



***Application No.: FLUM-2015-015***

**Appendix "B"**

**Sketch and Legal Description**

Arc/Treo, LLC

Amending the Future Land Use Map (FLUM) within the Town's Comprehensive Plan from Mixed-Use to Medium Density.

EXHIBIT A

LEGAL DESCRIPTION

A portion of the N 1/2 of Section 16, Township 56 South, Range 40 East, Miami-Dade County, Florida, being particularly described as follows:

Begin at the Southeast corner of the plat of LAKES BY THE BAY SECTION EIGHT, according to the plat thereof recorded in Plat Book 139, at Page 50, of the Public Records of Miami Dade County, Florida, said point also being the Southwest corner of the plat of LAKES BY THE BAY SECTION NINE, according to the plat thereof recorded in Plat Book 141, at Page 2, of the Public Records of Miami Dade County, Florida, said point lying on the South Right-of-Way line of S.W. 216th Street, as said Street was dedicated and shown on the said plats of LAKES BY THE BAY SECTION EIGHT and LAKES BY THE BAY SECTION NINE; thence N 89°09'53"E along the South line of said LAKES BY THE BAY SECTION NINE and along the said South Right-of-Way of S.W. 216th Street, for 195.88 feet; thence S 00°31'55"E for 698.00 feet; thence S 89°03'14"W for 1090.15 feet; thence N 00°28'59"W for 886.77 feet to a point on a circular curve concave to the Northeast, said point bearing S 27°31'35"W from the center of said curve, said point lying on the Southerly line of the said LAKES BY THE BAY SECTION EIGHT, said point also lying on the Southerly Right-of-Way line of said S.W. 216th Street; thence run the following courses and distances along the said Southerly line of the LAKES BY THE BAY SECTION EIGHT, and along the said Southerly Right-of-Way line of S.W. 216th Street: Southeasterly, Easterly and Northeasterly, along said curve to the left, having for its elements a radius of 1,555.00 feet and a central angle of 28°21'42" for an arc distance of 769.73 feet to the point of tangency thence N89°09'53".E for 153.83 feet to the Point of Beginning.



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94 AVENUE, 2ND FLOOR  
MIAMI, FLORIDA 33172  
TEL: (305) 477-8471  
FAX: (305) 477-2805  
L.B. No. 6557

TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE B(1) of Order No. 5034200, prepared by CHICAGO TITLE INSURANCE COMPANY Agent NORTH AMERICAN TITLE COMPANY, effective date October 28, 2014 at 11:00 P.M. furnished by the undersigned to show any matter affecting the subject property.

List of Documents:

6. Restrictions, covenants, and conditions as set forth in Declaration of Restrictive Covenants by Cadillac Fairview South Dade, Inc. recorded in Official Records Book 11485, Page 537. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

7. Agreement for the construction of water facilities and for the provision of water service for Lakes by the Bay, between Miami-Dade Water and Sewer Authority and Lennar Homes, Inc., recorded in Official Records Book 11931, Page 1465. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

8. Agreement for the construction of sanitary sewage facilities and for the disposal of sanitary sewage for Lakes by the Bay, between Miami-Dade Water and Sewer Authority and Lennar Homes, Inc., recorded in Official Records Book 11931, Page 1467; modified in Official Records Book 16764, Page 345. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

9. Restrictions, covenants, and conditions as set forth in Declaration of Restrictions by Lennar Homes, Inc., recorded in Official Records Book 14338, Page 2882; affected by Declaration of Restrictions and Planned Area Development, recorded in Official Records Book 14338, Page 2882; modified in Official Records Book 18395, Page 2626 and Official Records Book 20326, Page 4266. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

10. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 15422, Page 3330. (DOES AFFECT AS SHOWN ON SURVEY)

11. Board Order No. 94-15 by the Metropolitan Dade County Environmental Quality Control Board, re: Variance, recorded in Official Records Book 16313, Page 2673. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

12. Restrictions, covenants, and conditions as set forth in Special Warranty Deed by Universal AmeriCon Realty Corporation recorded in Official Records Book 20765, Page 3665. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

13. Notice of Establishment of the Lakes by the Bay South Community Development District, recorded in Official Records Book 22044, Page 4290; amended in Official Records Book 24921, Page 94. (DOES NOT AFFECT SUBJECT SITE)

14. Agreement for water and sanitary sewage facilities, between Miami-Dade County and MPG 216th Street, Ltd., recorded in Official Records Book 25569, Page 580; affected by Addendum Number One recorded in Official Records Book 25515, Page 1043. (DOES AFFECT SUBJECT SITE, NOT PLOTTABLE)

15. Lakes by the Bay South Commons Security Guard Assessment Roll Resolution, R-1409-06, recorded in Official Records Book 25275, Page 325. DOES NOT AFFECT SITE. (SEE Doc 25275 Pg 331)

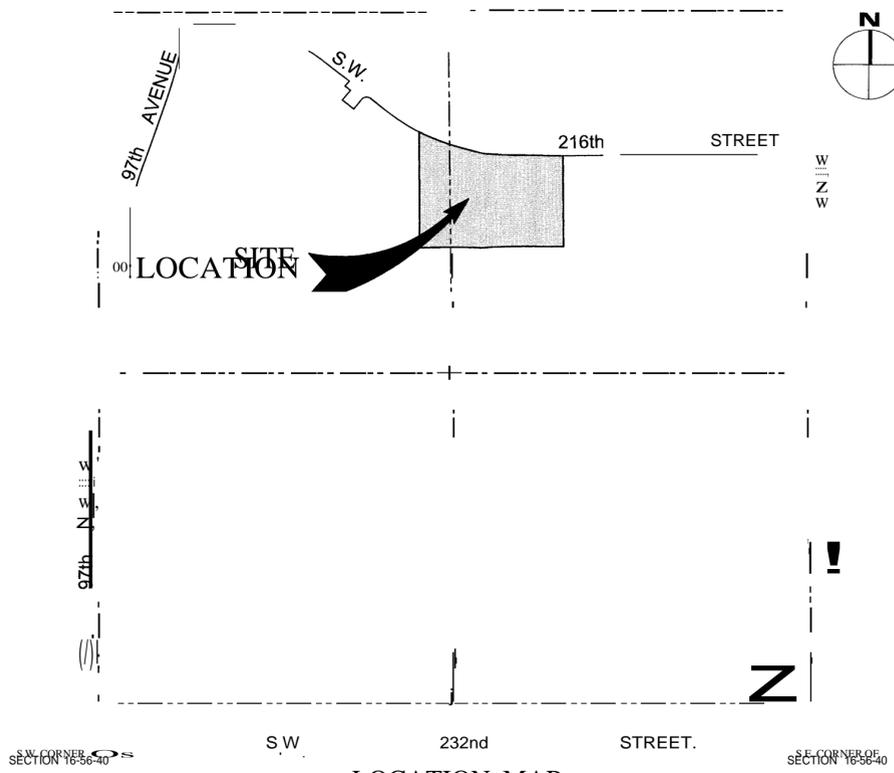
16. Lakes By the Bay South Commons Security Guard, Ordinance 06-186, recorded in Official Records Book 25275, Page 297. DOES NOT AFFECT SUBJECT SITE, NOT PLOTTABLE (SEE Doc 25275 Pg 306)

17. Resolution No. R-05-08 by the Board of County Commissioners, Vista Oeil Lago Street Lighting Special Taxing District, recorded in Official Records Book 28207, Page 1816. (DOES AFFECT SUBJECT SITE)

NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

N.W. CORNER OF SECTION 16-56-40

N.E. CORNER OF SECTION 16-56-40



LOCATION MAP  
A PORTION OF SECTION 16-56-40,  
MIAMI-DADE COUNTY, FLORIDA.  
NOT TO SCALE

ZONING RESTRICTIONS:

The subject property is under the jurisdiction of the Town of Cutler Bay, Florida and is currently zoned NC (Neighborhood Center District). Multiple uses are permitted in this zoning district. All uses and development parameters, including minimum lot sizes, maximum density, floor area ratio, heights, setbacks and common open space are as listed in Section 3-58, Article IV (District and Development Standards) of Chapter 3 of the Municipal Code of the Town of Cutler Bay, Florida.

PARKING RESTRICTIONS

Parking restrictions for all of the uses permitted within the NC (Neighborhood Center District) zoning classification are as required pursuant to Article X (Off-Street Parking Standards) of Chapter 3 of the Municipal Code of the Town of Cutler Bay, Florida.

NOTE: THE SURVEY DRAWING AND THE TITLE REVIEW NOTES SHOWN HEREIN ARE ONE AND THE SAME. ONE CANNOT BE USED WITHOUT THE OTHER. ANY DEVIATION BETWEEN THE SURVEY DRAWING AND TITLE REVIEW NOTES SHALL BE REPORTED TO THE SIGNING ENTITY SHOWN HEREIN.

LEGAL DESCRIPTION:

A portion of the N 1/2 of Section 16, Township 56 South, Range 40 East, Miami-Dade County, Florida, being particularly described as follows: Begin at the Southeast corner of the plat of LAKES BY THE BAY SECTION EIGHT, according to the plat thereof recorded in Plat Book 139, at Page 50, of the Public Records of Miami-Dade County, Florida; thence North to the plat thereof recorded in Plat Book 141, at Page 2, of the Public Records of Miami-Dade County, Florida, as said Plat Book 141 is shown on the said plats of LAKES BY THE BAY SECTION EIGHT and LAKES BY THE BAY SECTION NINE; thence N89°09'53"E along the South Right-of-Way of S.W. 216th Street for 138.8 feet; thence S00°31'45"W for 698.00 feet; thence S89°03'14"W for 1090.15 feet; thence N00°26'59"W for 886.77 feet to a point on a circular curve concave to the Northeast, said point bearing S24°31'35"W from the center of said curve, said point lying on the Southerly line of the said LAKES BY THE BAY SECTION EIGHT, said point also lying on the Southerly Right-of-Way line of said S.W. 216th Street; the LAKES BY THE BAY SECTION EIGHT, and along the said Southerly Right-of-Way line of S.W. 216th Street: Southeastly Easterly and Northeastly, along a curve of 142.2 feet, bearing N00°26'59"W for 769.73 feet to the point of tangency; thence N89°09'53"E for 153.83 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- 1) The herein captioned Property was surveyed and described based on the Legal Description, as shown on Exhibit "A" of the Title Commitment Number 5034200.
- 2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE was made to determine recorded instruments, if any affecting this property.
- 3) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed traverse figure was found to exceed this requirement.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning Information.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 8) Owners subject to OPINION OF TITLE.
- 9) Two of Survey. Alto Survey.
- 10) Area: 806,760.81 Sq. Ft. or 18.52 Acres +/-.
- 11) North arrow direction and Bearings shown hereon are based on: an assumed value of N89deg09min55secE along the North line of Section 16, Township 56 South, Range 40 East, Miami-Dade Township Map.
- 12) Elevations are based on: North American Vertical Datum of 1929
- 13) Miami-Dade Bench Mark Used: U-799 Elevation=724'(N.G.V.D.)  
SW 216 ST --- 4' NORTH OF C/L  
SW 89 PL --- 45' WEST OF C/L  
PK NAIL AND ALUMINUM WASHER IN BULL NOSE OF CONC MEDIAN
- 16) Property Address: 17) Flood Zone: "AE"  
S.W. 216th St between Base Flood Elev = 10.00'  
S.W. 88th Place & FEMA Panel Numbers: 12021B 0604 L  
S.W. 93th Path 120218 0612 L  
Date: September 11, 2009.
- 16) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend any unnamed party:  
• Lennar Homes, LLC, a Florida limited liability company  
• Chicago Title Insurance Company  
• North American Title Company  
• Holland & Knight, LLP
- 17) Field Book: A-565 51-54 Project No.: 14-052-0364  
This Map of Survey is intended to be displayed at a scale of One inch equals 60 feet or smaller.
- 18)

SURVEYOR'S CERTIFICATE:

To: Lennar Home, LLC, a Florida limited liability company, Chicago Title Insurance Company, North American Title Company and Holland & Knight, LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 7(b)(2), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of Table A thereof.

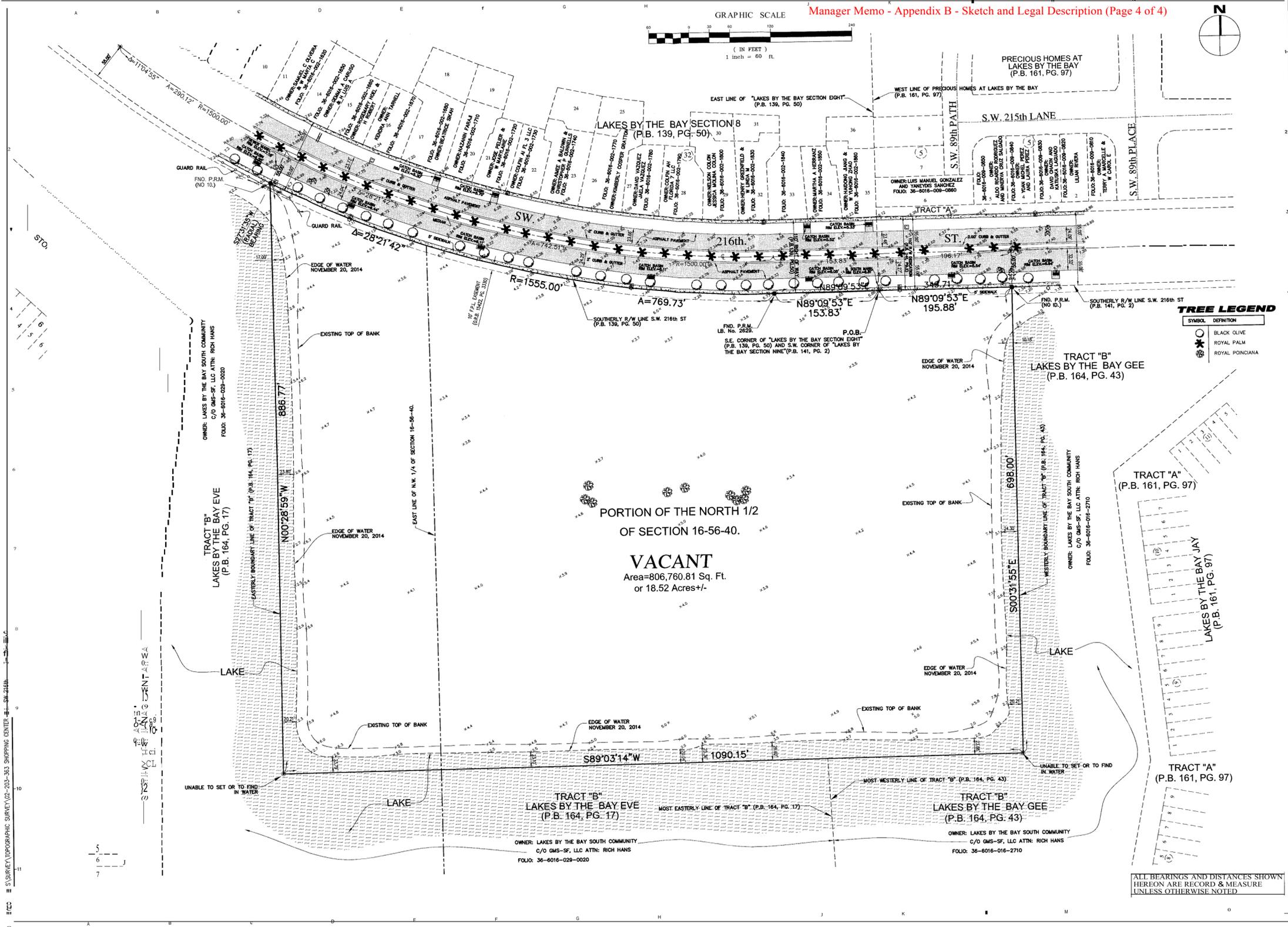
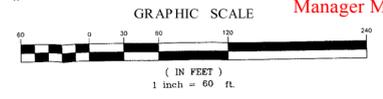
The field work was completed on NOVEMBER 20, 2014.  
Date of Plat or Map: DECEMBER 02, 2014  
The undersigned further certifies that this survey was prepared in accordance with the applicable provisions of Chapter 337 (formerly 61G17-6), Florida Administrative Code.

FORD, ARMENTEROS & FERNANDEZ, INC. LB 6557  
Original Field Work Date: November 20, 2014  
Revision 1: December 22, 2014. (Title Note 16)  
Revision 2:  
Revision 3:

BY:   
Omar Armenteros, For The Firm  
Professional Surveyor and Mapper, LS 3679  
State of Florida

Table with columns for DATE, TIME, and various initials/signatures. Includes a vertical stamp on the right side.

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**TREE LEGEND**

SYMBOL	DEFINITION
	BLACK OLIVE
	ROYAL PALM
	ROYAL POINCIANA

**FORD, ARMENTEROS & HERNANDEZ, INC.**  
 1650 N.W. 34th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH: (305) 477-8472  
 FAX: (305) 476-2065  
 L.B. No. 6557

**RECORD OF REVISION**

NO.	DATE	DESCRIPTION
1	12/22/14	(TITLE NOTE 16)

**V T O R E L L A G O**  
 V T O R E L L A G O  
 V T O R E L L A G O  
 V T O R E L L A G O

**SCALE**  
 1" = 60'

**DATE**  
 12/02/2014

**SHEET**  
 14-052

**OF 2 SHEETS**

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD & MEASURE UNLESS OTHERWISE NOTED.