

RESOLUTION No. 14-63

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR OASIS PARK SQUARE AT DORAL ,GENERALLY LOCATED ON THE NORTHWEST CORNER OF NW 33RD STREET AND NW 82ND AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Pulice Land Surveyors on behalf of Park Square 4, LLC, Park Square 3, LLC, and Park Square 2, LLC, ("Applicants"), have requested approval for the final plat for Oasis Park Square at Doral , as described in Exhibit "A" attached hereto, generally located on the northwest corner of NW 33rd Street and NW 82nd 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 April 16, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Oasis Park Square at Doral, generally located on the northwest corner of NW 33rd Street and NW 82nd Avenue, Doral, Florida.

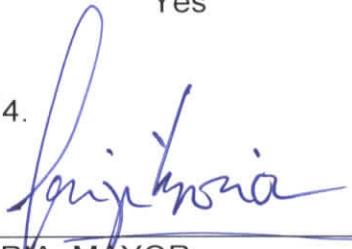
Section 3. Recordation. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

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

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

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

PASSED and ADOPTED this 16th day of April, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



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

EXHIBIT “A”

OASIS PARK SQUARE AT DORAL

A REPLAT OF TRACT "N", AND A PORTION OF TRACTS "A", "M", AND "P", AND ALL OF BLOCKS 3 THROUGH 29, INCLUSIVE, AND BLOCKS 43 THROUGH 49, INCLUSIVE, AND A PORTION OF LOT 3 AND ALL OF LOT 4, BLOCK 42, AND A PORTION OF LOTS 4 AND 5 AND ALL OF LOT 6, BLOCK 50, OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL

MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
OFFICE NO. 954-572-1777 / FAX NO. 954-572-1778
CERTIFICATE OF AUTHORIZATION No. LB3870
NOVEMBER 2013

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.

KNOW ALL MEN BY THESE PRESENTS:

THAT OASIS PARK SQUARE SINGLE FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED OASIS PARK SQUARE AT DORAL, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

TRACT "N", AND A PORTION OF TRACTS "A", "M", AND "P", AND ALL OF BLOCKS 3 THROUGH 29, INCLUSIVE, AND BLOCKS 43 THROUGH 49, INCLUSIVE, AND A PORTION OF LOT 3 AND ALL OF LOT 4, BLOCK 42, AND A PORTION OF LOTS 4 AND 5 AND ALL OF LOT 6, BLOCK 50, OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY SOUTHEAST CORNER OF SAID PLAT OF PARK SQUARE AT DORAL, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 33RD STREET AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID TRACT "A", THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; 1) NORTH 89°58'57" WEST 711.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; 2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 12°57'17" FOR AN ARC DISTANCE OF 214.80 FEET; 3) NORTH 65°11'00" WEST 50.07 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY, TO SAID POINT A RADIAL LINE BEARS SOUTH 15°57'26" WEST; 4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 941.00 FEET, A CENTRAL ANGLE OF 10°03'37" FOR AN ARC DISTANCE OF 165.23 FEET TO A POINT OF TANGENCY; 5) NORTH 63°58'57" WEST 42.79 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY, TO SAID POINT A RADIAL LINE BEARS SOUTH 28°26'02" EAST; 6) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 21.50 FEET, A CENTRAL ANGLE OF 54°27'05" FOR AN ARC DISTANCE OF 20.43 FEET TO A POINT OF TANGENCY; 7) NORTH 63°58'57" WEST 229.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; 8) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 07°47'33" FOR AN ARC DISTANCE OF 142.81 FEET; THENCE NORTH 25°23'21" EAST ON A NON-RADIAL LINE 593.51 FEET; THENCE SOUTH 90°00'00" EAST 904.77 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT "N"; THENCE NORTH 00°00'00" WEST ALONG SAID WEST LINE 8.00 FEET TO THE NORTHERLY MOST NORTHWEST CORNER OF SAID TRACT "N"; THENCE SOUTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID TRACT "N" 363.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT "N", BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 82ND AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTH 01°39'59" EAST ALONG THE EAST LINE OF TRACT "N", CONTINUING ALONG THE EAST LINE OF TRACT "A", BOTH BEING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 796.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°41'02" FOR AN ARC DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA CONTAINING 1,092,639 SQUARE FEET (25.0835 ACRES), MORE OR LESS.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 LYING WITHIN THE BOUNDARY OF THIS PLAT.

IN WITNESS WHEREOF: THAT SHOMA SFH AT PARK SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MANAGING MEMBER OF OASIS PARK SQUARE SINGLE FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, A.D., 2014.

OASIS PARK SQUARE SINGLE FAMILY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: SHOMA SFH AT PARK SQUARE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESSES:

PRINT NAME _____ BY: _____
PRINT NAME _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AS _____ OF SHOMA SFH AT PARK SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MANAGING MEMBER OF OASIS PARK SQUARE SINGLE FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

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

SIGNATURE: _____
PRINTED NAME OF ACKNOWLEDGER _____ NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: (IF ANY) _____ MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF: THAT RD OASIS SINGLE FAMILY, LLC, FLORIDA LIMITED LIABILITY COMPANY, A MANAGING MEMBER OF OASIS PARK SQUARE SINGLE FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, A.D., 2014.

OASIS PARK SQUARE SINGLE FAMILY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: RD OASIS SINGLE FAMILY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

PRINT NAME _____ BY: _____
PRINT NAME _____ TITLE: _____

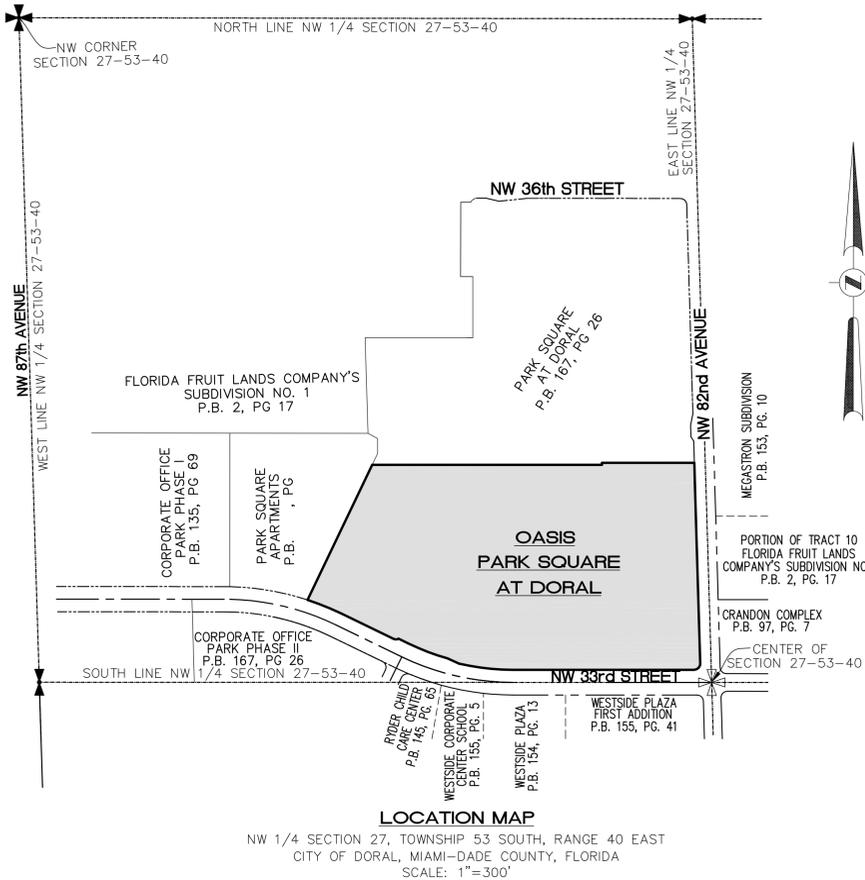
ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ AS _____ OF RD OASIS SINGLE FAMILY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A MANAGING MEMBER OF OASIS PARK SQUARE SINGLE FAMILY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

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

SIGNATURE: _____
PRINTED NAME OF ACKNOWLEDGER _____ NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: (IF ANY) _____ MY COMMISSION EXPIRES _____



MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, AS AGENT, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT DATED MARCH 23, 2012 AND RECORDED MARCH 27, 2012 IN OFFICIAL RECORDS BOOK 28048, PAGE 3310, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF: REGIONS BANK, AN ALABAMA BANKING CORPORATION, AS AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS _____ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED TO BY ITS _____ THIS _____ DAY OF _____, A.D., 2014.

REGIONS BANK, AN ALABAMA BANKING CORPORATION, AS AGENT

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

MORTGAGEE ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS:

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ ITS _____ AND _____ ITS _____ RESPECTIVELY OF REGIONS BANK AN ALABAMA BANKING CORPORATION, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID/DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2014.

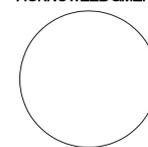
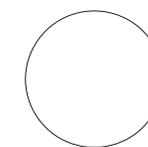
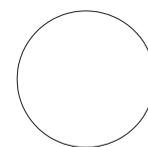
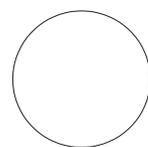
SIGNATURE: _____
PRINTED NAME OF ACKNOWLEDGER _____ NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: (IF ANY) _____ MY COMMISSION EXPIRES _____

OASIS PARK SQUARE SINGLE FAMILY, LLC
A DELAWARE LIMITED LIABILITY COMPANY

PLATTING SURVEYOR

REGIONS BANK
AN ALABAMA BANKING CORPORATION

MORTGAGEE
ACKNOWLEDGMENT



CITY OF DORAL PLAT RESTRICTIONS:

TRACT "A" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND TRACTS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED MASTER HOMEOWNER'S ASSOCIATION.

TRACT "B" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR INGRESS AND EGRESS SERVING ADJACENT PARCELS, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED MASTER HOMEOWNER'S ASSOCIATION.

TRACT "C" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR COMMON AREA FOR RECREATION PURPOSES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED MASTER HOMEOWNER'S ASSOCIATION.

TRACT "D" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR COMMON AREA, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED MASTER HOMEOWNER'S ASSOCIATION.

THAT NW 33rd 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

CITY OF DORAL APPROVAL:

A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES, HAS REVIEWED THIS PLAT, THE TRACTS AND OTHER FEATURES, AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART I, FLORIDA STATUTES.

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 OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2014.

ATTEST: _____ BY: _____
CITY CLERK MAYOR
PRINT NAME: _____ PRINT NAME: _____

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

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

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY OR STATE REGULATIONS.

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____, A.D. 2014.

SIGNED: _____ DIRECTOR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED OASIS PARK SQUARE AT DORAL, A REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, 2014.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB#3870 DATE _____
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2014, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT

BY _____
DEPUTY CLERK

OASIS PARK SQUARE AT DORAL

A REPLAT OF TRACT "N", AND A PORTION OF TRACTS "A", "M", AND "P", AND ALL OF BLOCKS 3 THROUGH 29, INCLUSIVE, AND BLOCKS 43 THROUGH 49, INCLUSIVE, AND A PORTION OF LOT 3 AND ALL OF LOT 4, BLOCK 42, AND A PORTION OF LOTS 4 AND 5 AND ALL OF LOT 6, BLOCK 50, OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL

MIAMI-DADE COUNTY, FLORIDA

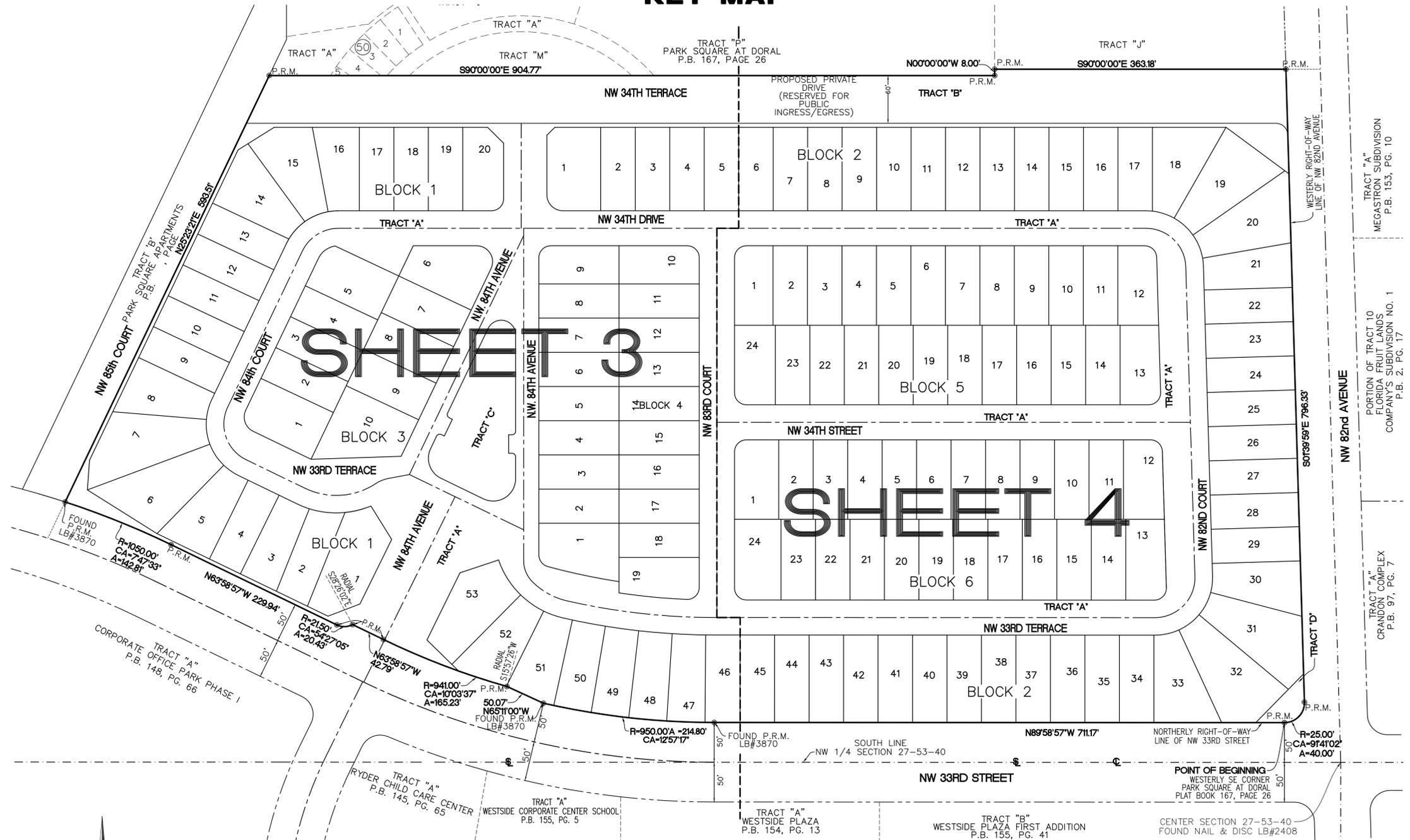
PREPARED BY:

PULICE LAND SURVEYORS, INC.

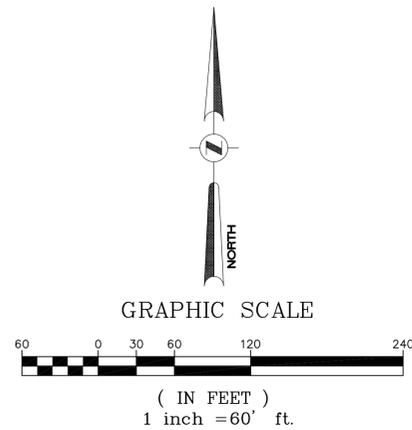
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KEY MAP



- SURVEYORS NOTES:**
- ⊙ P.R.M. DENOTES: PERMANENT REFERENCE MONUMENT
 - * P.C.P. DENOTES: PERMANENT CONTROL POINT
 - P.B. PG. DENOTES: PLAT BOOK AND PAGE
 - (C) DENOTES: CENTER LINE
 - (S) DENOTES: SECTION LINE
 - ⊙ R.B. DENOTES: OFFICIAL RECORDS BOOK
 - DENOTES: RADIUS
 - CA DENOTES: CENTRAL ANGLE
 - A DENOTES: ARC DISTANCE
 - CD DENOTES: CHORD DISTANCE
 - CB DENOTES: CHORD BEARING
 - U.E. DENOTES: UTILITY EASEMENT
 - MDWSD DENOTES: MIAMI-DADE WATER & SEWER DEPARTMENT
 - I DENOTES: 1/4 SECTION CORNER



BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 27-53-40 BEING N01°39'59"W.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL EASEMENTS AND PRIVATE DRIVES DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26 AND ANY FORMER UNDERLYING PLATS LYING WITHIN THE BOUNDARY OF THIS PLAT.

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

OASIS PARK SQUARE AT DORAL

A REPLAT OF TRACT "N", AND A PORTION OF TRACTS "A", "M", AND "P", AND ALL OF BLOCKS 3 THROUGH 29, INCLUSIVE, AND BLOCKS 43 THROUGH 49, INCLUSIVE, AND A PORTION OF LOT 3 AND ALL OF LOT 4, BLOCK 42, AND A PORTION OF LOTS 4 AND 5 AND ALL OF LOT 6, BLOCK 50, OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL
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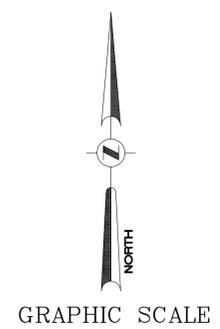
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GRAPHIC SCALE



(IN FEET)
1 inch = 50' ft.

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FILED FOR RECORD THIS _____ DAY OF _____
A.D., AT _____ M., IN BOOK _____ OF
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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT
BY _____ DEPUTY CLERK