

RESOLUTION No. 19-264

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR ATRIUM DORAL; A ±9.6 ACRE PARCEL OF LAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DORAL BOULEVARD AND NW 79 AVENUE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Doral Atrium Retail Investments, LLC and Avalon Doral, LLC (the “Owners”) are requesting final plat approval for “Atrium Doral”, as depicted in Exhibit “A”, the property is located at the northwest corner of the intersection of Doral Boulevard and NW 79 Avenue, in Doral, Florida, as legally described in Exhibit “B”; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on October 23, 2019 the City Council held a 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; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE 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 the final plat for “Atrium Doral”, generally located at the northwest corner of the intersection of Doral Boulevard and NW 79 Avenue, in Doral, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.
3. Offsite Paving and Drainage Plan approval is required. MDCPW Traffic Division approval is required for all R/W striping, signage, and signal modifications, public-access easements, etc. R/W dedications may be necessary for any new turn lanes required by the Traffic Study and/or MDCPW. The County's approval shall be provided in writing. As requested by Doral Public works, the geometry of the NW 36 Street and 79 Avenue has been re-designed to address the traffic signal's current split phase timing. The new design requires MDCPW Traffic Division approval in writing.
4. Utility easements should be provided along the southern and eastern boundaries of the property fronting public roads (NW 36 Street and NW 79 Avenue. MDWASD easement(s) may be required. MDWASD easements may also be required. If necessary, a Re-plat will be required to have a graphic and recorded representation of all easements on the Plat.
5. The Site Plan is being approved with a canal crossing/driveway access to NW 41 Street that is not shown on the Final Plat. Provide written confirmation from Miami-Dade County that the canal crossing/driveway does not need to be shown on the Final Plat.
6. An easement is required along the north property line (inside the property) to accommodate the bike path shown on the approved Site Plan. Also, per Miami-Dade County requirements, an additional area adjacent to the canal will need to be provided (inside the property) for canal maintenance equipment staging and launching.
7. All offsite improvements need to be finalized and accepted by Miami-Dade County Public Works and Doral Public Works prior to the first C.O.

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

The foregoing Resolution was offered by Vice Mayor Mariaca who moved its adoption. The motion was seconded by Councilmember Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 23 day of October, 2019.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



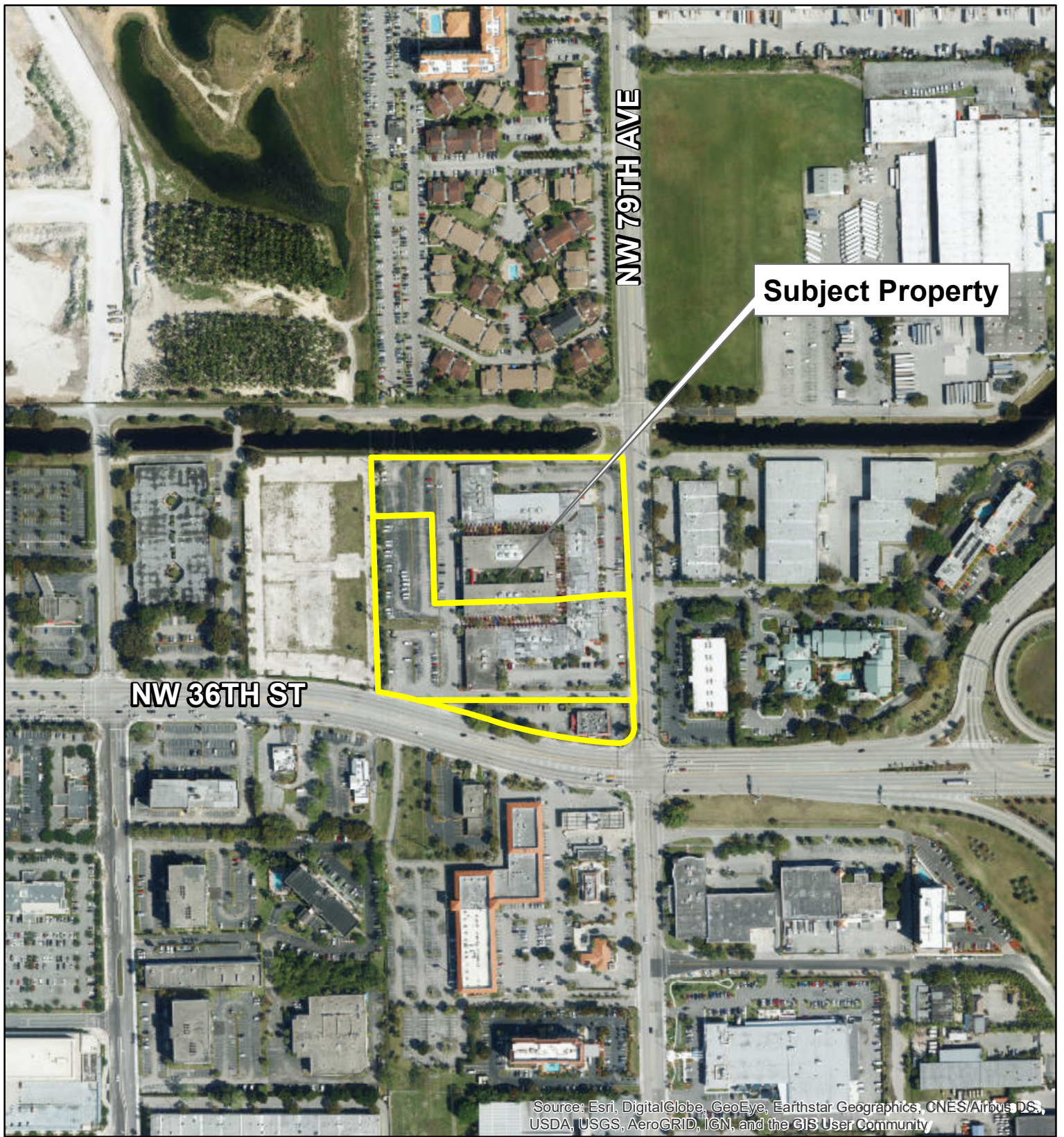
CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



NW 36TH ST

NW 79TH AVE

Subject Property

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Doral



Planning & Zoning Department

Aerial Map

EXHIBIT “B”

EXHIBIT "B"

TRACT "A":

A PORTION OF TRACTS 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE RUN S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR 40.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A CANAL AS PER OFFICIAL RECORD BOOK 7067, PAGE 553, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 352.95 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 51.73 FEET TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43" W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 01°43'54" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 A DISTANCE OF 158.25 FEET TO A POINT ALONG THE SOUTH LINE OF THE AFORESAID 40' CANAL RIGHT OF WAY AS PER OFFICIAL RECORD BOOK 7067, PAGE 553 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 89°58'38" E ALONG THE SAID SOUTH LINE OF SAID 40' CANAL RIGHT OF WAY FOR A DISTANCE OF 629.07 FEET TO THE **POINT OF BEGINNING**;

TRACT "B":

A PORTION OF TRACTS 14, 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE; THENCE RUN S 01°44'43"E ALONG THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE FOR 392.95 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE S 88°15'17" W A DISTANCE OF 51.73' TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92' TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43"

W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 01°43'54" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT'S 16 AND 15 FOR A DISTANCE OF 439.07 FEET TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIAL BEARING OF N 12°56'43" E, WITH AN ARC LENGTH OF 40.24 FEET, WITH A RADIUS OF 1200.92 FEET, WITH A DELTA ANGLE OF 01°55'12" TO A POINT; THENCE S 74°25'35" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION A DISTANCE OF 40.95 FEET TO A POINT; THENCE CONTINUE S 74°25'53" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION FOR DISTANCE OF 293.30 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG A TANGENT CURVE TURNING TO THE LEFT, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION, HAVING A RADIUS OF 1090.92 FEET, THROUGH A DELTA ANGLE OF 14°23'57", FOR AN ARC DISTANCE OF 274.16 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 118.50 FEET TO A POINT; THENCE CONTINUE S 89°59'30" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 2.00 FEET TO A POINT; THENCE CONTINUE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 265.35 FEET TO THE **POINT OF BEGINNING**;

ATRIUM DORAL

P.B.

PG.

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS:

A REPLAT OF PORTIONS OF TRACTS 14, 15, AND 16 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1 ", AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

THAT DORAL RETAIL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVALON DORAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THIS PLAT ENTITLED "ATRIUM DORAL", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT "A": A PORTION OF TRACTS 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1", IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE RUN S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR 40.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A CANAL AS PER OFFICIAL RECORD BOOK 7067, PAGE 553, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 352.95 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 51.73 FEET TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43" W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N 01°43'54" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 A DISTANCE OF 158.25 FEET TO A POINT ALONG THE SOUTH LINE OF THE AFORESAID 40' CANAL RIGHT OF WAY AS PER OFFICIAL RECORD BOOK 7067, PAGE 553 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 89°58'38" E ALONG THE SAID SOUTH LINE OF SAID 40' CANAL RIGHT OF WAY FOR A DISTANCE OF 629.07 FEET TO THE POINT OF BEGINNING;

TRACT "B": A PORTION OF TRACTS 14, 15 AND 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE RUN N 89°58'38" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 FOR 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE; THENCE RUN S 01°44'43" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79TH AVENUE FOR 392.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE S 88°15'17" W A DISTANCE OF 51.73' TO A POINT; THENCE S 84°42'52" W A DISTANCE OF 130.92' TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 298.36 FEET TO A POINT; THENCE N 01°44'43" W A DISTANCE OF 222.19 FEET TO A POINT; THENCE S 88°15'17" W A DISTANCE OF 148.05 FEET TO A POINT ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 16 OF "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S 01°43'54" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACTS 16 AND 15 FOR A DISTANCE OF 439.07 FEET TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIAL BEARING OF N 12°56'43" E, WITH AN ARC LENGTH OF 40.24 FEET, WITH A RADIUS OF 1200.92 FEET, WITH A DELTA ANGLE OF 01°55'12" TO A POINT; THENCE S 74°25'35" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION A DISTANCE OF 40.95 FEET TO A POINT; THENCE CONTINUE S 74°25'35" E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION FOR DISTANCE OF 293.30 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG A TANGENT CURVE TURNING TO THE LEFT, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF NW 36 STREET EXTENSION, HAVING A RADIUS OF 1090.92 FEET, THROUGH A DELTA ANGLE OF 14°23'57", FOR AN ARC DISTANCE OF 274.16 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE; THENCE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 118.50 FEET TO A POINT; THENCE CONTINUE S 89°59'30" E ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 2.00 FEET TO A POINT; THENCE CONTINUE N 01°44'43" W ALONG THE WEST RIGHT OF WAY LINE OF NW 79 AVENUE FOR A DISTANCE OF 265.35 FEET TO THE POINT OF BEGINNING;

IN WITNESS WHEREOF:

A DELAWARE LIMITED LIABILITY COMPANY, THAT AVALON DORAL, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RONALD S. LADELL, THE AUTHORIZED REPRESENTATIVE OF AVALON DORAL, LLC, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D., 201_____.

AVALON DORAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESSES:

SIGN: _____ BY: _____
PRINT NAME: _____ PRINT NAME: RONALD S. LADELL
SIGN: _____ TITLE: AUTHORIZED REPRESENTATIVE
PRINT NAME: _____

IN WITNESS WHEREOF:

THAT DORAL ATRIUM RETAIL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DAVID P. MARTIN, AS MANAGER OF DORAL RETAIL INVESTMENTS, LLC, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D., 201_____.

DORAL ATRIUM RETAIL INVESTMENTS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

SIGN: _____ BY: _____
PRINT NAME: _____ PRINT NAME: DAVID P. MARTIN
SIGN: _____ TITLE: MANAGER
PRINT NAME: _____ DORAL ATRIUM RETAIL INVESTMENTS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS:
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID P. MARTIN, MANAGER OF DORAL RETAIL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201_____.

MY COMMISSION EXPIRES:

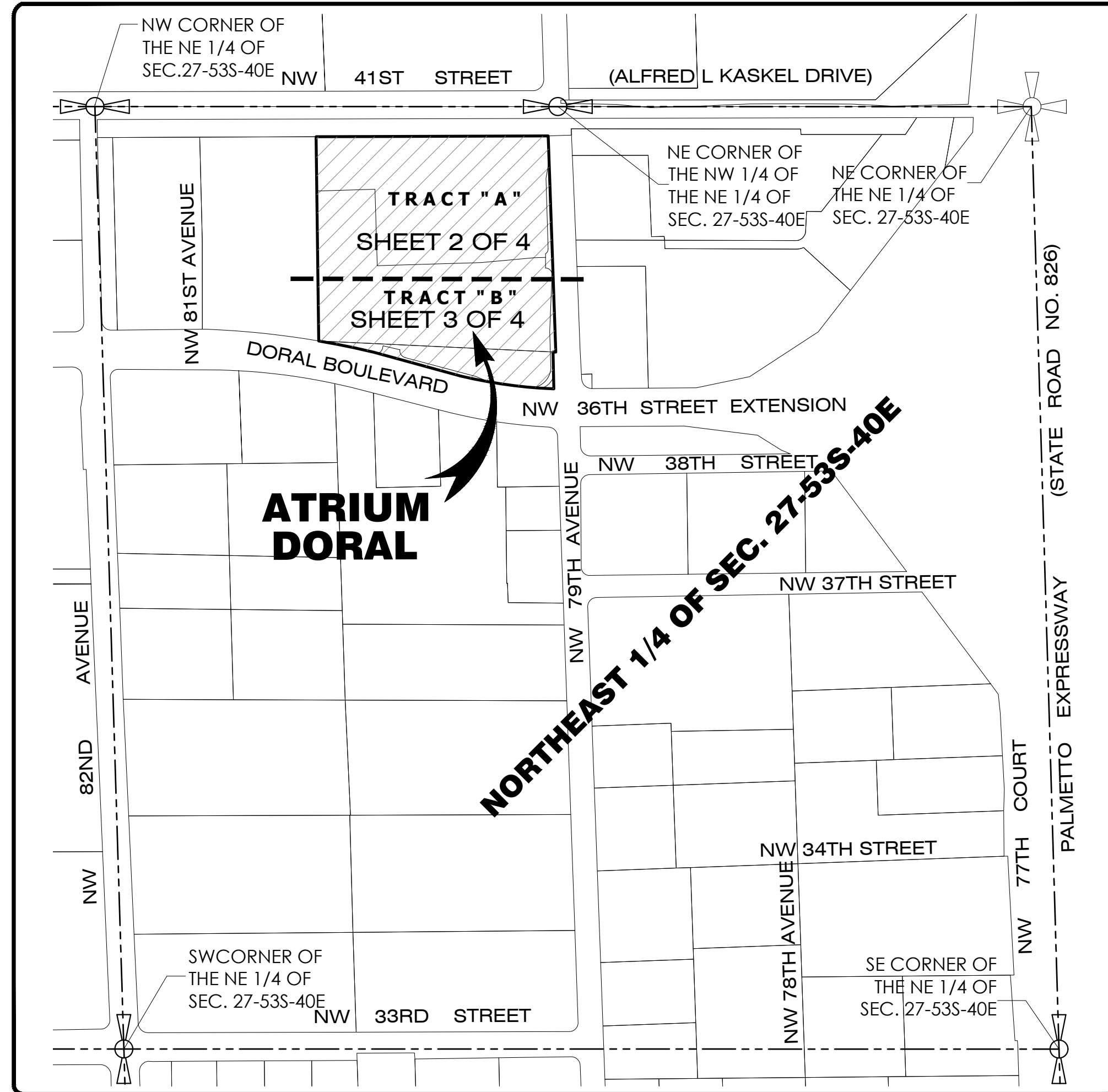
((MONTH NAME)) ((DAY)) ((YEAR))

COMMISSION NUMBER: _____

SIGNATURE OF ACKNOWLEDGER: _____ PRINT NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

LONGITUDE
SURVEYORS, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7335
7769 NW 48TH STREET, SUITE 375
DORAL, FLORIDA 33166
PHONE (305)463-0912 FAX (305)513-5680
WWW.LONGITUDESURVEYORS.COM
AUGUST, 2018



ACKNOWLEDGEMENT:
STATE OF FLORIDA SS:
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RONALD S. LADELL, AUTHORIZED REPRESENTATIVE FOR AVALON DORAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 201_____.

MY COMMISSION EXPIRES:

((MONTH NAME)) ((DAY)) ((YEAR))

COMMISSION NUMBER: _____

SIGNATURE OF ACKNOWLEDGER: _____ PRINT NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 36TH STREET (DORAL BOULEVARD), AND NW 79TH AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

CITY OF DORAL APPROVALS:

THE FOLLOWING PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, HAS REVIEWED THIS PLAT, THE TRACTS AND OTHER FEATURES, AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART 1, FLORIDA STATUTES. CERTIFIED THIS _____ DAY OF _____, A.D. 2019

PROFESSIONAL SURVEYOR AND MAPPER No. _____
STATE OF FLORIDA

THIS PLAT WILL NOT RESULT IN THE 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. 2019

ATTEST: _____ BY: _____
CITY CLERK DATE MAYOR DATE
CITY OF DORAL CITY OF DORAL

AVALON DORAL, LLC
A DELAWARE LIMITED LIABILITY COMPANY
OFFICIAL SEAL

DORAL RETAIL INVESTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
OFFICIAL SEAL

EDUARDO M. SUAREZ
PROFESSIONAL SURVEYOR
AND MAPPER
SEAL

NOTE:

THERE ARE ENCUMBRANCES OF RECORD THAT MAY AFFECT THE PROPERTY DESCRIBED IN THIS PLAT, THESE ENCUMBRANCES ARE NOTED HEREIN FOR INFORMATIONAL PURPOSES ONLY AS FOLLOWS:

- RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 3746, PAGE 89. (AS TO TRACT B)
- OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF THE BOARD OF COMMISSIONERS OF THE EVERGLADES DRAINAGE DISTRICT RESERVED IN DEED NO. 36770, FILED OCTOBER 11, 1945 AT DEED BOOK 2570, PAGE 537 AND IN DEED NO. 4813 FILED APRIL 12, 1946, AT DEED BOOK 2667, PAGE 364. THE OIL, GAS AND MINERAL RESERVATIONS WERE MODIFIED BY NON-USE COMMITMENT NO. 120 FILED JANUARY 23, 1975 IN OFFICIAL RECORDS BOOK 8889, PAGE 1080. THE REMAINING RESERVATIONS WERE PARTIALLY RELEASED BY INSTRUMENT FILED DECEMBER 17, 1970, AT OFFICIAL RECORDS BOOK 7063, PAGE 373, AND INSTRUMENT FILED DECEMBER 17, 1970 AT OFFICIAL RECORDS BOOK 7063, PAGE 371. (AS TO TRACTS A AND B)
- RIGHT OF WAY AGREEMENT WITH FLORIDA POWER & LIGHT COMPANY FILED DECEMBER 9, 1952 IN DEED BOOK 3686, PAGE 157. (AS TO TRACTS A AND B)
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY FILED APRIL 5, 1989 IN OFFICIAL RECORDS BOOK 14057, PAGE 2825. (AS TO TRACTS A AND B)
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY FILED MAY 10, 1989 IN OFFICIAL RECORDS BOOK 14101, PAGE 2416. (AS TO TRACTS A AND B)
- COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED IN COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY FILED JULY 15, 1992 IN OFFICIAL RECORDS BOOK 15586, PAGE 2012. (AS TO TRACT B)
- COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS CONTAINED IN SANITARY SEWER AGREEMENT FILED APRIL 13, 1994 IN OFFICIAL RECORDS BOOK 16316, PAGE 4375. (AS TO TRACTS A AND B)
- COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS AND ALL TERMS AND PROVISIONS OF COVENANTS FILED APRIL 13, 1994 IN OFFICIAL RECORDS BOOK 16316, PAGE 4397. (AS TO TRACTS A AND B)
- JOINT USE AGREEMENT AS REFERENCED IN THAT AFFIDAVIT RECORDED JULY 20, 1995 IN OFFICIAL RECORDS BOOK 16858, PAGE 737. (AS TO TRACTS A AND B)
- COVENANTS CREATING AND GRANTING USE OF ACCESS EASEMENT RECORDED NOVEMBER 19, 2003 IN OFFICIAL RECORDS BOOK 21841, PAGE 2468. (AS TO TRACTS A AND B)
- TERMS AND CONDITIONS OF THAT AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND ATRIUM OFFICE PARK LLC RECORDED APRIL 24, 2015 IN OFFICIAL RECORDS BOOK 29591, PAGE 1431. (AS TO TRACT B)
- TERMS AND CONDITIONS OF THAT AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND ATRIUM OFFICE PARK LLC RECORDED APRIL 24, 2015 IN OFFICIAL RECORDS BOOK 29591, PAGE 1431. (AS TO TRACT B)
- COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT MASTER DEVELOPMENT AGREEMENT DORAL ATRIUM RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS BOOK 29673, PAGE 2112, AS AFFECTED BY THAT ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RECORDED MAY 16, 2018, IN OFFICIAL RECORDS BOOK 30978, PAGE 4921, AND AS ALSO AFFECTED BY LIMITED ASSIGNMENT OF DEVELOPMENT RIGHTS AND DECLARATION OF RESTRICTIONS, RECORDED MAY 16, 2018, IN OFFICIAL RECORDS BOOK 30978, PAGE 4927. (AS TO TRACTS A AND B)
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET OUT IN THAT RECIPROCAL EASEMENT AGREEMENT BETWEEN DORAL ATRIUM RETAIL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AVALON DORAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED MAY 16, 2018 IN OFFICIAL RECORDS BOOK 30978, PAGE 4938, AS AMENDED BY THAT AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 14, 2018 IN OFFICIAL RECORDS BOOK 31099, PAGE 298. (AS TO TRACTS A AND B)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED MAY 16, 2018, IN OFFICIAL RECORDS BOOK 30978, PAGE 4864. (AS TO TRACTS A AND B)
- COVENANTS RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED MAY 21, 2018 IN OFFICIAL RECORDS BOOK 30982, PAGE 2249. (AS TO TRACTS A AND B)
- EASEMENT FOR CANAL MAINTENANCE IN FAVOR OF DADE COUNTY RECORDED DECEMBER 22, 1970, IN OFFICIAL RECORDS BOOK 7067, PAGE 555. (AS TO TRACT A)
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 29, 1979, IN OFFICIAL RECORDS BOOK 10438, PAGE 383. (AS TO TRACT A)
- EASEMENT AND OPERATING AGREEMENT BY ATRIUM OFFICE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 16, 2018 IN OFFICIAL RECORDS BOOK 30978, PAGE 4871. (AS TO TRACT A)
- APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED JUNE 13, 2018 IN OFFICIAL RECORDS BOOK 31012, PAGE 4634. (AS TO TRACT A)
- AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND AVALON DORAL, LLC, RECORDED JULY 20, 2018 IN OFFICIAL RECORDS BOOK 31068, PAGE 2429. (AS TO TRACT A)
- UNITY OF TITLE BY AVALON DORAL, LLC, RECORDED JULY 20, 2018 IN OFFICIAL RECORDS BOOK 31068, PAGE 2475. (AS TO TRACT A)
- AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI-DADE COUNTY AND DORAL ATRIUM RETAIL INVESTMENTS, LLC, RECORDED JULY 20, 2018 IN OFFICIAL RECORDS BOOK 31068, PAGE 2533. (AS TO TRACT B)

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

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

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

THAT AREAS ADJACENT TO CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO CANAL.

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____, A.D. 20_____

SIGNED: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS _____ DAY OF _____, A.D., 20_____.

SIGNED: _____ DIRECTOR

COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "ATRIUM DORAL" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DEPICTED HEREON, AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED HEREON WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

LONGITUDE SURVEYORS, LLC., A FLORIDA LIMITED LIABILITY COMPANY
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335
7769 NW 48 STREET, SUITE 375, DORAL, FLORIDA, 33166

EDUARDO M. SUAREZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER L56313
STATE OF FLORIDA

RECORDING STATEMENT:

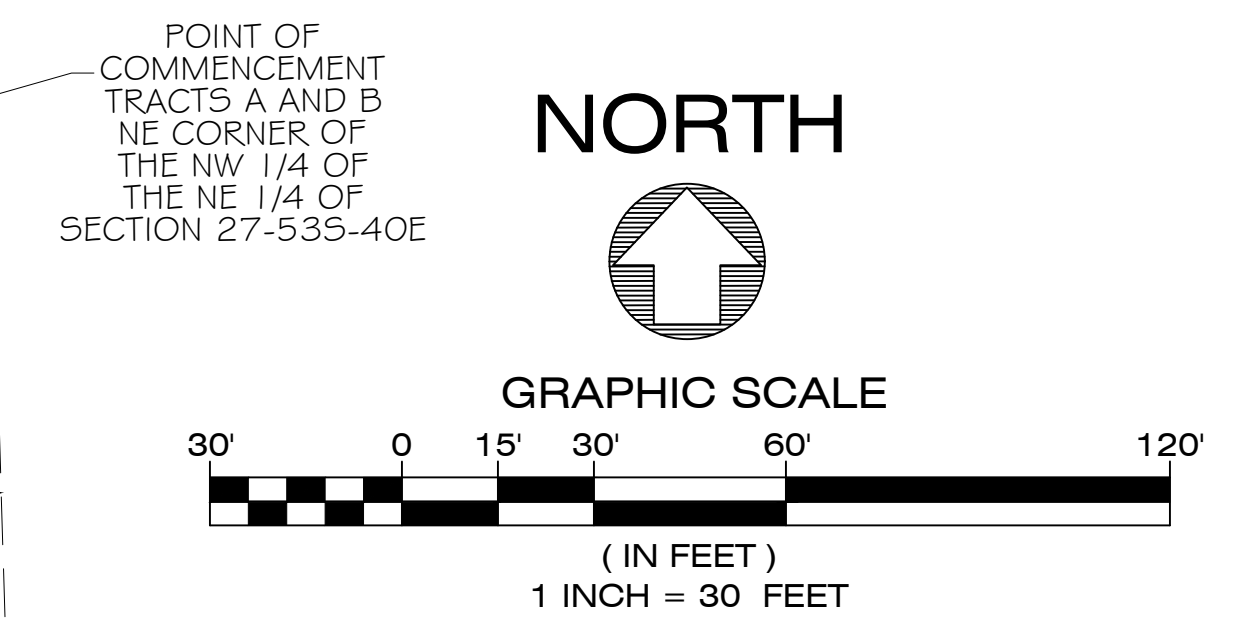
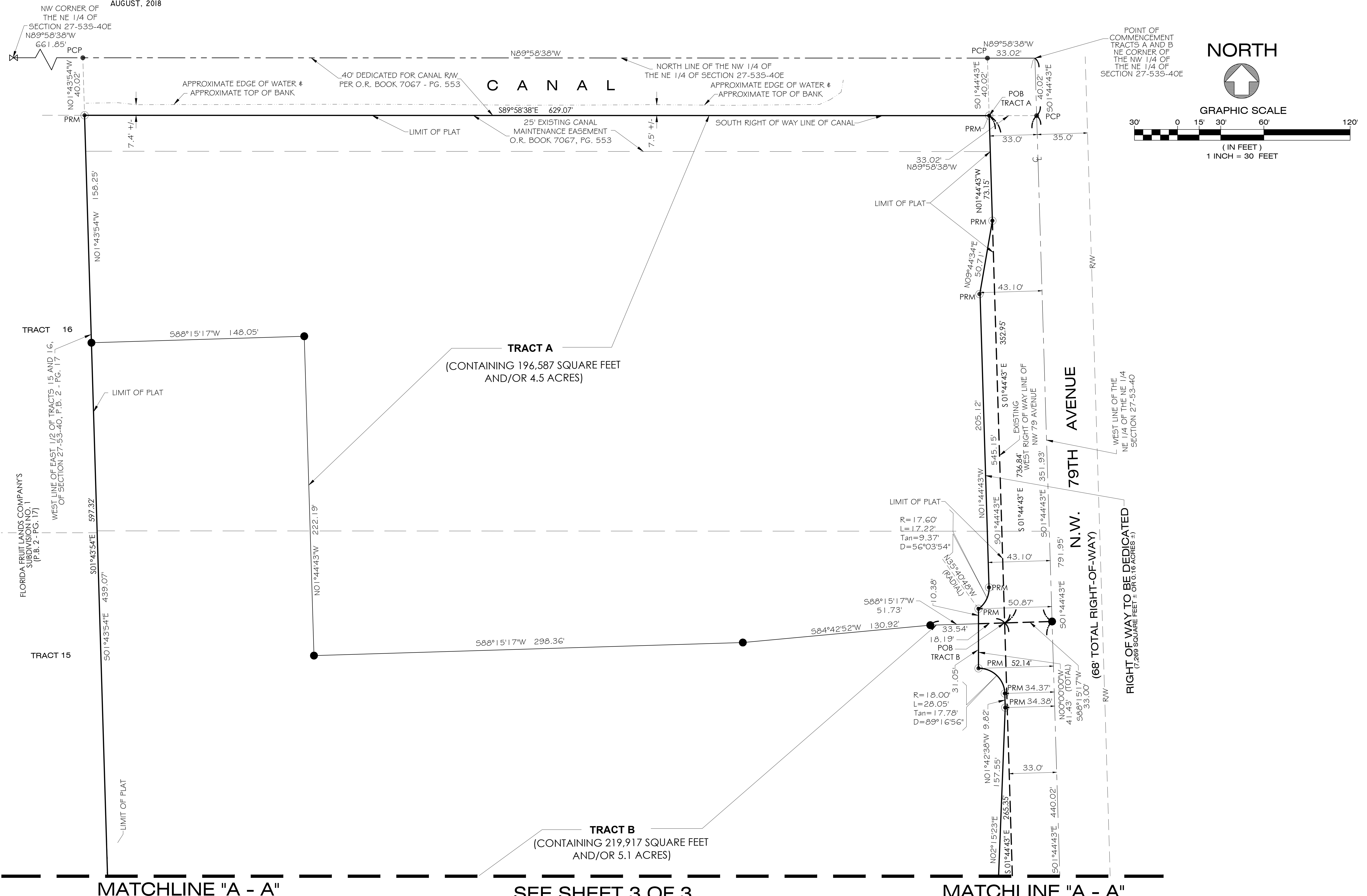
FILED FOR RECORD THIS _____ DAY OF _____, A.D. 201_____ AT _____, IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

BY: _____ DEPUTY CLERK

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.

ATRIUM DORAL

A REPLAT OF PORTIONS OF TRACTS 14, 15 & 16 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1", RECORDED IN PLAT BOOK 2, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA



P.R.M.'S SHOWN ARE NAIL AND DISCS SET IN CONCRETE (L.B. 7335)
P.C.P.'S SHOWN ARE NAIL AND DISCS (L.B. 7335)

- LEGEND AND ABBREVIATIONS:**
- ☉ = DENOTES CENTERLINE
 - = DENOTES PERMANENT REFERENCE MONUMENT
 - = DENOTES PERMANENT CONTROL POINT
 - P.B. = DENOTES PLAT BOOK
 - PG. = DENOTES PAGE
 - O.R.B. = DENOTES OFFICIAL RECORDS BOOK
 - SEC. = DENOTES SECTION
 - ☐ = DENOTES SECTION CORNER
 - ☐ = DENOTES QUARTER SECTION CORNER
 - POB = DENOTES POINT OF BEGINNING
 - D.B. = DENOTES DEED BOOK
 - R = DENOTES RADIUS
 - L = DENOTES ARC LENGTH
 - D = DENOTES INTERIOR ANGLE
 - TAN = DENOTES TANGENT
 - RW = DENOTES RIGHT-OF-WAY
 - 27-53S-40E = DENOTES SECTION - TOWNSHIP - RANGE
 - FPL = DENOTES FLORIDA POWER & LIGHT COMPANY
 - L1-L61 = LINE TAG NUMBER (REFER TO LINE TABLE SHOWN ON SHEET 4 OF 4)

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.

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.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°58'38"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

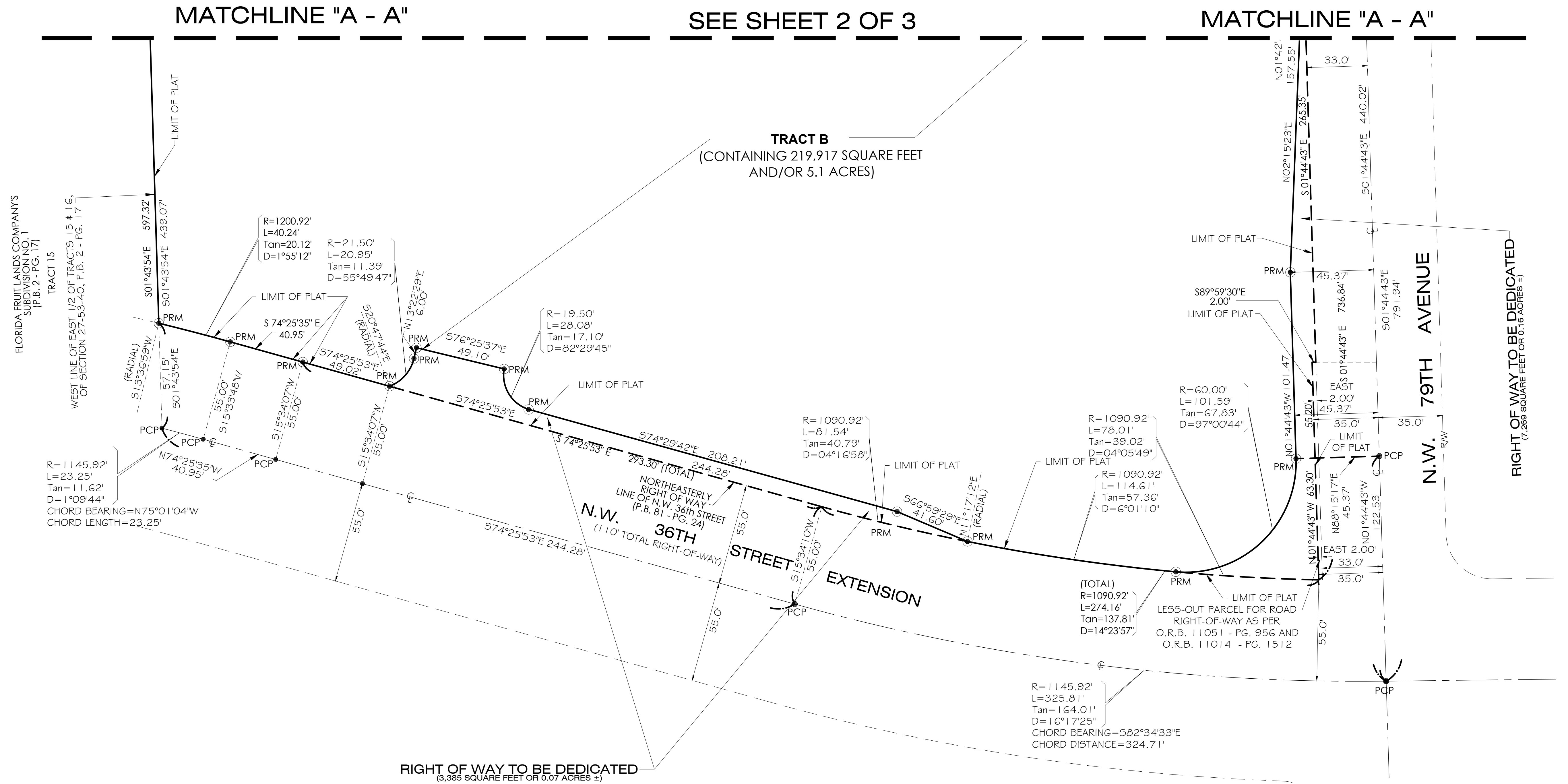
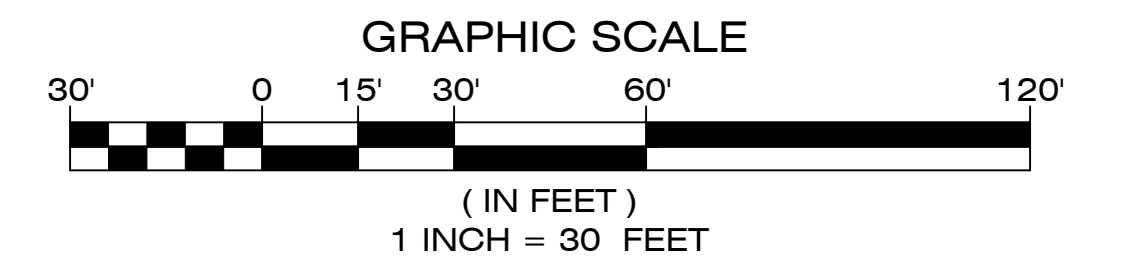
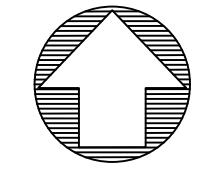
HARVEY RUVIN, CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK

ATRIUM DORAL

A REPLAT OF PORTIONS OF TRACTS 14, 15 & 16 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No.1", RECORDED IN PLAT BOOK 2, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

LONGITUDE

SURVEYORS, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7335
7769 NW 48TH STREET, SUITE 375
DORAL, FLORIDA 33166
PHONE (305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM
AUGUST, 2018



P.R.M.'S SHOWN ARE NAIL AND DISCS SET IN CONCRETE (L.B. 7335)
P.C.P.'S SHOWN ARE NAIL AND DISCS (L.B. 7335)

LEGEND AND ABBREVIATIONS:

- | | | | |
|--------|---|------------|---|
| ⊙ | = DENOTES CENTERLINE | POB | = DENOTES POINT OF BEGINNING |
| ● | P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT | D.B. | = DENOTES DEED BOOK |
| ● | P.C.P. = DENOTES PERMANENT CONTROL POINT | R | = DENOTES RADIUS |
| P.B. | = DENOTES PLAT BOOK | L | = DENOTES ARC LENGTH |
| PG. | = DENOTES PAGE | D | = DENOTES INTERIOR ANGLE |
| O.R.B. | = DENOTES OFFICIAL RECORDS BOOK | TAN | = DENOTES TANGENT |
| SEC. | = DENOTES SECTION | RW | = DENOTES RIGHT-OF-WAY |
| ⊠ | = DENOTES SECTION CORNER | 27-53S-40E | = DENOTES SECTION - TOWNSHIP - RANGE |
| ⊠ | = DENOTES QUARTER SECTION CORNER | FPL | = DENOTES FLORIDA POWER & LIGHT COMPANY |
| | | L1-L61 | = LINE TAG NUMBER (REFER TO LINE TABLE SHOWN ON SHEET 4 OF 4) |

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.

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.

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°58'38\"/>