

**RESOLUTION Z07-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF RESERVE AT DORAL EAST , LOCATED ON THE NORTHWEST CORNER OF NORTHWEST 74<sup>TH</sup> STREET AND NORTHWEST 107<sup>TH</sup> AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Masterra Doral, LLC ,("Applicant") has requested approval for Reserve at Doral East Final Plat, as described in Exhibit "A" attached hereto, generally located at the Northwest corner of NW 74<sup>th</sup> Street and NW 107<sup>th</sup> Avenue, in the City of Doral, Miami-Dade County, Florida; and

**WHEREAS**, the Miami-Dade County Plat Committee has reviewed this application and has recommended same for approval; 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 same has been found to be consistent; and

**WHEREAS**, on June 27,2007 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 current and proposed 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 of Reserve at Doral East , as described in Exhibit "A" attached hereto, Northwest corner of NW 74<sup>th</sup> Street and NW 107<sup>th</sup> Avenue, in the City of Doral, Miami-Dade County, Florida.

**Section 3.** Applicant shall provide a certified copy of the recorded final plat.

**Section 4.** This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

**Section 5.** This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Councilman DiPietro who moved its adoption. The motion was seconded by Councilwoman Ruiz and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	absent
Vice Mayor Peter Cabrera	yes
Councilmember Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilmember Robert Van Name	yes

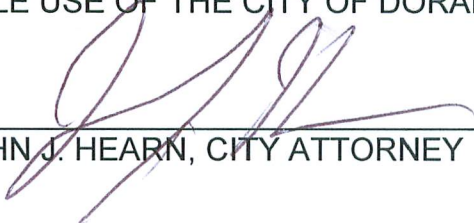
PASSED AND ADOPTED this 27th day of June 2007.

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

ATTEST:

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

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

  
\_\_\_\_\_  
JOHN J. HEARN, CITY ATTORNEY

# EXHIBIT “A”

# RESERVE AT DORAL EAST

BEING A REPLAT OF TRACTS 54, 55 AND 56, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 07, TOWNSHIP 53 SOUTH, RANGE 40 EAST. CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

SHEET 1 OF 5 SHEETS

PREPARED BY:  
**Schwelke-Shiskin & Associates, Inc.**

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (L&S) 607  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO. (305) 662-7010 FAX NO. (305) 662-8284  
ORDER NO. 12668 APRIL 2007

## LEGAL DESCRIPTION:

### KNOW ALL MEN BY THESE PRESENTS:

THAT MASTERRA DORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF RESERVE AT DORAL EAST, THE SAID BEING A REPLAT OF TRACT 54, TRACT 55 AND TRACT 56, LESS THE EAST 40 FEET OF SAID TRACTS, IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 56, THENCE N01°43'50"W ALONG THE WEST LINE OF SAID TRACT 56 FOR 40.00 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE N89°34'55"E ALONG A LINE THAT IS 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 7 FOR 1255.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 97°18'23", THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.84 FEET TO A POINT OF TANGENCY, THENCE N01°43'50"W ALONG A LINE 40.00 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 FOR 321.88 FEET, THENCE S10°40'58"W FOR 51.20 FEET, THENCE S01°43'29"E FOR 214.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 97°18'23", THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.93 FEET TO A POINT OF TANGENCY, THENCE S89°34'55"W FOR 360.13 FEET, THENCE S87°14'53"W FOR 264.57 FEET, THENCE S89°34'55"W FOR 600.37 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 56, THENCE S01°43'50"E ALONG SAID WEST LINE FOR 16.43 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATED IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 07 ACRES, MORE OR LESS.

LYING AND BEING A SECTION 07, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

## CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 107TH AVENUE AND N.W. 74TH 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.

TRACT "A" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR COMMON AREA, WITH 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 MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION AND/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 AS A STORM WATER MANAGEMENT AREA TO INCLUDE A CONSERVATION EASEMENT 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 MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACT "C" AND "D" 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 A MIAMI-DADE COUNTY APPROVED HOMEOWNER'S ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT.

TRACT "E" AS SHOWN ON THE ATTACHED PLAT SHALL BE RESERVED AS A CONSERVATION EASEMENT OVER THE PRESERVATION AREA, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A SPECIAL TAXING DISTRICT.

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

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT NO INDIVIDUAL WELLS WILL 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 TRANSMISSION 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 OVERLAND DISCHARGE INTO THE STORM WATER MANAGEMENT AREA.

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

## OWNER'S PLAT RESTRICTIONS:

THE UTILITIES ACCESS EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR FIRE AND EMERGENCY ACCESS.

## IN WITNESS WHEREOF:

THAT MASTERRA DORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY MT DORAL, INC, A FLORIDA CORPORATION, AS ITS SOLE MEMBER, BY PEDRO A. MARTIN, VICE-PRESIDENT, AND ITS CORPORATE SEAL, TO BE HEREUNTO AFFIXED AND ATTESTED BY DAVID P. MARTIN, ITS SECRETARY, THIS 17<sup>th</sup> DAY OF APRIL, A.D. 2007.

**MASTERRA DORAL, LLC, a Florida Limited Liability Company,**

**By: MT DORAL, INC, a Florida Corporation,**

Its sole member

ATTEST: David P. Martin SECRETARY BY: Pedro A. Martin VICE-PRESIDENT  
PRINT NAME: DAVID P. MARTIN PRINT NAME: PEDRO A. MARTIN

## ACKNOWLEDGMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PEDRO A. MARTIN AND DAVID P. MARTIN, VICE-PRESIDENT AND SECRETARY RESPECTIVELY OF MT DORAL, INC, A FLORIDA CORPORATION, IN ITS CAPACITY AS SOLE MEMBER OF MASTERRA DORAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME, WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17<sup>th</sup> DAY OF APRIL, A.D. 2007.

COMMISSION NO. 0000000000  
BY COMMISSION EXPIRES 05-28-2010  
Laura M. Fernandez  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## MORTGAGE:

### KNOW ALL MEN BY THESE PRESENTS:

THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT, DATED AUGUST 11, 2006 AND RECORDED ON AUGUST 16, 2006 IN OFFICIAL RECORDS BOOK 28884 AT PAGE 2989 AS MODIFIED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT, DATED DECEMBER 13, 2006 AND RECORDED DECEMBER 21, 2006 IN OFFICIAL RECORDS BOOK 25274, AT PAGE 1488 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

## IN WITNESS WHEREOF:

THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY ITS SENIOR VICE-PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SENIOR VICE-PRESIDENT, THIS 17<sup>th</sup> DAY OF APRIL, A.D. 2007.

**REGIONS BANK, an Alabama Banking Corporation.**

ATTEST: Monique Montalvo SENIOR VICE-PRESIDENT  
PRINT NAME: Monique Montalvo  
BY: Jesus R. Gonzalez SENIOR VICE-PRESIDENT  
PRINT NAME: Jesus R. Gonzalez

## ACKNOWLEDGMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Jesus R. Gonzalez AND Monique Montalvo, SENIOR VICE-PRESIDENT AND SENIOR VICE-PRESIDENT, RESPECTIVELY OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

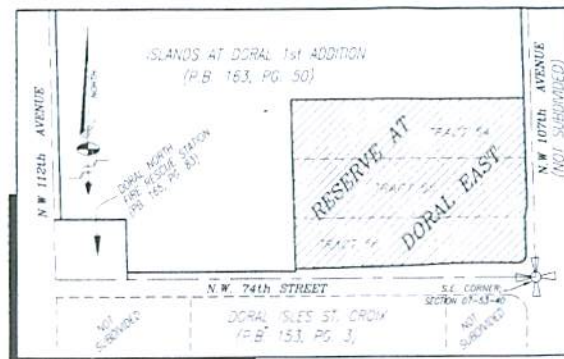
WITNESS: MY HAND AND OFFICIAL SEAL, THIS 17<sup>th</sup> DAY OF APRIL, A.D. 2007.

COMMISSION NO. 00401231  
BY COMMISSION EXPIRES 04-12-2011  
Jesus R. Gonzalez  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
PRINT NAME: Jesus R. Gonzalez

## RECORDING STATEMENT:

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF APRIL, A.D. 2007, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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



## LOCATION MAP

PORTION OF S.E. 1/4, SECTION 07, TOWNSHIP 53 S., RANGE 40 E.  
SCALE 1" = 300'

## 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. 2007.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

BY: \_\_\_\_\_ CITY CLERK  
BARBARA HERRERA-HILL

SIGNED: \_\_\_\_\_ MAYOR  
JUAN CARLOS BERNARDEZ

## 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. 2007. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

BY: \_\_\_\_\_ DIRECTOR  
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

**NOTICE:** THIS PLAT AS RECORDED IN ITS GRAMING FORM, IS THE OFFICIAL NOTIFICATION OF THE SUBDIVISION DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN ANY MANNER BY ANY OTHER GRAMING OR DATA 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 THE COUNTY.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF RESERVE AT DORAL EAST IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION, ALSO THAT THE PERMANENT REFERENCE POINTS INDICATED WERE SET BY THE SURVEY DATA SHOWN HEREON, COMPLYING WITH THE REQUIREMENTS OF CHAPTER 177 (PART I AND III), FLORIDA STATUTES.

**Schwelke-Shiskin & Associates, Inc. (L&S) 607**  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO. (305) 662-7010 FAX NO. (305) 662-8284

David P. Martin VICE-PRESIDENT DATE: 4/17/07  
MIAMI-DADE COUNTY  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4728, STATE OF FLORIDA

# RESERVE AT DORAL EAST

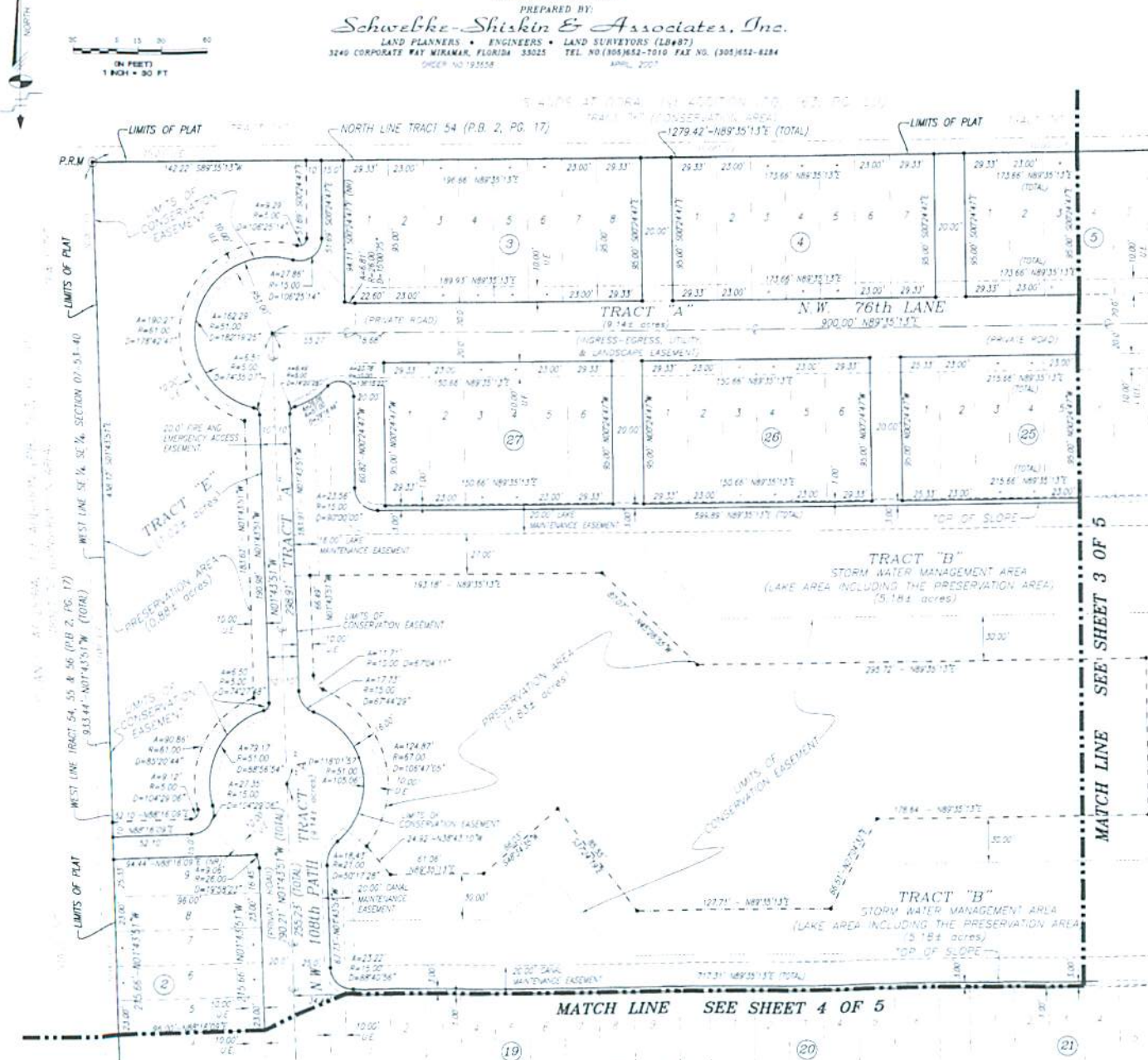
BEING A REPLAT OF TRACTS 54, 55 AND 56, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 07, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

SHEET 2 OF 5 SHEETS

PREPARED BY:  
**Schwabke-Shiskin & Associates, Inc.**  
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LW#87)  
 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL NO (305)652-1010 FAX NO. (305)652-8284  
 OCEAN NO 193558 APRIL, 2007



TABULATION AREA	
PLAT AREA	1,172,427 sq ft. 26.91 acres
TRACT "A" 8 LOTS (TOTAL 10.74 ACRES)	598,053 sq ft. 13.74 acres
TRACT "B" STORM WATER MANAGEMENT AREA (LAKE AREA INCLUDING THE PRESERVATION AREA TRACT "B")	225,633 sq ft. 5.18 acres
TRACT "E" POND AREA	26,212 sq ft. 0.60 acres
TRACT "B" RESERVATION AREA	18,563 sq ft. 0.42 acres
TRACT "E" DAM MAINTENANCE ACCESS	44,377 sq ft. 1.02 acres
TRACT "E" DAM MAINTENANCE ACCESS	384 sq ft. 0.01 acres
PRESERVATION AREAS THIS AREA INCLUDES THE AREA OF TRACT "B" (THE AREA INCLUDED IN THE AREA OF TRACT "B")	29,687 sq ft. 0.68 acres 58,415 sq ft. 1.34 acres
TOTAL LOT AREA	479,935 sq ft. 10.94 acres

BLOCK 2	
LOT 1	2,208 sq ft.
LOT 2	2,208 sq ft.
LOT 3	2,208 sq ft.
LOT 4	2,208 sq ft.
LOT 5	2,208 sq ft.
LOT 6	2,208 sq ft.
LOT 7	2,208 sq ft.
LOT 8	2,208 sq ft.
TOTAL	17,256 sq ft.

BLOCK 3	
LOT 1	2,784 sq ft.
LOT 2	2,784 sq ft.
LOT 3	2,784 sq ft.
LOT 4	2,784 sq ft.
LOT 5	2,784 sq ft.
LOT 6	2,784 sq ft.
LOT 7	2,784 sq ft.
LOT 8	2,784 sq ft.
TOTAL	22,272 sq ft.

BLOCK 4	
LOT 1	2,784 sq ft.
LOT 2	2,784 sq ft.
LOT 3	2,784 sq ft.
LOT 4	2,784 sq ft.
LOT 5	2,784 sq ft.
LOT 6	2,784 sq ft.
LOT 7	2,784 sq ft.
LOT 8	2,784 sq ft.
TOTAL	22,272 sq ft.

BLOCK 5	
LOT 1	2,784 sq ft.
LOT 2	2,784 sq ft.
LOT 3	2,784 sq ft.
LOT 4	2,784 sq ft.
LOT 5	2,784 sq ft.
LOT 6	2,784 sq ft.
LOT 7	2,784 sq ft.
LOT 8	2,784 sq ft.
TOTAL	22,272 sq ft.

BLOCK 25	
LOT 1	2,406 sq ft.
LOT 2	2,185 sq ft.
LOT 3	2,185 sq ft.
LOT 4	2,185 sq ft.
LOT 5	2,185 sq ft.
LOT 6	2,185 sq ft.
LOT 7	2,185 sq ft.
LOT 8	2,185 sq ft.
TOTAL	17,466 sq ft.

BLOCK 26	
LOT 1	2,786 sq ft.
LOT 2	2,185 sq ft.
LOT 3	2,185 sq ft.
LOT 4	2,185 sq ft.
LOT 5	2,185 sq ft.
LOT 6	2,185 sq ft.
LOT 7	2,185 sq ft.
LOT 8	2,185 sq ft.
TOTAL	14,312 sq ft.

BLOCK 27	
LOT 1	2,786 sq ft.
LOT 2	2,185 sq ft.
LOT 3	2,185 sq ft.
LOT 4	2,185 sq ft.
LOT 5	2,185 sq ft.
LOT 6	2,786 sq ft.
LOT 7	2,185 sq ft.
LOT 8	2,185 sq ft.
TOTAL	14,312 sq ft.

**SURVEYOR'S NOTES:**

BEARINGS SHOWN HEREON REFER TO AN ASSUMED S 89°34'34" W ALONG THE CENTER LINE FOR N.W. 76th STREET.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.W.O. DENOTES PERMANENT REFERENCE MONUMENT (PINE)
- E DENOTES CENTERLINE
- (R) DENOTES RECORD
- (M) DENOTES MEASURED
- O.A.B. DENOTES OPTICAL REDUCED BOOK
- P.B. DENOTES PLAT AND BOOK
- P.G. DENOTES PAGE
- R/W DENOTES RIGHT OF WAY LINE
- ACRES ± DENOTES ACRES MORE OR LESS
- ± DENOTES DOLLS
- ± DENOTES ANKLES
- ± DENOTES ARC LENGTH
- ± DENOTES UTILITY EASEMENT
- (L) DENOTES LEGAL
- (N/S) DENOTES NON-RACIAL
- CH DENOTES CHORD DISTANCE

MATCH LINE SEE SHEET 4 OF 5

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLAT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUJAN, CLERK OF THE CIRCUIT COURT.

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

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPOSITION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN A WHOLE OR IN PART 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.

# RESERVE AT DORAL EAST

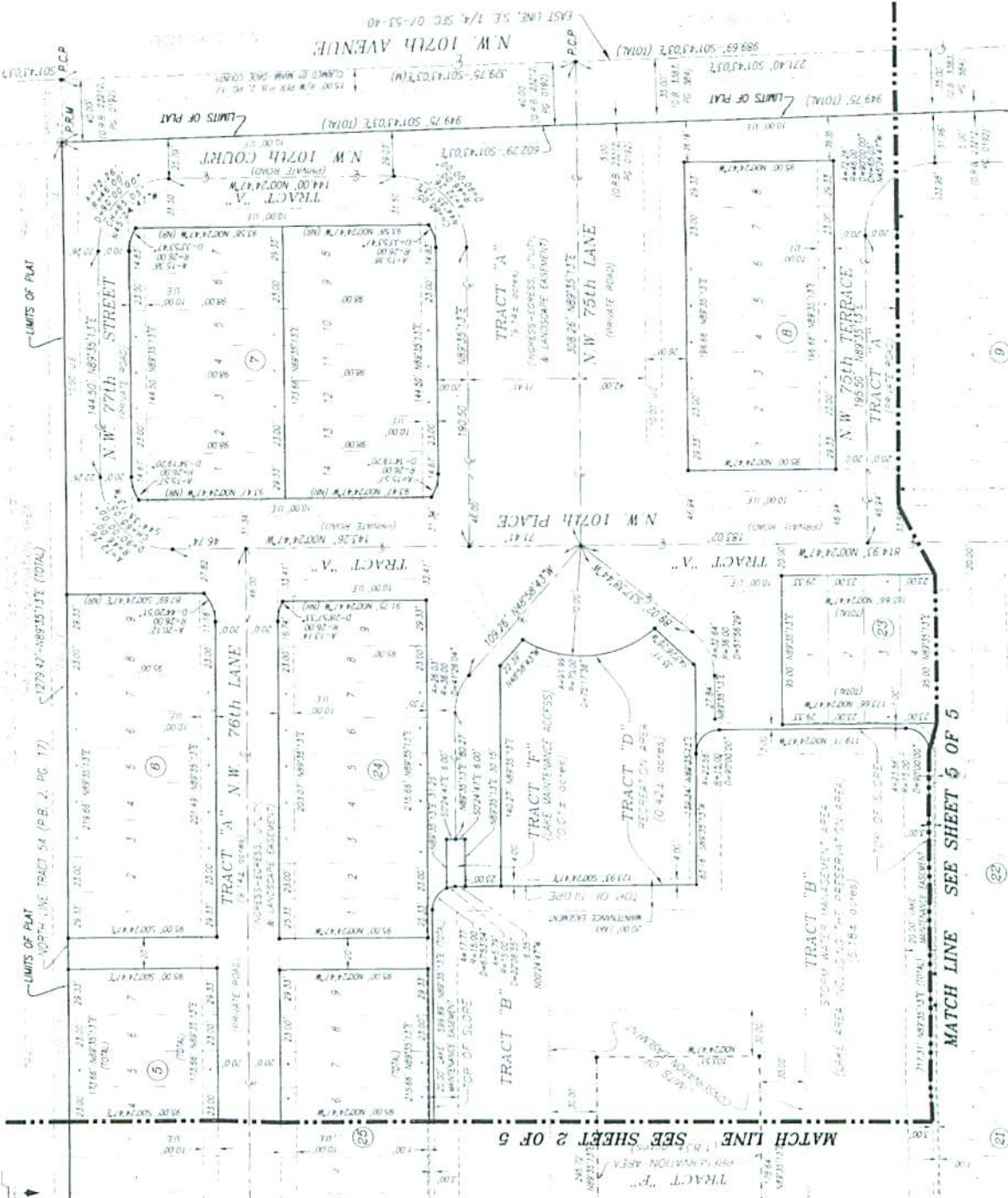
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PREPARED BY:  
**Schvelske-Siskin & Associates, Inc.**  
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (SR467)  
 3240 CORPORATE BLVD. MIAMI, FLORIDA 33133 TEL. NO. (305) 452-2010 FAX NO. (305) 452-4284  
 APRIL, 2007

SHEET 3 OF 5 SHEETS

PLAT BOOK

PAGE



PLAT AREA	TABULATION AREA
TRACT 74	17,707.82 (74.28 ACRES)
TRACT 75	18,300.00 (83.4 ACRES)
TRACT 76	27,433.82 (124.8 ACRES)
TRACT 77	24,012.00 (108.8 ACRES)
TRACT 78	19,850.00 (88.4 ACRES)
TRACT 79	44,277.00 (197.4 ACRES)
TRACT 80	384.00 (1.7 ACRES)
PRESERVATION AREAS	79,857.24 (348.2 ACRES)
TOTAL	215,415.86 (947.2 ACRES)

BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 23	BLOCK 24	BLOCK 25
LOT 1	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 2	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 3	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 4	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 5	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 6	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 7	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 8	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 9	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
LOT 10	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82	2,705.82
TOTAL	27,058.20	27,058.20	27,058.20	27,058.20	27,058.20	27,058.20

**SURVEYOR'S NOTES:**  
 BEARING SHOWN HEREIN REFER TO AN ASSUMED S. 89.544° W. ALONG THE CENTER LINE OF N.W. 107th STREET, DORAL, FLORIDA. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th STREET TO THE CENTER LINE OF N.W. 75th LANE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 75th LANE TO THE CENTER LINE OF N.W. 76th LANE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 76th LANE TO THE CENTER LINE OF N.W. 77th STREET IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 77th STREET TO THE CENTER LINE OF N.W. 107th AVENUE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th AVENUE TO THE CENTER LINE OF N.W. 107th PLACE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th PLACE TO THE CENTER LINE OF N.W. 107th COURT IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th COURT TO THE CENTER LINE OF N.W. 107th STREET IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th STREET TO THE CENTER LINE OF N.W. 107th AVENUE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th AVENUE TO THE CENTER LINE OF N.W. 107th PLACE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th PLACE TO THE CENTER LINE OF N.W. 107th COURT IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th COURT TO THE CENTER LINE OF N.W. 107th STREET IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th STREET TO THE CENTER LINE OF N.W. 107th AVENUE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th AVENUE TO THE CENTER LINE OF N.W. 107th PLACE IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th PLACE TO THE CENTER LINE OF N.W. 107th COURT IS 100.00 FEET. THE DISTANCE FROM THE CENTER LINE OF N.W. 107th COURT TO THE CENTER LINE OF N.W. 107th STREET IS 100.00 FEET.

**RECORDING STATEMENT:**  
 THIS PLAT COMPLETES THE PART OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.  
 ATTEST: HARVEY R. BROWN, CLERK OF THE CIRCUIT COURT.  
 DEPUTY CLERK

**NOTICE:** THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE ORIGINAL OF THE SURVEYOR'S RECORD. ANY COPIES OF THIS PLAT THAT ARE MADE BY ANY PERSON, INCLUDING THE SURVEYOR, SHALL BE VOID AND OF NO EFFECT. THE SURVEYOR'S RECORD IS THE ONLY COPY OF THIS PLAT THAT IS VALID FOR ALL PURPOSES.

MATCH LINE SEE SHEET 2 OF 5

MATCH LINE SEE SHEET 5 OF 5

# RESERVE AT DORAL EAST

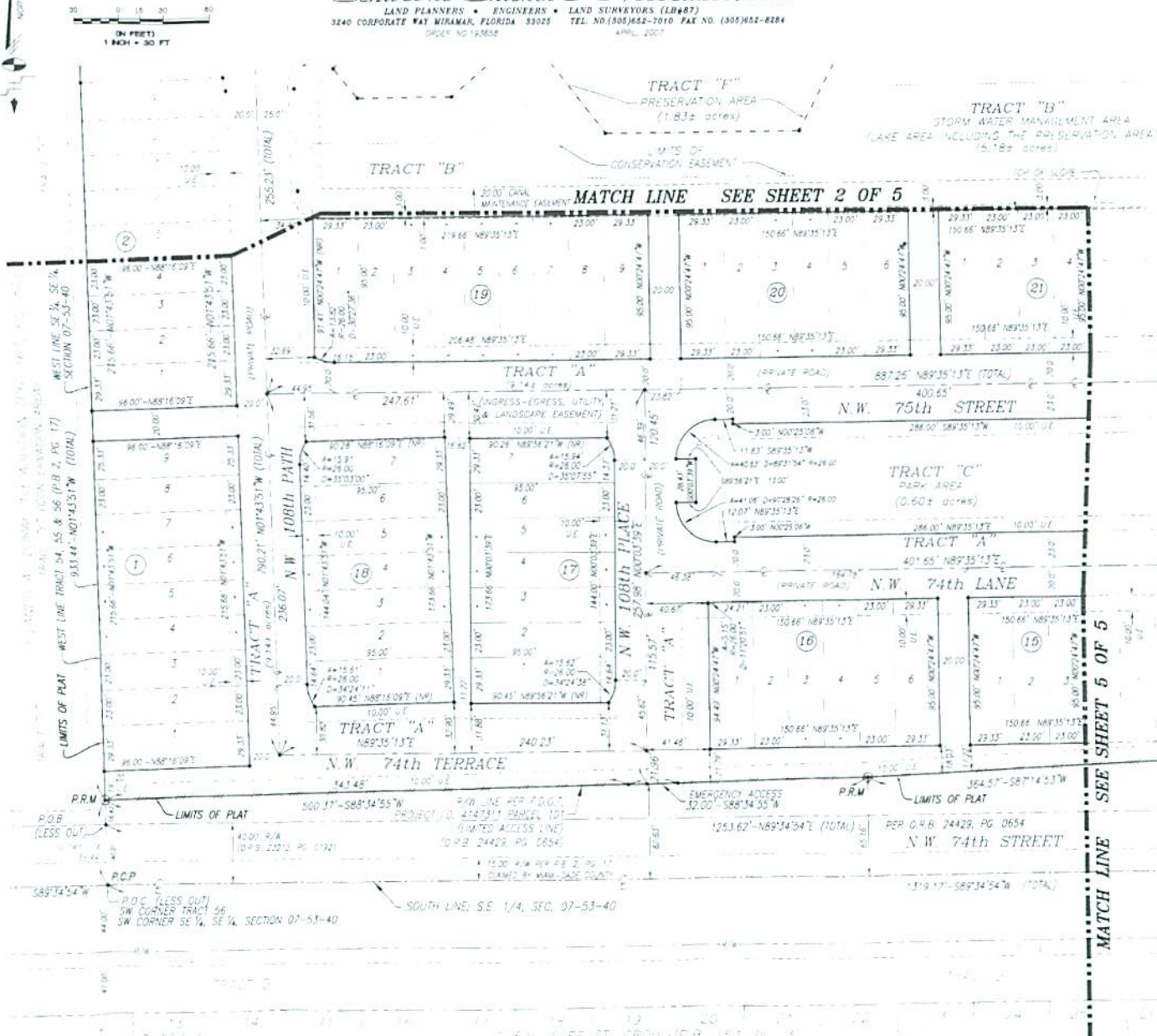
BEING A REPLAT OF TRACTS 54, 55 AND 56, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 07, TOWNSHIP 53 SOUTH, RANGE 40 EAST. CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

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

PAGE \_\_\_\_\_

SHEET 4 OF 5 SHEETS

PREPARED BY:  
**Schwabke-Shiskin & Associates, Inc.**  
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)  
 3240 CORPORATE WAY MIAMI, FLORIDA 33025 TEL. NO. (305)652-7010 FAX NO. (305)652-8284  
 ORDER NO. 192658 APRIL 2007



TABULATION AREA	
PLAT AREA	112,427 sq ft 2.587 acres
TRACT "A"	588,013 sq ft 13.4 acres
TRACT "B"	221,633 sq ft 5.18 acres
TRACT "C"	26,512 sq ft 0.602 acres
TRACT "D"	14,863 sq ft 0.342 acres
TRACT "E"	44,377 sq ft 1.02 acres
TRACT "F"	264 sq ft 0.01 acres
PRESERVATION AREAS	19,882 sq ft 0.45 acres
TOTAL LOT AREA	434,329 sq ft 10.34 acres

BLOCK 1		BLOCK 2	
LOT 1	2,816 sq ft	LOT 1	2,816 sq ft
LOT 2	2,208 sq ft	LOT 2	2,208 sq ft
LOT 3	2,208 sq ft	LOT 3	2,208 sq ft
LOT 4	2,208 sq ft	LOT 4	2,208 sq ft
LOT 5	2,208 sq ft	LOT 5	2,208 sq ft
LOT 6	2,208 sq ft	LOT 6	2,208 sq ft
LOT 7	2,208 sq ft	LOT 7	2,208 sq ft
LOT 8	2,208 sq ft	LOT 8	2,208 sq ft
LOT 9	2,208 sq ft	LOT 9	2,208 sq ft
TOTAL	20,736 sq ft	TOTAL	20,736 sq ft

**NOTICE:** THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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 2007, AT \_\_\_\_\_ IN THE COUNTY OF MIAMI-DADE, FLORIDA.  
 ATTEST: HARVEY MURKIN, CLERK OF THE CIRCUIT COURT.

**SURVEYOR'S NOTES:**  
 BEARINGS SHOWN HEREON REFER TO AN ASSUMED S 89°34'54" W ALONG THE CENTER LINE FOR NW 74th STREET.  
 P.C.P. DENOTES PERMANENT CONTROL POINT  
 P.R.W.D. DENOTES PERMANENT REFERENCE POINT  
 DENOTES LIMITED ACCESS RIGHT OF WAY LINE  
 ( ) DENOTES CENTERLINE  
 (R) DENOTES RECORD  
 (M) DENOTES MEASURED  
 O.R.B. DENOTES OFFICIAL RECORDED BOOK  
 P.B. DENOTES PLAT AND BOOK  
 P.L. DENOTES PAGE  
 P.W. DENOTES RIGHT OF WAY LINE  
 A.C.R.S. DENOTES ACRES MORE OR LESS  
 D DENOTES DATA  
 # DENOTES MARKS  
 \* DENOTES ARC LENGTH  
 U.L. DENOTES UTILITY EASEMENT  
 L.J. DENOTES LEGAL  
 (M) DENOTES NON-ADJACENT  
 O.N. DENOTES OMBUD DISTANCE





1st Submittal

**RECEIVED**  
Date: 4/18/07  
Planning & Zoning  
Department