

RESOLUTION No. 14-76

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR GRAND FLORIDIAN ESTATES, GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 107TH AVENUE AND BETWEEN NW 66TH STREET AND NW 70TH STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Grand Floridian at Doral, LLC ("Applicant"), has requested approval for the final plat for Grand Floridian Estates , as described in Exhibit "A" attached hereto, generally located at the northeast corner of NW 107th Avenue and between NW 66th Street and NW 70th Street, Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on May 28, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

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

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

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

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Grand Floridian, generally located on the northeast corner of NW 107th Avenue and between 66th Street and NW 70th Street, Doral, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

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

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

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

Mayor Luigi Boria	(Recused from voting)
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Absent
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 28 day of May, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



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

EXHIBIT “A”

GRAND FLORIDIAN ESTATES

A REPLAT OF A PORTION OF TRACTS 26 AND 27, IN THE NW 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUITS LAND COMPANY'S SUBDIVISION No. 1" RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, LYING AND BEING IN THE CITY OF DORAL,

P.B. _____ PG. _____
SHEET 1 OF 3 SHEETS

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2434 SW 28th LANE MIAMI, FLORIDA 33133
PHONE: (305) 860-3866 FAX: (305) 860-3870
FEBRUARY 2014

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT GRAND FLORIDIAN AT DORAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "GRAND FLORIDIAN ESTATES"; THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1
TRACT 26, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 396 FEET THEREOF; AND LESS THAT PORTION OF SAID TRACT 26 LYING WITHIN THE WEST 35 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 17.

AND;

PARCEL 2
TRACT 27, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF SAID TRACT 27 LYING WITHIN THE WEST 35 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 17.

SURVEYOR'S NOTES

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF TRACT 27, BEARS N89°39'52"E.

- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT
- DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE
- DENOTES CENTER LINE
- DENOTES SECTION LINE
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- R/W DENOTES RIGHT OF WAY
- CHD DENOTES CHORD BEARING AND DISTANCE
- Δ DENOTES CENTRAL ANGLE OF CURVE
- R DENOTES RADIUS
- L DENOTES LENGTH OF CURVE
- SEC. DENOTES SECTION
- (TYP.) DENOTES TYPICAL
- U.E. DENOTES UTILITY EASEMENT
- SQ. FT. DENOTES SQUARE FEET

IN WITNESS WHEREOF:

THE SAID "GRAND FLORIDIAN AT DORAL, LLC.", A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY "GRAND FLORIDIAN GP, LLC.", A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER MEMBER, BY ITS MANAGER IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D., 2014.

"GRAND FLORIDIAN AT DORAL, LLC.", A FLORIDA LIMITED LIABILITY COMPANY

BY: "GRAND FLORIDIAN GP, LLC.", A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER MEMBER
BY: "CENTURY HOMEBUILDERS GROUP L.L.C.", A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS:

PRINT NAME: Fred Sanchez

BY:

SERGIO PINO

WITNESS:

PRINT NAME: Catherine Brown

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS:

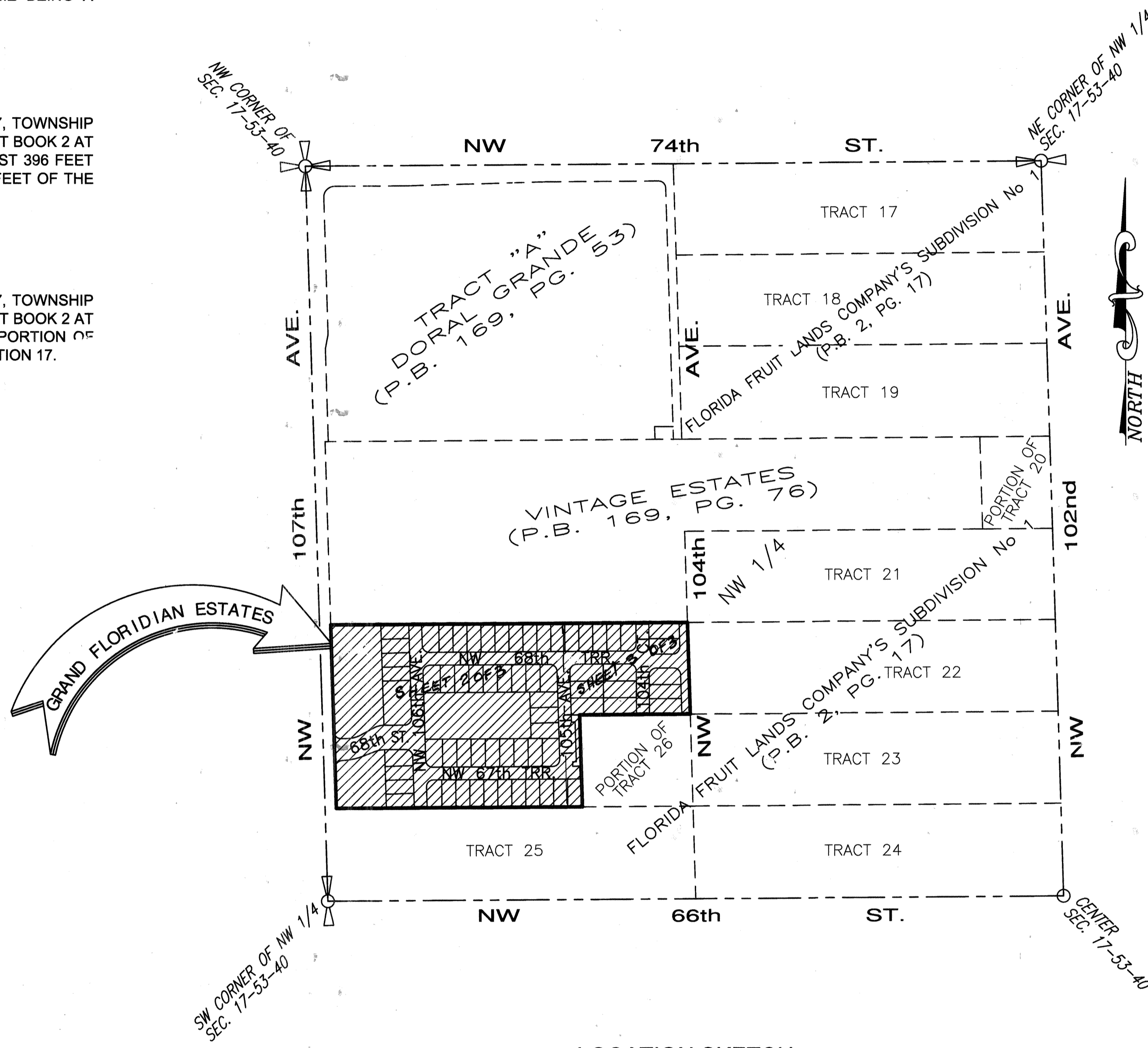
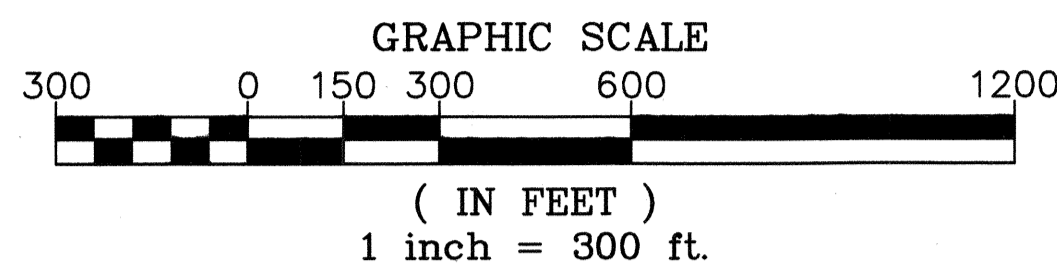
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, SERGIO PINO, MANAGER OF "CENTURY HOMEBUILDERS GROUP L.L.C." A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER MEMBER OF GRAND FLORIDIAN AT DORAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

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

MY COMMISSION EXPIRES: _____ BY: _____

COMMISSION NUMBER: _____

PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



LOCATION SKETCH

A PORTION OF THE NW 1/4 OF SECTION 17,
TOWNSHIP 53 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

OWNERS PLAT RESTRICTIONS:

THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 104th AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

CITY OF DORAL APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THIS _____ DAY OF _____, 2014. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

SIGNED: _____ MAYOR

ATTEST: _____ CITY CLERK

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT NW 107th AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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

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

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

E AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREAS ARE TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE INTO THE STORM WATER MANAGEMENT AREAS.

THE LIMITED ACCESS LINES RIGHT-OF-WAY AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ARTERIAL ROADS.

TRACTS "B", "C", "F", "G", "H", "I", "J" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR LANDSCAPE AND UTILITY EASEMENTS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED GRAND FLORIDIAN ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACT "A" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS, TRACTS, LANDSCAPE, FOR STORM WATER MANAGEMENT AREA MAINTENANCE ACCESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED GRAND FLORIDIAN ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACT "D" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USES OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED GRAND FLORIDIAN ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

TRACT "E" AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED AS A STORM WATER MANAGEMENT AREA RESERVING A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREA AS STORAGE BASINS FOR STORM WATER DISCHARGE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH AN APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY THE MIAMI-DADE COUNTY APPROVED GRAND FLORIDIAN ESTATES MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT.

MIAMI-DADE COUNTY APPROVALS:

THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 28 OF THE CODE OF CODE OF MIAMI-DADE COUNTY, FLORIDA, THIS DAY OF _____, A.D., 2014.

SIGNED: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS _____ DAY OF _____, A.D., 2014.

SIGNED: _____ DIRECTOR

SIGNED: _____ COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "GRAND FLORIDIAN ESTATES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

E. R. BROWNELL & ASSOCIATES, INC.
2434 SW 28th LANE, MIAMI, FLORIDA 33133
CERTIFICATE OF AUTHORIZATION NO. LB 761

BY: Thomas Brownell
THOMAS BROWNELL, EXEC. VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #2891
STATE OF FLORIDA

RECORDING STATEMENT:

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

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

GRAND FLORIDIAN ESTATES

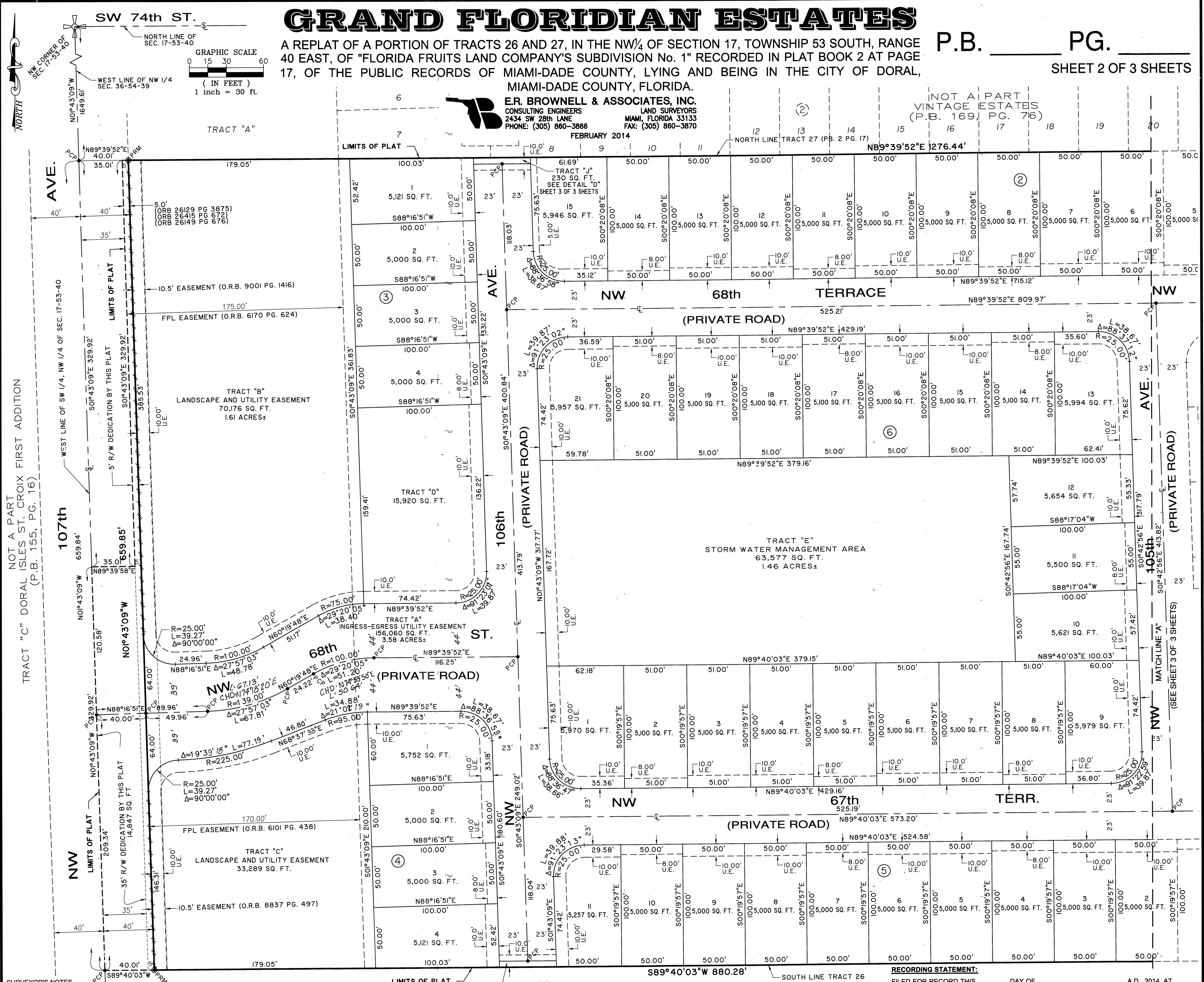
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P.B. _____ PG. _____
SHEET 2 OF 3 SHEETS

E.R. BROWNELL & ASSOCIATES, INC.
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2434 SW 28th LANE MIAMI, FLORIDA 33133
PHONE: (305) 860-3866 FAX: (305) 860-3870

FEBRUARY 2014

NOT A PART
VINTAGE ESTATES
(P.B. 169, PG. 76)



SURVEYOR'S NOTES
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF TRACT 27, BEARS N89°39'52"E.

- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT
- DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE
- DENOTES CENTER LINE
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- SEC. DENOTES SECTION
- (TYP.) DENOTES TYPICAL
- U.E. DENOTES UTILITY EASEMENT
- SQ. FT. DENOTES SQUARE FEET

NOT A PART
TRACT 25
FLORIDA FRUITS LAND COMPANY'S SUBDIVISION No. 1
(P.B. 2, PG. 17)

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

GRAND FLORIDIAN ESTATES

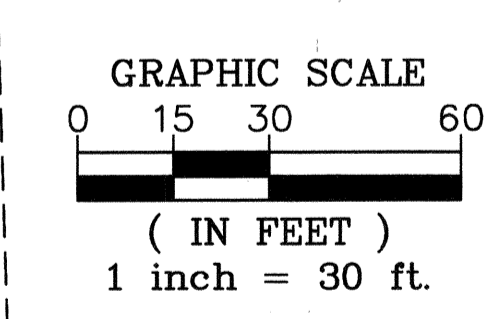
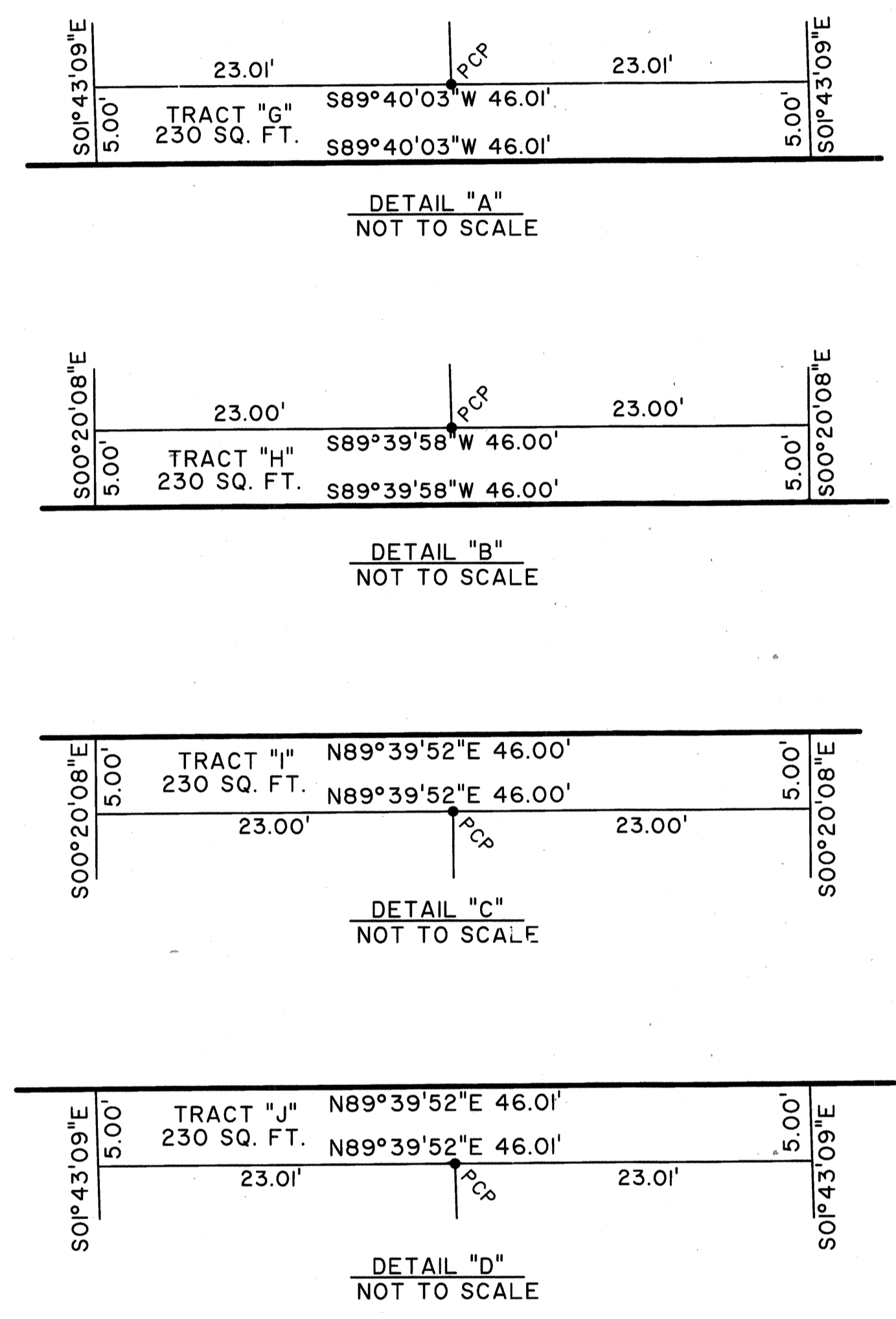
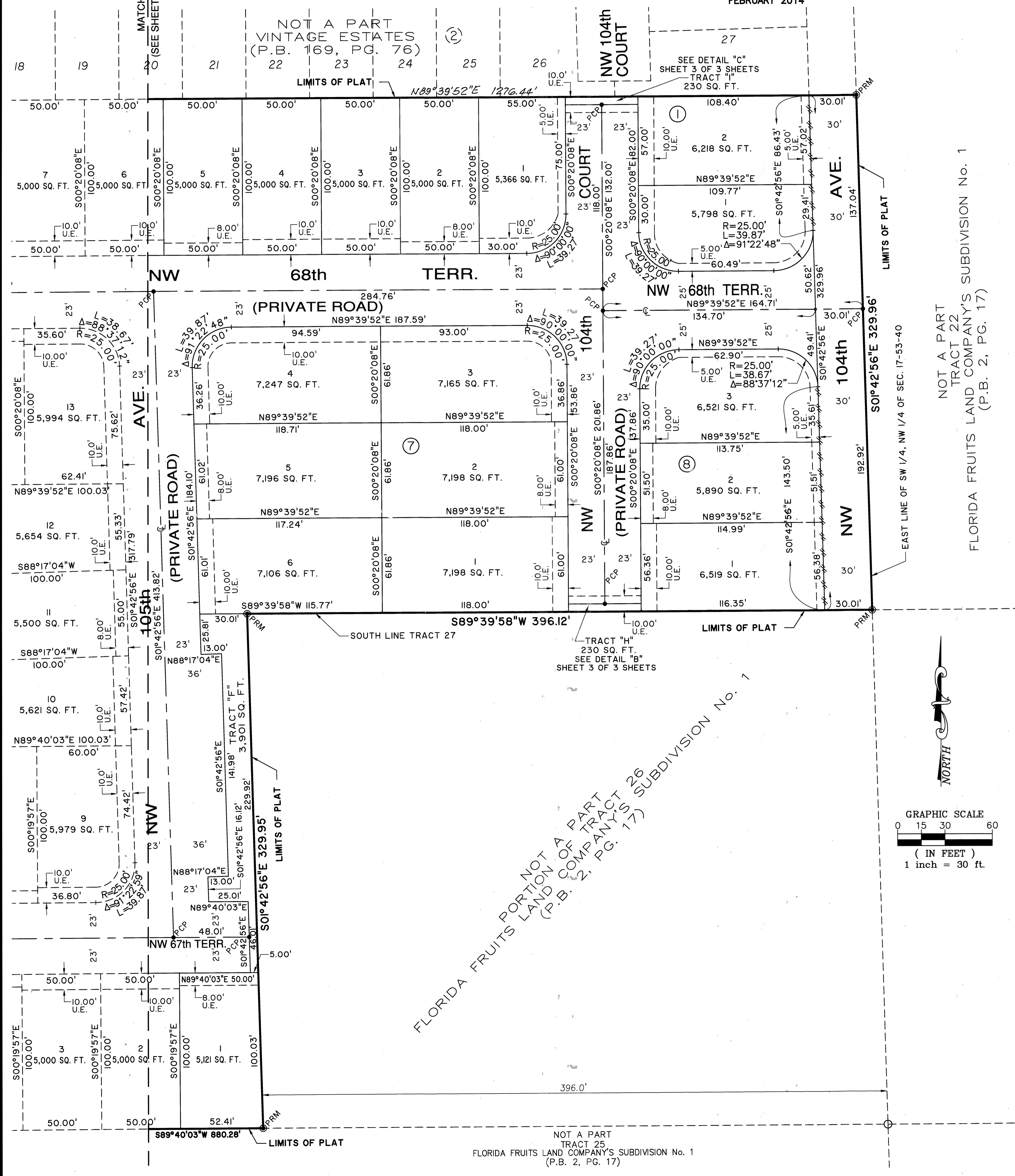
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P.B. _____ PG. _____
SHEET 3 OF 3 SHEETS



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2434 SW 28th LANE MIAMI, FLORIDA 33133
PHONE: (305) 860-3866 FAX: (305) 860-3870

FEBRUARY 2014



- SURVEYOR'S NOTES**
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF TRACT 27, BEARS N89°39'52"E.
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HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK