

**RESOLUTION No. 12-67**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR DORAL CAY, GENERALLY LOCATED NORTH OF NW 58<sup>TH</sup> STREET AND 104<sup>TH</sup> AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Terra-Acon Doranda Developments, LLC., ("Applicant"), has requested approval for the Final Plat for Doral Cay, as described in Exhibit "A" attached hereto, generally located north of NW 58<sup>th</sup> Street and 104<sup>th</sup> Avenue, 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**, on May 30<sup>th</sup>, 2012 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 CDMP; 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.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

**Section 2.** The City Council of the City of Doral hereby approves the Final Plat for Doral Cay, generally located north of NW 58<sup>th</sup> Street and 104<sup>th</sup> Avenue, Doral, Florida.

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

**Section 4.** This resolution shall become effective upon its passage and adoption by the City Council.

**WHEREAS**, a motion to approve the Resolution was offered by Vice Mayor DiPietro who moved its adoption. The motion was seconded by Councilmember Boria and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Peter Cabrera	Absent
Councilman Luigi Boria	Yes
Councilwoman Ana-Maria Rodriguez	Absent

PASSED AND ADOPTED this 30 day of May, 2012

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JIMMY MORALES, ESQ., CITY ATTORNEY

# EXHIBIT “A”



# DORAL CAY

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 1 OF 4 SHEETS

BEING A REPLAT OF A PORTION OF TRACTS 41, 42, 43 AND 44, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, 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, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

*Schwabke-Shiskin & Associates, Inc.*

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010  
MARCH 2012

## KNOW ALL MEN BY THESE PRESENTS:

THAT TERRA ACON DORANDA DEVELOPMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED **DORAL CAY**, THE SAME BEING A REPLAT OF A PORTION OF TRACTS 41, 42, 43 AND 44, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, 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, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION:

THE EAST 2/3 OF THE EAST 865.00 FEET, TRACTS 41, 42, 43 AND 44, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

TRACTS 41, 42, 43 AND 44, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE WEST 739.33 FEET AND LESS THE EAST 2/3 OF THE EAST 865.00 FEET THEREOF, AND LESS AND EXCEPT THEREFROM ANY RIGHT-OF-WAY AND DEDICATIONS OF RECORD.

SAID LANDS LYING IN AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 58th STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS 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.

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

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

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

THE AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREA ARE TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE INTO THE STORM WATER MANAGEMENT AREA.

THE LIMITED ACCESS LINE RIGHT OF WAY AS SHOWN ON THE ATTACHED PLAT IS HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ARTERIAL ROADS.

## CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 58th STREET, N.W. 104th AVENUE AND N.W. 62nd STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS 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.

TRACTS "A" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS, TRACTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACT "B" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR LAKE MAINTENANCE ACCESS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACTS "C AND E" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACTS "D" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED AS A STORM WATER MANAGEMENT AREA RESERVING A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREA AS A STORAGE BASIN FOR STORM WATER DISCHARGE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

**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.

## IN WITNESS WHEREOF:

THAT TERRA ACON DORANDA DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DAVID MARTIN, ITS MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 8 DAY OF March A.D., 2012.

TERRA ACON DORANDA DEVELOPMENTS, LLC  
a Florida Limited Liability Corporation

WITNESS: Michael P. Rizza  
PRINT NAME: MICHAEL P. RIZZA  
BY: David Martin  
MEMBER  
PRINT NAME: DAVID MARTIN  
WITNESS: Janek J. Caballero  
PRINT NAME: JANEK J. CABALLERO

## ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID MARTIN, MEMBER OF TERRA ACON DORANDA DEVELOPMENTS, LLC, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 8 DAY OF March A.D., 2012.  
COMMISSION NO.: DD0794430  
MY COMMISSION EXPIRES: April 30, 2012  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
PRINT NAME: Sandra Ramos

## MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT DORANDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED AUGUST 8, 2011 AND RECORDED ON AUGUST 12, 2011 IN OFFICIAL RECORDS BOOK 27790 AT PAGE 2885, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

## IN WITNESS WHEREOF:

THAT DORANDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ERNESTO PERALTA, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 28 DAY OF MARCH A.D. 2012.

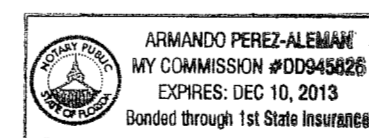
DORANDA, LLC  
a Florida Limited Liability Corporation

WITNESS: Armando Perez Aleman  
PRINT NAME: Armando Perez Aleman  
BY: Ernesto Peralta  
MANAGER  
PRINT NAME: ERNESTO PERALTA  
WITNESS: Eleonora Diaz de Villegas  
PRINT NAME: Eleonora Diaz de Villegas

## ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ERNESTO PERALTA, MANAGER OF DORANDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

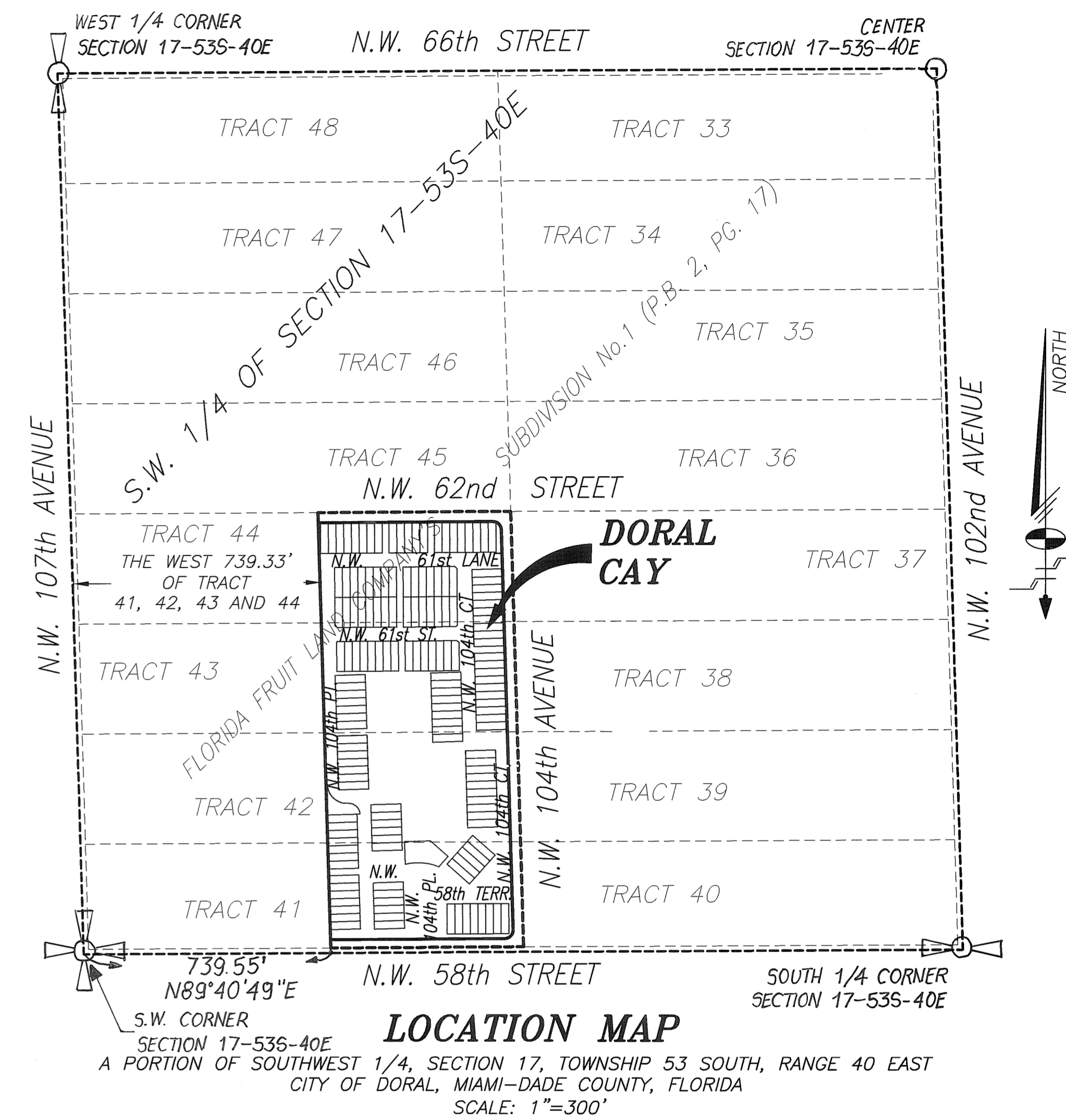
WITNESS: MY HAND AND OFFICIAL SEAL, THIS 3rd DAY OF April A.D., 2012.  
COMMISSION NO.: DD 946826  
MY COMMISSION EXPIRES: December 10th 2013  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
PRINT NAME: Armando Perez Aleman



## RECORDING STATEMENT:

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012, 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.

ATTEST: HARVEY RUVIN  
CLERK OF THE CIRCUIT COURT  
BY: \_\_\_\_\_ DEPUTY CLERK



## CITY OF DORAL APPROVAL:

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 COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.080(1) OF THE FLORIDA STATUTES.

ATTEST: \_\_\_\_\_ CITY CLERK  
BARBARA HERRERA-HILL  
BY: \_\_\_\_\_ MAYOR  
JUAN CARLOS BERMUDEZ

## MIAMI-DADE COUNTY APPROVAL:

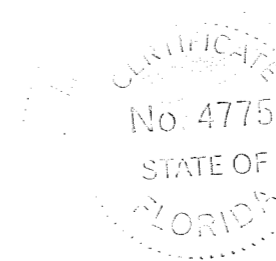
THIS IS TO CERTIFY: THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28, OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012.

BY: \_\_\_\_\_ DIRECTOR  
MIAMI-DADE COUNTY PUBLIC WORKS AND  
WASTE MANAGEMENT DEPARTMENT

## SURVEYOR'S CERTIFICATE:

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

*Schwabke-Shiskin & Associates, Inc.* (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO.(305)652-7010 FAX NO.(305) 652-8284



BY: Mark Steven Johnson  
SECRETARY AND TREASURER, DATE: April 3, 2012  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA



# DORAL CAY

BEING A REPLAT OF A PORTION OF TRACTS 41, 42, 43 AND 44, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, 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, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

SHEET 2 OF 4 SHEETS

PREPARED BY:

*Schwebke-Shiskin & Associates, Inc.*

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010  
MARCH 2012

TABULATION AREAS		
NET AREA (LIMITS OF THE PLAT)	752,493 sq.ft.	17.27 acres
ADDITIONAL PROPOSED RIGHT OF WAY:	69,492 sq.ft.	1.59 acres
NET AREA (LIMITS OF THE PLAT LESS PROPOSED RIGHT OF WAY)	683,001 sq.ft.	15.68 acres
TRACT "A" (INGRESS-EGRESS, UTILITY AND LANDSCAPE EASEMENT)	209,893 sq.ft.	4.82 acres
TRACT "B" (LAKE MAINTENANCE ACCESS)	263 sq.ft.	0.01 acres
TRACT "C" (RECREATION AREA - TOT LOT)	3,354 sq.ft.	0.07 acres
TRACT "D" (STORM WATER MANAGEMENT AREA)	120,982 sq.ft.	2.78 acres
TRACT "E" (RECREATION AREA - CLUBHOUSE AND POOL AREA)	7,792 sq.ft.	0.18 acres
AGGREGATE TOTAL LOT AREA (158 RESIDENTIAL LOTS)	340,717 sq.ft.	7.82 acres

BLOCK 1	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,400 sq.ft.
TOTAL	15,150 sq.ft.

BLOCK 2	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,383 sq.ft.
TOTAL	13,063 sq.ft.

BLOCK 3	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,400 sq.ft.
TOTAL	15,150 sq.ft.

BLOCK 4	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,400 sq.ft.
TOTAL	13,080 sq.ft.

BLOCK 5	
LOT 1	2,386 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,400 sq.ft.
TOTAL	15,136 sq.ft.

BLOCK 6	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,400 sq.ft.
TOTAL	15,150 sq.ft.

BLOCK 7	
LOT 1	2,372 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,070 sq.ft.
LOT 8	2,400 sq.ft.
TOTAL	17,192 sq.ft.

BLOCK 8	
LOT 1	2,086 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,070 sq.ft.
LOT 8	2,400 sq.ft.
TOTAL	16,906 sq.ft.

BLOCK 9	
LOT 1	2,097 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,070 sq.ft.
LOT 8	2,400 sq.ft.
TOTAL	16,917 sq.ft.

BLOCK 10	
LOT 1	2,142 sq.ft.
LOT 2	2,111 sq.ft.
LOT 3	2,111 sq.ft.
LOT 4	2,111 sq.ft.
LOT 5	2,111 sq.ft.
LOT 6	2,111 sq.ft.
LOT 7	2,111 sq.ft.
LOT 8	2,442 sq.ft.
TOTAL	17,250 sq.ft.

BLOCK 11	
LOT 1	2,442 sq.ft.
LOT 2	2,111 sq.ft.
LOT 3	2,111 sq.ft.
LOT 4	2,111 sq.ft.
LOT 5	2,442 sq.ft.
TOTAL	11,217 sq.ft.

BLOCK 12	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,077 sq.ft.
TOTAL	14,827 sq.ft.

BLOCK 13	
LOT 1	2,442 sq.ft.
LOT 2	2,111 sq.ft.
LOT 3	2,111 sq.ft.
LOT 4	2,111 sq.ft.
LOT 5	2,111 sq.ft.
LOT 6	2,111 sq.ft.
LOT 7	2,111 sq.ft.
LOT 8	2,438 sq.ft.
TOTAL	17,546 sq.ft.

BLOCK 14	
LOT 1	2,442 sq.ft.
LOT 2	2,111 sq.ft.
LOT 3	2,111 sq.ft.
LOT 4	2,111 sq.ft.
LOT 5	2,111 sq.ft.
LOT 6	2,111 sq.ft.
LOT 7	2,111 sq.ft.
LOT 8	2,111 sq.ft.
LOT 9	2,111 sq.ft.
LOT 10	2,430 sq.ft.
TOTAL	21,760 sq.ft.

BLOCK 15	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,092 sq.ft.
TOTAL	14,842 sq.ft.

BLOCK 16	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,079 sq.ft.
TOTAL	14,829 sq.ft.

BLOCK 17	
LOT 1	2,439 sq.ft.
LOT 2	2,111 sq.ft.
LOT 3	2,111 sq.ft.
LOT 4	2,111 sq.ft.
LOT 5	2,111 sq.ft.
LOT 6	2,111 sq.ft.
LOT 7	2,111 sq.ft.
LOT 8	2,111 sq.ft.
LOT 9	2,111 sq.ft.
LOT 10	2,442 sq.ft.
TOTAL	21,769 sq.ft.

BLOCK 18	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,070 sq.ft.
LOT 8	2,070 sq.ft.
LOT 9	2,100 sq.ft.
TOTAL	18,990 sq.ft.

BLOCK 19	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,070 sq.ft.
LOT 6	2,070 sq.ft.
LOT 7	2,070 sq.ft.
LOT 8	2,070 sq.ft.
LOT 9	2,070 sq.ft.
LOT 10	2,385 sq.ft.
TOTAL	21,345 sq.ft.

BLOCK 20	
LOT 1	2,400 sq.ft.
LOT 2	2,070 sq.ft.
LOT 3	2,070 sq.ft.
LOT 4	2,070 sq.ft.
LOT 5	2,400 sq.ft.
TOTAL	11,010 sq.ft.

BLOCK 21	
LOT 1	2,446 sq.ft.
LOT 2	2,116 sq.ft.
LOT 3	2,116 sq.ft.
LOT 4	2,116 sq.ft.
LOT 5	2,116 sq.ft.
LOT 6	2,116 sq.ft.
LOT 7	2,116 sq.ft.
LOT 8	2,446 sq.ft.
TOTAL	17,588 sq.ft.

### SURVEYOR'S NOTES:

SUBJECT TO CERTAIN WATER AND SEWER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 8837 AT PAGE 501 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, DATED OCTOBER 7, 1974.

SUBJECT TO CERTAIN ORDINANCE No. 97-121 RECORDED IN OFFICIAL RECORD BOOK 17721 AT PAGE 2539 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, DATED JUNE 3, 1997.

SUBJECT TO CERTAIN WATER AND SEWER AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 26070 AT PAGE 3191 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, DATED NOVEMBER 20, 2007.

SUBJECT TO CERTAIN ORDINANCE No. 07-160 FOR SPECIAL TAXING DISTRICT RECORDED IN OFFICIAL RECORD BOOK 26123 AT PAGE 1511 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, DATED OCTOBER 16, 2007.

### RECORDING STATEMENT:

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2012, 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.

ATTEST: HARVEY RUVIN  
CLERK OF THE CIRCUIT COURT

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.



# DORAL CAY

BEING A REPLAT OF A PORTION OF TRACTS 41, 42, 43 AND 44, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, 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, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

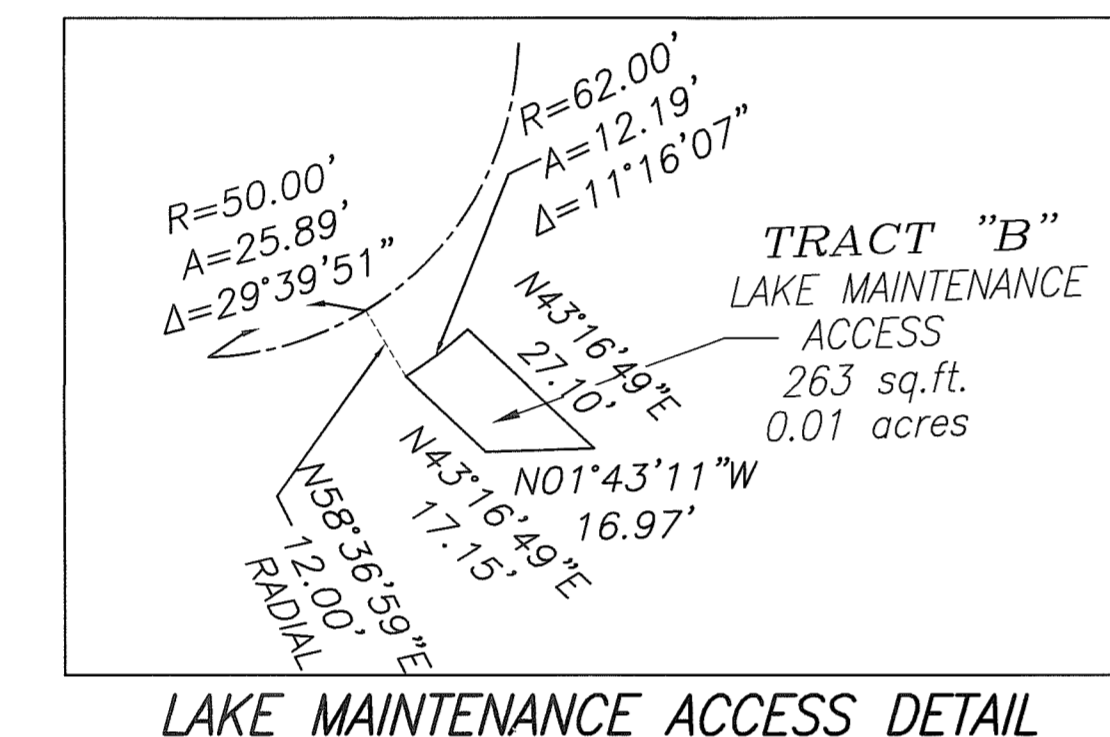
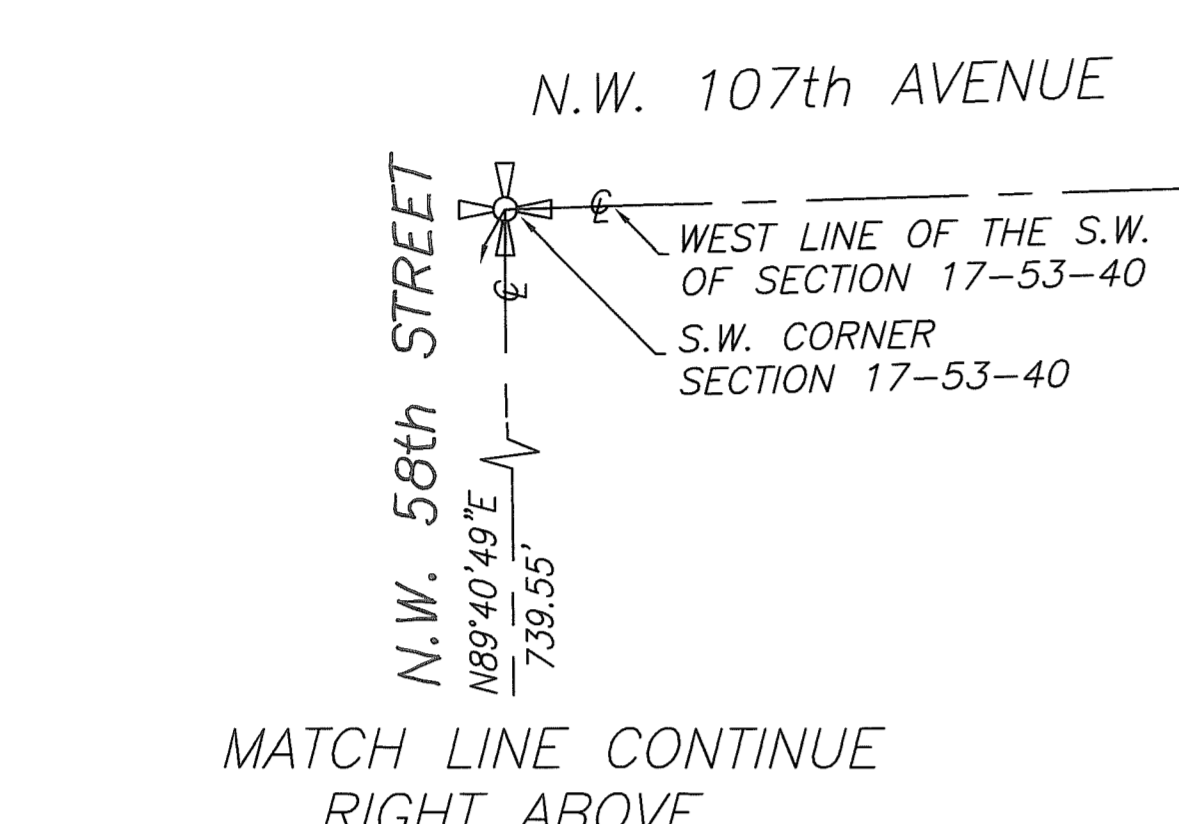
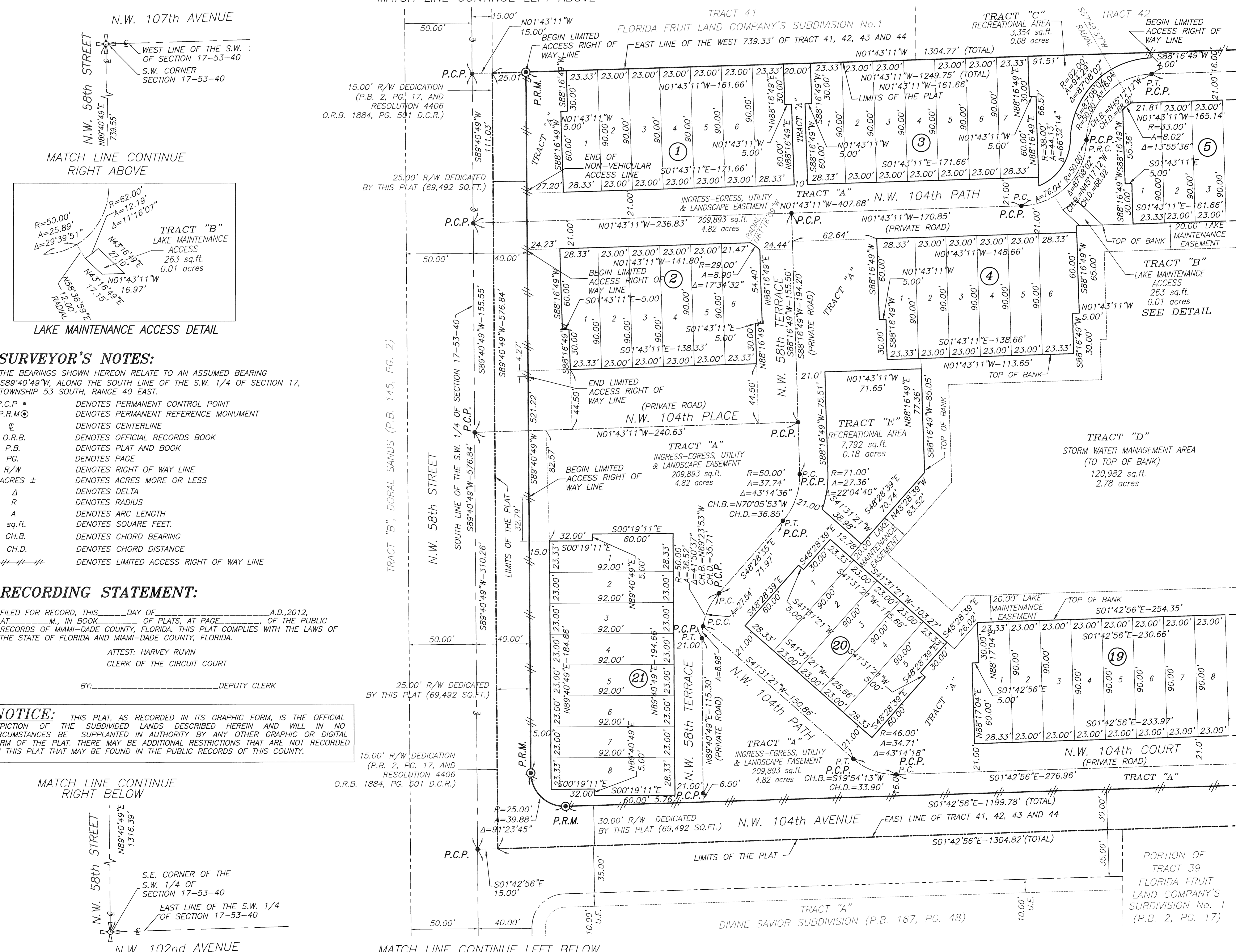
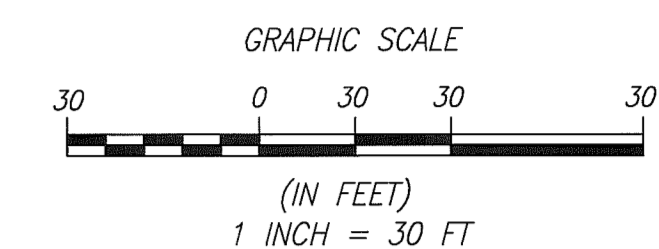
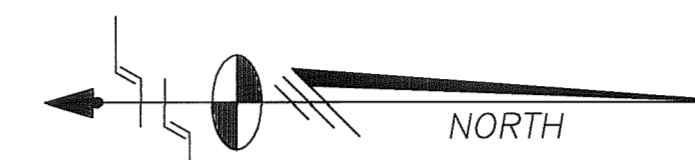
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SHEET 3 OF 4 SHEETS

PREPARED BY:

*Schwelbke-Shiskin & Associates, Inc.*

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010  
MARCH 2012



**SURVEYOR'S NOTES:**

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING S89°40'49\"/>

- P.C.P. • DENOTES PERMANENT CONTROL POINT
- P.R.M. ◉ DENOTES PERMANENT REFERENCE MONUMENT
- ⊕ DENOTES CENTERLINE
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.B. DENOTES PLAT AND BOOK
- PG. DENOTES PAGE
- R/W DENOTES RIGHT OF WAY LINE
- ACRES ± DENOTES ACRES MORE OR LESS
- Δ DENOTES DELTA
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- sq.ft. DENOTES SQUARE FEET.
- CH.B. DENOTES CHORD BEARING
- CH.D. DENOTES CHORD DISTANCE
- DENOTES LIMITED ACCESS RIGHT OF WAY LINE

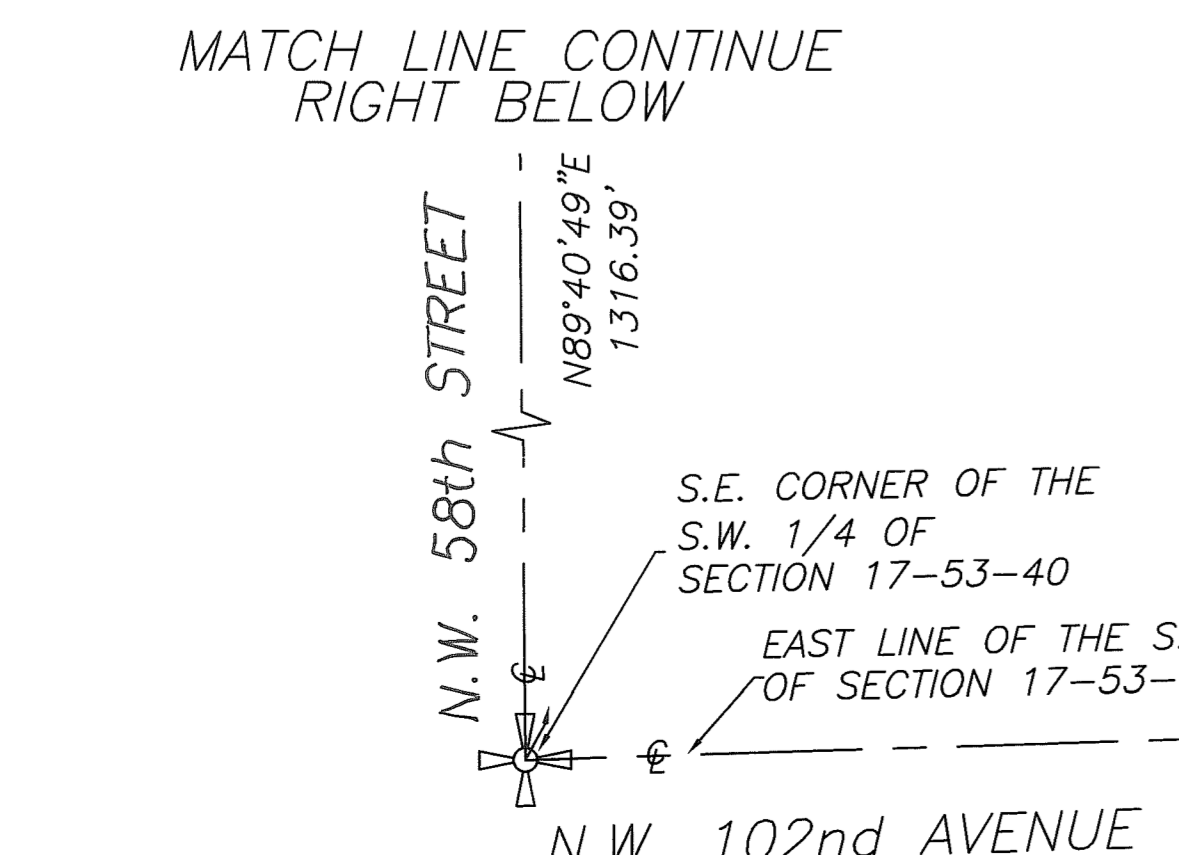
**RECORDING STATEMENT:**

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SEE SHEET 4 OF 4 FOR CONTINUATION



# DORAL CAY

PLAT BOOK \_\_\_\_\_

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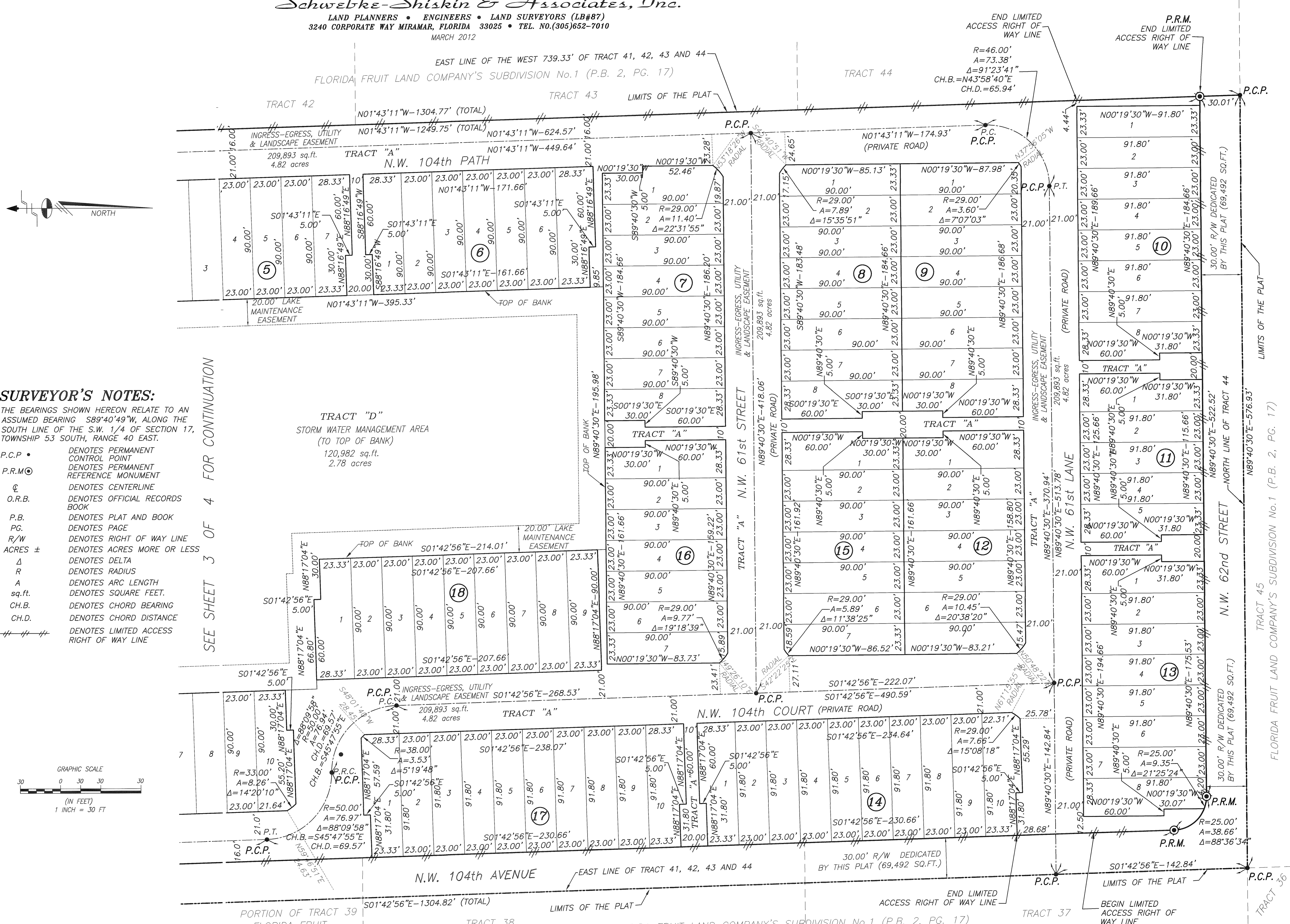
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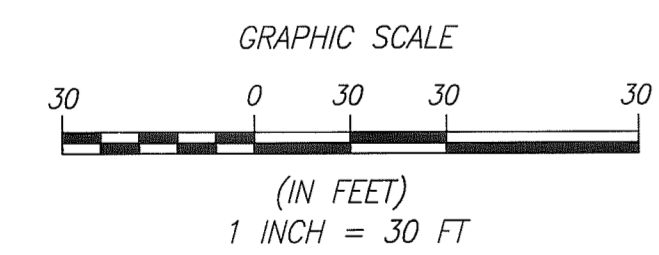


### SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING S89°40'49"W, ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

- P.C.P. • DENOTES PERMANENT CONTROL POINT
- P.R.M. ○ DENOTES PERMANENT REFERENCE MONUMENT
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SEE SHEET 3 OF 4 FOR CONTINUATION



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