



Town of Miami Lakes Memorandum

To: Honorable Mayor and Councilmembers

From: Alex Rey, Town Manager

Subject: PLAT2016-0004

Date: January 17, 2017

Recommendation:

Staff recommends *approval, subject to conditions* of a request for approval of a Preliminary Plat. Recommended conditions are as follows:

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
2. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
3. All design and engineering documents, including any required studies, required for public improvements, or private street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
4. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
5. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Background:

See attached Staff Analysis.

Attachments:

Staff Analysis and Recommendation

Resolution

Exhibit A: Proposed Preliminary Plat

Opinion of Title

RESOLUTION NO. 16-_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SUBSECTION 13-308(F)(2) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A PRELIMINARY PLAT ENTITLED “MIAMI LAKES TOWN CENTER FOUR-EAST” SUBMITTED FOR PROPERTY LOCATED EAST OF NW 67TH AVENUE AND WEST OF EAGLE NEST LANE, MIAMI LAKES, FLORIDA, IN THE TC ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR APPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-308(f)(2) of the Town of Miami Lakes (“Town”) Land Development Code (“LDC”), The Graham Companies (the “Applicant”) has applied to the Town for approval of a preliminary plat, a copy of the Plat being attached here to as **Exhibit “A”** and incorporated herein by reference (“Preliminary Plat”), for property generally located east of NW 67th Avenue and west of Eagle Nest Lane, which all or portions of Miami-Dade Tax Folio Nos. 32-2024-001-0120, 32-2024-001-0140, 32-2024-001-0150, 32-2024-001-0430, 32-2024-033-0010, 32-2024-033-0015 and 32-2024-055-0010 (“Property”), as legally described in **Exhibit “B”**, and containing approximately 18.647 acres of land; and

WHEREAS, Subsection 13-308(f)(2) of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a preliminary plat; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, the property was posted as required and the hearing was duly advertised in the newspaper; the public hearing on the Preliminary Plat was noticed for Tuesday, December 6, 2016, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami

Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval subject to conditions, of the request for a Preliminary Plat, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

WHEREAS, the Director of Planning, acting as the Administrative Official, has determined that the Applicant has met the conditions and prerequisites imposed in Section 13-308 of the LDC; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(3) has considered the physical characteristics of the property, the availability of community services, traffic impact, economic impacts, appropriateness of the type and intensity of the proposed development, existing and future development, existing and future development patterns, compliance with land development regulations, relationship of the project to the capital improvements program; and other such factors as may relate to the Comprehensive Plan or elements thereof; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(4) of the LDC, has considered the written recommendations of staff, any other reviewing agencies, and presentations by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and incorporated herein by this reference.

Section 2. Findings.

In accordance with Section 13-308(f)(2), the Town Council finds that the application meets the criteria for a preliminary plat approval which are as follows:

1. Physical characteristics of the property; and
2. The availability of community services; and
3. Traffic impact; and
4. Economic impacts; and
5. Appropriateness of the type and intensity of the proposed development; and
6. Existing and future development; and
7. Existing and future development patterns; and
8. Compliance with land development regulations; and
9. Relationship of the project to the capital improvements program; and
10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

Section 3. Approval. The Preliminary Plat is hereby approved, subject to conditions as set out in Section 4.

Section 4. Conditions. The Town Council approved the Preliminary Plat in Section 3, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the “Tentative Plat TGC Main Street East” as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
2. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
3. All design and engineering documents, including any required studies, required for public improvements, or private street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the

final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.

4. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
5. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Section 5. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant of any affected party may appeal this decision by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

Section 7. Effective Date. This Resolution shall take effect immediately.

PASSED AND ADOPTED this 6th day of December, 2016.

Motion to adopt by _____, second by _____.

FINAL VOTE AT ADOPTION

Mayor _____	_____
Vice Mayor Tim Daubert	_____
Councilmember Luis Collazo	_____
Councilmember Tony Lama	_____
Councilmember Ceasar Mestre	_____
Councilmember Frank Mingo	_____
Councilmember Nelson Rodriguez	_____

[]
MAYOR

Attest:

Approved as to Form and Legal Sufficiency

Gina Inguanzo
TOWN CLERK

Raul Gastesi
TOWN ATTORNEY

Exhibit A
Preliminary Plat

Exhibit B

Legal Description

A portion of Sections 13, 14, 23 and 24 in Township 52 South, Range 40 East, Miami-Dade County, Florida, Including Tract "C", "Miami Lakes Town Center Two-East" as recorded in Plat Book 159 at Page 67



Department of Planning, Zoning and Code Compliance
6601 Main Street • Miami Lakes, Florida 33014
Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Honorable Mayor and Members of the Town Council

From: Alex Rey, Town Manager

Subject: **HEARING NUMBER:** PLAT2016-0004
APPLICANT: The Graham Companies
FOLIOS: 32-2024-001-0120
32-2024-001-0140
32-2024-001-0150
32-2024-001-0430
32-2024-033-0010
32-2024-033-0015
32-2024-055-0010
LOCATION: Generally East of NW of 67 Ave & North side of Eagle Nest Ln, Miami Lakes, FL. Portion of Section 24, Township 52, South, Range 40 (NEAR at 6600 Main Street)
ZONING DISTRICT: TC – Town Center District
FUTURE LAND USE: TC-MU Town Center Mixed Use

Date: December 6th, 2016

REQUEST

In accordance with Subsection 13-308(f)(2) of the Town of Miami Lakes Land Development Code (the "LDC"), Graham Companies (the "Applicant") is requesting preliminary plat approval for the subject property located on the East side of NW 67th Ave, between Eagle Nest Lane and Main Street, in order to subdivide the parcel into 6 Tracts as follows:

- Tract A - 0.285 Acres - Open Space.
- Tract B - 2.221 Acres - No additional proposed development.
Existing uses to remain:
2 Story Building Office, Retail, Medical Office
and Restaurant. 38,900 sf.
- Tract C - 9.466 Acres - Proposed Development:
 - 1 – 3 Story Townhouse Building – 3 units.
 - 1 – 3 Story Townhouse Building – 7 units.
 - 1 – 5 Story Apartment Building w/garage – 60 units.

1 – 3 Story Townhouse Building – 9 units.

Existing uses to remain:

1 Story Restaurant – 7,000 sf.

1 Story Restaurant – 5,570 sf.

1 Story Restaurant – 9,035 sf.

1 Story Bank Retail w/Drive-thru – 10,500 sf.

Tract D - 2.973 Acres - Proposed Development:

1 – 7 Story Apartment Building w/garage – 282 units
including 14,721 sf of Retail.

Tract E - 2.363 Acres – Proposed Development:

1 – 3 Story Office/Retail Building.

42,750 sf Office.

20,390 sf Retail.

Tract F - 11.39 Acres – Proposed Development:

1 – 3 Story Apartment Building – 36 units.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48' ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38', 49', and 68'.

Finally, the proposed tentative plat would establish a 48.33 feet wide ingress-egress easement to serve a private street, specifically connecting Main Street to Eagle Nest Lane on the west side of Town Hall.

RECOMMENDATION

It is recommended that the Town Council approve the application for Preliminary Plat approval, subject to the following conditions:

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
2. The Applicant shall comply, prior to final plat approval, with all platting requirements of the Town LDC and Chapter 28 of the Miami-Dade County Code.
3. All design and engineering documents, including any required studies, required for public improvements, or private street, utility and infrastructure improvements required to meet the standards for public facilities per the LDC, shall be submitted concurrently with the final plat application. All required improvements shall be completed and approved by the Town, per the procedures of the LDC, prior to recording of the final plat.
4. No building permit which is dependent upon this plat shall be issued until the final plat is recorded, except as may be allowed by the LDC.
5. The Applicant shall obtain approval of a final plat in accordance with the Town LDC for the requested preliminary plat, as approved herein, within one year of the date of this approval, unless an extension is granted by the Town Council in accordance with the

provisions of Subsection 13-308(f)(5). If a final plat is not obtained within the prescribed time limit, then this approval shall become null and void.

Background

Zoning District of Property: TC – Town Center District

Future Land Use Designation: TC-MU Town Center Mixed Use

Subject Property:

The subject properties are within the recently designated Town Center District (TC) of the Town of Miami Lakes. The existing folios, uses and improvements are as follows:

Tract A –	32-2013-001-0430 - 41,656.43 sf – 0.96 Acres - Improved pastures- vacant
Tract B –	32-2013-055-0010 - 113,495 sf – 2.60 Acres – 2 story Building, Office/Retail, Medical Office and Restaurant.
Tract C –	32-2024-033-0010 - 308,840 sf – 7.09 Acres – (3) 1 story Restaurant
	32-2024-033-0015 – 50,181 sf – 1.15 Acres – 1 story Bank/Retail w/Drive-Thru
Tract D -	32-2024-001-0140 – 19,99.04 sf - 0.46 Acres - Improved pastures- vacant
	32-2024-001-0150 – 120,661.2 sf – 2.77 Acres - Improved pastures- vacant
Tract E & F	32-2024-001-0120 145,926 sf – 3.35 Acres - Improved pastures- vacant

The sites are bounded by Eagle Nest Lane to the North, West, and South, and Ludlam Rd (NW 67th Ave) to the East.

This Preliminary Plat Approval is requested in conjunction with an Administrative Site Plan Review, (ASPR2016-0016 currently under review) and is consistent with the proposed improvements in it.

Surrounding Property:

The subject properties are surrounded on all sides by similarly designated properties: Town Center Mixed Use (TC-MU) future land use, and Town Center (TC) zoning.

Subject Property Location Map:



SUMMARY OF PROPOSAL AND STAFF ANALYSIS

Summary

The Applicant is requesting preliminary plat approval in order to redistribute acreage, redefine boundary lines, and dedicate new utility and ingress-egress easements, in accordance with the improvements proposed under ASPR2016-0016. Per this application, Existing Tract C is expanded North by the addition of the directly abutting portion of Tract B and the Eastern-most portion of Tract A, in order to reach Eagle Nest Lane, and create a 189.93' frontage for that Tract. Southward, Tract C is enlarged by the addition of Folio Number 32-2024-033-0015, current site of Bank United, Chicken Kitchen and Fed Ex. Furthermore, a 45' Ingress-egress easement is proposed along the curved western boundary of the resulting new Tract, from Eagle Nest Lane in the North to NW 67th Ave in the East, aligning with existing New Barn Rd. The resulting triangular left-over portion of Tract A is proposed for a pocket park.

Tract D is intended to be formed by the addition of folio number 32-2024-001-0140 to the Northern most portion of 32-2024-001-0150. The Boundary between Tract D and Tract E is redrawn to be aligned radially with the curvature of Eagle Nest Lane.

Tract E is formed by the North Western portion of folio 32-2024-001-0120, and Tract F is the resulting South Eastern portion.

In addition, a North-South utility easement running thru the West corner of Tract E and thru Tracts C and B, reserved by resolution R-1407-02 and recorded at ORB 21062, page 1541, is proposed to be vacated as well.

Also, a portion of the 48' ingress-egress easement running East to West from Eagle Nest Lane to NW 67th Ave and recorded in P.B. 159-PG. 67, is proposed to be vacated and rededicated as an easement of widths varying between 38', 49', and 68'.

Preliminary Plat Approval Criteria

Subsection 13-308(f)(2)c.2 provides that

The Town Council may consider [1] the physical characteristics of the property, [2] the availability of community services, [3] traffic impact, [4] economic impacts, [5] appropriateness of the type and intensity of the proposed development, [6] existing and future development, [7] existing and future development patterns, [8] land development regulations, [9] relationship of the project to the capital improvements program, or [10] other such factors as may relate to the Comprehensive Plan or elements thereof.

1. Physical characteristics of the property.

The subject property is appropriate for the development that would be facilitated by this preliminary plat application, as it meets all requirements of the LDC, and has the appropriate Comprehensive Plan designation and is zoned appropriately for the proposed use.

2. The availability of community services.

The Applicant has satisfied all concurrency and public facility availability requirements for preliminary plat stage of development review. Sufficient controls are in place to ensure that

development may not proceed without demonstrating availability of all services or guaranteeing such availability.

3. Traffic impact.

The subject property has existing concurrency vesting, which reflects the infrastructure investments previously made by the applicant, sufficient to allow for the proposed development program. These vested rights include consideration of traffic impact.

4. Economic impacts.

The proposed subdivision will have substantial economic impacts, such as economic activity generated by construction of new residential buildings, increased value of the subject sites and thus greater tax revenue and economic activity generated by additional residents.

5. Appropriateness of the type and intensity of the proposed development.

The proposed acreage redistribution and boundary line redefinition is appropriate considering the Town Center Mixed Use future land use designation per the Town's adopted Comprehensive Plan, the existing TC zoning of the property and that the use and proposed lot sizes are consistent with and similar to those in the immediately surrounding neighborhood. Further, the proposed subdivision of this land is consistent with the site plan submitted for approval under ASPR 2016-0016.

6. Existing and future development.

Impacts of the proposed development on existing and future development in the area were considered as part of the site plan review process, and it was determined that all requirements were met. The additional purchasing power created by additional residents will likely increase the feasibility of existing commercial spaces with the Town Center. The proposed development will be consistent with and similar to the existing surrounding neighborhood.

7. Existing and future development patterns.

The proposed plat will allow for multi-family residential and commercial uses consistent with the land's future land use and zoning designations. As tracts A, D, E and F are the only remaining parcels still vacant and with an agricultural use in the TC, this preliminary plat application seeks to bring those tracts to be consistent with the remainder of the TC district.

The most affected properties by the development pattern established by this preliminary plat application are those across NW 67th Ave on both sides of New Barn Rd, which have large extensions of surface parking and could potentially support higher commercial and residential density if some of that parking was accommodated via garage structures.

8. Land development regulations.

The proposed preliminary plat meets all of the platting regulations in the LDC, and all requirements of its TC Zoning District. Compliance with additional LDC requirements will be ensured through the site plan review, final plat and permitting processes, as applicable.

9. Relationship of the project to the capital improvements program.

All capital improvements necessary to serve the proposed development are already available, or will be constructed/provided by the property owner/developer. Continued maintenance of infrastructure facilities within the development are proposed to be largely handled by the applicant, as the streets proposed for creation or changes are private, and, as such, will be owned and maintained by the applicant while granting public access.

10. Other such factors as may relate to the Comprehensive Plan or elements thereof.

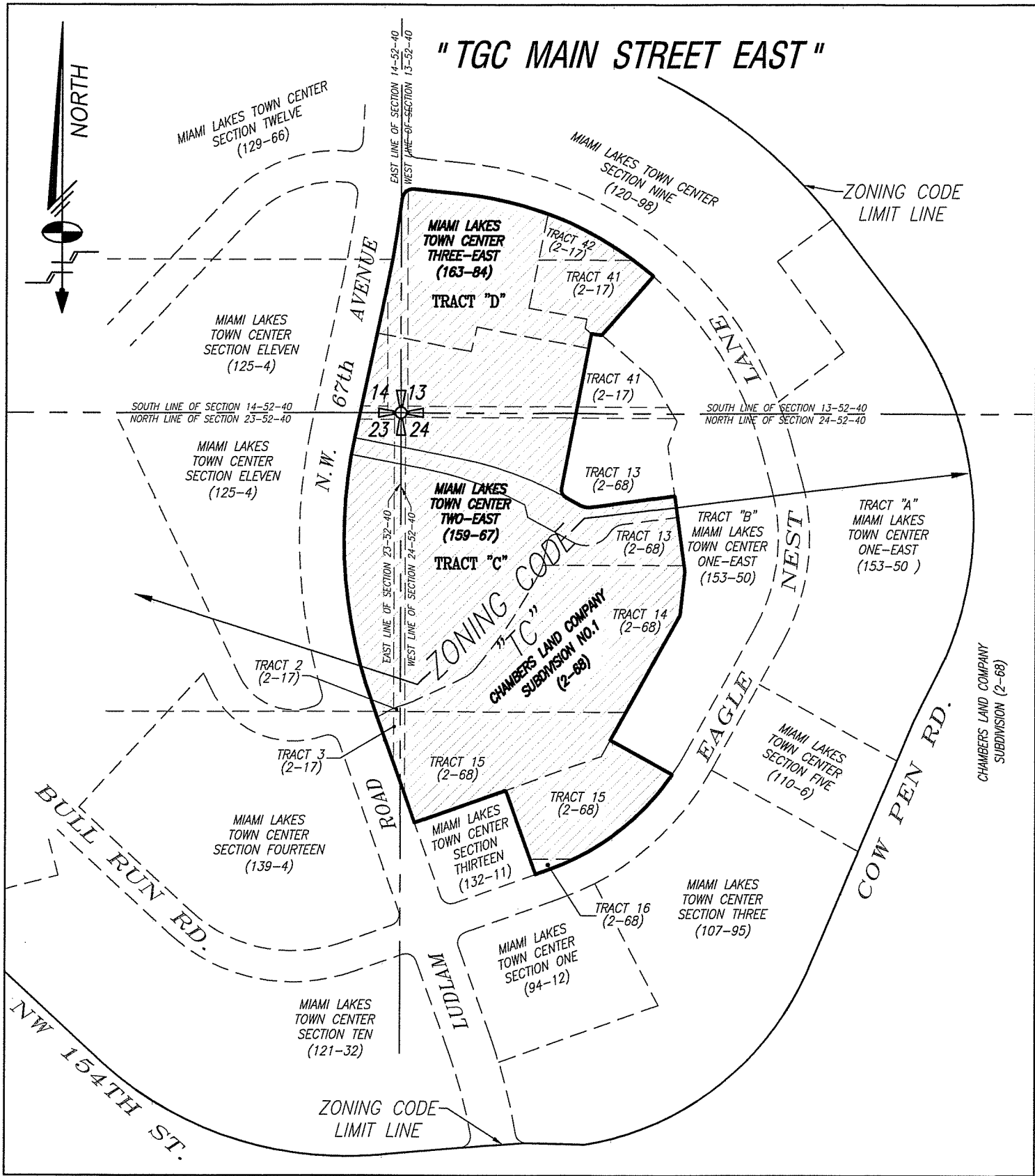
The development that will be facilitated by the requested plat approval is consistent with the Town Center Mixed Use (TC-MU) future land use designation assigned this site by the Town's Comprehensive Plan. The application is not contrary to any goal, objective or policy in any element of the Town's Comprehensive Plan.

RECOMMENDATION

Therefore, based on the above analysis and other factors contained in this report, Staff recommends ***approval, subject to conditions***.

CONDITIONS

1. The approval of the preliminary plat shall be in accordance with the copy of the "Tentative Plat TGC Main Street East" as submitted for approval to the Town Council and prepared by Schwebke-Shiskin & Associates, Inc., consisting of four (4) sheets and stamped as received by the Town on 11-2-2016.
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LOCATION SKETCH

Scale: 1"=300'

PORTIONS OF SECTION 13-52 SOUTH-40 EAST, SECTION 24-52 SOUTH-40 EAST,
SECTION 23-52 SOUTH-40 EAST AND SECTION 14-52 SOUTH-40 EAST,
TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

DEVELOPMENT INFORMATION:

TAX FOLIO NUMBERS

32-2024 - 001 - 0120
32-2024 - 001 - 0140
32-2024 - 001 - 0150
32-2024 - 001 - 0430
32-2024 - 033 - 0010
32-2024 - 033 - 0015
32-2024 - 055 - 0010

TRACT A - OPEN SPACE

TRACT B - NO ADDITIONAL PROPOSED DEVELOPMENT
EXISTING USES TO REMAIN

2 STORY BUILDING, OFFICE/RETAIL, MEDICAL OFFICE AND
RESTAURANT
38,900 SF TOTAL

TRACT C - PROPOSED DEVELOPMENT

1 - 3 STORY TOWNHOUSE BUILDING - 3 UNITS
1 - 3 STORY TOWNHOUSE BUILDING - 7 UNITS
1 - 5 STORY APARTMENT BUILDING W/GARAGE - 60 UNITS
1 - 3 STORY TOWNHOUSE BUILDING - 9 UNITS

EXISTING USES TO REMAIN

7,000 SF RESTAURANT (1 - STORY)
5,570 SF RESTAURANT (1 - STORY)
9,035 SF RESTAURANT (1 - STORY)
10,500 SF BANK/RETAIL W/DRIVE-THRU (1 - STORY)

TRACT D - PROPOSED DEVELOPMENT

1 - 7 STORY APARTMENT BUILDING W/GARAGE - 282 UNITS
INCLUDING 14,721 SF RETAIL

TRACT E - PROPOSED DEVELOPMENT

2 -2 STORY OFFICE/RETAIL BUILDING
20,294 SF OFFICE
15,573 SF RETAIL

TRACT F - PROPOSED DEVELOPMENT

1-3 STORY APARTMENT BUILDING - 36 UNITS.

CERTIFIED TO:

1. THE GRAHAM COMPANIES, A FLORIDA CORPORATION


SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2016.

I FURTHER CERTIFY THAT THE HEREIN NAMED FIRM(S) AND/OR PERSON(S) THAT THE "BOUNDARY SURVEY", ALSO BEING A "TENTATIVE PLAT", OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON JUNE 29, 2016. THIS SURVEY COMPLIES WITH THE STANDARDS FOR PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwabke-Shishkin and Associates, Inc. (BUSINESS LICENSE LB#87)

3246 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

BY: 
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL SURVEYOR & MAPPER NO. 4775
STATE OF FLORIDA

-TENTATIVE PLAT-
" TGC MAIN STREET EAST "

A REPLAT OF A PORTION OF TRACT "C", "MIAMI LAKES TOWN CENTER TWO-EAST", PLAT BOOK 159, PAGE 67; TRACT "D", "MIAMI LAKES TOWN CENTER THREE-EAST" PLAT BOOK 163, PAGE 84; A PORTION OF TRACTS 41 AND 42, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 2 AND 3, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND A PORTION OF TRACTS 13, 14, 15, AND 16, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2, PAGE 68; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
ALL LYING AND BEING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS SKETCH REPRESENTS AN "ALTA/NSPS LAND TITLE SURVEY" WITH ELEVATIONS FOR "TENTATIVE PLAT" PURPOSES.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM.
- THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 AND ARE EXPRESSED IN FEET.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, THE SURVEYOR HAS MADE NO ATTEMPT TO AS-BUILT ANY UNDERGROUND UTILITIES EITHER SERVING OR APPURTENANT TO ANY OF THE UTILITY IMPROVEMENTS SERVING THE SUBJECT SITE. (WATER, SEWER, DRAINAGE OR SITE LIGHTING).
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
- THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 120686 0116 L, MAP NO. 12086C 0116 L, DATED SEPTEMBER 11, 2009.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS "BOUNDARY SURVEY" REFLECTS EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT ARE LISTED AS EXCEPTIONS IN SCHEDULE B-III IN THE OPINION OF TITLE PREPARED BY CHICAGO TITLE INSURANCE LOAN POLICY NO. 10146202000040 WITH AN EFFECTIVE DATE OF APRIL 7, 1992, AND ATTORNEYS' TITLE FUND SERVICES, LLC CERTIFIED ATTORNEY TITLE INFORMATION WITH AN EFFECTIVE DATE OF AUGUST 15, 2016 AT 11:00 PM.
- APPLICABLE BUILDING SETBACK LINES AFFECTING THE SUBJECT PROPERTY, UNLESS NOTED OTHERWISE, ARE NOT SHOWN HEREON. VARIANCES FROM CURRENT ZONING CODES MAY EXIST BASED ON SITE PLAN APPROVALS OBTAINED DURING PERMITTING PROCESSES.
- BENCHMARKS:
 - BENCHMARK NO. N-492, PK NAIL AND BRASS WASHER IN CONC CURB, 5' SW OF A WITNESS POST, MIAMI LAKEWAY NORTH (APPROX 158 ST) ---- 25' NORTH OF C/L, NW 67 AVE ---- 80' EAST OF EAST EDGE OF PAVEMENT NEXT STREET NORTH OF COWPEN ROAD, 1200' SOUTH OF BISCAYNE CANAL. ELEVATION = 7.22 (N.G.V.D. 29).
 - NORTH RIM OF SANITARY SEWER MANHOLE IN SIDEWALK, WEST OF ENTRANCE TO "BUCA DI BEPPO" RESTAURANT. ELEVATION=6.90 (N.G.V.D. 29).
- UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE SUBJECT PROPERTY COMPLIES WITH APPLICABLE ZONING REQUIREMENTS, REGULATIONS AND/OR RESTRICTIONS.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 00 DEGREES 01 MINUTES 39 SECONDS WEST, ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 52 SOUTH, RANGE 40 EAST.
- THE REVIEW AND EXAMINATION OF TITLE EXCEPTIONS, WHEN CONDUCTED BY THIS FIRM, HAS BEEN PERFORMED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND MAPPER. THE ATTESTING SURVEYOR AND MAPPER IS NEITHER TRAINED NOR LICENSED TO PROVIDE LEGAL ANALYSIS, INTERPRETATION, OR CONCLUSIONS ABOUT THE DOCUMENTS AND INSTRUMENTS REFERENCED IN ANY SUCH TITLE EXCEPTIONS AND THEREFORE NO SUCH LEGAL ANALYSIS, INTERPRETATION OR CONCLUSIONS SHOULD BE IMPLIED.
- THERE ARE NO UNDERGROUND PUBLIC UTILITIES LYING WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY. ALL PUBLIC UTILITIES (EXCLUDING SERVICE LINES SERVING THE SUBJECT PROPERTY) LIE WHOLLY WITHIN PUBLICLY DEDICATED RIGHTS-OF-WAY. ALL UNDERGROUND INFORMATION, WHEN PROVIDED BY OTHERS, IS SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SUBJECT SITE HAS NO OBSERVED EVIDENCE OF HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO DESIGNATED WETLANDS LOCATED ON THE SUBJECT SITE.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM LUDLUM ROAD (N.W. 67th AVENUE) AND EAGLE NEST LANE, BOTH DEDICATED PUBLIC RIGHT-OF-WAY.

EXCEPTIONS PER SPECIAL EXCEPTIONS
CHICAGO TITLE INSURANCE LOAN POLICY No. 10146202000040
EFFECTIVE DATE: APRIL 7, 1992
ATTORNEYS' TITLE FUND SERVICES, LLC
EFFECTIVE DATE: AUGUST 15, 2016 AT 11:00 PM

LEGAL DESCRIPTION:




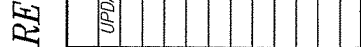
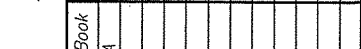

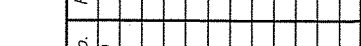
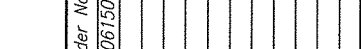
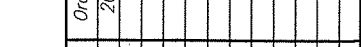
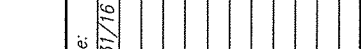
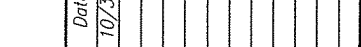
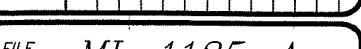
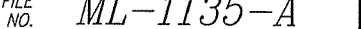




PORTIONS OF SECTIONS 13, 14, 23 AND 24 IN TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, INCLUDING TRACT "C", "MIAMI LAKES TOWN CENTER TWO-EAST" AS RECORDED IN PLAT BOOK 159 AT PAGE 67; TRACT "D", "MIAMI LAKES TOWN CENTER THREE-EAST" AS RECORDED IN PLAT BOOK 163 AT PAGE 84; A PORTION OF TRACTS 41 AND 42 IN SAID SECTION 13, "FLORIDA FRUIT LANDS COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 17; A PORTION OF TRACT 3 IN SAID SECTION 23 OF SAID "FLORIDA FRUIT LANDS COMPANY SUBDIVISION"; AND A PORTION OF TRACTS 13, 14, 15 AND 16 IN SAID SECTION 24, "CHAMBERS LAND COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 68 ALL IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA INCLUDING THE PREVIOUSLY DESCRIBED PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "A", "MIAMI LAKES TOWN CENTER SECTION THIRTEEN", AS RECORDED IN PLAT BOOK 132 AT PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 19 DEGREES 39 MINUTES 45 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF LUDLAM ROAD (N. W. 67 AVENUE) AS SHOWN ON THE PLAT OF "MIAMI LAKES TOWN CENTER SECTION FOURTEEN" AS RECORDED IN PLAT BOOK 139 AT PAGE 4 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR 288.41 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1095.92 FEET AND A CENTRAL ANGLE OF 31 DEGREES 40 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 605.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES 00 MINUTES 15 SECONDS EAST FOR 339.89 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A RADIUS OF 2342.96 FEET AND A CENTRAL ANGLE OF 5 DEGREES 00 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 205.04 FEET TO A POINT OF REVERSE CURVATURE; (SAID LAST THREE COURSES BEING ALONG THE BOUNDARY OF THE SAID PLATS OF "MIAMI LAKES TOWN CENTER TWO-EAST" AND "MIAMI LAKES TOWN CENTER THREE-EAST"; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 32 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 38.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 27 MINUTES 43 SECONDS EAST FOR 106.45 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A RADIUS OF 775.00 FEET AND ITS CENTRAL ANGLE OF 35 DEGREES 15 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 476.84 FEET TO A POINT; (SAID LAST TWO COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAGLE NEST LANE AS SHOWN ON THE PLAT OF "MIAMI LAKES TOWN CENTER SECTION SEVEN", AS RECORDED IN PLAT BOOK 120 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA); THENCE SOUTH 41 DEGREES 10 MINUTES 04 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT "B", "MIAMI LAKES TOWN CENTER ONE-EAST" AS RECORDED IN PLAT BOOK 153 AT PAGE 50 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR 174.92 FEET; THENCE NORTH 84 DEGREES 16 MINUTES 27 SECONDS WEST FOR 23.51 FEET; THENCE SOUTH 10 DEGREES 49 MINUTES 49 SECONDS WEST FOR 352.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 71 DEGREES 49 MINUTES 34 SECONDS FOR AN ARC DISTANCE OF 25.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 59 MINUTES 45 SECONDS EAST FOR 36.18 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CIRCULAR CURVE TO THE LEFT CONCAVE TO THE NORTH, HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 50 MINUTES 02 SECONDS FOR AN ARC DISTANCE OF 24.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82 DEGREES 10 MINUTES 13 SECONDS EAST FOR 190.42 FEET TO A POINT ON THE BOUNDARY OF THE AFORESAID PLAT OF "MIAMI LAKES TOWN CENTER ONE-EAST", SAID LAST FIVE COURSES BEING ALONG A PORTION OF THE EASTERLY LIMITS OF SAID TRACT "C", "MIAMI LAKES TOWN CENTER TWO-EAST"; AS RECORDED IN PLAT BOOK 159 AT PAGE 67 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 7 DEGREES 49 MINUTES 47 SECONDS EAST FOR 171.37 FEET; THENCE SOUTH 6 DEGREES 13 MINUTES 33 SECONDS WEST FOR 98.44 FEET; THENCE SOUTH 29 DEGREES 00 MINUTES 15 SECONDS WEST FOR 321.30 FEET; THENCE SOUTH 60 DEGREES 59 MINUTES 45 SECONDS EAST FOR 158.90 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; (SAID LAST FOUR COURSES BEING ALONG THE WESTERLY BOUNDARY OF THE AFORESAID TRACT "B", "MIAMI LAKES TOWN CENTER ONE-EAST"); THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 565.00 FEET AND A CENTRAL ANGLE OF 36 DEGREES 06 MINUTES 25 SECONDS FOR AN ARC DISTANCE OF 355.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70 DEGREES 20 MINUTES 15 SECONDS WEST FOR 31.00 FEET; (SAID LAST TWO COURSES BEING ALONG THE LIMITS OF EAGLE NEST LANE AS SHOWN ON THE AFORESAID PLAT OF "MIAMI LAKES TOWN CENTER ONE-EAST" AND THE NORTHERLY LIMITS OF EAGLE NEST LANE AS SHOWN ON THE PLAT OF "MIAMI LAKES TOWN CENTER SECTION ONE" AS RECORDED IN PLAT BOOK 94 AT PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 19 DEGREES 39 MINUTES 45 SECONDS WEST FOR 200.00 FEET; THENCE SOUTH 70 DEGREES 20 MINUTES 15 SECONDS WEST FOR 217.00 FEET TO THE POINT OF BEGINNING, SAID LAST TWO COURSES BEING ALONG THE NORTHEASTERLY AND NORTHWESTERLY LIMITS OF THE SAID PLAT OF "MIAMI LAKES TOWN CENTER SECTION THIRTEEN", ALL LYING AND BEING IN THE TOWN OF MIAMI LAKES, DADE COUNTY, FLORIDA.

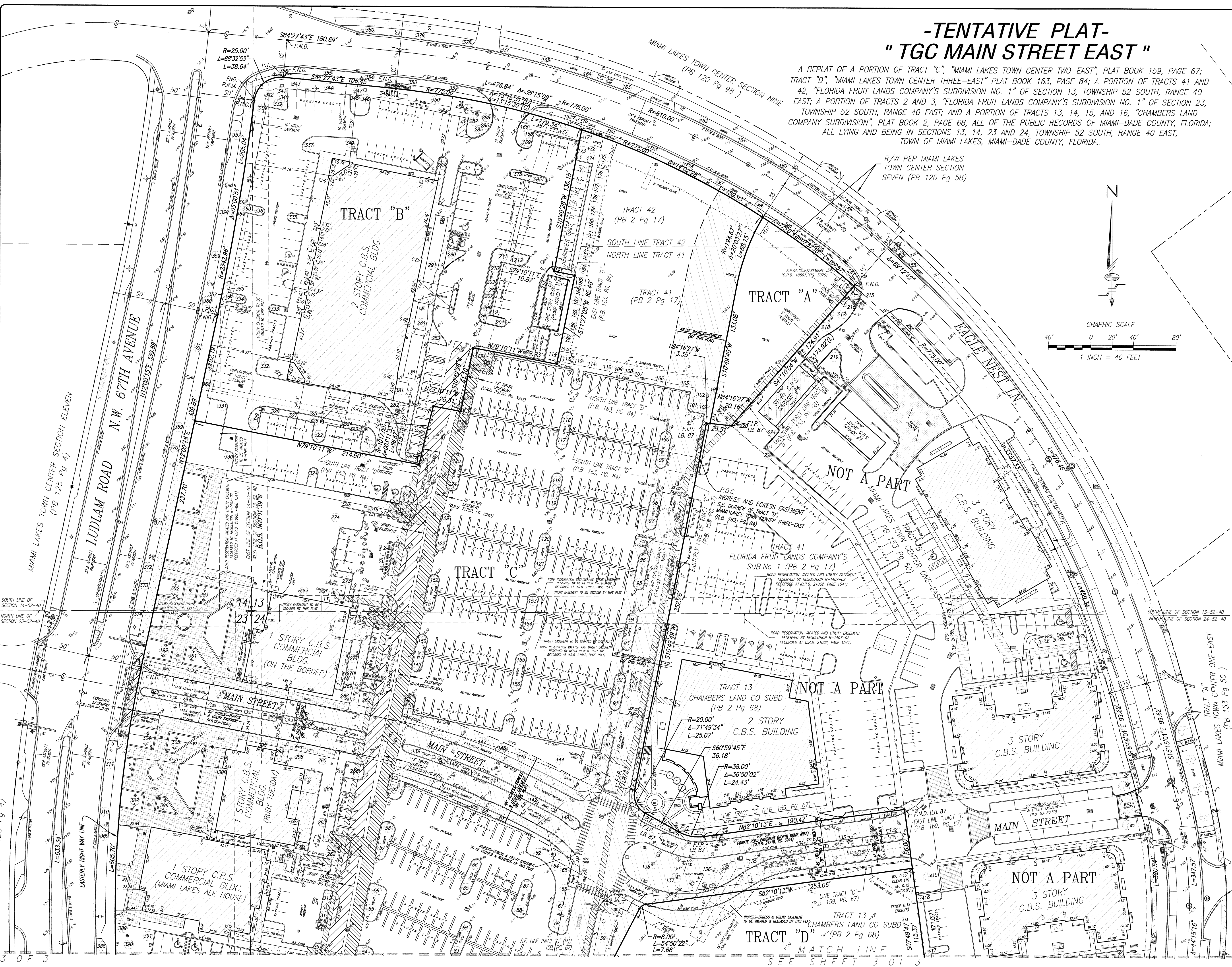
NOTE: BEARINGS SHOWN HEREIN REFER TO THE BEARING SYSTEM, UTILIZED IN THE "PLAT OF RIGHT OF WAY N.W. 67 AVENUE (LUDLAM ROAD)" PER PLAT BOOK 76 AT PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF MIAMI LAKES TOWN CENTER THREE-EAST, AS RECORDED IN PLAT BOOK 163, PAGE 84, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SURVEY RELATED MATTERS SHOWN ON SURVEY
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED MARCH 20, 2006 IN OFFICIAL RECORDS BOOK 24341, PAGE 1803.
AFFECTS - SHOWN ON SURVEY
- GRANT OF EASEMENT TO MIAMI-DADE COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 25252, PAGE 3542.
AFFECTS - SHOWN ON SURVEY
- GRANT OF EASEMENT TO MIAMI-DADE COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 25252, PAGE 3571.
AFFECT - SHOWN ON SURVEY
- DECLARATION OF RESTRICTIONS (CROSS PARKING COMMERCIAL) RECORDED IN OFFICIAL RECORDS BOOK 18452, PAGE 1732.
DOES NOT AFFECT
- GRANT OF EASEMENT TO MIAMI-DADE COUNTY DATED DECEMBER 1, 1999 AS RECORDED IN OFFICIAL RECORDS BOOK 19260, AT PAGE 4452 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- GRANT OF EASEMENT TO MIAMI-DADE COUNTY DATED MAY 26, 2003 AS RECORDED IN OFFICIAL RECORDS BOOK 25252, AT PAGE 3571 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- GRANT OF EASEMENT TO MIAMI-DADE COUNTY DATED MARCH 11, 2004 AS RECORDED IN OFFICIAL RECORDS BOOK 25252, AT PAGE 3542 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF MIAMI LAKES TOWN CENTER TWO-EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SURVEY RELATED MATTERS SHOWN ON SURVEY
- COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY DATED FEBRUARY 20, 2003 AS RECORDED IN OFFICIAL RECORDS BOOK 21068, AT PAGE 3778 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- GROUND LEASE BY AND BETWEEN THE GRAHAM COMPANIES AND BUCAS RESTAURANTS, INC., DATED JULY 22, 2002, AS AMENDED BY FIRST AMENDMENT TO GROUND LEASE DATED NOVEMBER 20, 2002, AND SECOND AMENDMENT TO GROUND LEASE DATED JANUARY 17, 2003, AS ASSIGNED TO MILLER'S ALE HOUSE, INC. AND THEN FURTHER AMENDED BY THIRD AMENDMENT TO GROUND LEASE DATED SEPTEMBER 30, 2010, AS EVIDENCED OF RECORD BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 20555, AT PAGE 3573 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO MEMORANDUM OF LEASE DATED AS OF SEPTEMBER 30, 2010 AND RECORDED IN OFFICIAL RECORDS BOOK 27476, AT PAGE 0819 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- GROUND LEASE BY AND BETWEEN THE GRAHAM COMPANIES AND MASTER RESTAURANT DEVELOPERS, LLC, DATED OCTOBER 10, 2006, AS AMENDED BY FIRST LEASE AMENDMENT DATED DECEMBER 10, 2006, AND RENT COMMENCEMENT ADDENDUM DATED JULY 13, 2007, AS ASSIGNED TO BOR MIAMI LAKES, LLC, AND AS EVIDENCED OF RECORD BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 26042, AT PAGE 1885 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE

- GROUND LEASE BY AND BETWEEN THE GRAHAM COMPANIES AND RT SOUTH FLORIDA FRANCHISE, L.P., DATED SEPTEMBER 1, 2004, AS EVIDENCED OF RECORD BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 22873, AT PAGE 4844 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LESSOR ESTOPPEL CERTIFICATE AND CONSENT RECORDED IN OFFICIAL RECORDS BOOK 24284, AT PAGE 0686 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- DECLARATION OF INGRESS/EGRESS EASEMENT AGREEMENT DATED AS OF JUNE 8, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27718, AT PAGE 3994 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- DECLARATION OF OVERFLOW PARKING EASEMENT DATED AS OF DECEMBER 16, 2010 AND RECORDED IN OFFICIAL RECORDS BOOK 27535, AT PAGE 3384 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY, IF ANY, IN THE PLAT OF FLORIDA FRUIT COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SURVEY ITEMS SHOWN ON SURVEY
- RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY, IF ANY, IN THE PLAT OF CHAMBER'S LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SURVEY ITEMS SHOWN ON SURVEY
- CANAL RESERVATION AND CANAL MAINTENANCE AGREEMENT IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RECORDED OCTOBER, 11, 1920 IN DEED BOOK FOR 231, AT PAGE 228 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AFFECTED BY RELEASE OF RESERVATIONS RECORDED IN OFFICIAL RECORDS BOOK 15693, AT PAGE 1265 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - NOT PLOTTABLE
- EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 18450, AT PAGE 2066 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- EASEMENT TO FLORIDA POWER & LIGHT, AS RECORDED IN OFFICIAL RECORDS BOOK 18567, AT PAGE 3076 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS - SHOWN ON SURVEY
- THE FOLLOWING DOCUMENTS IN CONNECTION WITH THE VACATION OF THE THEORETICAL ROADWAYS CONTAINED IN THE OLD PLATS.
 - MIAMI DAILY BUSINESS REVIEW RECORDED IN OFFICIAL RECORDS BOOK 21062, AT PAGE 1566 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOT PROVIDED
 - MIAMI DAILY BUSINESS REVIEW RECORDED IN OFFICIAL RECORDS BOOK 21062, AT PAGE 1553 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS - NOT PLOTTABLE
 - RESOLUTION NO. R-1407-02 AS RECORDED IN OFFICIAL RECORDS BOOK 21062, AT PAGE 1554, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS - SHOWN ON SURVEY
 - RESOLUTION NO. R-16-03 AS RECORDED IN OFFICIAL RECORDS BOOK 21062, AT PAGE 1541, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS - SHOWN ON SURVEY
- CANAL RESERVATION AND CANAL MAINTENANCE EASEMENT IN DEED FROM TITF RECORDED OCTOBER 11, 1920, IN DEED BOOK 231, AT PAGE 228. NOT PROVIDED

FILE NO. ML-1135-A	
REVISIONS	
Date	Drawn By
10/22/15	10/22/15
20059	20059
N/A	N/A
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- GENERAL LEGEND:**
- ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/CLIP WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE POWER POLE (DOUBLE)
 - CONTROL POINT
 - CURB INLET
 - DOUBLE DETECTOR CHECK VALVE
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELECTRIC OUTLET
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSFORMATION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SHAWESSE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SINGLE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (S.D. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- B.O.B. denotes BASIS OF BEARINGS
 - P.C.R. denotes POINT OF REVERSE CURVE
 - P. denotes POINT
 - R. denotes RADIUS
 - A. denotes ANGLE
 - A.C. denotes ARC DISTANCE
 - T. denotes TANGENT DISTANCE
 - P.C.P. denotes PERMANENT CONTROL POINT
 - P.R.M. denotes PERMANENT REFERENCE MONUMENT
 - P.B. denotes PLAT BOOK
 - P. denotes PAGE
 - P.O.C. denotes POINT OF COMMENCEMENT
 - P.O.B. denotes POINT OF BEGINNING
 - C.W. denotes OVERHEAD UTILITY WIRES
 - C.R. denotes OFFICIAL RECORDS BOOK
 - P.C. denotes POINT OF CURVATURE
 - C.B. denotes CONCRETE BLOCK STRUCTURE
 - C.F. denotes CONCRETE
 - C.F. denotes CHAINLINE FENCE
 - F.P.L. denotes FOUND RISE PIPE
 - S.D. denotes SET BACK PIPE & LB-87 CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - C.L. denotes CENTERLINE
 - C.L. denotes CL
 - C.P. denotes CORRUGATED IRON PIPE
 - D. denotes DEED DISTANCE
 - D. denotes DISTANCE BY LEGAL DESCRIPTION
 - M. denotes MEASURED DISTANCE
 - P. denotes RECORD OR PLATTED DISTANCE
- PRINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMM. COMMUNICATION
 - DR. DRAINAGE
 - E. ELECTRIC
 - F.M. FORCE MAIN
 - IR. IRRIGATION
 - G. GAS
 - N. NATURAL GAS
 - S. SANITARY SEWER
 - W. WATER



**-TENTATIVE PLAT-
"TGC MAIN STREET EAST"**

A REPLAT OF A PORTION OF TRACT "C", "MIAMI LAKES TOWN CENTER TWO-EAST", PLAT BOOK 159, PAGE 67; TRACT "D", "MIAMI LAKES TOWN CENTER THREE-EAST" PLAT BOOK 163, PAGE 84; A PORTION OF TRACTS 41 AND 42, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 2 AND 3, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND A PORTION OF TRACTS 13, 14, 15, AND 16, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2, PAGE 68; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALL LYING AND BEING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

Schwabke-Shikin & Associates, Inc.
LAND PLANNERS
ENGINEERS
3245 CORPORATE WAY, MIAMI, FLORIDA 33122
TEL. (305) 435-2010 FAX (305) 438-2288

CERTIFICATE OF AUTHORIZATION
No. LB-87
Checked By: M.S.J. Date: 08-09-2016
Survey: 01-05-2016
Drawn By: E.M. Date: 08-09-2016
Order No. 205558 F.B. No. 2020-U
Scale: AS SHOWN
File No. ML-1135-A
Sheet 2 of 4

REVISIONS

NO.	DATE	BY	REVISION
1	10/17/16	EM	UPDATE OWNER OF RECORD PROPERTY OF TITLE

TENTATIVE PLAT
TGC MAIN STREET EAST
Sections 13, 14, 23 & 24, Township 52 South, Range 40 East
Town of Miami Lakes, Miami-Dade County, Florida

THIS IS A "BOUNDARY SURVEY."

-TENTATIVE PLAT-
" TGC MAIN STREET EAST "

A REPLAT OF A PORTION OF TRACT "C", "MIAMI LAKES TOWN CENTER TWO-EAST", PLAT BOOK 159, PAGE 67; TRACT "D", "MIAMI LAKES TOWN CENTER THREE-EAST" PLAT BOOK 163, PAGE 84; A PORTION OF TRACTS 41 AND 42, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 40 EAST; A PORTION OF TRACTS 2 AND 3, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 23, TOWNSHIP 52 SOUTH, RANGE 40 EAST; AND A PORTION OF TRACTS 13, 14, 15, AND 16, "CHAMBERS LAND COMPANY SUBDIVISION", PLAT BOOK 2, PAGE 68; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;
ALL LYING AND BEING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

TREE TABLE

TREE	COMMON	LATIN	DIA(")	CANOPY (')	HEIGHT (')	ON SITE/ OFF SITE	TREE	COMMON	LATIN	DIA(")	CANOPY (')	HEIGHT (')	ON SITE/ OFF SITE	TREE	COMMON	LATIN	DIA(")	CANOPY (')	HEIGHT (')	ON SITE/ OFF SITE	
1	Live Oak	Quercus virginiana	12	24	22	ON SITE	141	Live Oak	Quercus virginiana	10	20	22	ON SITE	281	Live Oak	Quercus virginiana	10	22	18	OFF SITE	
2	Black Olive	Budida buceras	22	Multi	38	34	ON SITE	142	Black Olive	Budida buceras	18	36	38	OFF SITE	282	Fourwinged Palmetto	Wodyetia bifurcata	6	10	12	OFF SITE
3	Black Olive	Budida buceras	14	30	34	ON SITE	143	Live Oak	Quercus virginiana	10	18	20	ON SITE	283	Royal Palm	Roystonea Regia	18	16	30	ON SITE	
4	Black Olive	Budida buceras	14	30	32	ON SITE	144	Live Oak	Quercus virginiana	12	26	28	ON SITE	284	Royal Palm	Roystonea Regia	14	16	28	ON SITE	
5	Black Olive	Budida buceras	28	42	36	ON SITE	145	Live Oak	Quercus virginiana	12	24	24	ON SITE	285	Cabbage Palm	Sabal palmetto	12	10	24	OFF SITE	
6	Black Olive	Budida buceras	16	30	34	ON SITE	146	Live Oak	Quercus virginiana	12	24	24	ON SITE	286	Cabbage Palm	Sabal palmetto	12	10	24	OFF SITE	
7	Black Olive	Budida buceras	24	Multi	32	34	ON SITE	147	Live Oak	Quercus virginiana	12	24	24	ON SITE	287	Cabbage Palm	Sabal palmetto	12	10	24	OFF SITE
8	Black Olive	Budida buceras	24	30	36	ON SITE	148	Live Oak	Quercus virginiana	10	20	24	ON SITE	288	Japanese Fern Tree	Filicium decipiens	6	18	24	ON SITE	
9	Black Olive	Budida buceras	16	30	34	ON SITE	149	Live Oak	Quercus virginiana	10	20	18	ON SITE	289	Live Oak	Quercus virginiana	10	22	24	OFF SITE	
10	Black Olive	Budida buceras	24	Multi	24	28	ON SITE	150	Live Oak	Quercus virginiana	10	22	22	ON SITE	290	Royal Palm	Roystonea Regia	16	16	24	OFF SITE
11	Black Olive	Budida buceras	8	12	16	OFF SITE	151	Live Oak	Quercus virginiana	10	20	20	ON SITE	291	Royal Palm	Roystonea Regia	16	12	20	OFF SITE	
12	Black Olive	Budida buceras	14	28	28	OFF SITE	152	Live Oak	Quercus virginiana	8	18	14	ON SITE	292	Live Oak	Quercus virginiana	8	18	22	OFF SITE	
13	Black Olive	Budida buceras	14	30	30	OFF SITE	153	Live Oak	Quercus virginiana	8	16	18	ON SITE	293	Live Oak	Quercus virginiana	8	18	22	OFF SITE	
14	Black Olive	Budida buceras	10	24	24	OFF SITE	154	Live Oak	Quercus virginiana	10	16	20	ON SITE	294	Live Oak	Quercus virginiana	10	22	24	OFF SITE	
15	Live Oak	Quercus virginiana	12	28	28	OFF SITE	155	Live Oak	Quercus virginiana	6	12	14	ON SITE	295	Live Oak	Quercus virginiana	10	22	24	OFF SITE	
16	Live Oak	Budida buceras	22	40	40	OFF SITE	156	Live Oak	Quercus virginiana	8	12	24	ON SITE	296	Live Oak	Quercus virginiana	12	22	24	OFF SITE	
17	Black Olive	Budida buceras	22	40	34	OFF SITE	157	Live Oak	Quercus virginiana	10	24	22	ON SITE	297	Live Oak	Quercus virginiana	12	24	24	OFF SITE	
18	Live Oak	Quercus virginiana	12	24	26	OFF SITE	158	Black Olive	Budida buceras	18	36	38	OFF SITE	298	Foxtail Palm	Wodyetia bifurcata	10	16	20	OFF SITE	
19	Black Olive	Budida buceras	12	30	24	OFF SITE	159	Black Olive	Budida buceras	18	36	38	OFF SITE	299	Black Olive	Budida buceras	18	36	38	OFF SITE	
20	Black Olive	Budida buceras	24	40	36	OFF SITE	160	Black Olive	Budida buceras	18	34	32	OFF SITE	300	Canary Island Date Palm	Phoenix canariensis	16	16	34	OFF SITE	
21	Black Olive	Budida buceras	26	50	34	OFF SITE	161	Black Olive	Budida buceras	14	30	28	OFF SITE	301	Canary Island Date Palm	Phoenix canariensis	18	16	34	OFF SITE	
22	Black Olive	Budida buceras	22	42	40	OFF SITE	162	Black Olive	Budida buceras	12	30	32	OFF SITE	302	Canary Island Date Palm	Phoenix canariensis	14	16	34	OFF SITE	
23	Black Olive	Budida buceras	20	50	40	OFF SITE	163	Black Olive	Budida buceras	18	36	38	OFF SITE	303	Canary Island Date Palm	Phoenix canariensis	16	16	34	OFF SITE	
24	Black Olive	Budida buceras	20	50	40	OFF SITE	164	Black Olive	Budida buceras	18	36	28	OFF SITE	304	Canary Island Date Palm	Phoenix canariensis	16	20	40	OFF SITE	
25	Live Oak	Quercus virginiana	10	28	24	OFF SITE	165	Black Olive	Budida buceras	16	26	24	OFF SITE	305	Canary Island Date Palm	Phoenix canariensis	16	20	38	OFF SITE	
26	Areca Palm	Chrysalidocarpus lutescens	12	16	18	OFF SITE	166	Japanese Fern Tree	Filicium decipiens	8	Multi	12	24	OFF SITE	306	Canary Island Date Palm	Phoenix canariensis	16	20	40	OFF SITE
27	Areca Palm	Chrysalidocarpus lutescens	12	16	18	OFF SITE	167	Cabbage Palm	Calophyllum inophyllum	10	Multi	10	24	OFF SITE	307	Canary Island Date Palm	Phoenix canariensis	16	20	40	OFF SITE
28	Pongam	Pongamia pinnata	24	Multi	30	28	OFF SITE	168	Cabbage Palm	Sabal palmetto	12	10	24	OFF SITE	308	Foxtail Palm	Wodyetia bifurcata	10	12	18	OFF SITE
29	Areca Palm	Chrysalidocarpus lutescens	20	12	12	OFF SITE	169	Cabbage Palm	Sabal palmetto	10	10	24	OFF SITE	309	Royal Palm	Roystonea Regia	20	20	40	OFF SITE	
30	Live Oak	Quercus virginiana	12	26	30	ON SITE	170	Crape Myrtle	Lagerstroemia speciosa	8	Multi	12	18	ON SITE	310	Royal Palm	Roystonea Regia	20	20	34	OFF SITE
31	Live Oak	Quercus virginiana	10	24	24	ON SITE	171	Live Oak	Quercus virginiana	10	26	24	ON SITE	311	Royal Palm	Roystonea Regia	20	20	40	OFF SITE	
32	Live Oak	Quercus virginiana	10	22	24	OFF SITE	172	Cabbage Palm	Sabal palmetto	14	10	24	ON SITE	312	Pink Trumpet Tree	Tabebuia pallida	4	6	14	OFF SITE	
33	Live Oak	Quercus virginiana	10	24	24	OFF SITE	173	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	313	Pink Trumpet Tree	Tabebuia pallida	4	6	14	OFF SITE	
34	Live Oak	Quercus virginiana	10	24	24	OFF SITE	174	Cabbage Palm	Sabal palmetto	14	10	26	ON SITE	314	Alexander Palm	Archontophoenix alexandreae	9	Multi	16	18	OFF SITE
35	Live Oak	Quercus virginiana	10	24	24	OFF SITE	175	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	315	Wax Leaf Privet	Ligustrum japonicum	20	Multi	12	16	OFF SITE
36	Live Oak	Quercus virginiana	8	16	18	OFF SITE	176	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	316	Wax Leaf Privet	Ligustrum japonicum	20	Multi	16	20	OFF SITE
37	Live Oak	Quercus virginiana	8	16	20	OFF SITE	177	Cabbage Palm	Sabal palmetto	10	12	24	ON SITE	317	Wax Leaf Privet	Ligustrum japonicum	20	Multi	12	16	OFF SITE
38	Live Oak	Quercus virginiana	12	24	26	OFF SITE	178	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	318	Hibiscus	Hibiscus species	4	6	8	OFF SITE	
39	Live Oak	Quercus virginiana	16	40	36	ON SITE	179	Cabbage Palm	Sabal palmetto	12	10	26	ON SITE	319	Hibiscus	Hibiscus species	4	6	8	OFF SITE	
40	Live Oak	Quercus virginiana	14	36	26	ON SITE	180	Cabbage Palm	Sabal palmetto	12	10	26	ON SITE	320	Alexander Palm	Archontophoenix alexandreae	8	12	28	OFF SITE	
41	Live Oak	Quercus virginiana	18	40	30	ON SITE	181	Live Oak	Quercus virginiana	12	28	28	ON SITE	321	Live Oak	Quercus virginiana	10	20	22	OFF SITE	
42	Live Oak	Quercus virginiana	10	26	30	ON SITE	182	Cabbage Palm	Sabal palmetto	10	10	28	ON SITE	322	Live Oak	Quercus virginiana	10	22	24	OFF SITE	
43	Live Oak	Quercus virginiana	12	30	30	ON SITE	183	Cabbage Palm	Sabal palmetto	12	10	28	ON SITE	323	Manila Palm	Veitchia merillii	8	6	24	OFF SITE	
44	Royal Palm	Roystonea Regia	16	16	30	OFF SITE	184	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	324	Manila Palm	Veitchia merillii	8	6	24	OFF SITE	
45	Royal Palm	Roystonea Regia	12	16	28	OFF SITE	185	Cabbage Palm	Sabal palmetto	12	10	28	ON SITE	325	Manila Palm	Veitchia merillii	8	12	24	OFF SITE	
46	Cassia	Cassia surattensis	6	10	12	OFF SITE	186	Cabbage Palm	Sabal palmetto	12	10	24	ON SITE	326	Manila Palm	Veitchia merillii	8	12	22	OFF SITE	
47	Cassia	Cassia surattensis	6	Multi	12	14	OFF SITE	187	Live Oak	Quercus virginiana	12	30	28	ON SITE	327	Brazilian Beauty Leaf	Calophyllum inophyllum	10	16	18	OFF SITE
48	Live Oak	Quercus virginiana	10	14	16	OFF SITE	188	Cabbage Palm	Sabal palmetto	12	10	18	ON SITE	328	Brazilian Beauty Leaf	Calophyllum inophyllum	10	16	18	OFF SITE	
49	Live Oak	Quercus virginiana	8	16	18	OFF SITE	189	Cabbage Palm	Sabal palmetto	12	10	22	ON SITE	329	Live Oak	Quercus virginiana	10	20	16	OFF SITE	
50	Live Oak	Quercus virginiana	6	16	16	OFF SITE	190	Live Oak	Quercus virginiana	12	30	20	ON SITE	330	Live Oak	Quercus virginiana	10	20	20	OFF SITE	
51	Live Oak	Quercus virginiana	8	16	18	OFF SITE	191	Cassia	Cassia surattensis	8	Multi	16	14	OFF SITE	331	Live Oak	Quercus virginiana	10	20	26	OFF SITE
52	Live Oak	Quercus virginiana	8	16	16	OFF SITE	192	Black Olive	Budida buceras	16	36	32	ON SITE	332	Live Oak	Quercus virginiana	10	20	20	OFF SITE	
53	Live Oak	Quercus virginiana	8	16	16	OFF SITE	193	Manila Palm	Veitchia merillii	10	12	12	OFF SITE	333	Live Oak	Quercus virginiana	10	20	20	OFF SITE	
54	Live Oak	Quercus virginiana	8	16	22	OFF SITE	194	Black Olive	Budida buceras	20	42	34	ON SITE	334	Live Oak	Quercus virginiana	6	16	18	OFF SITE	
55	Live Oak	Quercus virginiana	10	18	24	OFF SITE	195	Black Olive	Budida buceras	22	40	36	ON SITE	335	Live Oak	Quercus virginiana	10	24	26	OFF SITE	
56	Live Oak	Quercus virginiana	10	16	16	ON SITE	196	Black Olive	Budida buceras	24	40	36	ON SITE	336	Live Oak	Quercus virginiana	20	36	16	OFF SITE	
57	Live Oak	Quercus virginiana	10	18	24	ON SITE	197	Black Olive	Budida buceras	18	40	36	ON SITE	337	Royal Palm	Roystonea Regia	20	20	20	OFF SITE	
58	Live Oak	Quercus virginiana	10	14	24	ON SITE	198	Black Olive	Budida buceras	22	44	36	ON SITE	338	Live Oak	Quercus virginiana	10	26	22	OFF SITE	
59	Live Oak	Quercus virginiana	12	28	24	ON SITE	199	Black Olive	Budida buceras	20	40	36	ON SITE	339	Cabbage Palm	Sabal palmetto	14	8	26	OFF SITE	
60	Live Oak	Quercus virginiana	10	22	22	ON SITE	200	Black Olive	Budida buceras	24	40	28	ON SITE	340	Cabbage Palm	Sabal palmetto	12	8	26	OFF SITE	
61	Live Oak	Quercus virginiana	10	22	20	ON SITE	201	Black Olive	Budida buceras	18	32	34	ON SITE	341	Cabbage Palm	Sabal palmetto	12	8	26	OFF SITE	
62	Live Oak	Quercus virginiana	14	30	28	ON SITE	202	Black Olive	Budida buceras	28	40	36	OFF SITE	342	Cabbage Palm	Sabal palmetto	12	8	22	OFF SITE	

Steven A. Landy, Esq.
Direct Line: 305-579-0758
Direct Fax: 305-961-5758
LandyS@gtlaw.com

August 30, 2016

VIA OVERNIGHT UPS

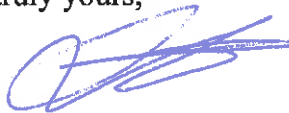
Mr. Luis Martinez
Senior Executive Vice President
The Graham Companies
6843 Main Street
Miami Lakes, Florida 33014

Re: Opinion of Title for Main Street Phase IV Plat

Dear Luis:

Enclosed please find an original opinion of title for the Town.

Very truly yours,



Steven A. Landy

SAL/ac
Enclosure

MIA 185457181v1

OPINION OF TITLE

To: Town of Miami Lakes

With the understanding that this Opinion of Title is furnished to the Town of Miami Lakes, as an inducement for a subdivision plat covering the real property hereinafter described, it is hereby certified that I have examined the following: (i) Chicago Title Insurance Loan Policy No. 72002-7414 with an effective date of December 22, 2009, (ii) Chicago Title Insurance Loan Policy No. 72002-7413 and Endorsement to Chicago Title Insurance Loan Policy No. 72002-7413, with an effective date of December 28, 2010, (iii) Chicago Title Insurance Loan Policy No. 10146202000040 with an effective date of April 7, 1992, (iv) and (ii) Attorneys' Title Fund Services, LLC certified attorney title information (collectively, the "Title Evidence"), which Title Evidence covers the period from the beginning to August 15, 2016 at 11:00 PM. ("Effective Date"), inclusive, of the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

The Graham Companies, a Florida corporation

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

- a. Amended, Restated, and Consolidated Mortgage and Spreader Agreement, Assignment of Leases and Rents, Security Agreement, and Financing Statement given by The Graham Companies, a Florida corporation to The Guardian Life Insurance Company of America, a New York corporation dated December 21, 2009, and recorded December 22, 2009 in Official Records Book 27125, Page 474, of the Public Records of Miami-Dade County, Florida.
- b. Assignment of Leases and Rents given by The Graham Companies, a Florida corporation to The Guardian Life Insurance Company of America, a New York corporation dated December 21, 2009 and recorded December 22, 2009 in Official Records Book 27125, Page 528 of the Public Records of Miami-Dade County, Florida.
- c. UCC-1 Financing Statement given by The Graham Companies, a Florida corporation, as debtor, to The Guardian Life Insurance Company of America, a New York corporation, as secured party recorded December 22, 2009 in Official Records Book 27125, Page 542 of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

- i) Taxes for the year 2016 and subsequent years and taxes or special assessments which are not shown as existing liens by the public records.
- ii) Rights or claims of parties in possession not shown by the public records.
- iii) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- iv) Easements or claims of easements not shown by the public records.
- v) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- vi) Any outstanding assessments in favor of Miami-Dade County, Florida, any special taxing district and any municipality.
- vii) Zoning and other restrictions imposed by governmental authority.
- viii) Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the land or service facilities.

4. **SPECIAL EXCEPTIONS:**

- 1) Restrictions, conditions, reservations, easements and other matters contained on the Plat of MIAMI LAKES TOWN CENTER THREE-EAST, as recorded in Plat Book 163, Page 84, Public Records of Miami-Dade County, Florida.
- 2) Easement to Florida Power & Light Company recorded March 20, 2006 in Official Records Book 24341, Page 1803.
- 3) Grant of Easement to Miami-Dade County, Florida recorded in Official Records Book 25252, Page 3542.
- 4) Grant of Easement to Miami-Dade County, Florida recorded in Official Records Book 25252, Page 3571.
- 5) Declaration of Restrictions (Cross Parking Commercial) recorded in Official Records Book 18452, Page 1732.
- 6) Grant of Easement to Miami-Dade County dated December 1, 1999 as recorded in Official Records Book 19260, at Page 4452 of the Public Records of Miami-Dade County, Florida.
- 7) Grant of Easement to Miami-Dade County dated May 26, 2003 as recorded in Official Records Book 25252, at Page 3571 of the Public Records of Miami-Dade County, Florida.

- 8) Grant of Easement to Miami-Dade County dated March 11, 2004 as recorded in Official Records Book 25252, at Page 3542 of the Public Records of Miami-Dade County, Florida.
- 9) Restrictions, conditions, reservations, easements and other matters contained on the Plat of MIAMI LAKES TOWN CENTER TWO-EAST, according to the plat thereof, as recorded in Plat Book 159, at Page 67, of the Public Records of Miami-Dade County, Florida.
- 10) Covenant of Construction within Right of Way dated February 20, 2003 as recorded in Official Records Book 21068, at Page 3778 of the Public Records of Miami-Dade County, Florida.
- 11) Ground Lease by and between The Graham Companies and BUCA Restaurants Inc. dated July 22, 2002, as amended by First Amendment to Ground Lease dated November 20, 2002, and Second Amendment to Ground Lease dated January 17, 2003, as assigned to Miller's Ale House, Inc. and then further amended by Third Amendment to Ground Lease dated September 30, 2010, as evidenced of record by Memorandum of Lease recorded in Official Records Book 20555, at Page 3573 of the Public Records of Miami-Dade County, Florida, as amended by Amendment to Memorandum of Lease dated as of September 30, 2010 and recorded in Official Records Book 27476, at Page 0819 of the Public Records of Miami-Dade County.
- 12) Ground Lease by and between The Graham Companies and Master Restaurant Developers, LLC, dated October 10, 2006, as amended by First Lease Amendment dated December 10, 2006, and Rent Commencement Addendum dated July 13, 2007, as assigned to Bor Miami Lakes, LLC, and as evidenced of record by Memorandum of Lease recorded in Official Records Book 26042, at Page 1885 of the Public Records of Miami-Dade County, Florida.
- 13) Ground Lease by and between The Graham Companies and RT South Florida Franchise, L.P., dated September 1, 2004, as evidenced of record by Memorandum of Lease recorded in Official Records Book 22673, at Page 4844 of the Public Records of Miami-Dade County, Florida and Lessor Estoppel Certificate and Consent recorded in Official Records Book 24284, at Page 0686 of the Public Records of Miami-Dade County, Florida.
- 14) Declaration of Ingress/Egress Easement Agreement dated as of June 8, 2011 and recorded in Official Records Book 27718, at Page 3994 of the Public Records of Miami-Dade County, Florida.
- 15) Declaration of Overflow Parking Easement dated as of December 16, 2010 and recorded in Official Records Book 27535 at Page 3384 of the Public Records of Miami-Dade County, Florida.
- 16) Restrictions, reservations and rights-of-way, if any, in the Plat of FLORIDA FRUIT COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2 at Page 17, of the Public Records of Miami-Dade County, Florida.
- 17) Restrictions, reservations and rights-of-way, if any, in the Plat of CHAMBER'S LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2 at Page 68, of the Public Records of Miami-Dade County, Florida.
- 18) Canal reservation and canal maintenance agreement in deed from the Trustees of the Internal Improvement Fund recorded October, 11, 1920 in Deed Book for 231, at Page 228 of the Public Records of Miami-Dade County, Florida, as

Opinion of Title
Page 4

affected by Release of Reservations recorded in Official Records Book 15693, at Page 1265 of the Public Records of Miami-Dade County, Florida.

- 19) Easement to Bell South Telecommunications, as recorded in Official Records Book 18450, at Page 2066 of the Public Records of Miami-Dade County, Florida.
- 20) Easement to Florida Power & Light, as recorded in Official Records Book 18567, at Page 3076 of the Public Records of Miami-Dade County, Florida.
- 21) The following documents in connection with the vacation of the theoretical roadways contained in the old plats:
 - a. Miami Daily Business Review recorded in Official Records Book 21062, at Page 1566 of the Public Records of Miami-Dade County, Florida, a copy of which is attached.
 - b. Miami Daily Business Review recorded in Official Records Book 21062, at Page 1553 of the Public Records of Miami-Dade County, Florida, a copy of which is attached.
 - c. Resolution No. R-1407-02 as recorded in Official Records Book 21062, at Page 1554, of the Public Records of Miami-Dade County, Florida, a copy of which is attached.
 - d. Resolution No. R-16-03 as recorded in Official Records Book 21062, at Page 1541, of the Public Records of Miami-Dade County, Florida, a copy of which is attached.
- 22) Canal Reservation and canal maintenance easement in Deed from TIIF recorded October 11, 1920, in Deed Book 231, at Page 228.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them affect the validity of the Plat.

Therefore, it is my opinion that the following party(ies) must execute plat.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
The Graham Companies, a Florida corporation	Fee Simple Owner	N/A
The Guardian Life Insurance Company of America, a New York corporation	Mortgagee	1(a) to 1(c)
Miller's Ale House, Inc.	Lessee	4 (11)
Bor Miami Lakes, LLC	Lessee	4 (12)
RT South Florida Franchise, L.P.	Lessee	4 (13)

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered plat.

[Remainder of page left intentionally blank]

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a single name.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 30th day of August, 2016.


Steven A. Landy, Esq.

Florida Bar No. 346020
Greenberg Traurig, P.A.
333 Avenue of the Americas
Miami, FL 33131

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of August, 2016, by Steven A. Landy, who is personally known to me or has produced _____, as identification.


Notary Public

Arianna Cabrera
Print Name

My Commission Expires: 10-17-2016

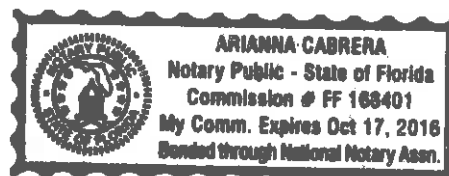


Exhibit "A"
Legal Description

Portions of Sections 13, 14, 23 and 24 in Township 52 South, Range 40 East, Miami-Dade County, Florida, including Tract "C", "Miami Lakes Town Center Two-East" as recorded in Plat Book 159 at Page 67; Tract "D", "Miami Lakes Town Center Three-East" as recorded in Plat Book 163 at Page 84; a portion of Tracts 41 and 42 in said Section 13, "Florida Fruit Lands Company Subdivision" as recorded in Plat Book 2 at Page 17; a portion of Tract 3 in said Section 23 of said "Florida Fruit Lands Company Subdivision"; and a portion of Tracts 13, 14, 15 and 16 in said Section 24, "Chambers Land Co. Subdivision" as recorded in Plat Book 2 at Page 68 all in the Public Records of Miami-Dade County, Florida including the previously described parcels being more particularly described as follows:

Begin at the Northwest corner of Tract "A", "Miami Lakes Town Center Section Thirteen", as recorded in Plat Book 132 at Page 11 of the Public Records of Miami-Dade County, Florida; thence North 19 degrees 39 minutes 45 seconds West along the East Right-of-Way line of Ludlam Road (N. W. 67 Avenue) as shown on the plat of "Miami Lakes Town Center Section Fourteen" as recorded in Plat Book 139 at Page 4 of the Public Records of Miami-Dade County, Florida for 286.41 feet to a Point of Curvature; thence Northerly along a circular curve, concave to the East, having a radius of 1095.92 feet and a central angle of 31 degrees 40 minutes 00 seconds for an arc distance of 605.70 feet to a Point of Tangency; thence North 12 degrees 00 minutes 15 seconds East for 339.89 feet to a Point of Curvature; thence Northerly along a circular curve to the left, having for its elements, a radius of 2342.96 feet and a central angle of 5 degrees 00 minutes 51 seconds for an arc distance of 205.04 feet to a Point of Reverse Curvature; (said last three courses being along the boundary of the said plats of "Miami Lakes Town Center Two-East" and "Miami Lakes Town Center Three-East"; thence Northerly, Northeasterly and Easterly along a circular curve to the right, having a radius of 25.00 feet and a central angle of 88 degrees 32 minutes 53 seconds for an arc distance of 38.64 feet to a Point of Tangency; thence South 84 degrees 27 minutes 43 seconds East for 106.45 feet to a Point of Curvature; thence run Easterly along a circular curve to the right, having for its elements, a radius of 775.00 feet and its central angle of 35 degrees 15 minutes 09 seconds for an arc distance of 476.84 feet to a point; (said last two courses being along the Southerly right-of-way line of Eagle Nest Lane as shown on the plat of "Miami Lakes Town Center Section Seven", as recorded in Plat Book 120 at Page 58 of the Public Records of Miami-Dade County, Florida); thence South 41 degrees 10 minutes 04 seconds West along the Northwesterly line of said Tract "B", "Miami Lakes Town Center One-East" as recorded in Plat Book 153 at Page 50 of the Public Records of Miami-Dade County, Florida for 174.92 feet; thence North 84 degrees 16 minutes 27 seconds West for 23.51 feet; thence South 10 degrees 49 minutes 49 seconds West for 352.76 feet to a Point of Curvature; thence Southwesterly, Southerly and Southeasterly along a circular curve to the left concave to the Northeast, having a radius of 20.00 feet and a central angle of 71 degrees 49 minutes 34 seconds for an arc distance of 25.07 feet to the Point of Tangency; thence South 60 degrees 59 minutes 45 seconds East for 36.18 feet to a Point of Curvature; thence Easterly along a circular curve to the left concave to the North, having a radius of 38.00 feet and a central angle of 36 degrees 50 minutes 02 seconds for an arc distance of 24.43 feet to the Point of Tangency; thence North 82 degrees 10 minutes 13 seconds East for 190.42 feet to a point on the boundary of the aforesaid plat of "Miami Lakes Town Center One-East, said last five courses being along a portion of the Easterly limits of said Tract "C", "Miami Lakes Town Center Two-East"; as recorded in Plat Book 159 at Page 67 of the Public Records of Miami-Dade County, Florida; thence South 7 degrees 49 minutes 47 seconds East for 171.37 feet; thence South 6 degrees 13 minutes 33 seconds West for 98.44

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feet; thence South 29 degrees 00 minutes 15 seconds West for 321.30 feet; thence South 60 degrees 59 minutes 45 seconds East for 158.90 feet to a point on the next described circular curve; (said last four courses being along the Westerly boundary of the aforesaid Tract "B", "Miami Lakes Town Center One-East"); thence Southwesterly along a circular curve to the right, having for its elements a radius of 565.00 feet and a central angle of 36 degrees 06 minutes 25 seconds for an arc distance of 355.89 feet to the Point of Tangency; thence South 70 degrees 20 minutes 15 seconds West for 31.00 feet; (said last two courses being along the limits of Eagle Nest Lane as shown on the aforesaid plat of "Miami Lakes Town Center One-East" and the Northerly limits of Eagle Nest Lane as shown on the plat of "Miami Lakes Town Center Section One" as recorded in Plat Book 94 at Page 12 of the Public Records of Miami-Dade County, Florida; thence North 19 degrees 39 minutes 45 seconds West for 200.00 feet; thence South 70 degrees 20 minutes 15 seconds West for 217.00 feet to the Point of Beginning, said last two courses being along the Northeasterly and Northwesterly limits of the said plat of "Miami Lakes Town Center Section One", all lying and being in the Town of Miami Lakes, Dade County, Florida.

Note: Bearings shown refer to the bearing system, utilized in the "Plat of Right of Way N.W. 67 Avenue (Ludlam Road)" per Plat Book 76 at Page 44 of the Public Records of Miami-Dade County, Florida.