
 CERTIFICATE OF AUTHORIZATION No. LB3870
 JANUARY 2013

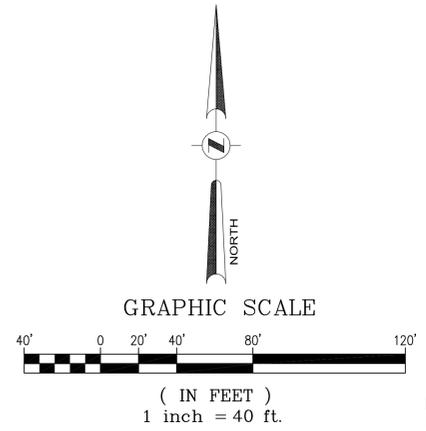
TRACT 28
 FLORIDA FRUIT LANDS
 COMPANY'S SUBDIVISION NO. 1
 P.B. 2, PG 17

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- SURVEYOR'S NOTES:**
- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENT
 - + P.C.P. DENOTES: PERMANENT CONTROL POINT
 - P.B. PG. DENOTES: PLAT BOOK AND PAGE
 - ⊙ DENOTES: CENTER LINE
 - (M) DENOTES: MEASURED DISTANCE
 - O.R.B. DENOTES: OFFICIAL RECORDS BOOK
 - R DENOTES: RADIUS
 - CA DENOTES: CENTRAL ANGLE
 - A DENOTES: ARC DISTANCE
 - CD DENOTES: CHORD DISTANCE
 - CB DENOTES: CHORD BEARING
 - U.E. DENOTES: UTILITY EASEMENT
 - (D) DENOTES: DEED DISTANCE
 - I DENOTES: 1/4 SECTION CORNER

BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 27-53-40 BEING N01°39'59"W.
 AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 LYING WITHIN THE BOUNDARY OF THIS PLAT.



RECORDING STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____, A.D., 201____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT
 BY: _____ DEPUTY CLERK