

RESOLUTION No. 12-66

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR DORAL BREEZE ,GENERALLY LOCATED AT NW 90TH STREET BETWEEN NW 97TH AVENUE AND NW 102ND AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Flordade LLC ("Applicant"), has requested approval for the Doral Breeze Final Plat , as described in Exhibit "A" attached hereto, generally located south of NW 90th Street between NW 97th Avenue and NW 102nd 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 30th, 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 Breeze , generally located south of NW 90th Street between NW 97th Avenue and NW 102nd 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 BREEZE

A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA

P.B. PG. SHEET 1 OF 7

E.R. BROWNELL & ASSOCIATES, INC. CONSULTING ENGINEERS 2434 SW 28th LANE Miami, Florida 33133 PHONE: (305) 860-3866 FAX: (305) 860-3870 SCALE: 1"=200' FEBRUARY 2012 CERTIFICATION No. LB 761 JOB NUMBER: 57473

KNOW ALL MEN BY THESE PRESENTS.

THAT "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "DORAL BREEZE", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 89°39'28" EAST, T. ALONG THE NORTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 2836.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'28" EAST, ALONG THE WEST LINE OF SAID SECTION 8, FOR A DISTANCE OF 2609.82 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 01°44'24" EAST, ALONG THE EAST LINE OF SAID SECTION 8, FOR A DISTANCE OF 1219.59 FEET TO A POINT SAID POINT LIES 4059.12 NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 8 AS MEASURED ALONG THE SAID EAST LINE; THENCE SOUTH 89°39'25" WEST, ALONG A LINE 4057.92 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 2608.82 FEET TO A POINT; THENCE NORTH 01°44'24" WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 8, FOR A DISTANCE OF 1219.63 FEET TO THE POINT OF BEGINNING.

CITY OF DORAL PLAT RESTRICTIONS:

NW 97th AVENUE, NW 102nd AVENUE AND NW 90th 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.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

NO INDIVIDUAL WELLS WILL BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS. THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

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

TRACT "H" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE MIAMI-DADE WATER AND SEWER DEPARTMENT FOR A SANITARY LIFT STATION.

TRACTS "B", "E", "F", AND "G" AS SHOWN ON THE ATTACHED PLAT IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF 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 OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACT "K" AS SHOWN ON THE ATTACHED PLAT IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF 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 OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACTS "L" AND "M" AS SHOWN ON THE ATTACHED PLAT IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF 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.

TRACTS "C", "D", AND "I" AS SHOWN ON THE ATTACHED PLAT ARE RESERVED AS STORM WATER MANAGEMENT AREAS WITH A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREAS AS A STORAGE BASINS FOR STORM WATER DISCHARGE AND SHALL BE OWNED AND MAINTAINED BY 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.

THE LAKE MAINTENANCE EASEMENT (LME) AS SHOWN ON THE ATTACHED PLAT ARE RESERVED FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS AND SHALL BE KEPT CLEAR OF STRUCTURES.

THE LIMITED ACCESS LINE 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.

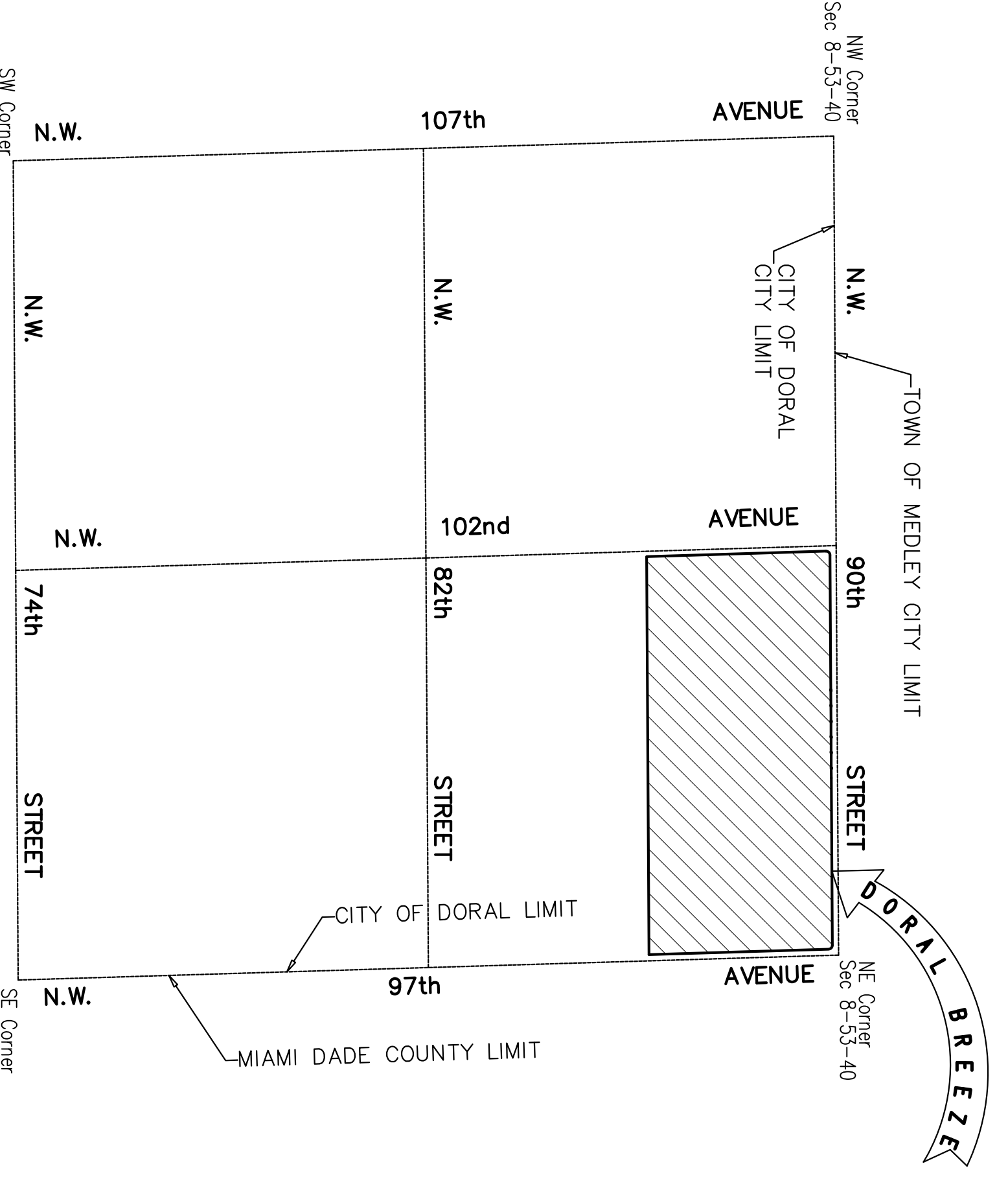
OWNERS PLAT RESTRICTIONS:

THE UTILITY EASEMENTS AT THE SIDES, FRONT AND REAR OF CERTAIN LOTS AND TRACTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY ITS VICE PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES, THIS DAY OF A.D., 2012.

BY: "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY BY: "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER WITNESS: GREG MCPHERSON VICE PRESIDENT WITNESS: GREG MCPHERSON VICE PRESIDENT



LOCATION MAP NOT TO SCALE SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA.

ACKNOWLEDGMENT:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GREG MCPHERSON, VICE PRESIDENT OF "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND DAY NOT TAKE AN OATH. WITNESSEY MY HAND AND OFFICIAL SEAL THIS A.D., 2012.

MY COMMISSION EXPIRES: BY: PRINTED NAME OF ACKNOWLEDGER NOTARY PUBLIC, STATE OF AT LARGE COMMISSION NUMBER:

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT, DATED NOVEMBER 30th, 2004 AND RECORDED DECEMBER 9th, 2004, IN OFFICIAL RECORDS BOOK 28973, PAGE 333, AND RECORDED IN OFFICIAL RECORDS BOOK 24006, PAGE 424 AS ASSIGNED BY THAT CERTAIN ASSIGNMENT OF NOTE AND MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 24788, PAGE 1943, AS AMENDED AND RESTATED RECORDED IN OFFICIAL RECORDS BOOK 24788, PAGE 1945, AS MODIFIED BY THAT CERTAIN MORTGAGE, NOTE, AND OTHER LOAN DOCUMENTS ASSUMPTION AND MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 26268, PAGE 2924, AS ASSIGNED TO AND ASSUMED BY "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, AND LOAN DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 27761, PAGE 4340, AND AS PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE RECORDED JANUARY 20, 2012 IN OFFICIAL RECORDS BOOK 27969, PAGE 181. ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THE SAID "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY ITS VICE PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES THIS DAY OF A.D., 2012.

BY: "FLORDAE LLC", A FLORIDA LIMITED LIABILITY COMPANY BY: "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER WITNESS: GREG MCPHERSON VICE PRESIDENT WITNESS: GREG MCPHERSON VICE PRESIDENT

ACKNOWLEDGMENT:

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MY COMMISSION EXPIRES: BY: PRINTED NAME OF ACKNOWLEDGER NOTARY PUBLIC, STATE OF AT LARGE COMMISSION NUMBER:

CITY OF DORAL APPROVALS:

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 CITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS DAY OF 2012.

SIGNED: MAYOR ATTEST: CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES, THIS DAY OF AD, 2012.

BY: PROFESSIONAL SURVEYOR AND MAPPER # STATE OF FLORIDA

MIAMI-DADE COUNTY APPROVALS:

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.

SIGNED: DIRECTOR MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "DORAL BREEZE", IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY DATA AS SHOWN ON THE PLAT AND COMPLES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

E.R. BROWNELL & ASSOCIATES, INC. 2434 SW 28th LANE, MIAMI, FLORIDA 33133 CERTIFICATE OF AUTHORIZATION NO. LB 761

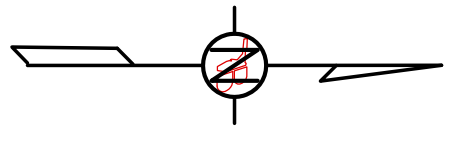
BY: THOMAS BROWNELL, EXEC. VICE PRESIDENT PROFESSIONAL LAND SURVEYOR #2891 STATE OF FLORIDA

RECORDING STATEMENT:

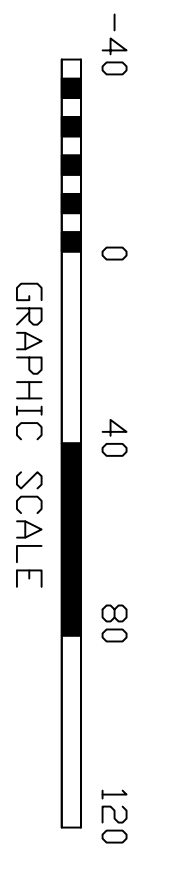
FILED FOR RECORD THIS DAY OF OF PLATS, AT PAGE 4 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. HARVEY RUVIN, CLERK OF CIRCUIT COURT DEPUTY CLERK

DORAL BREEZE

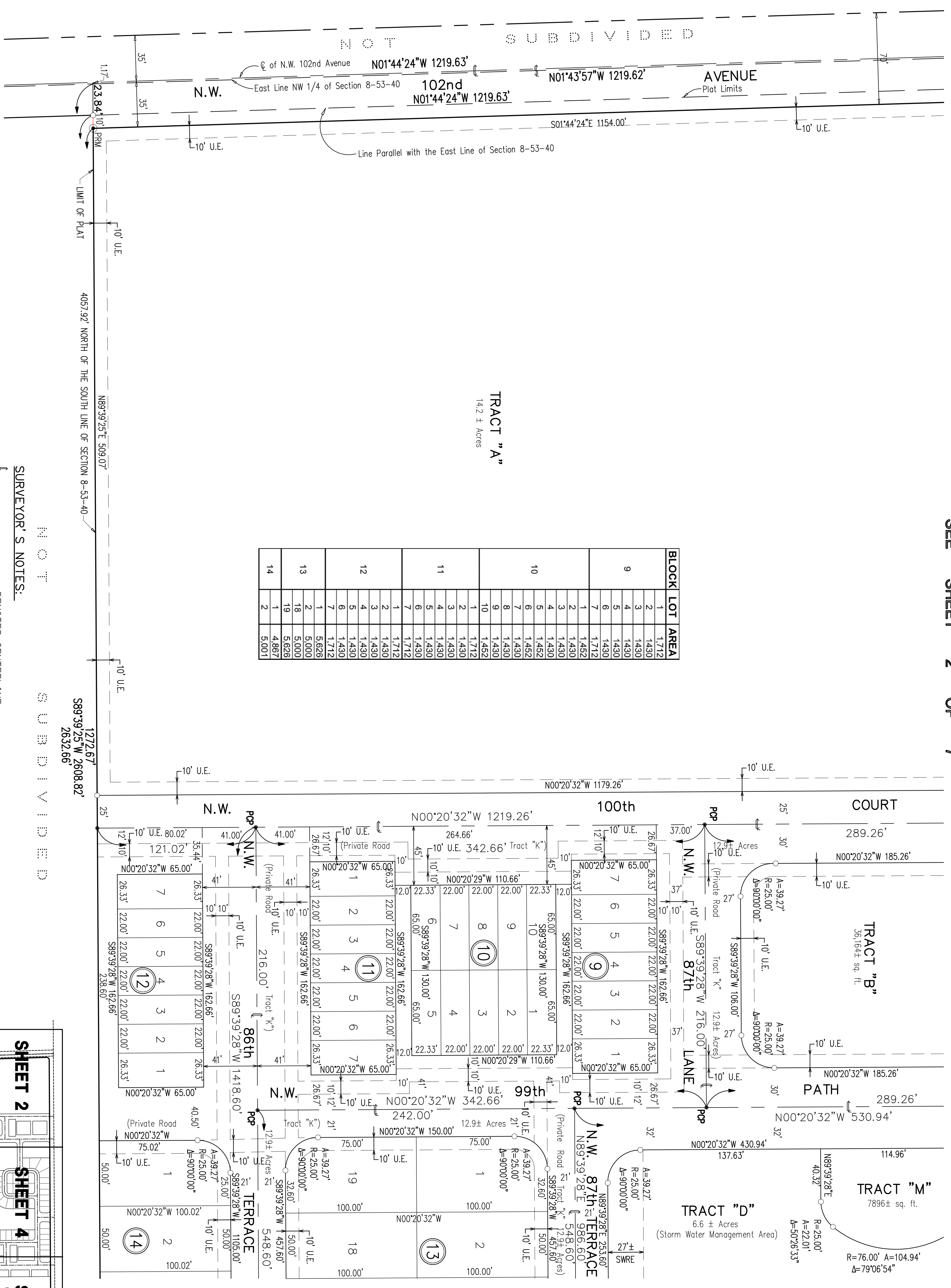
A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.
CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA



PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
10000 N.W. 11th Avenue, Suite 100
Miami, Florida, 33133
PHONE: (305) 860-3870
FAX: (305) 860-3870
SCALE: 1"=40'
CERTIFICATION No. LB 761
JOB NUMBER: 57473



SEE SHEET 2 OF 7

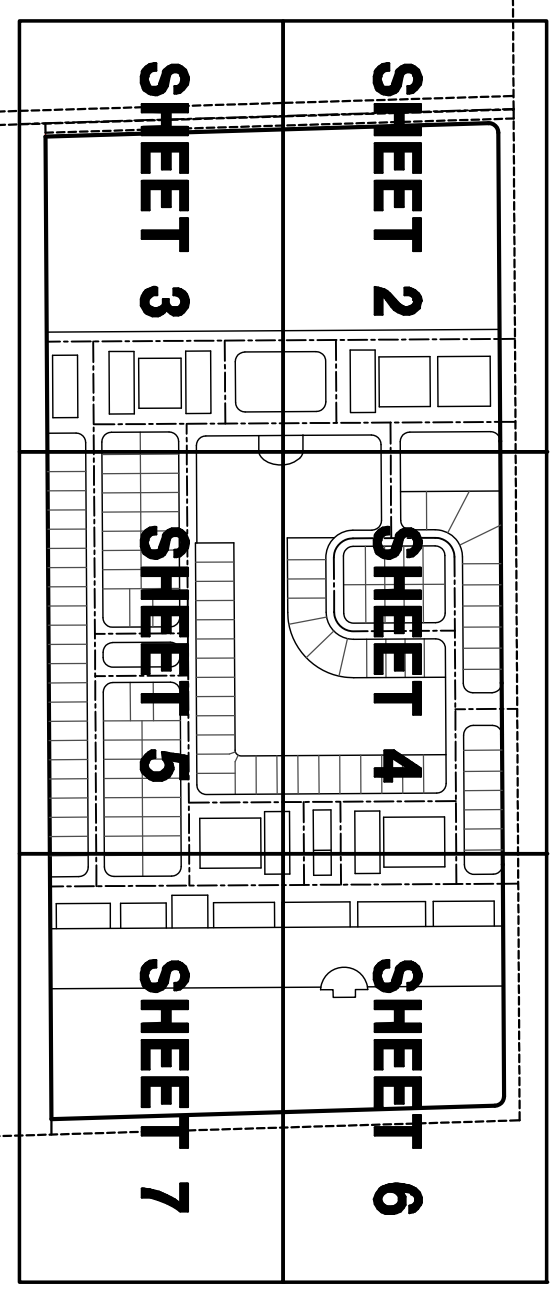


Block	Lot	Area
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1	3	1.450
1	4	1.450
1	5	1.450
1	6	1.450
1	7	1.450
1	8	1.450
1	9	1.450
1	10	1.452
1	11	1.712
2	1	1.450
2	2	1.450
2	3	1.450
2	4	1.452
2	5	1.452
2	6	1.450
2	7	1.450
2	8	1.450
2	9	1.450
2	10	1.452
2	11	1.712
3	1	1.450
3	2	1.450
3	3	1.450
3	4	1.450
3	5	1.450
3	6	1.450
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4	10	1.452
4	11	1.712
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5	10	1.452
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6	10	1.452
6	11	1.712
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8	10	1.452
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9	11	1.712
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10	10	1.452
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12	6	1.450
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12	9	1.450
12	10	1.452
12	11	1.712
13	1	5.000
13	2	5.000
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13	7	5.000
13	8	5.000
13	9	5.000
13	10	5.000
13	11	5.000
13	12	5.000
13	13	5.000
13	14	5.000
14	1	4.897
14	2	5.000

SEE SHEET 5 OF 7

SURVEYOR'S NOTES:

- 1 DENOTES CENTERLINE
- 2 DENOTES SECTION LINE
- POB DENOTES POINT OF BEGINNING
- PCB DENOTES POINT OF COMMENCEMENT
- PCP DENOTES POINT OF CONTROL POINT
- R DENOTES RADIUS
- A DENOTES DELTA
- CH DENOTES CHORD DISTANCE
- CB DENOTES CHORD BEARING
- SWE DENOTES STORM WATER RETENTION ELEMENT
- LA R/W DENOTES LIMITED ACCESS RIGHT OF WAY LINE
- PR, PG DENOTES PLAT BOOK NUMBER AND PAGE
- sq. FT. DENOTES SQUARE FEET
- 10' U.E. DENOTES 10' UTILITY EASEMENT
- 6' U.E. DENOTES 6' UTILITY EASEMENT



RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

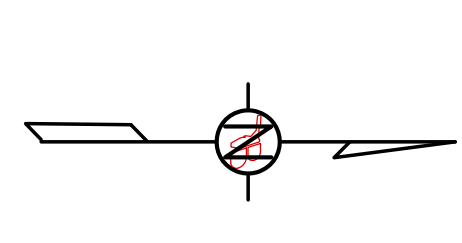
NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL DEPICTION OF THE LAND HEREIN. THERE MAY BE ALTERNATE PLAT RECORDS OF THIS COUNTY. THE SUBJECT PROPERTY DESCRIBED HEREIN LIES WITHIN TWO MILES OF A ROCK MINING OPERATION WHERE BLASTING IS PERMITTED.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST BEARS NORTH 89° 39' 28" EAST.

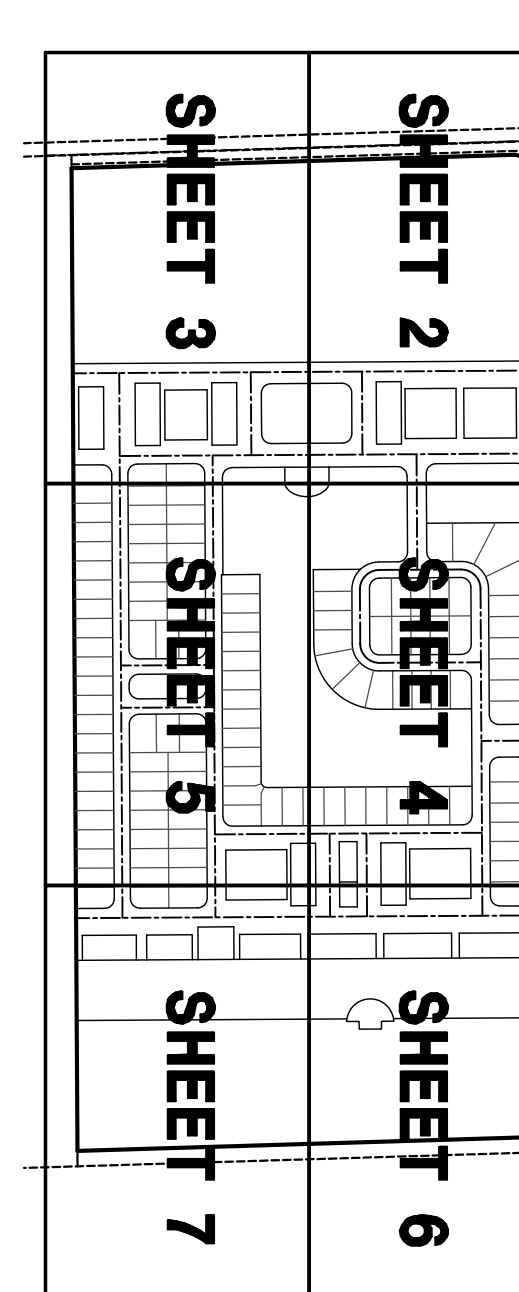
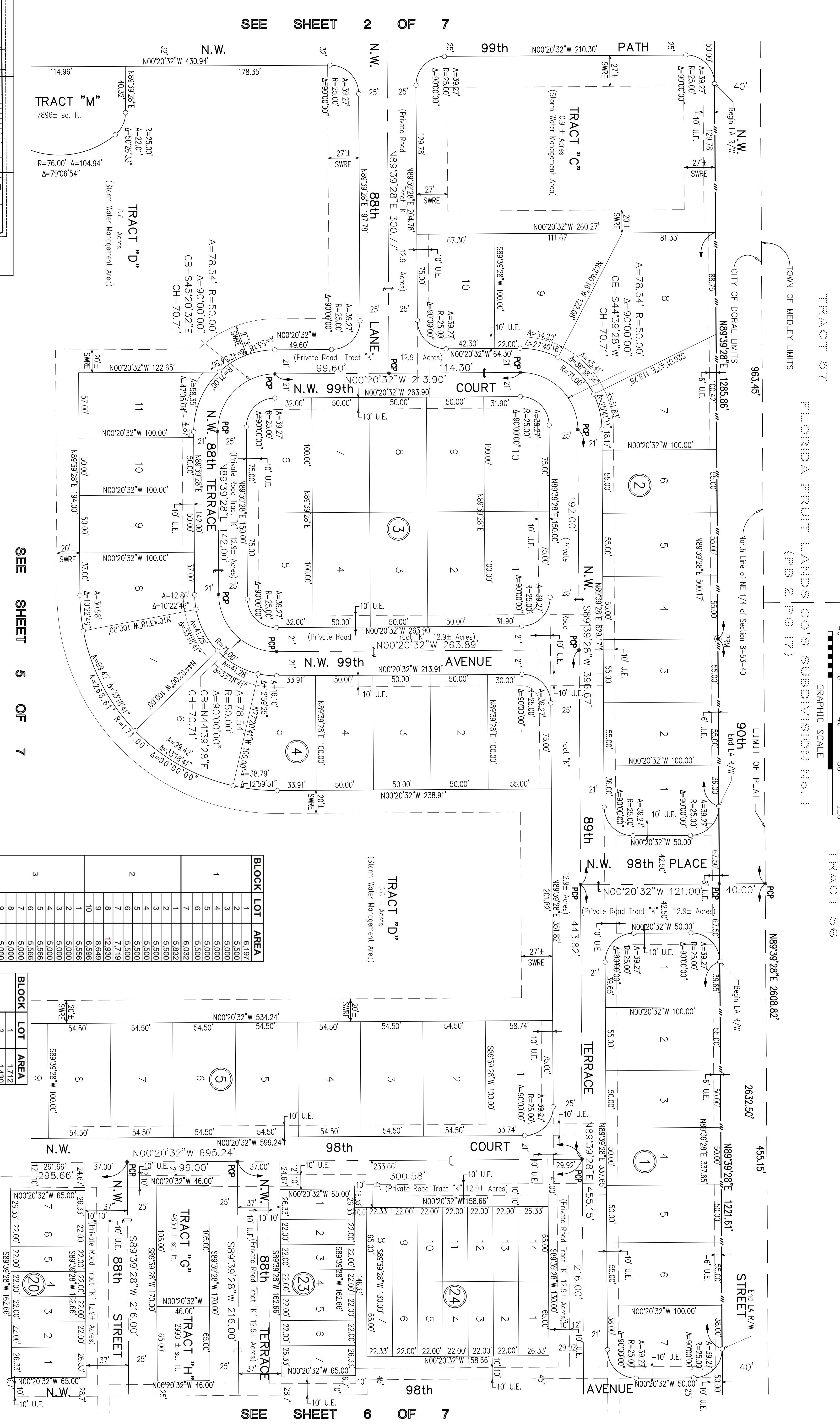
A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.
CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA

DORAL BREEZE

P. B. _____ P.C. _____
SHEET 4 OF 7



PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2845 W. 124th Avenue
Miami, Florida 33133
PHONE: (305) 860-3866
FAX: (305) 860-3870
SCALE: 1"=40'
FEBRUARY 2012
JOB NUMBER: 57473
CERTIFICATION No. LB 781



SURVEYOR'S NOTES:

- 1 DENOTES CENTERLINE
- 2 DENOTES SECTION LINE
- 3 DENOTES POINT OF BEGINNING
- 4 DENOTES PERMANENT REFERENCE MONUMENT
- 5 DENOTES PERMANENT CONTROL POINT
- 6 DENOTES DELTA
- 7 DENOTES ARC LENGTH
- 8 DENOTES CHORD DISTANCE
- 9 DENOTES STORM WATER RETENTION EASEMENT
- 10 DENOTES LIMITED ACCESS RIGHT OF WAY LINE
- 11 DENOTES OFFICIAL RECORDS BOOK AND PAGE
- 12 DENOTES PLAT BOOK AND PAGE
- 13 DENOTES SQUARE FEET
- 14 DENOTES LIMITED ACCESS RIGHT OF WAY LINE

BLOCK	LOT	AREA	BLOCK	LOT	AREA	BLOCK	LOT	AREA
1	1	5,000	2	1	5,000	3	1	5,000
	2	5,000		2	5,000		2	5,000
	3	5,000		3	5,000		3	5,000
	4	5,000		4	5,000		4	5,000
	5	5,000		5	5,000		5	5,000
	6	5,000		6	5,000		6	5,000
	7	5,000		7	5,000		7	5,000
	8	5,000		8	5,000		8	5,000
	9	5,000		9	5,000		9	5,000
	10	5,000		10	5,000		10	5,000
	11	5,000		11	5,000		11	5,000
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	7	5,000		7	5,000		7	5,000
	8	5,000		8	5,000		8	5,000
	9	5,000		9	5,000		9	5,000
	10	5,000		10	5,000		10	5,000
	11	5,000		11	5,000		11	5,000

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.

NOTE: THE SUBJECT PROPERTY DESCRIBED HEREIN LIES WITHIN TWO MILES OF A ROCK MINING OPERATION WHERE BLASTING IS PERMITTED.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST BEARS NORTH 89°39'28" EAST.

FILED FOR RECORD THIS _____ DAY OF _____, 2012, AT _____ IN BOOK _____ OF PLATS, AT PAGE _____ AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

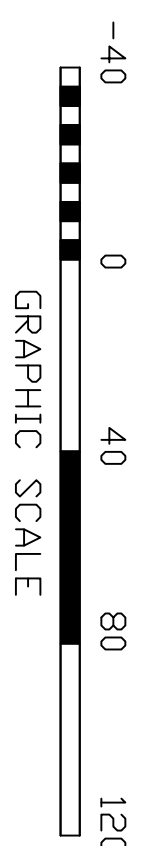
HARVEY RUVIN, CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK

DORAL BREEZE

P. B. _____ P.G. _____

A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.
CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA

PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
2434 SW 28th LANE
Miami, Florida, 33135
PHONE: (305) 850-3866
FAX: (305) 850-3866
SCALE: 1"=40'
CERTIFICATION No. LB 761
JOB NUMBER: 57473

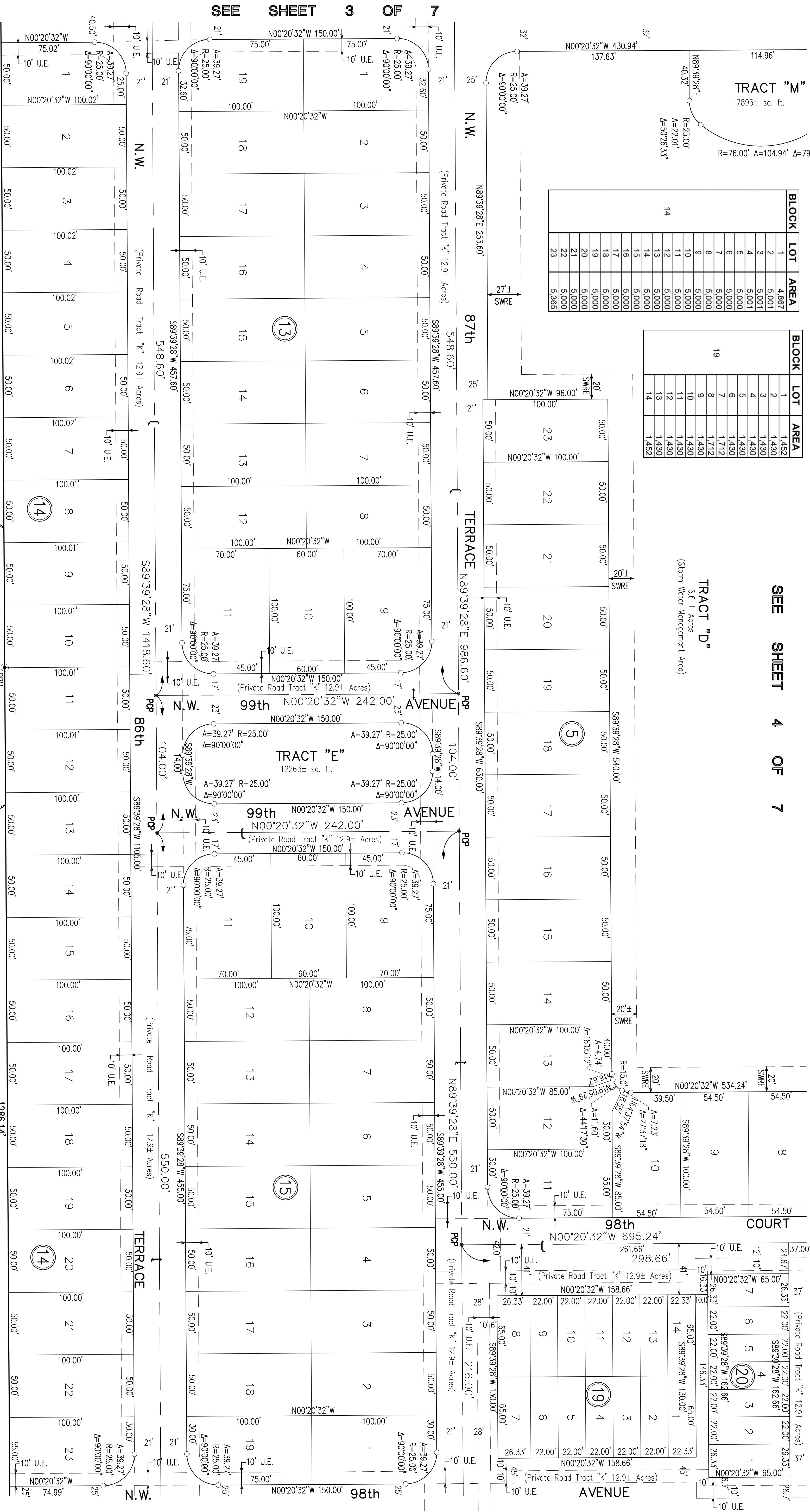


BLOCK	LOT	AREA
1	1	5,386
	2	5,000
	3	5,000
	4	5,000
	5	5,000
13	6	5,000
	7	5,000
	8	5,000
	9	5,000
	10	5,000
19	11	5,000
	12	5,000
	13	5,000
	14	5,000
	15	5,000

BLOCK	LOT	AREA
5	1	5,000
	2	5,000
	3	5,000
	4	5,000
	5	5,000
	6	5,000
	7	5,000
	8	5,000
	9	5,000

BLOCK	LOT	AREA
19	1	1,452
	2	1,450
	3	1,450
	4	1,450
	5	1,450
	6	1,450
	7	1,450
	8	1,450
	9	1,450
	10	1,450
	11	1,450
	12	1,450
	13	1,450
	14	1,452

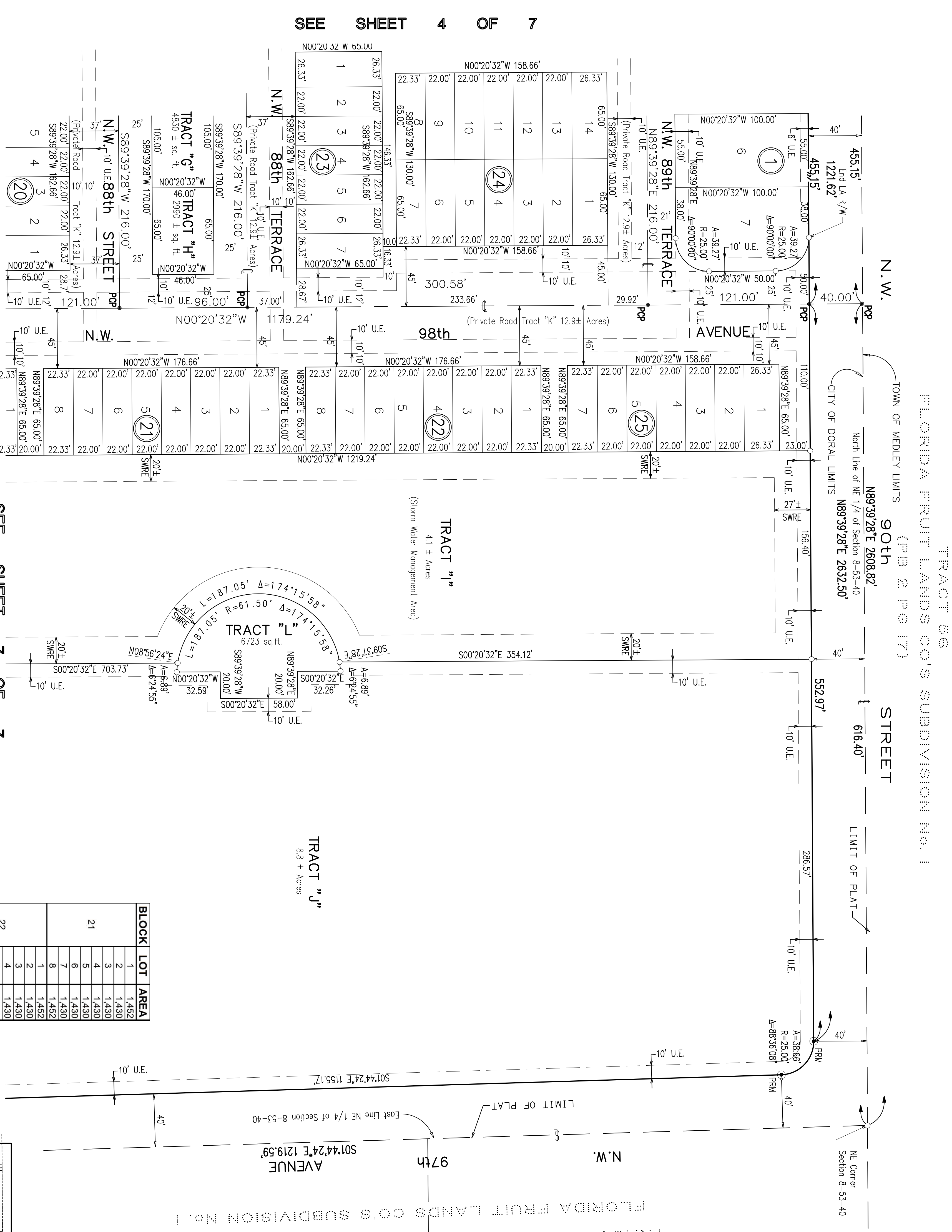
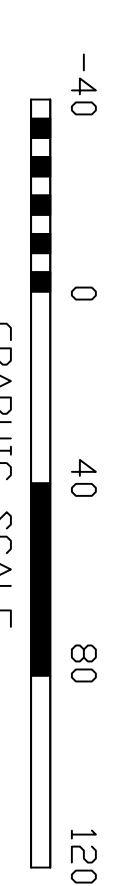
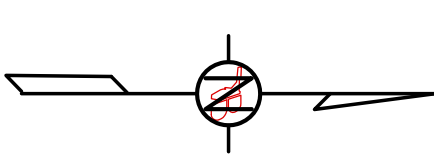
SEE SHEET 4 OF 7



DORAL BREEZE

A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA

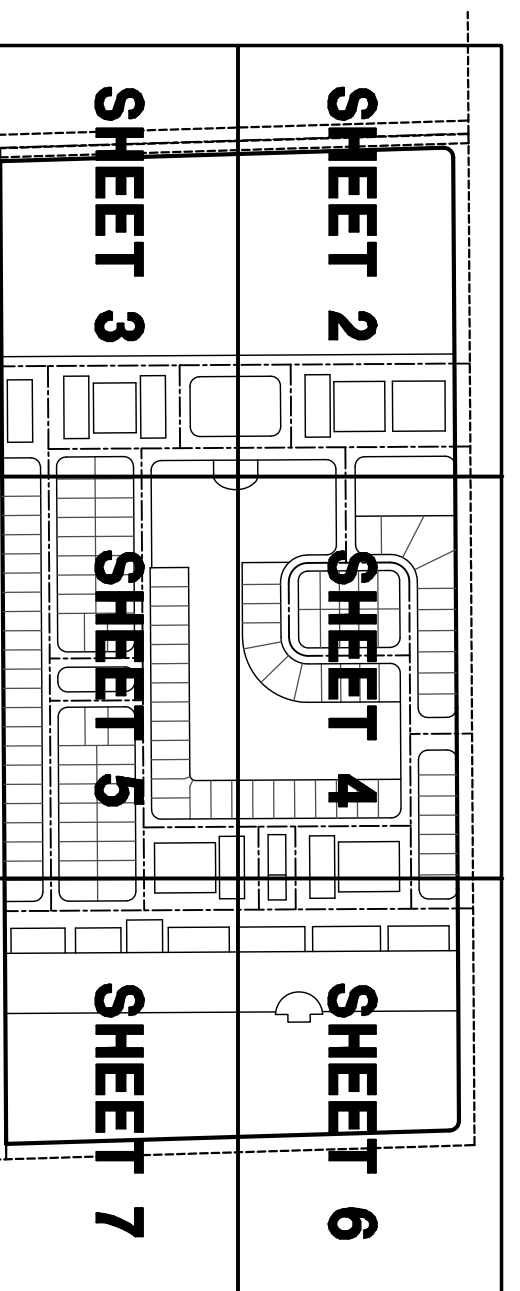
PREPARED BY
E. R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
4204 SW 28th Lane
Miami, Florida 33133
PHONE: (305) 860-3866
FAX: (305) 860-3870
SCALE: 1"=40'
CERTIFICATION No. LB 761
JOB NUMBER: 57473



SEE SHEET 4 OF 7

SEE SHEET 7 OF 7

BLOCK	LOT	AREA
21	1	1,452
	2	1,430
	3	1,430
	4	1,430
	5	1,430
	6	1,430
	7	1,430
	8	1,430
22	1	1,452
	2	1,430
	3	1,430
	4	1,430
	5	1,430
	6	1,430
	7	1,430
25	1	1,452
	2	1,430
	3	1,430
	4	1,430
	5	1,430
	6	1,430
	7	1,452



SURVEYOR'S NOTES:

- 1 DENOTES CENTERLINE
- 2 DENOTES SECTION LINE
- 3 DENOTES POINT OF BEGINNING
- 4 DENOTES PERMANENT REFERENCE MONUMENT
- 5 DENOTES PERMANENT CONTROL POINT
- 6 DENOTES RADIUS
- 7 DENOTES DECTA
- 8 DENOTES DECTA ENGLISH
- 9 DENOTES CHORD DISTANCE
- 10 DENOTES STORM WATER RETENTION BEARING
- 11 DENOTES STORM WATER RETENTION EASEMENT
- 12 LIMITED ACCESS RIGHT OF WAY LINE
- 13 DENOTES OFFICIAL RECORDS BOOK AND PAGE
- 14 DENOTES SQUARE FEET
- 15 DENOTES LIMITED ACCESS RIGHT OF WAY LINE
- 16 DENOTES 10' UTILITY EASEMENT
- 17 DENOTES 6' UTILITY EASEMENT

RECORDING STATEMENT:

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

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO MANNER BE AFFECTED BY ANY SUBSEQUENT REVISIONS OR AMENDMENTS TO THE PLAT HEREIN. ANY ADDITIONAL REVISIONS OR AMENDMENTS TO THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THE SUBJECT PROPERTY DESCRIBED HEREIN LIES WITHIN TWO MILES OF A ROCK MINING OPERATION WHERE BLASTING IS PERMITTED.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST BEARS NORTH 89° 39' 28" EAST.

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

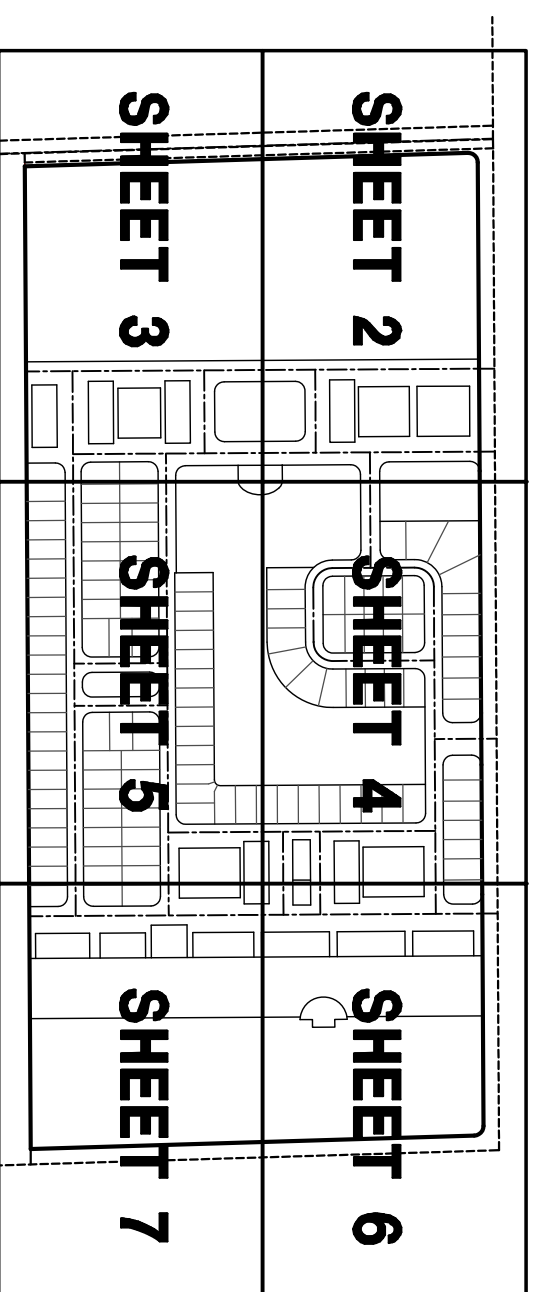
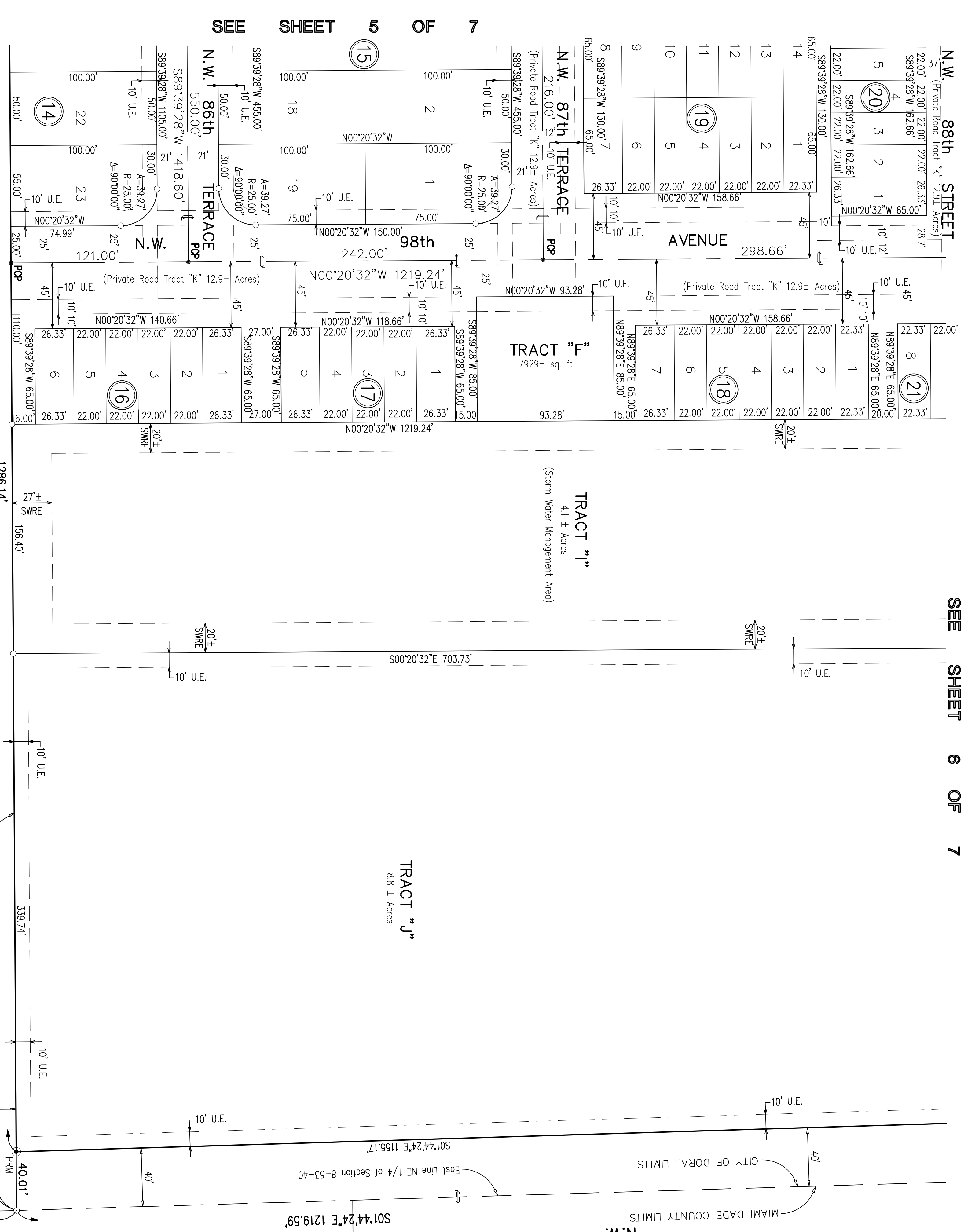
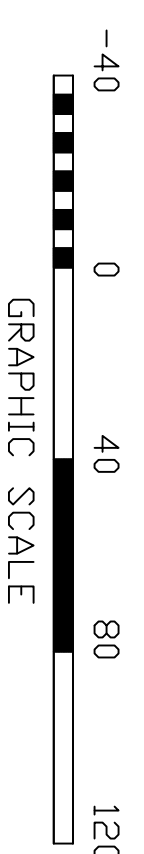
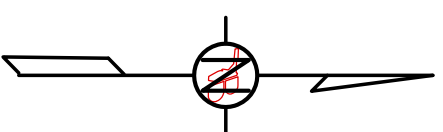
DORAL BREEZE

A SUBDIVISION OF PORTION OF NE 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST.
CITY OF DORAL, MIAMI DADE COUNTY, FLORIDA

P. B. _____ PG. _____

SHEET 7 OF 7

PREPARED BY
E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
2434 SW 28th AVE
MIAMI, FLORIDA 33135
PHONE: (305) 860-3866
FAX: (305) 860-3867
SCALE: 1"=40'
CERTIFICATION No. LB 761
JOB NUMBER: 57473



SEE SHEET 5 OF 7

SEE SHEET 6 OF 7

BLOCK	LOT	AREA
18	1	1,452
	2	1,430
	3	1,430
17	4	1,430
	5	1,430
	6	1,430
	7	1,430
	8	1,430
	9	1,430
16	1	1,712
	2	1,430
	3	1,430
	4	1,430
	5	1,430
	6	1,712

- SURVEYOR'S NOTES:**
- 1 DENOTES CENTERLINE
 - 2 DENOTES SECTION LINE
 - 3 DENOTES POINT OF COMMENCEMENT
 - 4 DENOTES POINT OF BEGINNING
 - 5 DENOTES PERMANENT MONUMENT
 - 6 DENOTES PERMANENT CONTROL POINT
 - 7 DENOTES DELTA
 - 8 DENOTES ARC LENGTH
 - 9 DENOTES CHORD DISTANCE
 - 10 DENOTES CHORD BEARING
 - 11 DENOTES STORM WATER RETENTION EASEMENT
 - 12 LIMITED ACCESS RIGHT OF WAY LINE
 - 13 DENOTES PLAT RECORDS BOOK AND PAGE
 - 14 DENOTES SQUARE FEET
 - 15 DENOTES LIMITED ACCESS RIGHT OF WAY LINE
 - 16 DENOTES 10' UTILITY EASEMENT
 - 17 DENOTES 6' UTILITY EASEMENT
 - 18 DENOTES 6' UTILITY EASEMENT
 - 19 DENOTES 6' UTILITY EASEMENT
 - 20 DENOTES 6' UTILITY EASEMENT
 - 21 DENOTES 6' UTILITY EASEMENT

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