

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 27 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: DORAL COURT

2. Owner's Name: DORAL COURT RETAIL INVESTMENTS, LLC Phone: _____

Address: 3310 Mary Street, Ste 302 City: Miami State: FL Zip Code: 33133

Owner's Email Address: cgonzalez@terragroup.com

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc Phone: 954-435-7010

Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 35-3027-001-0240 / 35-3027-001-0245 / 35-3027-001-0243 / _____

5. Legal Description of Parent Tract: See Attached Exhibit A

6. Street boundaries: N.W. 36th Street and N.W. 87th Avenue

7. Present Zoning: DMU Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(0 Units), Duplex(0 Units), Apartments(0 Units), Industrial/Warehouse(0 Square .Ft.),
Business(128,110 Sq. Ft.), Office(148000 Sq. Ft.), Restaurant(16,100 Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

9. Does the property contain contamination? YES: ☐ NO: ☒ **238,158 SF Parking Garage**

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

DORAL COURT RETAIL INVESTMENTS, LLC

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): David Martin, owner

BEFORE ME, personally appeared David Martin this 12 day of November, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of November, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here): Brenda Tamayo

08/27/26
(Commission Expires)

HH285405
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

EXHIBIT "A"

PARCEL "A"

PORTION OF THE WEST 847.72 FEET OF TRACT 29, AND 30, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 55.00 FEET THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR N.W. 87TH AVENUE RIGHT OF WAY ALSO LESS AND EXCEPT ANY PART THEREOF DEDICATED TO MIAMI-DADE COUNTY FOR DORAL BOULEVARD (N.W. 36TH STREET EXTENSION) AS PER RIGHT OF WAY DEED DULY RECORDED IN OFFICIAL RECORDS BOOK 10753, AT PAGE 505 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 29 AT A DISTANCE OF 55.03 FEET ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 45.1 SECONDS EAST, FROM THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 01 DEGREES 50 MINUTES 30 SECONDS WEST ALONG A LINE THAT IS PARALLEL TO AND 55.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST BOUNDARY OF SAID TRACT 29 AND 30 OVER AND ACROSS SAID TRACT 29 AND PORTION OF SAID TRACT 30, FOR A DISTANCE OF 600.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 22 MINUTES 44.7 SECONDS FOR A DISTANCE OF 43.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1964.86 FEET, SAID POINT BEARING SOUTH 08 DEGREES 32 MINUTES 14.7 SECONDS WEST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 22 SECONDS FOR A DISTANCE OF 293.42 FEET TO A POINT OF TANGENCY, SAID POINT BEARING SOUTH 00 DEGREES 01 MINUTES 07.4 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 471.97 FEET TO A POINT; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 604.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID TRACT 29; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 45.1 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 792.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THE WEST 847.72 FEET OF TRACTS 29 AND 30, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT

BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREE 58 MINUTES 53 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 239.71 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 297.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 247.41 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 297.14 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

LESS OUT PARCEL LEGAL DESCRIPTION:

A PORTION OF THE WEST 847.72 FEET OF TRACTS 29 AND 30, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00 DEGREE 21 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF THE LANDS DESCRIBED IN PARTIAL RELEASE OF UNITIES OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 22183, PAGE 4630, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 297.14 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID PARTIAL RELEASE OF UNITIES OF TITLE, FOR A DISTANCE OF 42.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 297.15 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD), FOR A DISTANCE OF 42.00 FEET, TO THE POINT OF BEGINNING.

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Municipality: DORAL Sec.: 27 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: DORAL COURT

2. Owner's Name: EAE OFFICE, LTD Phone: 305-593-2222

Address: 10165 NW 19th Street City: Doral State: FL Zip Code: 33172

Owner's Email Address: Aeaston@TheEastonGroup.com

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc Phone: 954-435-7010

Address: 2844 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 35-3027-001-0240 / 35-3027-001-0245 / 35-3027-001-0243 / _____

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6. Street boundaries: N.W. 36th Street and N.W. 87th Avenue

7. Present Zoning: DMU Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(0 Units), Duplex(0 Units), Apartments(0 Units), Industrial/Warehouse(0 Square .Ft.),
Business(128,110 Sq. Ft.), Office(148000 Sq. Ft.), Restaurant(16,100 Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒ 238,158 SF Parking Garage

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

EAE OFFICE, LTD

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Edward J. Easton, Mgr.

BEFORE ME, personally appeared Edward J. Easton this 12 day of Nov., 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of Nov., 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: Lenette Trivett)

11-29-29
(Commission Expires)

HH 705210
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

BEING A REPLAT OF A PORTION OF TRACTS 29 & 30, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1
IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, PLAT BOOK 2 AT PAGE 17,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE N.W. 1/4, SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "A"

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 29 AT A DISTANCE OF 55.03 FEET ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 45.1 SECONDS EAST, FROM THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 01 DEGREES 50 MINUTES 30 SECONDS WEST ALONG A LINE THAT IS PARALLEL TO AND 55.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST BOUNDARY OF SAID TRACT 29 AND 30 OVER AND ACROSS SAID TRACT 29 AND PORTION OF SAID TRACT 30, FOR A DISTANCE OF 600.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 22 MINUTES 44.7 SECONDS FOR A DISTANCE OF 43.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG A LINE THAT IS PARALLEL TO AND 55.00 FEET EAST OF THE CENTER OF SAID CURVE, SOUTH 08 DEGREES 32 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 22 SECONDS FOR A DISTANCE OF 293.42 FEET TO A POINT OF TANGENCY; SAID POINT BEARING SOUTH 00 DEGREES 01 MINUTES 07.4 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 471.97 FEET TO A POINT; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 604.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID TRACT 29; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 45.1 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 792.94 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE WEST 84.72 FEET OF TRACTS 29 AND 30, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 608.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 155.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET, BEING 50 FEET OF BEGINNING OF THE HEREDIN DRAINAGE CANAL; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 239.71 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 297.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 247.41 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 279.14 FEET TO THE POINT OF BEGINNING.

LESS OUT PARCEL LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 30 FOR A DISTANCE OF 609.88 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 55.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTHWEST WITH AN INTERIOR BEARING OF 217 DEGREES 28' 00" ALONG THE WEST LINE OF THE LAND DESCRIBED IN PARTIAL RELEASE 21 UNITIES OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 22183, PAGE 4630, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 297.14 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE LAND DESCRIBED IN SAID PARTIAL RELEASE OF UNITIES OF TITLE, FOR A DISTANCE OF 271.5 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 36TH STREET (DORAL BOULEVARD), FOR A DISTANCE OF 42.00 FEET, TO THE POINT OF BEGINNING.



Scale: 1"=300'

A PORTION OF SECTIONS 27 AND 28-53S-40E, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N01°50'30"W ALONG THE WEST BOUNDARY LINE OF TRACT A.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREA OF THE PROPERTY DESCRIBED HEREON IS ± 396,859 SQ. Ft. (± 9.110 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12086C0287L, COMMUNITY NO. 120041, PANEL NO. 0287, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE TITLE OPINION OF TITLE PREPARED BY STEARNS WEAVER MILLER WEISSER ALHADEFF & SITTERSON, WITH AN EFFECTIVE DATE OF JUNE 19, 2017 AT 11:00 P.M.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
11. BENCHMARKS:
 - a. MIAMI-DADE BENCHMARK N-515, LOCATOR. 3034.
LOC 1: N.W. 36th ST. (EXT)---80 FEET NORTH EDGE OF PAVEMENT.
LOC 2: N.W. 87th AVE.---3 FEET WEST OF WEST EDGE OF PAVEMENT.
PK NAIL AND BRASS WASHER IN NORTH END OF CONCRETE DECK OF CATCH BASIN.
ELEVATION = 7.43' N.G.V.D 29.
 - b. MIAMI-DADE BENCHMARK E-194 28-53-40, LOCATOR. 3035 N.
LOC 1: N.W. 33rd ST. (APPROXIMATE)
LOC 2: N.W. 87th AVE.---23 FEET EAST OF CENTERLINE, 19.7 FEET WEST OF CENTERLINE OF DETOUR ROAD.
LOC 3: 10.5 FEET NORTH OF A FPL POLE WITH A SURVEY SIGN ATTACHED.
DADE CO. BRASS DISC IN CONC MND AND IS THE E 1/4 CORNER 28-53-40.
ELEVATION = 6.99' N.G.V.D 29.
12. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED IC (INDUSTRIAL-LIGHT MFG).

DEVELOPMENT INFORMATION

- CURRENT CRITERIA = 8.5' N.G.V.D 1929

7. MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO
NO. 35-3027-001-0240
NO. 35-3027-001-0245
NO. 35-3027-001-0243

PROPOSED USE:

TRACT "A": 148,000 SQ. FT. OFFICE (EXISTING TO REMAIN)
238,158 SQ. FT. (TOTAL) PARKING GARAGE (THREE LEVELS) (PHASE 1,
110,175 SQ. FT. RETAIL (PHASE 1) (PROPOSED)
16,100 SQ. FT. RESTAURANT (PHASE 1) (PROPOSED)
17,935 SQ. FT. RETAIL (PHASE 2) (PROPOSED)

ZONING:
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 0

CONTACT INFORMATION

NAME: CARLOS GONZALEZ
TELEPHONE: 786-218-0732
E-MAIL: cgongalez@terragroup.com

AREA TABULATION:		
TOTAL AREA AS DESCRIBED	396,859 SQ. FT.	9.110± ACRES
RIGHT-OF-WAY TO BE DEDICATED	5,068 SQ. FT.	0.116± ACRES
TOTAL AREA OF TRACT A	391,791 SQ. FT.	8.994± ACRES

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY," ALSO BEING A "TENTATIVE PLAT," OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

TENTATIVE PLAT
"D O R A L C O U R T"
ORDERED BY: TERRA GROUP

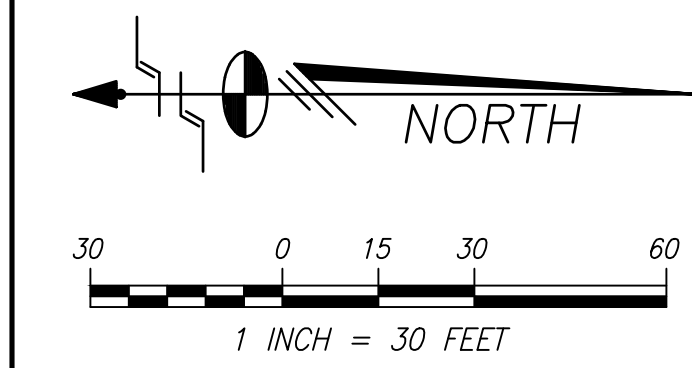
ORDERED BY: TERRA GROUP

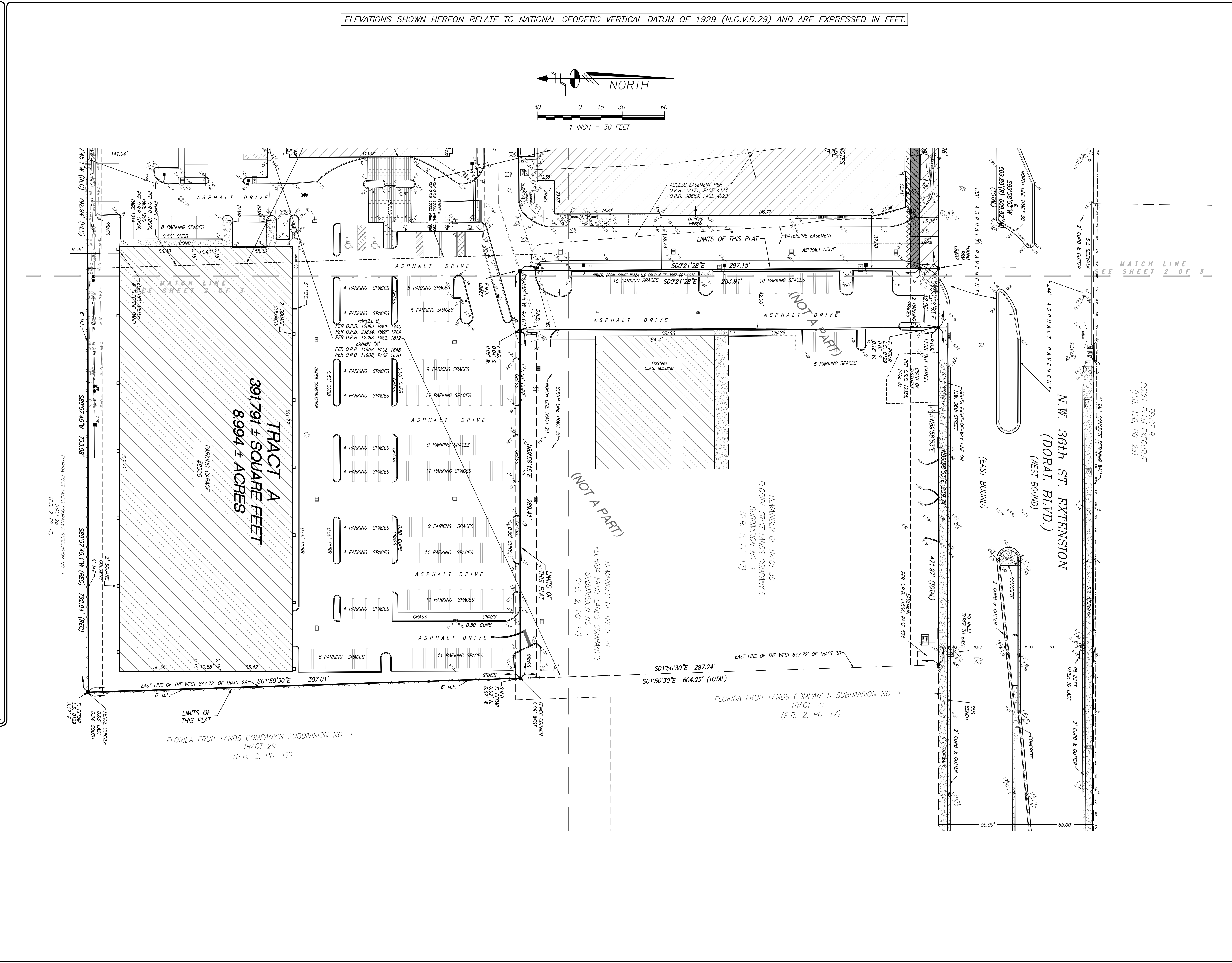
Section 27, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida

Date	Dwgs No.	Fold Back	Remarks	Sig.
09-9-17	207863	2251	LITTRY SURVEY	LFC
05-20-19	210291	2253A, 51	UPDATE SURVEY AND PHASE II	MND
06-20-25	215288	2800, 1	UPDATE TREATMENT PLAN	MND

FILE NO. *AJ-5529 TP*

Schucke - Shuskin & Associates, Inc. LAND PLANNERS 3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288		ENGINEERS 3240 CORPORATE WAY, MIAMI, FLORIDA 33025		LAND SURVEYORS 3240 CORPORATE WAY, MIAMI, FLORIDA 33025	
NOTE: This sketch is not valid unless it bears the original and the original sealed of a Florida Licensed surveyor and mapper.		Drawn By: L.E.G.		Survey: 08-07-2017	
This is a "Boundary Survey."		Order No. 207323		Checked By: M.S.J. Date: 09-01-2017	
File No. AJ-5529 TP		Scale: AS SHOWN		CERTIFICATE OF AUTHORIZATION No. LB-87	
Sheet 1 of 3		Sheet 1 of 3		Sheet 1 of 3	

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