

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: CITY OF DORAL Sec.: 8 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CENTURY TOWNE PLACE NORTH

2. Owner's Name: CENTURY TOWN CENTER 2, LLC, a Delaware limited liability company c/o Juan Sebastian Betancur
Phone: 305-440-9511

Address: 1805 PONCE DE LEON BLVD #100 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: c/o Juan Sebastián Betancur (js@centuryamg.com)

3. Surveyor's Name: Ricardo Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: ricardor@fordco.com / omara@fordco.com / cristinap@fordco.com

4. Folio No(s): 35-3008-000-0033 / _____ / _____ / _____

5. Legal Description of Parent Tract: Please see attached as Exhibit "A"

6. Street boundaries: NW 107 AVENUE / NW 82 STREET

7. Present Zoning: PUD Zoning Hearing No.: City of Doral (TPLA-2304-0006)/Approval Letter Attached

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(408 Units), Industrial/Warehouse(_____ Square .Ft.), Commercial (27,546 Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

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.

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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.

CENTURY TOWN CENTER 2, LLC, a Delaware limited liability company

By: MIDTOWN DORAL HOLDINGS II, LLC, a Delaware limited liability company

By: Midtown Doral Sponsor 2, LLC, a Delaware limited liability company
as its Managing Member

By: Century Asset Management LLC, a Florida limited liability company
as its Administrative Member

STATE OF FLORIDA)

COUNTY OF Miami Dade

SS:

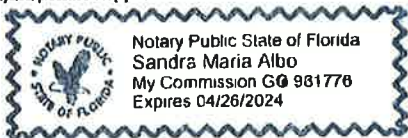
Signature of Owner: _____

(Print name & Title here): Sergio Pino, Manager

BEFORE ME, personally appeared* Sergio Pino this 13 day of July, 2023 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 13 day of July, 2023 A.D.

*by means of [] physical presence OR [] online notarization



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Sandra Maria Albo)

04/26/2024 GG 981776
(Commission Expires) (Commission Number)

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

Exhibit "A"

CENTURY TOWNE PLACE NORTH

LEGAL DESCRIPTION:

PHASE 7 & 8

The South 644.84 feet of the following described three (3) Parcels of Land.

Parcel 1:

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 240.07 feet; thence N89°39'28"E for a distance of 40.01 feet; thence continue N89°39'28"E for a distance of 310.09 feet; thence S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 379.33 feet to a point hereinafter referred to as Reference Point "A", said point also known as the S.W. Corner of Tract "A1", "GRAND BAY NORTH", according to the plat thereof, as recorded in Plat Book 170, Page 64, of the Public Records of Miami-Dade County, Florida; thence S01°43'29"E, along the West line of a 170 feet wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 508.24 feet to a point hereinafter refer to as Reference Point "B"; thence S88°16'31"W for a distance of 104.00 feet; thence N01°43'29"W for a distance of 100.00 feet; thence S88°16'31"W for a distance of 206.00 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Northwest 1/4 of said Section 8, for a distance of 408.24 feet; thence N88°16'31"E for a distance 310.00 feet to the POINT OF BEGINNING. Less that portion of Right-Of-Way dedicated per the plat of Grand Bay North, according to the plat thereof as recorded in Plat Book 170 at Page 64 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Parcel 2:

COMMENCE at the aforementioned Reference Point "B"; thence S01°43'29"E, along the West Line of a 170 feet wide Florida Power and Light Easement, as recorded in Official

Exhibit "A"

Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 1363.29 feet to a point hereinafter refer to as Reference Point "C"; thence S88°16'31"W for a distance of 310.00 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Southwest 1/4 of said Section 8, for a distance of 1258.97 feet; thence N88°16'31"E for a distance of 206.00 feet; thence N01°43'29"W for a distance of 104.32 feet; thence N88°16'31"E for a distance of 104.00 feet to the POINT OF BEGINNING. LESS the external area formed by a 25 foot radius curve, concave to the Northeast and tangent to the South and West of the herein described Parcel.

TOGETHER WITH:

Parcel 3:

A portion of the West ½ 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 S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 1096.08 feet; thence N88°16'31"E for a distance of 40.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N88°16'31"E for a distance of 206.00 feet; thence S01°43'29"E for a distance of 100.00 feet; thence N88°16'31"E for a distance of 104.00 feet; thence S01°43'29"E, along the West Line of a 170.00 foot F.P.L Easement as recorded in Official Records Book 6142, Page 326, for a distance of 50.00 feet; thence S88°16'31"W for a distance of 104.00 feet; thence S01°43'29"E for a distance of 104.32 feet; thence S88°16'31"W for a distance of 206.00 feet to a point on a line 40.00 feet East of and parallel with the West Line of said Section 8; thence N01°43'29"W, along the last described line for a distance of 254.32 feet to the POINT OF BEGINNING.

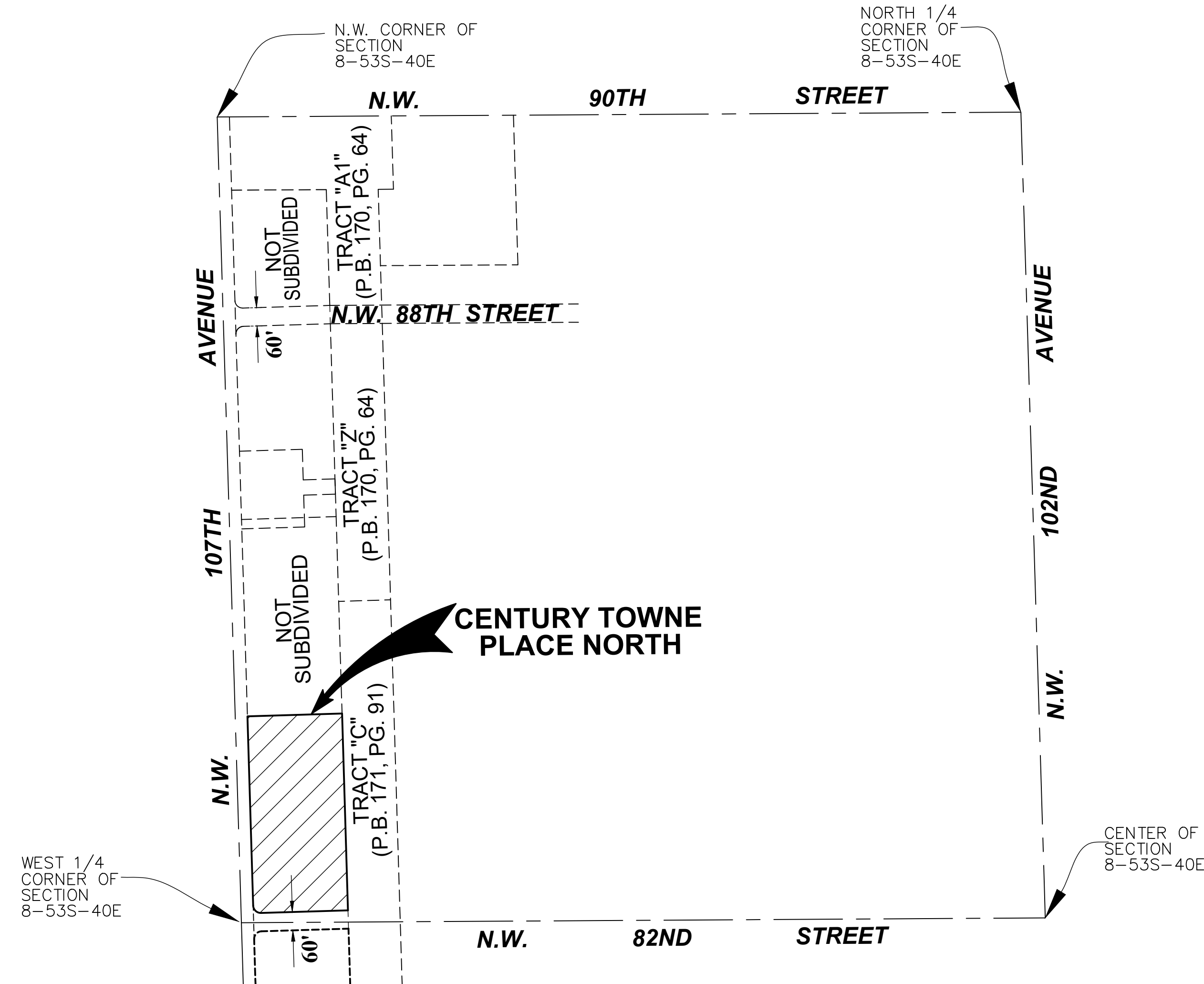
TENTATIVE PLAT OF CENTURY TOWNE PLACE NORTH

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4, OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

SYMBOL LEGEND

- ⊙ P.R.M. - INDICATES PROPOSED PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PROPOSED PERMANENT CONTROL POINT
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
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- +/- - INDICATES MORE OR LESS
- F.P.L. - INDICATES FLORIDA POWER & LIGHT
- N.E. - INDICATES NORTH EAST
- S.E. - INDICATES SOUTH EAST
- S.W. - INDICATES SOUTH WEST
- N.W. - INDICATES NORTH WEST
- 8-53S-40E - INDICATES SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST

Folio Number: 35-3008-000-0033



LOCATION MAP
THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
(SCALE 1" = 300')

PROPERTY INFORMATION

OWNER: CENTURY TOWN CENTER 2, LLC.
Address: 1805 PONCE DE LEON BOULEVARD
MIAMI, FL 33134
Contact Person Information: JUAN SEBASTIÁN BETANCUR
e-mail address: js@centuryamg.com

CONTACT PERSON INFORMATION

Name: Daniel Rodriguez
e-mail address: danielr@fordco.com
Name: Omar Armenteros, P.S.M.
e-mail address: omara@fordco.com
Name: Cristina Pires
e-mail address: cristinap@fordco.com
Telephone Number: (305) 477-6472

DEVELOPMENT CRITERIA TABLE

ZONING:	PUD.
GROSS AREA =	199,765.00 S.F. or 4.59 Acres +/-
NET AREA =	199,765.00 S.F. or 4.59 Acres +/-
PROPOSED USE:	408 Apartment Rentals 27,546 Sq. Ft. Commercial

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	5
P.C.P.	3
TRACTS CORNERS	0
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

SURVEYOR'S NOTES:

- The herein captioned property was surveyed and described based on the Legal Description as provided by client.
- Examination of TITLE COMMITMENT was made to determine recorded instruments, if any affecting this property.
- Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 7,500 feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat
- Number of Lots and Tracts: 1 Tract
- Subject Property Area:
Gross and Net: 199,765.00 Square Feet and/or 4.59 Acres more or less.
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 8.52' (N.G.V.D. 29), more or less, based on the 2021 Miami-Dade County Flood Criteria Map (N.A.V.D. 88).
- North Arrow Direction and Bearing shown hereon are based on an assumed value of N01°43'29"W, along the Center Line of N.W. 107th Avenue as recorded in Plat Book 171, Page 78, of the Public Records of Miami-Dade County, Florida.
- Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)
- Miami-Dade Bench Mark Used: M-116 Elevation= 6.52 (N.G.V.D.29)
18a) Bench Mark Location:
N.W. 74th Street --- 252' South of Center Line
N.W. 107th Avenue --- 51' East of Center Line
BENCH MARK is a PK nail and aluminum washer in conc. catch basin.
- Miami-Dade Bench Mark Used: M-117-NEW Elevation= 6.46 (N.G.V.D.29)
19a) Bench Mark Location:
N.W. 82nd Street --- 19' South of Center Line
N.W. 107th Avenue --- 34' East of Center Line
BENCH MARK is a PK nail and aluminum washer in conc. catch basin.
19b) temporary bench mark (t.b.m.)
- T.B.M.#1 Catch Basin at West side of Property 104'+/- South of the Northwest Corner, of said Property on Curb & Gutter and 40' East of N.W. 107th Avenue centerline, Rim Elevation: 6.08' (N.G.V.D.29)
- T.B.M.#2 Catch Basin at 95'+/- West of Southeast Corner of said Property on Curb & Gutter and 30' North of N.W. 82nd Street centerline. Rim Elevation: 7.36' (N.G.V.D.29)
- Property Address:
VACANT LAND
N.W. 107th Avenue and N.W. 82nd Street
Doral, FL 33178
- Flood Zone: "AH"
Base Flood Elevation: 5.00'
FEMA Panel Number: 12086C0276L
Community Number: 120041 (City of Doral)
Map Revised: September 11, 2009
- Field Book: A-452, PG. 4-10/A-577, Pg. 13 Project No.: 21-000-0551
Data Collector File: N/A Project No.: 19A044-0551
- The Sources of Data used for the preparation of this Boundary Survey for Tentative Plat is a portion of Section 8, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County, Florida.
- This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Location Map / Sheet 1 of 3), One inch equals 60 feet (Geometrical Information and Legal Description / Sheet 2 of 3), One inch equals 40 feet (Existing Improvements & Proposed Subdivision / Sheet 3 of 3) or smaller.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC. L.B. #6557

Original Field Work Survey Date: JANUARY 25, 2023.
Revision 1: May 9th, 2023 (REVISED AS PER CITY SURVEYOR'S COMMENTS 04-19-2023)
Revision 2: May 16th, 2023 (REVISED AS PER CITY SURVEYOR'S COMMENTS 05-15-2023)
Revision 3: May 31st, 2023 (REVISED AS PER CITY SURVEYOR'S COMMENTS 05-30-2023)
Revision 4: July 31st, 2023 (REVISED AS PER MIAMI-DADE COMMENTS)
Revision 5: January 15, 2025 (UPDATE SURVEY)

Digitally signed by Omar Armenteros
Date: 2025.01.16 12:27:58 -0500
By: Omar Armenteros, P.S.M., For the Firm Professional Surveyor and Mapper State of Florida, Registration No.3679

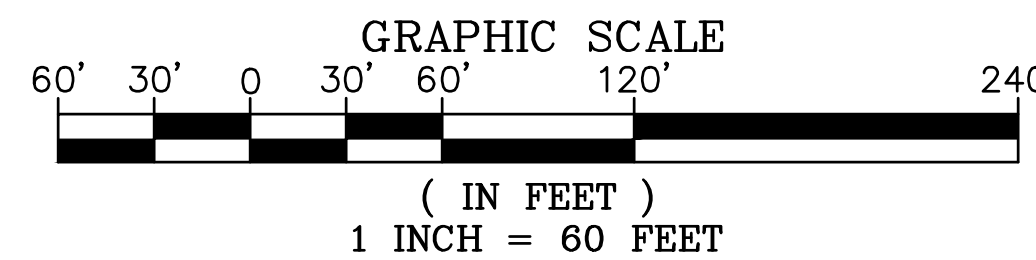
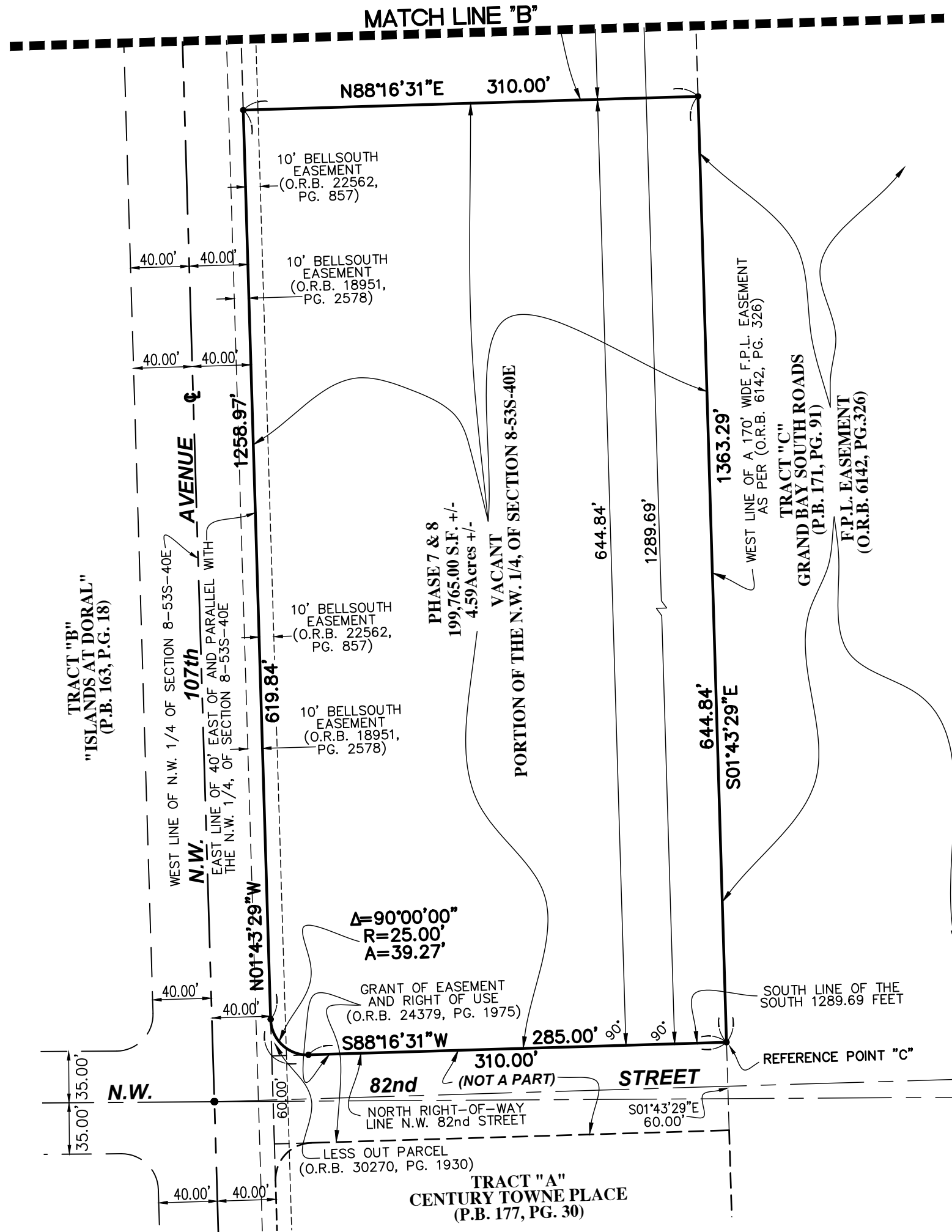
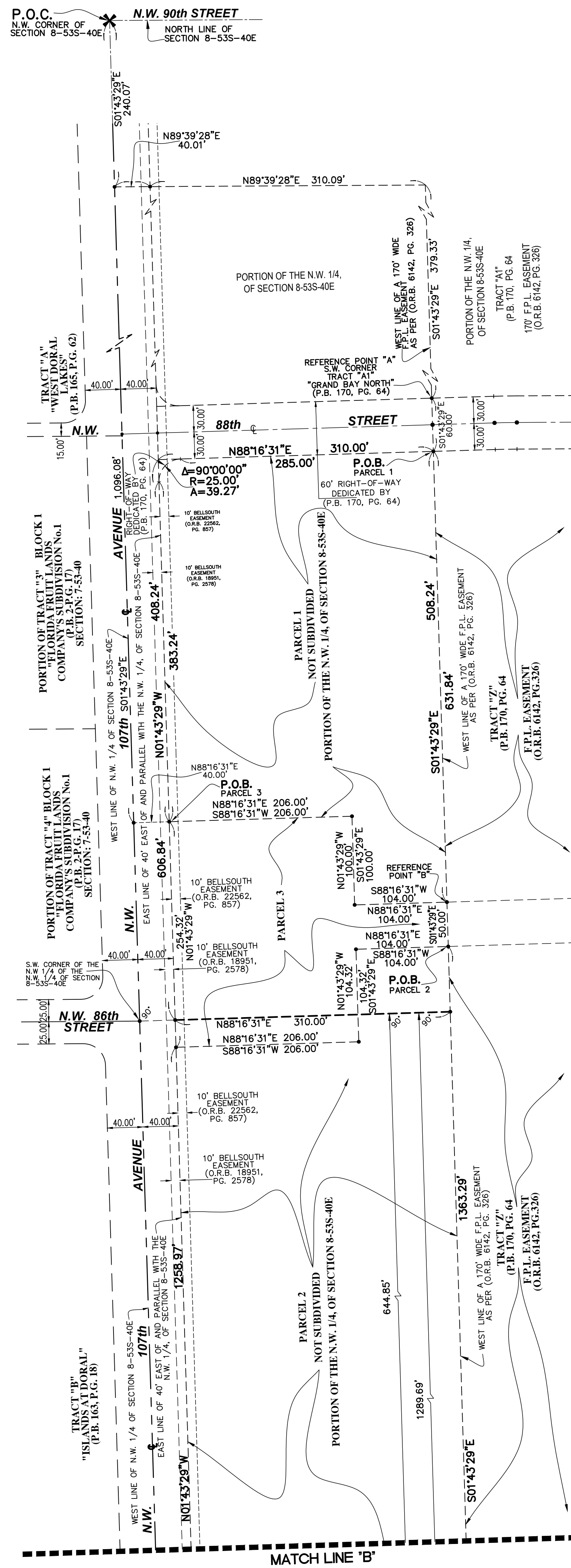


DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY OWNER OR OTHER PARTIES EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

No.	DATE	DESCRIPTION	RECORD OF REVISION	
			BY	APP.
1	05/09/23	REVISED AS PER CITY SURVEYOR'S COMMENTS 04-19-2023	R.R.	O.A.
2	05/16/23	REVISED AS PER CITY SURVEYOR'S COMMENTS 05-15-2023	R.R.	O.A.
3	05/31/23	REVISED AS PER CITY SURVEYOR'S COMMENTS 05-30-2023	R.R.	O.A.
4	07/31/23	REVISED AS PER MIAMI-DADE COMMENTS	D.R.	R.R.
5	01/16/25	UPDATE SURVEY	D.R.	O.A.

CENTURY TOWNE PLACE NORTH
BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
LOCATION MAP, SURVEYOR'S CERTIFICATE AND SURVEYOR'S NOTES
CENTURY TOWN CENTER 2, LLC
PROJECT LOCATION: SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: E.R./R.R./JAER
DATE: JANUARY 1st, 2024
PROJECT No: 19A044-0551
SHEET: 1 OF 3 SHEETS



GEOMETRICAL INFORMATION

Folio Number: 35-3008-000-0033

LEGAL DESCRIPTION:

PHASE 7 & 8

The South 644.84 feet of the following described three (3) Parcels of Land.

Parcel 1:

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 240.07 feet; thence N89°39'28"E for a distance of 40.01 feet; thence continue N89°39'28"E for a distance of 310.09 feet; thence S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 379.33 feet to a point hereinafter referred to as Reference Point "A", said point also known as the S.W. Corner of Tract "A1", "GRAND BAY NORTH", according to the plat thereof, as recorded in Plat Book 170, Page 64, of the Public Records of Miami-Dade County, Florida; thence S01°43'29"E, along the West line of a 170 feet wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 508.24 feet to a point hereinafter refer to as Reference Point "B"; thence S88°16'31"W for a distance of 104.00 feet; thence N01°43'29"W for a distance of 100.00 feet; thence S88°16'31"W for a distance of 206.00 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Northwest 1/4 of said Section 8, for a distance of 408.24 feet; thence N88°16'31"E for a distance 310.00 feet to the POINT OF BEGINNING. Less that portion of Right-Of-Way dedicated per the plat of Grand Bay North, according to the plat thereof as recorded in Plat Book 170 at Page 64 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Parcel 2:

COMMENCE at the aforementioned Reference Point "B"; thence S01°43'29"E, along the West Line of a 170 feet wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 1363.29 feet to a point hereinafter refer to as Reference Point "C"; thence S88°16'31"W for a distance of 310.00 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Southwest 1/4 of said Section 8, for a distance of 1258.97 feet; thence N88°16'31"E for a distance of 206.00 feet; thence N01°43'29"W for a distance of 104.32 feet; thence N88°16'31"E for a distance of 104.00 feet to the POINT OF BEGINNING. LESS the external area formed by a 25 foot radius curve, concave to the Northeast and tangent to the South and West of the herein described Parcel.

TOGETHER WITH:

Parcel 3:

A portion of the West 1/2 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 S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 1096.08 feet; thence N88°16'31"E for a distance of 40.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N88°16'31"E for a distance of 206.00 feet; thence S01°43'29"E for a distance of 100.00 feet; thence N88°16'31"E for a distance of 104.00 feet; thence S01°43'29"E, along the West Line of a 170.00 foot F.P.L. Easement as recorded in Official Records Book 6142, Page 326, for a distance of 50.00 feet; thence S88°16'31"W for a distance of 104.00 feet; thence S01°43'29"E for a distance of 104.32 feet; thence S88°16'31"W for a distance of 206.00 feet to a point on a line 40.00 feet East of and parallel with the West Line of said Section 8; thence N01°43'29"W, along the last described line for a distance of 254.32 feet to the POINT OF BEGINNING.

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- N.W. - INDICATES NORTH WEST
- 8-53S-40E - INDICATES SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST



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CENTURY TOWNE PLACE NORTH
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 GEOMETRICAL INFORMATION AND LEGAL DESCRIPTION
 CENTURY TOWN CENTER 2, LLC

PROJECT LOCATION: SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

CLIENT ADDRESS: 186 PONDICIE LEGAL SQUARE, SUITE 100, CORAL GABLES, FL 33134

SCALE: AS SHOWN
 DRAWN BY: E.R./R./JAER
 DWG. CHECKED BY:
 QUALITY CONTROL:
 DATE: JANUARY 1st, 2024
 PROJECT No: 19A044-0551
 SHEET: 2 OF 3 SHEETS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PARTIES EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION	
NO.	DESCRIPTION
1	REVISED AS PER CITY SURVEYOR'S COMMENTS 04-19-2023
2	REVISED AS PER CITY SURVEYOR'S COMMENTS 05-15-2023
3	REVISED AS PER CITY SURVEYOR'S COMMENTS 05-30-2023
4	REVISED AS PER MIAMI-DADE COMMENTS
5	UPDATE SURVEY

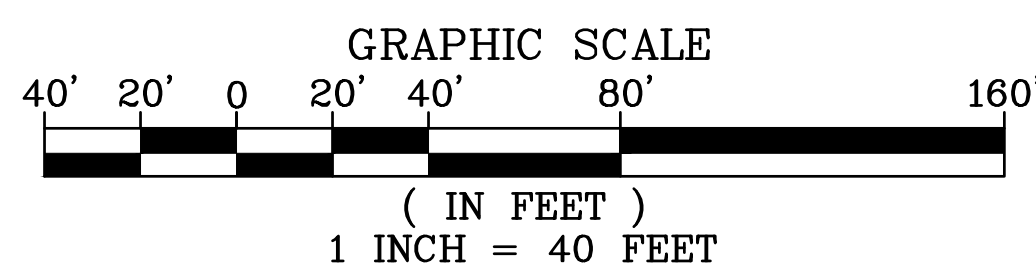
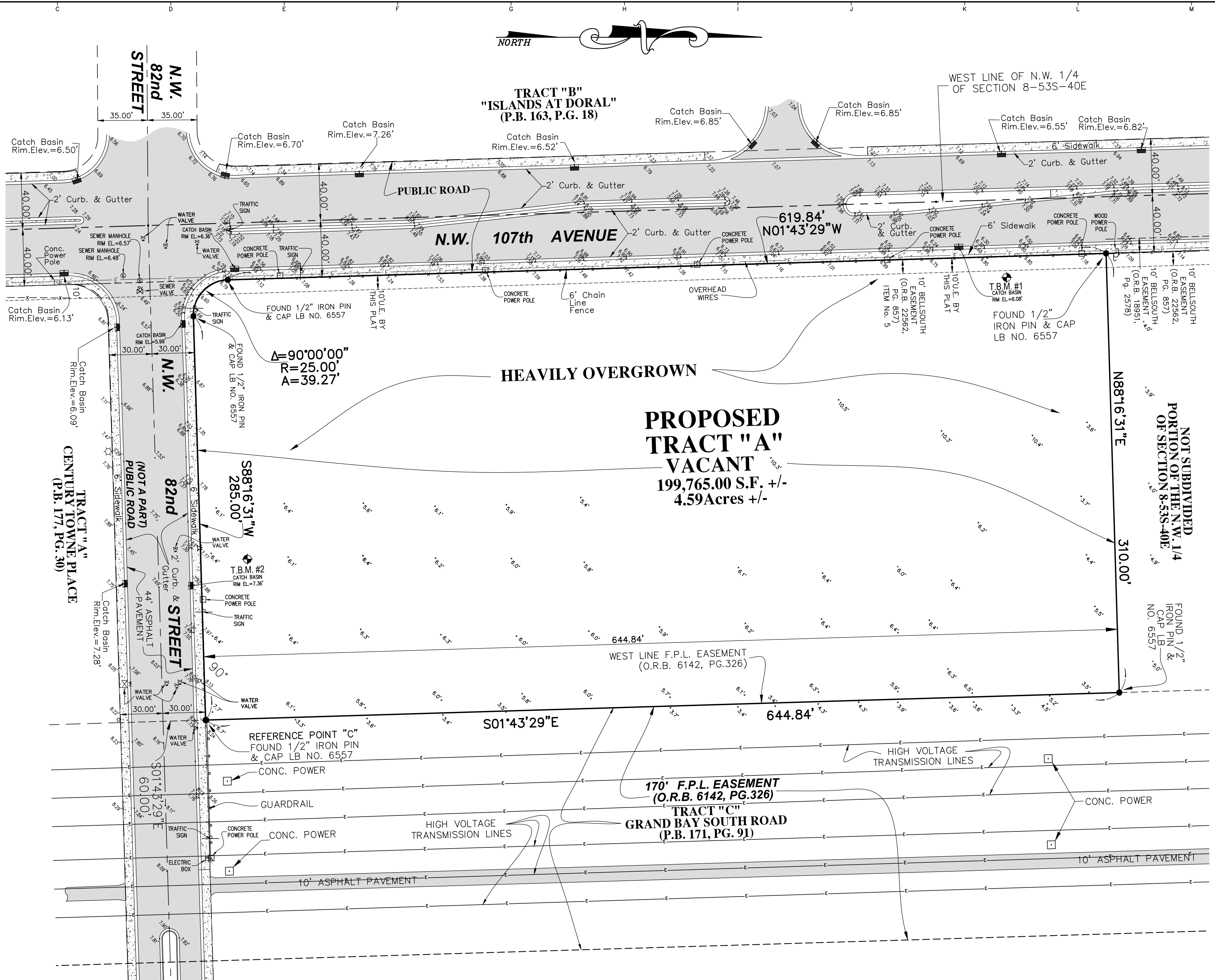
CENTURY TOWNE PLACE NORTH
 BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
 SKETCH OF SURVEY, TITLE REVIEW NOTES, LEGEND AND PROPOSED SUBDIVISION
CENTURY TOWN CENTER 2, LLC

PROJECT LOCATION: SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
 CLIENT ADDRESS: 106 PONCE DE LEON BOULEVARD, SUITE 100, CORAL GABLES, FL 33134

SCALE: AS SHOWN
 DRAWN BY: E.R./R.R./JAER
 DATE: JANUARY 1st, 2024
 PROJECT No: 19A044-0551
 SHEET: 3 OF 3

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
	○	ALUMINUM LIGHT POLE
	○	BELLSOUTH MANHOLE
	○	BELLSOUTH TELEPHONE BOX
	○	BENCHMARK
	○	CABLE BOX
	○	CATCH BASIN
	○	CENTERLINE
	○	CLEAN OUT VALVE
CUR.	○	CURB
C.L.F.	○	CHAIN LINK FENCE
CONC.	○	CONCRETE
C.B.S.	○	CONCRETE BLOCK STRUCTURE
	○	CONCRETE LIGHT POLE
	○	CONCRETE POWER POLE
	○	CONTROL VALVE
	○	DRAINAGE MANHOLE
	○	DRILL HOLE
	○	DUAL POLE SIGN
	○	ELECTRIC BOX
	○	ELECTRIC METER
E.W.O.H.	○	ELECTRIC WIRE OVERHEAD
ELEV.	○	ELEVATION (EXISTING)
F.F.	○	ELEVATION (PROPOSED)
	○	FINISHED FLOOR
	○	FIRE HYDRANT
	○	FIRE MAIN VALVE
	○	FURNACE AND LIGHT COMPANY MANHOLE
	○	FORCE MAIN VALVE
	○	FOUND
	○	GARAGE
	○	GAS MANHOLE
	○	GAS METER
	○	GAS VALVE
	○	GUARD POST
	○	IRON FENCE
	○	IRON PIPE
	○	LIMITED ACCESS RIGHT OF WAY
	○	MAIN SEWER VALVE
	○	MAIL BOX
	○	MANHOLE
	○	MEASURED
	○	MONUMENT
	○	NAIL
	○	NAIL AND DISC
	○	ON LINE
	○	PLAT BOOK
	○	POINT OF CURVATURE
	○	PERMANENT CONTROL POINT
	○	PAGE
	○	PROPERTY LINE
	○	PERMANENT REFERENCE MONUMENT
	○	RAIL ROAD CROSSING SIGN
	○	RECORDED INFORMATION
	○	RIGHT OF WAY
	○	SECTION
	○	SECTION CORNER
	○	SEWER MANHOLE
	○	SIGN
	○	SPRINKLER VALVE
	○	SQUARE CUT AND NAIL
	○	STORM MANHOLE
	○	STREET LIGHT BOX
	○	STREET SIGN
	○	TELEPHONE BOX
	○	TELEPHONE MANHOLE
	○	TRAFFIC SIGNAL
	○	TRAFFIC SIGNAL BOX
	○	VALVE
	○	WATER METER
	○	WATER VALVE
	○	WELL
	○	WOOD FENCE
	○	WOOD POWER POLE
	○	ASPHALT
	○	BRICK
	○	CONCRETE
	○	TILE



SYMBOL LEGEND

- P.R.M. - INDICATES PROPOSED PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PROPOSED PERMANENT CONTROL POINT
- L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- U.E. - INDICATES UTILITY EASEMENT
- C.L. - INDICATES CENTER LINE
- P.B. - INDICATES PLAT BOOK
- PG. - INDICATES PAGE
- S.F. - INDICATES SQUARE FEET
- +/- - INDICATES MORE OR LESS
- F.P.L. - INDICATES FLORIDA POWER & LIGHT
- N.E. - INDICATES NORTH EAST
- S.E. - INDICATES SOUTH EAST
- S.W. - INDICATES SOUTH WEST
- N.W. - INDICATES NORTH WEST
- 8-53S-40E - INDICATES SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST

Folio Number: 35-3008-000-0033

C:\FORD COMPANIES\Engineering & Surveying\Survey\Tentative Plats\19A044 CENTURY TOWNE PLACE NORTH (01-31-2023)\19A044 CENTURY TOWNE PLACE NORTH T-PLAT JULY 31st, 2023.dwg