

**RESOLUTION No. 14-61**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR DOWNTOWN DORAL DUTCHER, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 84<sup>TH</sup> AVENUE AND NW 52<sup>ND</sup> STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, School Board of Miami-Dade County Florida, Downtown Doral Townhomes, LLC, and Downtown Doral Community Development District, ("Applicants"), have requested approval for the final plat for Downtown Doral Dutcher, as described in Exhibit "A" attached hereto, generally located at the southeast corner of NW 84<sup>th</sup> Avenue and NW 52<sup>nd</sup> 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**, on April 16, 2014 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 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. Recitals.** The above recitals are true and correct and incorporated herein.

**Section 2. Approval.** The City Council of the City of Doral hereby approves the final plat for Downtown Doral Dutcher, generally located at the southeast corner of NW 84<sup>th</sup> Avenue and NW 52<sup>nd</sup> Street Doral, Florida, subject to the following conditions:

1. All PRM's must be in place prior to the approval of the recordation of the Final Plat.
2. All PCP's and Lot corners have to be in place prior to the recordation of the Final Plat.

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

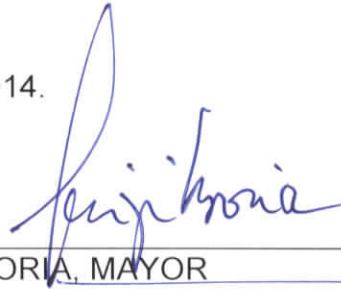
**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

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The foregoing resolution was offered by Councilmember Rodriguez Aguilera who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

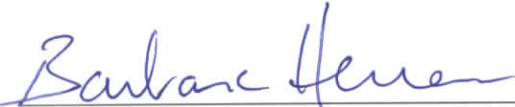
Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 16<sup>th</sup> day of April, 2014.



\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:



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

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



\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA  
COLE AND BONISKE  
CITY ATTORNEY

# EXHIBIT “A”

# DOWNTOWN DORAL DUTCHER PLAT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, AND 9 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91 PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 1 OF 6 SHEETS

### KNOW ALL MEN BY THESE PRESENTS:

THAT DOWNTOWN DORAL TOWNHOMES, LLC, DORAL G1 DUTCHER, LLC, DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, AND THE SCHOOL BOARD OF MIAMI-DADE COUNTY HAVE CAUSED TO BE MADE THIS PLAT ENTITLED "DOWNTOWN DORAL DUTCHER PLAT", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

TRACTS 1 THROUGH 3, TRACT 6 AND TRACT 9 OF THE "KOGER EXECUTIVE CENTER" PLAT AS RECORDED IN PLAT BOOK 91 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 13.83 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS:

PARENT TRACT - DUTCHER (DORAL G1 DUTCHER LLC)

TRACT 1, AND THE WEST 0.37 FEET, OF TRACT 2, "THE KOGER EXECUTIVE CENTER", AS RECORDED IN PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3.11 - RICHMOND (DORAL G2 PHASE LLC)

ALL OF TRACT 2, LESS THE WEST 0.37 THEREOF AND THE WEST 6.04' OF TRACT 3, KOGER EXECUTIVE CENTER, OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91, AT PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEING THE SAME AS THAT PROPERTY DESCRIBED BY METES AND BOUNDS AS:

PORTIONS OF TRACTS 2 AND 3, KOGER EXECUTIVE CENTER, PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, THEN GO SOUTH 88°37'50" EAST 6.04 FEET TO A POINT; THENCE SOUTH 01°22'10" WEST 294.54 FEET TO A POINT; THENCE NORTH 88°30'43" WEST 415.67 FEET TO A POINT; THENCE NORTH 01°22'10" EAST 293.68 FEET TO A POINT; THENCE SOUTH 88°37'50" EAST 409.63 FEET TO THE POINT OF BEGINNING.

PARCEL 3.13 - ROCHESTER (DORAL F1 PHASE LLC)

TRACT 9 AND THE NORTH 15.00 FEET OF TRACT 6, OF KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF TRACT "A" OF KOGER CENTER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 15, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 9, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 84TH AVENUE AND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 6; THENCE NORTH 01°22'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WEST LINE OF SAID TRACT 9, 272.79 FEET TO A POINT; THENCE CONTINUE WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 75°21'24", AN ARC DISTANCE OF 32.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTHWEST 53RD STREET AND THE NORTHERLY LINE OF SAID TRACT 9; THENCE WITH SAID RIGHT-OF-WAY AND THE NORTHERLY LINE OF SAID TRACTS 9 AND "A" WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 676.82 FEET, A CENTRAL ANGLE OF 26°25'53", AN ARC DISTANCE OF 312.13 FEET TO A POINT; THENCE SOUTH 39°42'19" EAST 61.75 FEET TO A POINT; THENCE SOUTH 01°22'10" WEST 395.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A"; THENCE NORTH 88°37'50" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT "A" 55.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT "A", THE SOUTHEAST CORNER OF SAID TRACT 9 AND THE NORTHEAST CORNER OF SAID TRACT 6; THENCE WITH THE EASTERLY LINE OF SAID TRACT 6 SOUTH 00°03'00" WEST 15.00 FEET TO A POINT; THENCE NORTH 88°37'50" WEST ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 6, 278.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTHWEST 84TH AVENUE AND THE WEST LINE OF SAID TRACT 6; THENCE NORTH 01°22'10" EAST ALONG SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID TRACT 6, 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3.14 - COLUMBUS (DORAL F2 PHASE LLC)

THE NORTH 30.44 FEET OF THE EAST 313.31 FEET OF TRACT 3; TRACT 6 LESS A PORTION THEREOF LYING SOUTHWEST OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE SOUTH LINE OF SAID TRACT 6 LYING 313.31 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 6, THENCE PROCEED NORTH 28°47'10" WEST, 21.91 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 6; LESS THE NORTH 15 FEET OF TRACT 6, KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING THE SAME AS THAT PROPERTY DESCRIBED BY METES AND BOUND AS:

PORTIONS OF TRACTS 3 AND 6, KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 3, 30.45 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 3, THEN GO NORTH 88°37'50" WEST 313.31 FEET; THEN GO NORTH 00°03'00" EAST, 30.45 FEET; THENCE GO NORTH 28°47'10" WEST 21.91 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE JUNCTION OF N.W. 52ND STREET AND 84TH AVENUE, SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 95 FEET, THEN GO EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE 88.19 FEET THROUGH A CENTRAL ANGLE OF 53°11'29" TO THE POINT OF TANGENCY OF SAID CURVE, THEN GO NORTH 01°22'10" EAST 257.54 FEET; THEN GO SOUTH 88°37'50" EAST 278.12 FEET; THEN GO SOUTH 0°03'00" WEST 383.08 FEET TO THE POINT OF BEGINNING.

PARCEL 3.15 - ALBANY (DORAL F3 PHASE LLC)

A PORTION OF TRACTS 3 AND 6, KOGER EXECUTIVE CENTER PLAT OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91, AT PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 3, OF THE SAID PLAT OF KOGER EXECUTIVE CENTER; THENCE RUN SOUTH 88°37'50" EAST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 3 A DISTANCE OF 6.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 88°37'50" EAST ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 3, A DISTANCE OF 13.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 36°48'51"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.04 FEET TO A POINT; THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH AND EASTERLY RIGHT-OF-WAY LINE OF N.W. 52ND STREET, THENCE RUN SOUTH 28°47'10" EAST ALONG A LINE THAT IS 11.02 FEET NORTHEAST OF AND PARALLEL TO THE NORTHEASTERLY BOUNDARY OF SAID TRACT 3 A DISTANCE OF 21.91 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT 3; THENCE RUN SOUTH 00°03'00" WEST A DISTANCE OF 30.45 FEET TO A POINT; THENCE RUN SOUTH 88°37'50" EAST ALONG A LINE THAT IS 30.44 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY LINE OF SAID TRACT 3 A DISTANCE OF 313.31 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID TRACT 3; THENCE RUN SOUTH 00°03'00" WEST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 265.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE RUN NORTH 88°30'43" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 3, A DISTANCE OF 402.00 FEET TO A POINT; THENCE RUN NORTH 01°22'10" EAST ALONG A LINE THAT IS 6.04 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID TRACT 3 A DISTANCE OF 294.54 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

ALL OF TRACT 3, LESS THE WEST 6.04 FEET THEREOF; AND ALSO LESS THE NORTH 30.44 FEET OF THE EAST 313.31 FEET OF SAID TRACT 3, KOGER EXECUTIVE CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

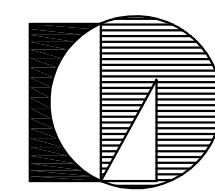
AND

THAT PORTION OF TRACT 6, LYING SOUTHWEST OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE SOUTH LINE OF SAID TRACT 6, LYING 313.31 FEET WEST OF THE SOUTHEAST CORNER OF TRACT 6, THENCE RUN NORTH 28°47'10" WEST AND 21.91 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 6.

### OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENT, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE EXISTING EASEMENT AS SHOWN BY DASHED LINES ON THE "KOGER EXECUTIVE CENTER" PLAT, RECORDED IN P.B. 91 AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.  
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134  
PHONE: (305) 448-1600, FAX: (305) 446-3876  
JANUARY, 2014

### OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT BY DASHED LINES ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

### CITY OF DORAL APPROVAL:

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

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., 2014.

ATTEST:  
CITY CLERK  
CITY OF DORAL

BY:  
MAYOR  
CITY OF DORAL

### CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 52ND STREET, N.W. 84TH AVENUE, AND N.W. 53RD STREET, 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.

THAT TRACTS "A", "B", "C", "D", "E", AND "F", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND LANDSCAPING. NOTHING HEREIN SHALL PREVENT ITS FUTURE DEDICATION TO THE PUBLIC.

### MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 87TH 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.

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

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

TRACTS "A", "B", "C", "D", "E", AND "F" 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, TRACT, LANDSCAPE, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACTS "H" AND "J" 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 AS A MEANS OF PEDESTRIAN ACCESS TO THE INDIVIDUAL LOTS, TRACTS, LANDSCAPE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACT "I", AS SHOWN ON THE ATTACHED PLAT IS 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 AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACT "G", AS SHOWN ON THE ATTACHED PLAT IS HEREBY OWNED AND SHALL BE MAINTAINED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY.

### MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES 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., 2014

SIGNED: \_\_\_\_\_ DIRECTOR

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS PLAT ENTITLED "DOWNTOWN DORAL DUTCHER PLAT" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION. ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 7TH DAY OF FEBRUARY, 2014 AND THAT THE PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH PART 1, CHAPTER 177, LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA SHOWN HEREON IS IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.  
329 PALERMO AVENUE CORAL GABLES, FLORIDA  
33134 L.B. 1012

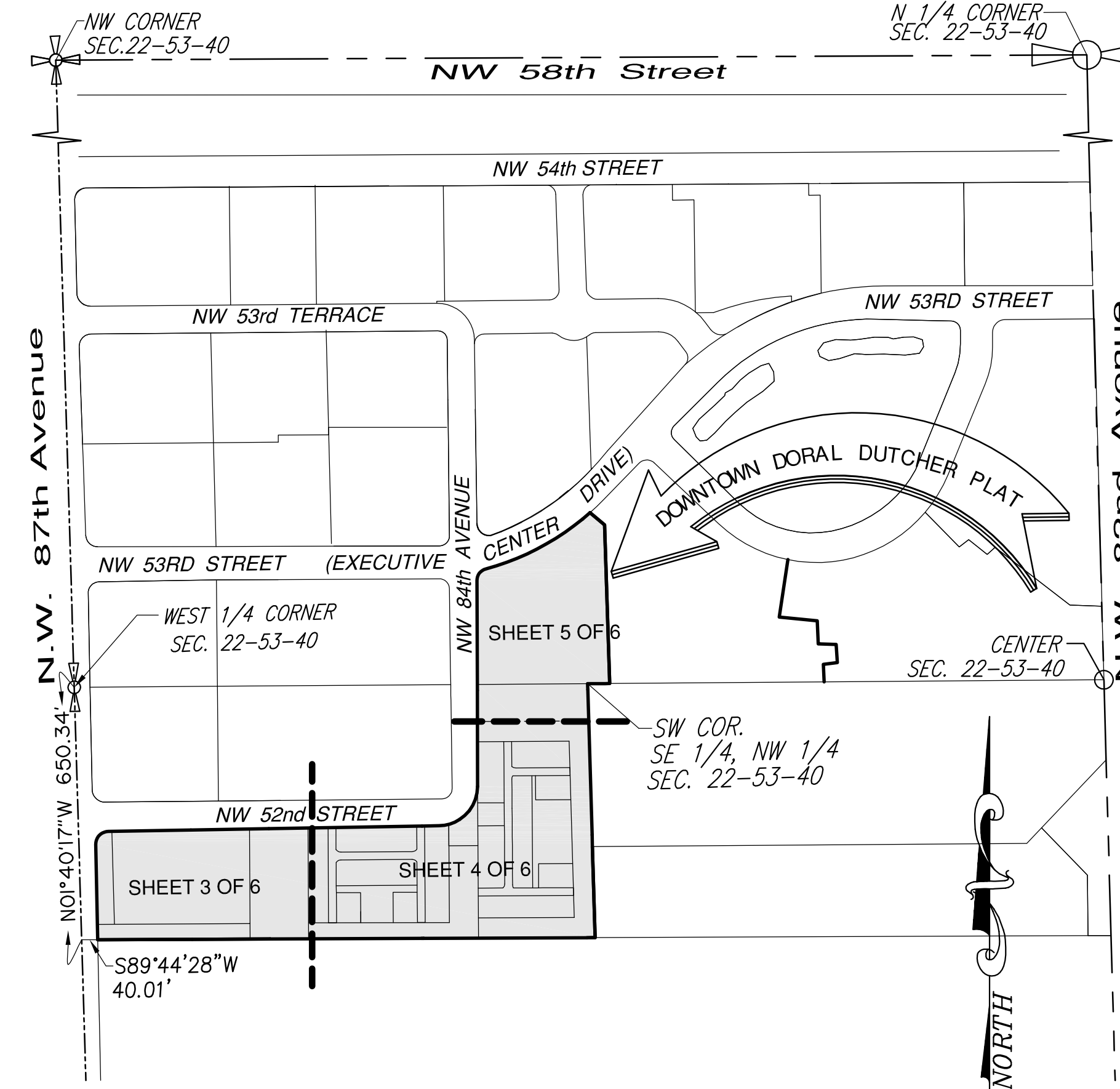
BY: \_\_\_\_\_  
ARTURO A. SOSA  
REGISTERED SURVEYOR AND MAPPER NO. 2629  
STATE OF FLORIDA.

### RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014, 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 THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK



### LOCATION SKETCH

A PORTION OF THE WEST 1/2 OF SECTION  
22, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: NTS

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 DOWNTOWN DORAL TOWNHOMES, LLC, A LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ANDRES MIYARES, VICE PRESIDENT OF DOWNTOWN DORAL TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

WITNESSES: \_\_\_\_\_ DOWNTOWN DORAL TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGN \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SIGN \_\_\_\_\_

PRINT NAME \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ANDRES MIYARES, VICE PRESIDENT OF DOWNTOWN DORAL TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: \_\_\_\_\_

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC STATE OF \_\_\_\_\_:

NUMBER: (IF ANY) \_\_\_\_\_

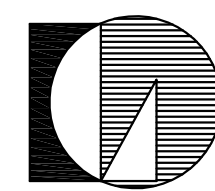
MY COMMISSION EXPIRES: \_\_\_\_\_

# DOWNTOWN DORAL DUTCHER PLAT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, AND 9 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91 PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 2 OF 6 SHEETS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS INC.  
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134  
PHONE: (305) 448-1600, FAX: (305) 446-3876  
JANUARY, 2014

**IN WITNESS WHEREOF:**

THAT DORAL G1 DUTCHER, LLC, A LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DIANA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., INC., A DELAWARE CORPORATION, ITS SOLE MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

WITNESSES:

DORAL G1 DUTCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

\_\_\_\_\_  
SIGN

BY: KOALA MIAMI REALTY HOLDING CO., INC., A DELAWARE CORPORATION, ITS SOLE MEMBER

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGN

BY: DIANNA RUSSO, VICE PRESIDENT  
KOALA MIAMI REALTY HOLDING CO., INC.

\_\_\_\_\_  
PRINT NAME

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ SS:  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DIANNA RUSSO, VICE PRESIDENT OF KOALA MIAMI REALTY HOLDING CO., INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF DORAL G1 DUTCHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.

SIGNATURE OF ACKNOWLEDGER: \_\_\_\_\_

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC STATE OF \_\_\_\_\_:

\_\_\_\_\_ NUMBER: (IF ANY) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CONSENT BY COMMUNITY DEVELOPMENT DISTRICT:**

THAT DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., HAVING A RIGHT AND INTEREST IN THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, PURSUANT TO THAT CERTAIN ORDINANCE NO. 08-77 DULY PASSED AND ADOPTED ON JULY 1, 2008, BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONS, EFFECTIVE JULY 8, 2004, THE NOTICE OF ESTABLISHMENT OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, DATED JULY 14, 2008, AND RECORDED ON JULY 16, 2008, IN OFFICIAL RECORDS BOOK 26482, PAGE 1879 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY AND CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATIONS.

**IN WITNESS WHEREOF:**

THAT SAID DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, AS ITS \_\_\_\_\_, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED BY ITS \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT,  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT  
ORGANIZED PURSUANT TO CHAPTER 190, F.S.

ATTEST: \_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME / TITLE

\_\_\_\_\_  
PRINT NAME / TITLE

**ACKNOWLEDGMENT:**

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, \_\_\_\_\_ AS \_\_\_\_\_ OF THE BOARD OF SUPERVISORS FOR DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, ORGANIZED PURSUANT TO CHAPTER 190, F.S., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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 \_\_\_\_\_, A.D., 2014.

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC STATE OF FLORIDA: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF ACKNOWLEDGER

\_\_\_\_\_  
PRINT NAME OF ACKNOWLEDGER

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014, 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 THE CIRCUIT COURT

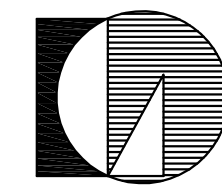
BY: \_\_\_\_\_ DEPUTY CLERK

# DOWNTOWN DORAL DUTCHER PLAT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, AND 9 OF "KOGER EXECUTIVE CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91 PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN A PORTION OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 3 OF 6 SHEETS



**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS INC.  
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134  
PHONE: (305) 448-1600, FAX: (305) 446-3876  
JANUARY, 2014

**IN WITNESS WHEREOF:**

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, A BODY CORPORATE AND POLITIC, EXISTING ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS CHAIR AND ITS BOARD SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

ATTESTED: \_\_\_\_\_  
ALBERTO M. CARVALHO  
SECRETARY

BY: \_\_\_\_\_  
PERLA TABARES HANTMAN  
CHAIR

**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, MS. PERLA TABARES HANTMAN AND MR. ALBERTO M. CARVALHO, CHAIR AND SECRETARY, RESPECTIVELY, OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

MY COMMISSION EXPIRES: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME:  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
COMMISSION NUMBER: \_\_\_\_\_

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014, 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 THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK



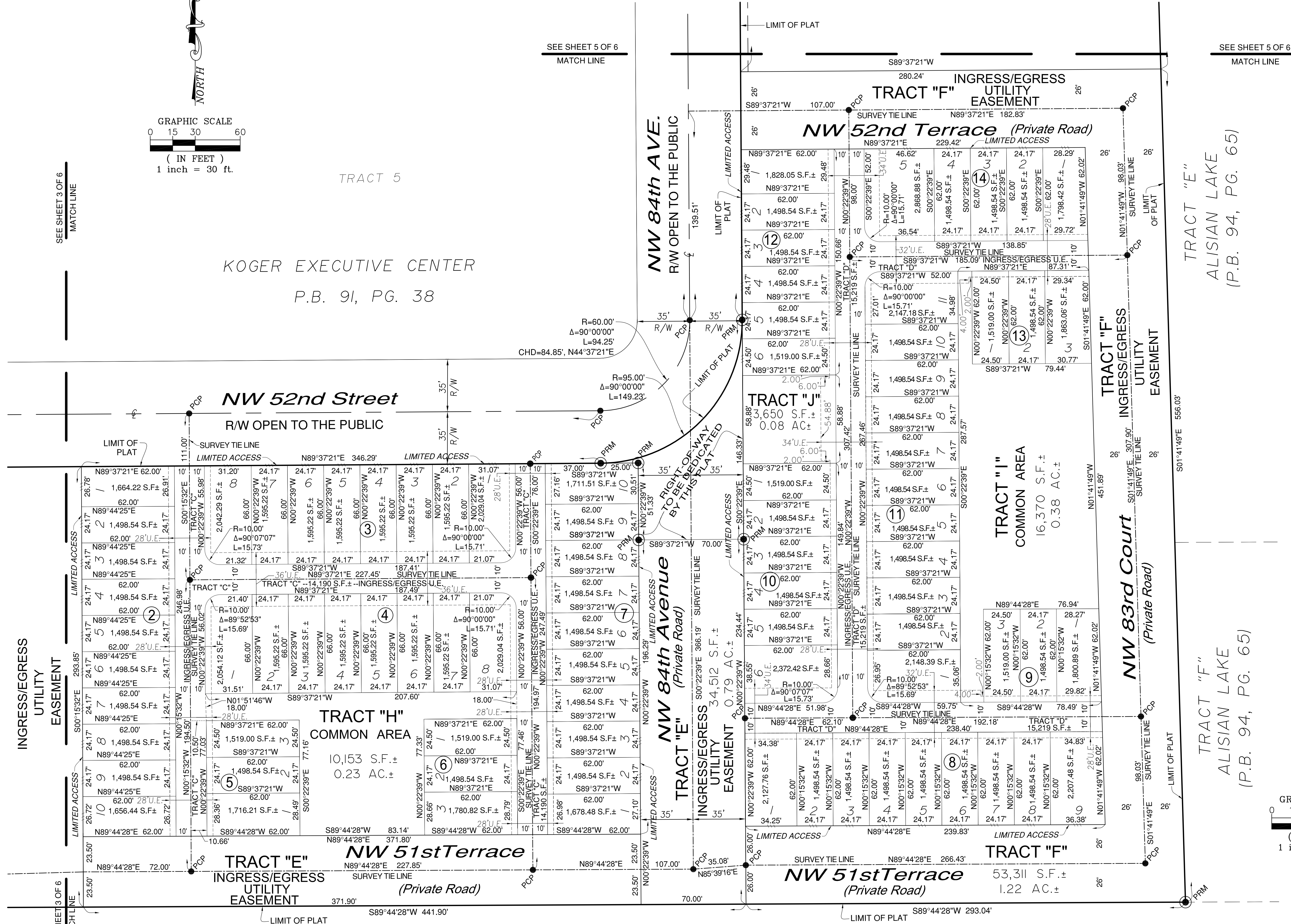
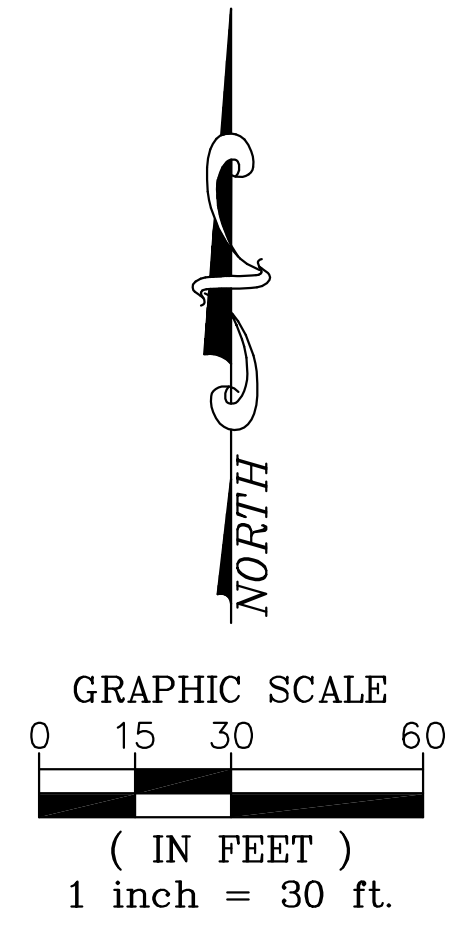


# DOWNTOWN DORAL DUTCHER PLAT

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P.B. \_\_\_\_\_ PG. \_\_\_\_\_  
SHEET 5 OF 6 SHEETS

**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS INC.  
329 PALERMO AVE. CORAL GABLES, FLORIDA 33134  
PHONE: (305) 448-1600, FAX: (305) 446-3876  
JANUARY, 2014



KSL HOTEL CORPORATION REVISED PLAT OF ORIZABA  
P.B. 43 PG. 71

**SURVEYOR'S NOTES AND LEGEND:**

BEARINGS ARE BASED ON AN ASSUMED VALUE OF N89°37'21"E ALONG THE CENTERLINE OF NORTHWEST 52ND STREET IN MIAMI-DADE COUNTY, FLORIDA.

- PRM (PERMANENT REFERENCE MONUMENT)
- PCP (PERMANENT CONTROL POINT)
- ⊙ CENTER LINE
- CHD CHORD DISTANCE AND BEARING
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- ⊕ RADIUS
- L LENGTH OF CURVE
- Δ CENTRAL ANGLE OF CURVE
- SEC. SECTION
- LIMITED ACCESS

**RECORDING STATEMENT:**

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HARVEY RUVIN  
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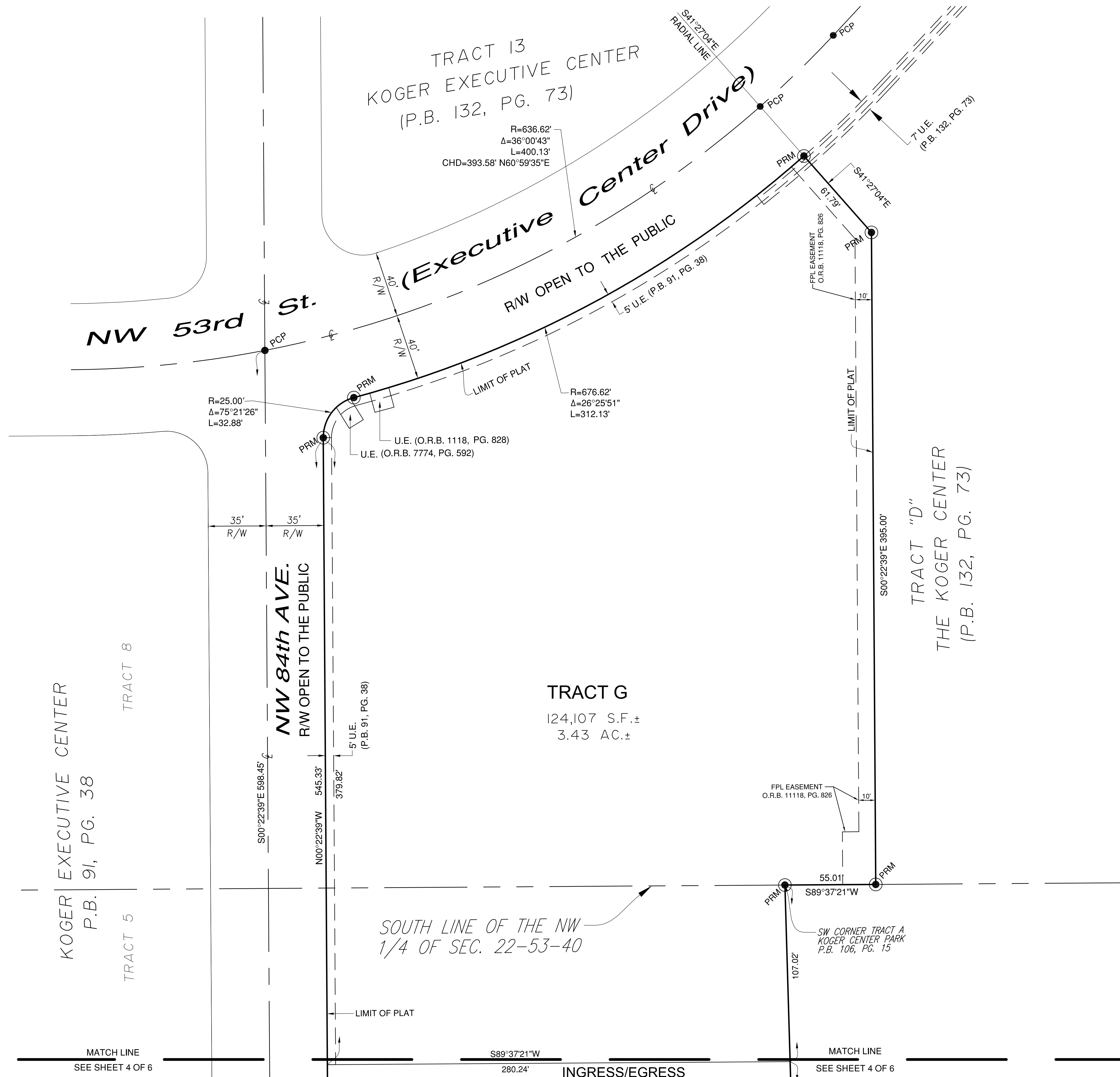
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SHEET 6 OF 6 SHEETS

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- |      |                                    |      |                        |
|------|------------------------------------|------|------------------------|
| ●    | PRM (PERMANENT REFERENCE MONUMENT) | S.F. | SQUARE FEET            |
| ●    | PCP (PERMANENT CONTROL POINT)      | U.E. | UTILITY EASEMENT       |
| ⊙    | CENTER LINE                        | R    | RADIUS                 |
| CHD  | CHORD DISTANCE AND BEARING         | L    | LENGTH OF CURVE        |
| P.B. | PLAT BOOK                          | Δ    | CENTRAL ANGLE OF CURVE |
| PG.  | PAGE                               | SEC. | SECTION                |
| R/W  | RIGHT-OF-WAY                       | ---  | LIMITED ACCESS         |
| AC.  | ACRES                              |      |                        |

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HARVEY RUVIN  
CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK

