

City of Doral
PLAN-2410-0092
Doral Plaza Publix
Site Plan Review

October 9, 2024

Mr. Zafar Ahmed
Assistant Planning and Zoning Director
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

RE: Publix Super Markets, Inc./ Letter of Intent for Administrative Site Plan Review of Publix at Doral Plaza Redevelopment located at 9705, 9771 and 9705 NW 41st Street

Dear Mr. Ahmed:

We represent Publix Super Markets Inc., (the "Applicant") and owner of the property located at 9705, 9709, 9725, 9755, 9767, and 9785 NW 41st Street, as further identified by folio numbers 35-3020-012-0020 and 35-3020-012-0010 (the "Property"). Please see Property Appraiser's records attached as Exhibit "A."

The Applicant is submitting this application for Administrative Site Plan Review ("ASPR") for the Property.

The Property is +/- 11.35 acres in size, and is currently designated *Business* on the City's Future Land use Map (FLUM) map and zoned *Commercial Corridor (CC)* with a *Doral Boulevard* overlay on the City's Official Zoning Map. The Property is currently improved with a shopping center anchored by a Publix Super Market store that has been operating successfully since 1987 and has become a staple to the community's residents. The Applicant is seeking an ASPR approval to effectuate a series of improvements to the site and construction of a new Publix Super Market which will enhance the general area.

The shopping center is 113,515 SF with 531 parking spaces. The proposed improved center will be 106,787 SF with 487 parking spaces. The Applicant is reducing the building footprint which will allow the Applicant to include additional green space, updated landscaping, improved parking areas and a new breezeway.

Revisions to the current site, detailed in the enclosed set of plans titled "Publix at Doral Plaza Store No. 0031" prepared by GRAEF-USA, Inc. dated September 24, 2024, include the following:

- Demolishing 39,795 of current Publix storeroom and adjacent retail
- Demolishing 10,657 square feet of other in line retail space

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- Re-building 53,951 SF of Publix space, mezzanine and adjacent retail
- Updating all current site lighting, parking areas, drainage systems and utilities
- Modifying one access point providing for additional movement
- Implementing off site safety improvements on NW 41st Street and NW 97th Avenue
- Upgrading current canopy and facade
- Implementing pedestrian and parking improvements
- Implementing site circulation improvements
- Updating all current landscaping, including additional green space in the building reduction area.

Further enclosed is the Application and supporting materials.

Based on the foregoing, we ask for your favorable consideration of this request. These improvements will ensure that this retail center will continue to successfully serve the needs of the Doral community for many more generations. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Very truly yours,

A handwritten signature in blue ink that reads "Mario Garcia-Serra". The signature is written in a cursive, flowing style.

Mario Garcia-Serra



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION PLANNING AND ZONING DEPARTMENT
/ Administrative Review Application

- Please check one:
- CITY COUNCIL
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY Application No.: <u>PLAN-2410-0092</u> Date Received: RECEIVED <small>By Stephanie Puglia at 12:43 pm, Oct 30, 2024</small>
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INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|---|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)			Publix Super Markets, Inc.		
Mailing Address	City, State, Zip	Telephone			
c/o Mario Garcia-Serra Gunster, Yoakley & Stewart, P.A. 600 Brickell Ave, Suite 3500	Miami FL 33131	(305) 376-6061 Fax (786) 425-4101 Email: MGarcia-Serra@gunster.com			
Name of Owner					
Publix Super Markets, Inc.					
Mailing Address	City, State, Zip	Telephone			
c/o Mario Garcia-Serra Gunster, Yoakley & Stewart, P.A. 600 Brickell Ave, Suite 3500	Miami FL 33131	(305) 376-6061 Fax (786) 425-4101 Email: MGarcia-Serra@gunster.com			

PROPERTY INFORMATION

A. **LEGAL DESCRIPTION.** (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3020-012-0020 and 35-3020-012-0010

Address 9705 and 9771 NW 41st Street and 9785 NW 41st St.

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

B. **ADDRESS** (If number has been assigned) _____

C. **SIZE OF PROPERTY** _____ ft. X _____ ft. = 494,562 sq. ft.; 11.35 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Please see attached Exhibit "A."

E. **DATE SUBJECT PROPERTY WAS ACQUIRED** 2004

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is submitting this application for Administrative Site Plan Review (ASPR).

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please see enclosed Letter of Intent.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11) Other _____
- Letters from Area Residents

Please check only one of the following options:

FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

Date Applicant's Signature / Print Name _____

Date Applicant's Signature (if more than one) / Print Name _____

I/We Publix Super Markets, Inc. as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 9705 and 9771 NW 41 St. and 9785 NW 41 St.
desire to file an application for a public hearing before the City Council Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

- do hereby authorize Bernard Danzansky to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing administrative review before the City Council or City Staff.

Owner's Name Publix Super Markets, Inc. Signature William W Rayburn IV Date 10-25-2024
William W. Rayburn IV, V.P. of Real Estate Assets

Owner's Name _____ Signature VICKI BREKKE Date _____

Notary to Owner: Vicki Brekke  Commission # HH 072020
Expires December 26, 2024
Bonded Thru Budget Notary Services

Applicant's Name Bernard Danzansky Signature _____ Date _____

Notary to Applicant:

EXHIBIT "I"

AUTHORIZATION OF AGENT

TO: All applicable Governmental Permitting Agencies.

Re: Miami-Dade County Tax Folios 35-3020-012-0010, 35-3020-012-0020, & 35-3020-012-0030

This will serve as confirmation that the undersigned owner hereby appoints Bernard Danzansky and Equity Development Group, LLC and any affiliate thereof as its authorized agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at 9755 NW 41st St, Doral, FL and defined by the attached legal description ("Exhibit A").

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: William W Rayburn, IV
William W. Rayburn IV
Vice President of Real Estate Assets

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16th day of July, 2024, by William W. Rayburn, IV, Vice President of Real Estate Assets, of **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)

Patricia Cooley
Notary Public, State of Florida



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Print Name: _____
Commission Number: _____
Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1

TRACTS A, B AND C OF DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Parcel 2

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Publix Super Markets, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Employee Stock Option Plan	22.41%
401(k) Plan	9.20%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: NA

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: NA

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: NA

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____ X William W Rayburn, IV
William W. Rayburn IV, V.P. (Applicant)

Sworn to and subscribed before me this 25th day of October, 2024. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



VICKI BREKKE
Commission # HH 072020
Expires December 26, 2024
Bonded Thru Budget Notary Services

My commission expires 12/26/24

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Application EXHIBIT "A"

SURVEY DESCRIPTION

PARCEL 1:

TRACTS "A" AND "B", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 494,554 SQUARE FEET OR 11.3534 ACRES, MORE OR LESS.

EXHIBIT "I"

AUTHORIZATION OF AGENT

TO: All applicable Governmental Permitting Agencies.

Re: Miami-Dade County Tax Folios 35-3020-012-0010, 35-3020-012-0020, & 35-3020-012-0030

This will serve as confirmation that the undersigned owner hereby appoints Bernard Danzansky and Equity Development Group, LLC and any affiliate thereof as its authorized agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at 9755 NW 41st St, Doral, FL and defined by the attached legal description ("Exhibit A").

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: William W Rayburn, IV
William W. Rayburn IV
Vice President of Real Estate Assets

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16th day of July, 2024, by William W. Rayburn, IV, Vice President of Real Estate Assets, of **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)

Patricia Cooley
Notary Public, State of Florida



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Print Name: _____
Commission Number: _____
Commission Expires: _____

EXHIBIT "A"

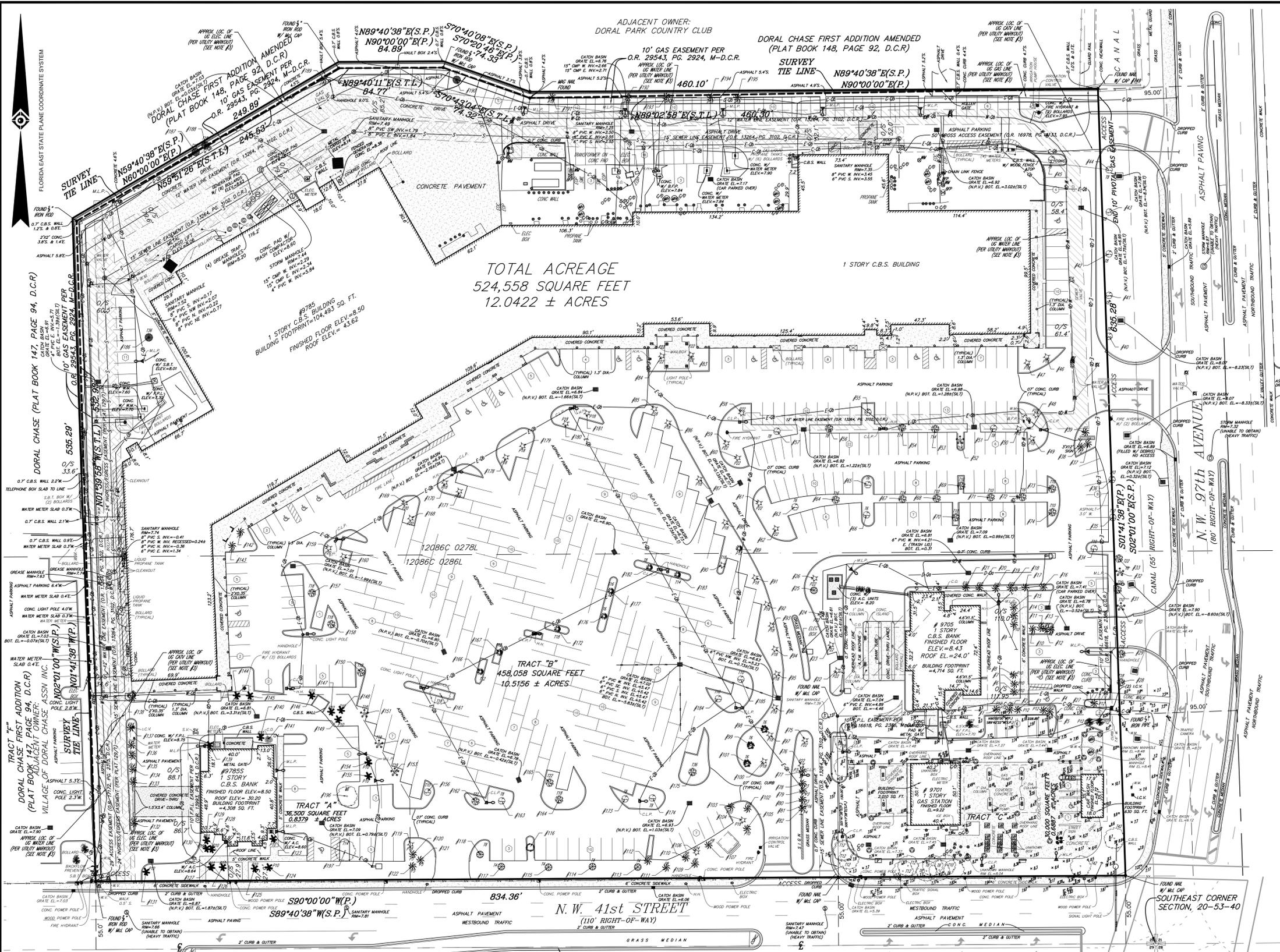
LEGAL DESCRIPTION

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- LEGEND**
- APPROX. LOC. UNDERGROUND CABLE LINE W/ 95% QUALITY LOCATION ACCURACY
 - E— APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - ⊕ HYDRANT
 - ⊕ FIRE DEPARTMENT CONNECTION (F.D.C.)
 - ⊕ WATER METER
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ UNKNOWN MANHOLE
 - ⊕ CATCH BASINS
 - ⊕ CLEAN OUT
 - ⊕ BOLLARD
 - ⊕ AREA LIGHT
 - ⊕ DECIDUOUS TREE & TRUNK SIZE
 - ⊕ CONIFEROUS TREE & TRUNK SIZE
 - ⊕ PARKING SPACE COUNT
 - ⊕ EDGE OF CONC.
 - ⊕ EDGE OF PAVEMENT
 - ⊕ METAL COVER
 - ⊕ SOLID WHITE LINE
 - ⊕ EVIDENCE FOUND
 - ⊕ UNKNOWN TERMINUS
 - ⊕ PLAT
 - ⊕ STATE PLANE
 - ⊕ SURVEY TIE LINE
 - ⊕ UNKNOWN BOX
 - ⊕ MONITORING WELL
 - ⊕ VACUUM
 - ⊕ U-BOLLARD
 - ⊕ M-D.C.P. MIAMI DADE COUNTY PUBLIC RECORD



SURVEY DESCRIPTION:

EXHIBIT "A"

PARCEL 1: TRACTS "A", "B" AND "C", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 494,554 SQUARE FEET OR 11,3534 ACRES, MORE OR LESS.

- NOTES:**
- TRACTS "A", "B" AND "C", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 9705 NW 41 STREET, DORAL, FLORIDA
 - AREA= 494,554 SQUARE FEET OR 11,3534 ACRES, MORE OR LESS.
 - UNDERGROUND UTILITIES HAVE BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES, BASED ON OBSERVED EVIDENCE, THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - SUBJECT PREMISES IS LOCATED IN FLOOD ZONE "X", MINIMAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NOS. 12086C0278 L & 12086C0286 L, DATED SEPTEMBER 11, 2009, COMMUNITY PANEL NO. 120041.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED ON MIAMI-DADE COUNTY BENCHMARK # N-512, ELEVATION=5.55
 - BEARINGS SHOWN HEREON REFER TO RECORD PLAT (129/1) AND ASSUME THE MOST NORTHERLY LINE OF SAID TRACT "B" AS NORTH 90°00'00" EAST & THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
 - THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 116274-3-401900434MP-2019, 7230609-217034899, EFFECTIVE DATE OF JUNE 24, 2019 AT 2:21 P.M. AND UPDATES IN FILE NUMBER 11182836: 1) EXPIRED MAY 17, 2023 AT 11:00 P.M. AND 2) SUPERCEDED WITH AN EXPIRATION OF APRIL 8, 2024 AT 11:00 P.M.
 - THERE IS DIRECT VEHICULAR ACCESS TO NW 41st STREET & NW 97th AVENUE.
 - THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVED EVIDENCE OF BODIES OF WATER RETENTION AREA AND WETLAND AREAS BORDERING THIS PROPERTY.
 - NO VISIBLE EVIDENCE OF ANY CEMETERIES.
 - THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.
 - GROSS BUILDING FOOTPRINT IS 113,514 SQUARE FEET.
 - TAX ID FOLIO NO. 35-3020-012-010, 35-3020-012-0020, 35-3020-012-0030
 - EASEMENT PER O.R. BOOK 16618, PAGE 2386 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AS SHOWN.
 - AGREEMENT PER O.R. BOOK 29543, PAGE 2924 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY & 10' GAS EASEMENT AS SHOWN HEREON & INCLUDES A BLANKET RIGHT-OF-WAY EASEMENT.

TITLE NOTES:
(SEE SHEET 3 OF 3 FOR TITLE NOTES)

REFERENCE:

- MAP ENTITLED "TRACTS "A", "B" AND "C", DORAL PARK PLAZA", PLAT BOOK 129, PG. 1, MIAMI-DADE COUNTY RECORDS
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NOS. 12086C0278 L & 12086C0286 L, DATED SEPTEMBER 25, 2009, COMMUNITY PANEL NO. 120041.

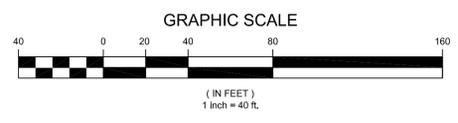
- NOTES:**
- N.P.V. - NO PIPES VISIBLE, THE STRUCTURES ARE FILLED WITH SEDIMENTATION (SILT)
 - Qb - THE QUALITY OF THE UNDERGROUND LOCATION OF UTILITY LINES ARE 95% ACCURATE AND LOCATED BY CONTROL POINT ASSOCIATES FL, LLC.

2	REVISED TITLE COMMITMENT ADDED	N/A	RDR	JAM	10-18-24
1	DESCRIPTION OF REVISION	D.J.	KT	JAM	10-04-24
No.	DESCRIPTION OF REVISION	FIELD CDR	DRAWN	APPROVED	DATE
FIELD DATE	03-19-2024				
FIELD BOOK NO.	411				
FIELD BOOK PG.	54				
FIELD CDR	C.W./C.A.				
DRAWN	RDR				
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
B.E.	JAM	12-04-2024	1"=40'	15-20329-00	1 OF 3

- TREE SYMBOLS:**
- ⊕ INDICATES DIAMETERS (D.B.H.)
 - ⊕ BLACK OLIVE
 - ⊕ BOTTLE BRUSH TREE
 - ⊕ BUTTONWOOD
 - ⊕ FIG TREE
 - ⊕ GUMBO LIMBO
 - ⊕ OAK TREE
 - ⊕ PALM TREE
 - ⊕ QUEEN PALM TREE
 - ⊕ ROYAL PALM
 - ⊕ RUBBER TREE
 - ⊕ TABASBOU
 - ⊕ UNKNOWN TREE
 - ⊕ WILD TAMARIND

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B) AS SUPPLIED BY CLIENT, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 19, 2024.



PARKING SPACE COUNT

REGULAR SPACES	522
HANDICAP SPACES	19
TOTAL SPACES	541

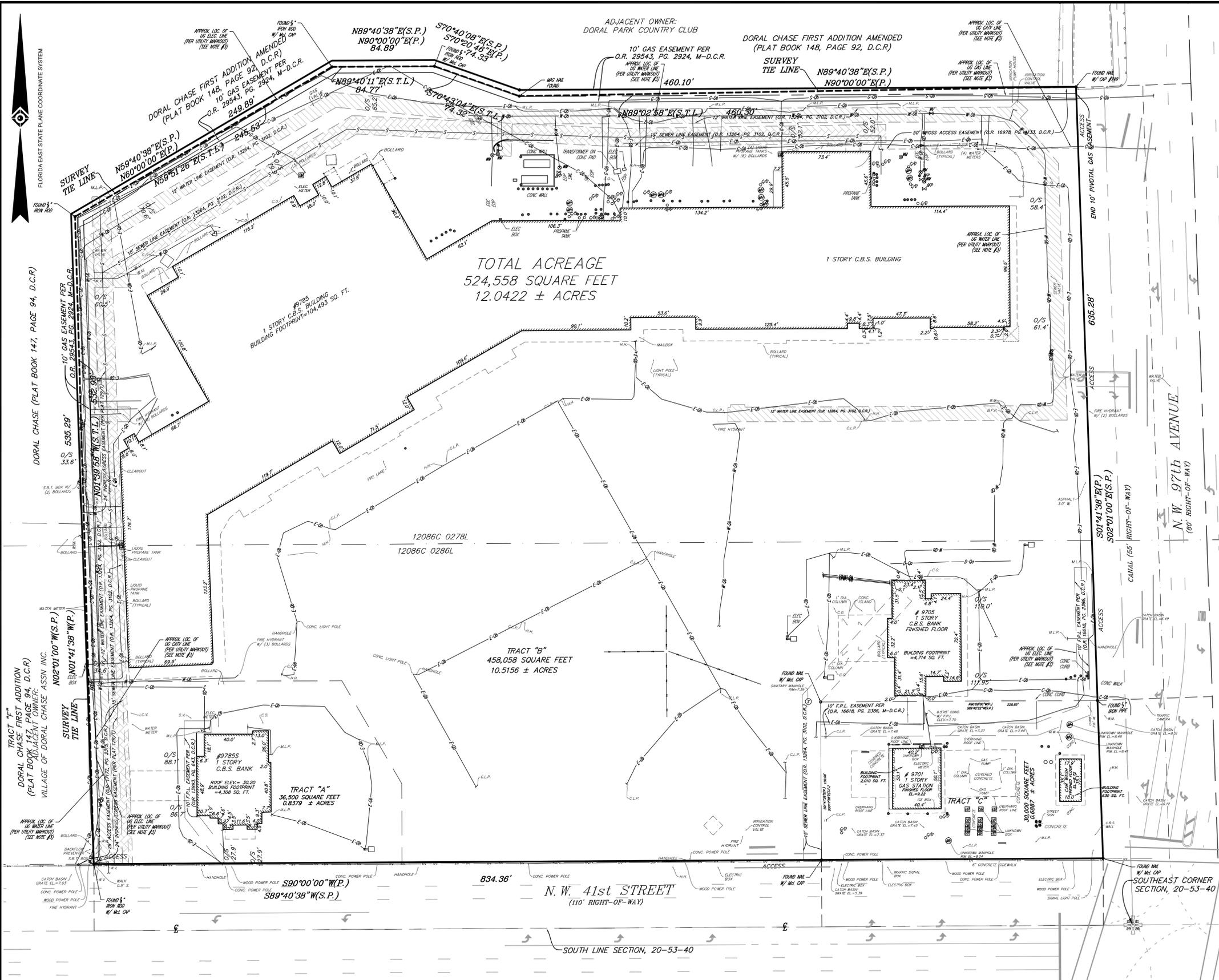
CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE 'STANDARDS OF PRACTICE' AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

JAMES M. McLAUGHLIN, Jr.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS4497
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY HEREON IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.



- LEGEND**
- C - APPROX. LOC. UNDERGROUND CABLE LINE
 - E - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - H - HYDRANT
 - F - FIRE DEPARTMENT CONNECTION (F.D.C.)
 - W - WATER METER
 - E - ELECTRIC METER
 - G - GAS METER
 - U - UNKNOWN MANHOLE
 - C - CATCH BASIN
 - CL - CLEAN OUT
 - B - BOLLARD
 - AL - AREA LIGHT
 - DT - DECIDUOUS TREE & TRUNK SIZE
 - CT - CONIFEROUS TREE & TRUNK SIZE
 - PS - PARKING SPACE COUNT
 - CC - EDGE OF CONC.
 - EP - EDGE OF PAVEMENT
 - MC - METAL COVER
 - SW - SOLID WHITE LINE
 - OF - EVIDENCE FOUND
 - UT - UNKNOWN TERMINUS
 - PL - PLAT
 - SP - STATE PLANE
 - SL - SURVEY TIE LINE
 - M-D.C.R. - MIAMI DADE COUNTY PUBLIC RECORDS
- TITLE NOTES:**
- THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAYS OF RECORD AFFECTING THIS PROPERTY PER CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 116274-3-4019043AMP-2019.7230609-217034899, EFFECTIVE DATE JUNE 24, 2019 AT 2:21 P.M. AND UPDATES IN FILE NUMBER 11182836: 1) EXPIRED MAY 17, 2023 AT 11:00 P.M. AND 2) SUPERCEDED WITH AN EXPIRATION OF APRIL 8, 2024 AT 11:00 P.M.
- RESERVATIONS PER DEED BOOK 176, PAGE 339 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE) AND RERECORDED IN O.R. BOOK 14325, PAGE 2026 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND PARTIAL RELEASE PER O.R. BOOK 6653, PAGE 70 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
 - AGREEMENT PER O.R. BOOK 12829, PAGE 822 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - MATTERS PER PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AS SHOWN (BLANKET EASEMENT).
 - EASEMENT PER O.R. BOOK 13584, PAGE 981 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (BLANKET EASEMENT).
 - COVENANT PER O.R. 16476, PAGE 2758 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
 - AGREEMENT PER O.R. BOOK 16601, PAGE 1244 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (BLANKET EASEMENT).
 - MATTERS PER AGREEMENT IN O.R. BOOK 16601, PAGE 1257 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, ASSIGNMENTS PER O.R. 19087, PAGE 4258, O.R. 26708, PAGE 932, O.R. 28476, PAGE 2602 AND O.R. 28494, PAGE 63, ALL OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECT THIS PROPERTY (NOTHING PLOTTABLE).
 - EASEMENT PER O.R. BOOK 16618, PAGE 2386 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AS SHOWN.
 - AGREEMENT PER O.R. BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
 - COVENANTS AND EASEMENTS PER O.R. BOOK 17790, PAGE 1884 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - MATTERS PER O.R. BOOK 26036, PAGE 3001 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - AGREEMENT PER O.R. BOOK 29543, PAGE 2924 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY & 10' GAS EASEMENT AS SHOWN HEREON & INCLUDES A BLANKET RIGHT-OF-WAY EASEMENT.
 - NOTICE PER O.R. BOOK 27193, PAGE 4255 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - AGREEMENT PER O.R. BOOK 8663, PAGE 277 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. O.R. BOOK 13941, PAGE 3939 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. O.R. BOOK 15826, PAGE 3477 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND O.R. BOOK 17072, PAGE 1179 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA DOES NOT AFFECT THIS PROPERTY.
 - MATTERS PER ORDINANCE NO. 85-42 PER O.R. BOOK 12549, PAGE 648 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY.
 - DECLARATION PER O.R. BOOK 12840, PAGE 3400 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - EASEMENT PER O.R. BOOK 13264, PAGE 3102 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AS SHOWN.
 - EASEMENT PER O.R. BOOK 13584, PAGE 976 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (BLANKET EASEMENT).
 - EASEMENT PER O.R. BOOK 13993, PAGE 642 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AS SHOWN.
 - MATTERS PER O.R. BOOK 15879, PAGE 3359 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. O.R. BOOK 19172, PAGE 3433 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. O.R. BOOK 19740, PAGE 725 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. AND O.R. BOOK 23611, PAGE 3219 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA DOES NOT AFFECT THIS PROPERTY.
 - EASEMENT PER O.R. BOOK 16978, PAGE 4133 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
 - AGREEMENT PER O.R. BOOK 17056, PAGE 5299 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AND O.R. BOOK 17068, PAGE 3626 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA MAY AFFECT THIS PROPERTY (NO LEGAL DESCRIPTION CONTAINED IN DOCUMENT).
 - MATTERS PER PLAT BOOK 147, PAGE 94 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS EASEMENT PARCEL 2.
 - AGREEMENT PER O.R. 31344, PAGE 4913 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
 - MATTERS PER O.R. 31475, PAGE 2871 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. IS NOT SURVEY RELATED.



SURVEY DESCRIPTION: VICINITY MAP NOT TO SCALE

PARCEL 1: TRACTS "A", "B" AND "C", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE OPERATED BY AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 494,554 SQUARE FEET OR 11.3534 ACRES, MORE OR LESS.

CERTIFIED TO: PUBLIX SUPER MARKETS, INC., CHICAGO TITLE INSURANCE COMPANY, AND GUNSTER, YOAKLEY STEWART, P.A., THIS 19TH DAY OF NOVEMBER, 2024.

- TITLE NOTES:**
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EASEMENT SHEET

4	ADDITIONAL TITLE COMMITMENT DATES ADDED	N/A	JMM	JAM	11-19-24
3	REVISED TITLE COMMITMENT DATES	N/A	JMM	JAM	11-15-24
2	REVISED TITLE COMMITMENT ADDED	N/A	RDR	JAM	10-18-24
1	DESCRIPTION OF REVISION	D.J.	KT	JAM	10-04-24
NA	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

FIELD DATE: 03-19-2024
FIELD BOOK NO.: 411
FIELD BOOK PG.: 54
FIELD CREW: C.W./C.A.
DRAWN: RDR
REVIEWED: B.E.
APPROVED: JAM
DATE: 12-04-2024
SCALE: 1"=40'
FILE NO.: 15-230329-00
DWG. NO.: 3 OF 3

ALTA/NSPS LAND TITLE SURVEY
PUBLIX SUPER MARKETS, INC.
 9705 NW 41 STREET,
 CITY OF DORAL, MIAMI-DADE COUNTY
 STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
 1901 W CYPRESS CREEK ROAD, SUITE 501
 FORT LAUDERDALE, FL 33309
 954.763.7611
 WWW.CPASSURVEY.COM

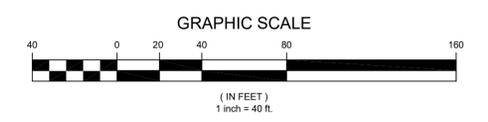
WALGREEN, 92 906-050000
 CANTON, 92 906-050000
 MT. LAZARUS, 92 906-050000
 MANASSAS, 92 906-050000
 LONG BEACH, 92 906-050000
 SOKKIN, 92 906-050000
 ALBANY, 92 906-050000
 BUCKLE UP, 92 906-050000
 HILSDEN VALLEY, 92 906-050000
 GEORGETOWN, 92 906-050000

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

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JAMES M. McLAUGHLIN, Jr.
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS4497
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6137

12-04-2024
 DATE