

RESOLUTION 12-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF GATEWAY PARK PLAZA, GENERALLY LOCATED AT 8750 NW 21ST TERRACE AND 8725 NW 18TH TERRACE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, DBH Properties, Ltd and RVH Limited Partnership ("Applicants"), have requested approval for Gateway Park Plaza Final Plat , as described in Exhibit "A" attached hereto, located at 8750 NW 21st Terrace and 8725 NW 18th Terrace, 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 March 28, 2012 the City Council held a quasi-judicial 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. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the final plat of Gateway Park Plaza , located at 8750 NW 21st Terrace and 8725 NW 18th Terrace, Doral , Florida,

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

Section 4. This resolution shall become effective upon its passage and adoption by the City Council.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Peter Cabrera	Yes
Councilman Luigi Boria	Yes
Councilwoman Ana-Maria Rodriguez	Yes

PASSED AND ADOPTED this 28 day of March, 2012



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY MORALES, ESQ., CITY ATTORNEY

EXHIBIT “A”

GATEWAY PARK PLAZA

A REPLAT OF LOTS 1 AND 2 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION ONE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, AT PAGE 39, AND LOTS 3, 4, 5 AND THE SOUTHERLY 60.75 FEET OF LOT 6 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION TWO', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, AT PAGE 13, AND THE RIGHT-OF-WAY OF N.W. 87TH COURT VACATED BY THE CITY OF DORAL, RESOLUTION NO. Z07-15, AS RECORDED IN OFFICIAL RECORDS BOOK 27443, AT PAGE 294, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING IN THE NE 1/4 OF SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
Biscayne Engineering Company, Inc.

529 West Flagler Street
Miami, Florida 33130
Phone (305) 324-7671
January 2012



MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That individual wells shall not be permitted within this subdivision except for swimming pools, sprinkler systems, and/or air conditioners. That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use in accordance with County and State regulations. That all new electrical and communication lines, except transmission lines, within this subdivision shall be installed underground.

CITY OF DORAL PLAT RESTRICTIONS:

That N.W. 21st Terrace, N.W. 87th Avenue, N.W. 87th Court and N.W. 18th Terrace, 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 thereof for proper purposes reserving to the dedicators, their successors or assigns the reversion or reversions thereof whenever discontinued by law. That an express purpose of this Plat is to remove and discontinue the existing Plat Restriction "That no drive connections shall be allowed from any lot of this Subdivision onto N.W. 87th Avenue" that affects certain lots contained within the Plats of 'AMERICAS' GATEWAY PARK SECTION ONE, Plat Book 113, Page 39 and 'AMERICAS' GATEWAY PARK SECTION TWO, Plat Book 115, Page 13, all of the Public Records of Miami-Dade County, Florida, lying within the boundaries of this Plat.

CITY OF DORAL APPROVAL:

This Plat has been reviewed by the following Professional Surveyor & Mapper under contract to the City of Doral in accordance with Section 177.08(1) Florida Statutes, the terms, and other restrictions, as shown on the Plat conform to Chapter 177.08(1), Florida Statutes. Certified this ___ day of _____, AD 2012.

By _____
Professional Surveyor & Mapper
Number _____
State of Florida _____

This Plat will not result in a reduction in the level of services for the affected Public Facilities below the level of services in the Municipality's Comprehensive Plan, therefore it is approved and the foregoing restrictions were accepted and approved by Resolution No. _____ passed and adopted by the City of Doral, Miami-Dade County, Florida, this ___ day of _____, AD 2012.

Attest _____ By _____
City Clerk City of Doral Mayor City of Doral

SURVEYOR'S CERTIFICATE:

I hereby certify that this Plat entitled GATEWAY PARK PLAZA is a true and correct representation of the lands as recently surveyed and plotted under my direction and supervision, also that Permanent Reference Monuments were in place on the ___ day of _____, 2012, and that this plat complies with all of the firm requirements of Part I, Chapter 177.051, Laws of the State of Florida.

Biscayne Engineering Company, Inc.
529 West Flagler Street
Miami, Florida 33130
Certificate of Authorization No. L80129

By _____
Professional Surveyor & Mapper No. L52254
State of Florida _____

KNOW ALL MEN BY THESE PRESENTS:

That BBN PROPERTIES, LTD., a Florida limited partnership and RVH LIMITED PARTNERSHIP, a Florida limited partnership have caused to be made the attached Plat entitled GATEWAY PARK PLAZA, the use being a replat of the following described property:

LEGAL DESCRIPTION:

PARCEL 1 (Tract 'A')

Lots 1 and 2 of Block 4, of AMERICAS' GATEWAY PARK SECTION ONE, according to the plat thereof recorded in Plat Book 113, at Page 39, and Lot 3 of Block 4 of AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, all of the Public Records of Miami-Dade County, Florida,

AND

A portion of the Right-of-Way of N.W. 87th Court adjacent to Lot 2, Block 4 of AMERICAS' GATEWAY PARK SECTION ONE, according to the plat thereof recorded in Plat Book 113, at Page 39, and adjacent to Lot 3, Block 4 of AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral in Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 3, of Block 4, of the said AMERICAS' GATEWAY PARK SECTION TWO, thence NORTHWEST along the East line of said Lot 3 of Block 4, of the said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral in Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 3, of Block 4, of the said AMERICAS' GATEWAY PARK SECTION TWO, thence NORTHWEST along the East line of said Lot 3 of Block 4, of the said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral in Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 3, of Block 4, of the said AMERICAS' GATEWAY PARK SECTION TWO, thence NORTHWEST along the East line of said Lot 3 of Block 4, of the said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral in Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 3, of Block 4, of the said AMERICAS' GATEWAY PARK SECTION TWO, thence NORTHWEST along the East line of said Lot 3 of Block 4, of the said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION ONE, thence continue NORTHWEST along the East line of said Lot 2 of Block 4 of said AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral in Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

AND

PARCEL 2 (Tract 'B')

Lots 4 and 5 and the Southerly 60.75 Feet of Lot 6, Block 4, AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, of the Public Records of Miami-Dade County, Florida,

AND

A portion of the Right-of-Way of N.W. 87th Court adjacent to Lot 4, of Block 4, said Right-of-Way is shown on the plat of AMERICAS' GATEWAY PARK SECTION TWO, according to the plat thereof recorded in Plat Book 115, at Page 13, said Right-of-Way was vacated by the City of Doral Resolution No. Z07-15, recorded in Official Records Book 27443, at Page 294, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 4, Block 4 of said AMERICAS' GATEWAY PARK SECTION TWO, thence SOUTHWEST along the Easterly Right-of-Way line of the North line of said Lot 4 of 45.00 feet to its intersection with the Westerly Right-of-Way line of N.W. 87th Avenue, thence SOUTHWEST along the said Westerly Right-of-Way line of N.W. 87th Avenue for 220.00 feet to a point of curvature of a circular curve to the right, thence to the right along said curve, having for its elements a radius of 50.00 feet and a central angle of 90°00'00" for an arc distance of 78.54 feet to a point on a line that is 35.00 feet North of, as measured at right angle to, the centerline of N.W. 18th Terrace, as said Terrace is shown on the said plat of AMERICAS' GATEWAY PARK SECTION TWO, thence NORTHWEST along a line that is 35.00 feet North of, and parallel with, the said centerline of N.W. 18th Terrace for 7.75 feet to a point of curvature of a circular curve to the left, thence continuing along the said line that is 35.00 feet North of, and parallel with the centerline of N.W. 18th Terrace, said curve to the left, having for its elements a radius of 52.92 feet and a central angle of 37°41'00" for an arc distance of 34.82 feet to a point on a circular curve concave to the Northwest, said point bearing S07°19'16"E from the center of said curve, said point lying on the boundary line of said Lot 4, thence run the following courses one distance along the said boundary line of Lot 4: Northerly along said curve to the left, having for its elements a radius of 50.00 feet and a central angle of 86°18'59" for an arc distance of 75.33 feet to the point of tangency thence NORTHWEST for 20.20 feet to the Point of Beginning.

OWNERS PLAT RESTRICTIONS:

The Utility Easements as shown on the attached Plat are hereby reserved for the installation and maintenance of Public Utilities, traffic control and information signs and Drainage Facilities.

MIAMI-DADE COUNTY APPROVAL:

This Plat was approved by the Miami-Dade County Public Works and Waste Management Department this ___ day of _____, AD 2012. This Plat has been reviewed by a Professional Surveyor and Mapper employed by Miami-Dade County in accordance with Section 177.08(1) of the Florida Statutes.

By _____ By _____
County Engineer Director of Miami-Dade County Public Works & Waste Management Department

RECORDING STATEMENT:

Filed for Record this ___ day of _____, AD 2012, 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.

By _____
Notary Public State of Florida
Commission Number _____
My commission expires _____

IN WITNESS WHEREOF:

The said BBN PROPERTIES, LTD., a Florida limited partnership, has caused these presents to be signed for and on its behalf by its sole General Partner BBN PROPERTIES, INC., a Florida corporation, and its corporate seal to be hereunto affixed before these two witnesses this ___ day of _____, AD 2012.

WITNESS
1. Signature _____
Print name _____
2. Signature _____
Print name _____ By _____
Mario Henriquez, President

ACKNOWLEDGMENT:

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Mario Henriquez, President of BBN PROPERTIES, INC., a Florida corporation, as sole General Partner of BBN PROPERTIES, LTD., a Florida limited partnership, who is personally known to me, or has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that the execution thereof to be his free act and deed as such officer for the purpose therein expressed and who _____ take an oath witness my hand and official seal this ___ day of _____, AD 2012.

IN WITNESS WHEREOF:

The said RVH LIMITED PARTNERSHIP, a Florida limited partnership, has caused these presents to be signed for and on its behalf by its sole General Partner BBN PROPERTIES, INC., a Florida corporation, and its corporate seal to be hereunto affixed before these two witnesses this ___ day of _____, AD 2012.

WITNESSES
1. Signature _____
Print name _____
2. Signature _____
Print name _____ By _____
Mario Henriquez, President

ACKNOWLEDGMENT:

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Mario Henriquez, President of BBN PROPERTIES, INC., a Florida corporation, as sole General Partner of BBN PROPERTIES, LTD., a Florida limited partnership, who is personally known to me, or has produced _____ as identification and who executed the foregoing instrument and acknowledged before me that the execution thereof to be his free act and deed as such officer for the purpose therein expressed and who _____ take an oath witness my hand and official seal this ___ day of _____, AD 2012.

MORTGAGE: KNOW ALL MEN BY THE PRESENTS:

That Golden Valley International Corp., a corporation organized and existing under the laws of the Republic of Panama, is the owner and holder of that certain mortgage dated 7/14/2004, and recorded 7/23/2004, in Official Records Book 22339, Page 2239, Public Records of Miami-Dade County, Florida, does hereby consent to this Plat and joins in the above dedications.

IN WITNESS WHEREOF:

The said Golden Valley International Corp., a Panamanian corporation, has caused this present to be signed by and on its behalf by its _____ and its Corporate Seal to be hereunto affixed and attested by its _____ this ___ day of _____, AD 2012.

GOLDEN VALLEY INTERNATIONAL CORP., A PANAMANIAN CORPORATION

ACKNOWLEDGMENT:

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, _____ and _____ respectively of GOLDEN VALLEY INTERNATIONAL CORP., a Panamanian corporation, who are personally known to me, who have produced _____ as identification and who executed the foregoing instrument and acknowledged before me that the execution thereof to be their free act and deed as such officers for the purpose therein expressed and who _____ take an oath witness my hand and official seal this ___ day of _____, AD 2012.

MORTGAGE: KNOW ALL MEN BY THE PRESENTS:

That Northern Trust Company, an Illinois banking corporation, successor by merger to Northern Trust NA, a national banking association, the owner and holder of that certain mortgage dated 9/29/2003, and recorded 9/30/2004, in Official Records Book 27031, Page 1965, Public Records of Miami-Dade County, Florida, does hereby consent to this Plat and joins in the above dedications.

IN WITNESS WHEREOF:

The said Northern Trust Company NA, a National banking corporation, has caused this present to be signed by and on its behalf by its _____ and its Corporate Seal to be hereunto affixed and attested by its _____ this ___ day of _____, AD 2012.

NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

ACKNOWLEDGMENT:

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, _____ and _____ respectively of NORTHERN TRUST COMPANY NA, an Illinois banking corporation, who are personally known to me, who have produced _____ as identification and who executed the foregoing instrument and acknowledged before me that the execution thereof to be their free act and deed as such officers for the purpose therein expressed and who _____ take an oath witness my hand and official seal this ___ day of _____, AD 2012.

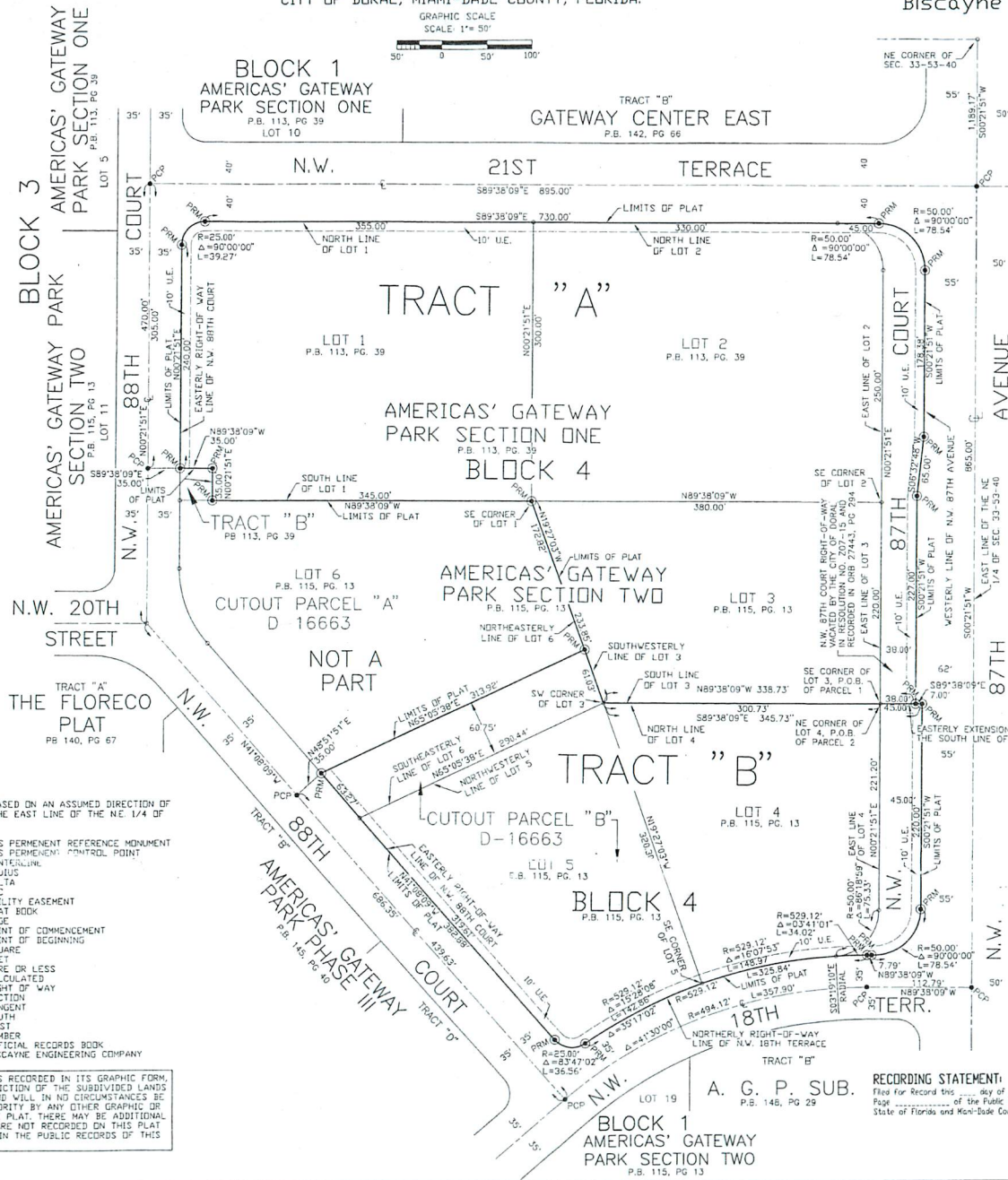
By _____
Notary Public State of Florida
Commission Number _____
My commission expires _____

GATEWAY PARK PLAZA

A REPLAT OF LOTS 1 AND 2 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION ONE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, AT PAGE 39, AND LOTS 3, 4, 5 AND THE SOUTHERLY 60.75 FEET OF LOT 6 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION TWO', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, AT PAGE 13, AND THE RIGHT-OF-WAY OF N.W. 87TH COURT, VACATED BY THE CITY OF DORAL IN RESOLUTION NO. 207-15, AS RECORDED IN OFFICIAL RECORDS BOOK 27443, AT PAGE 294, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NE 1/4 OF SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
Biscayne Engineering Company, Inc.

529 West Flagler Street
Miami, Florida 33130
Phone: (305) 324-7671
January 2012



**FOR INFORMATIONAL
PURPOSES ONLY**
**THIS PAGE DOES
NOT DEPICT THE
FINAL REPLAT
CONFIGURATION**

SURVEYORS' NOTES:

THE BEARINGS ARE BASED ON AN ASSUMED DIRECTION OF S00°21'51\"/>

- P.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. DENOTES PERMANENT CONTROL POINT
- DENOTES CENTERLINE
- DENOTES RADIUS
- △ DENOTES DELTA
- DENOTES ARC
- U.E. DENOTES UTILITY EASEMENT
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- P.D.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- SQ DENOTES SQUARE
- FT. DENOTES FEET
- MOR OR LESS DENOTES MORE OR LESS
- CALCULATED DENOTES CALCULATED
- RIGHT OF WAY DENOTES RIGHT OF WAY
- SECTION DENOTES SECTION
- TANGENT DENOTES TANGENT
- S DENOTES SOUTH
- W DENOTES WEST
- NO. DENOTES NUMBER
- D.R.B. DENOTES OFFICIAL RECORDS BOOK
- E.C. DENOTES BISCAYNE ENGINEERING COMPANY

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.

RECORDING STATEMENT:
Filed for Record this _____ day of _____ AD 2012, at _____ M. in Book _____ of Plats, at Page _____ of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

Harvey Rubin, Clerk of the Circuit Court
By _____ Deputy Clerk
Clerk of the Circuit Court

GATEWAY PARK PLAZA

A REPLAT OF LOTS 1 AND 2 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION ONE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, AT PAGE 39, AND LOTS 3, 4, 5 AND THE SOUTHERLY 60.75 FEET OF LOT 6 OF BLOCK 4, OF 'AMERICAS' GATEWAY PARK SECTION TWO', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, AT PAGE 13, AND THE RIGHT-OF-WAY OF N.W. 87TH COURT, VACATED BY THE CITY OF DORAL IN RESOLUTION NO. 207-15, AS RECORDED IN OFFICIAL RECORDS BOOK 27443, AT PAGE 294, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NE 1/4 OF SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
Biscayne Engineering Company, Inc.

529 West Flagler Street
Miami, Florida 33130
Phone: (305) 324-7671
January 2012



BLOCK 3
AMERICAS' GATEWAY PARK
SECTION TWO
P.B. 115, PG. 13

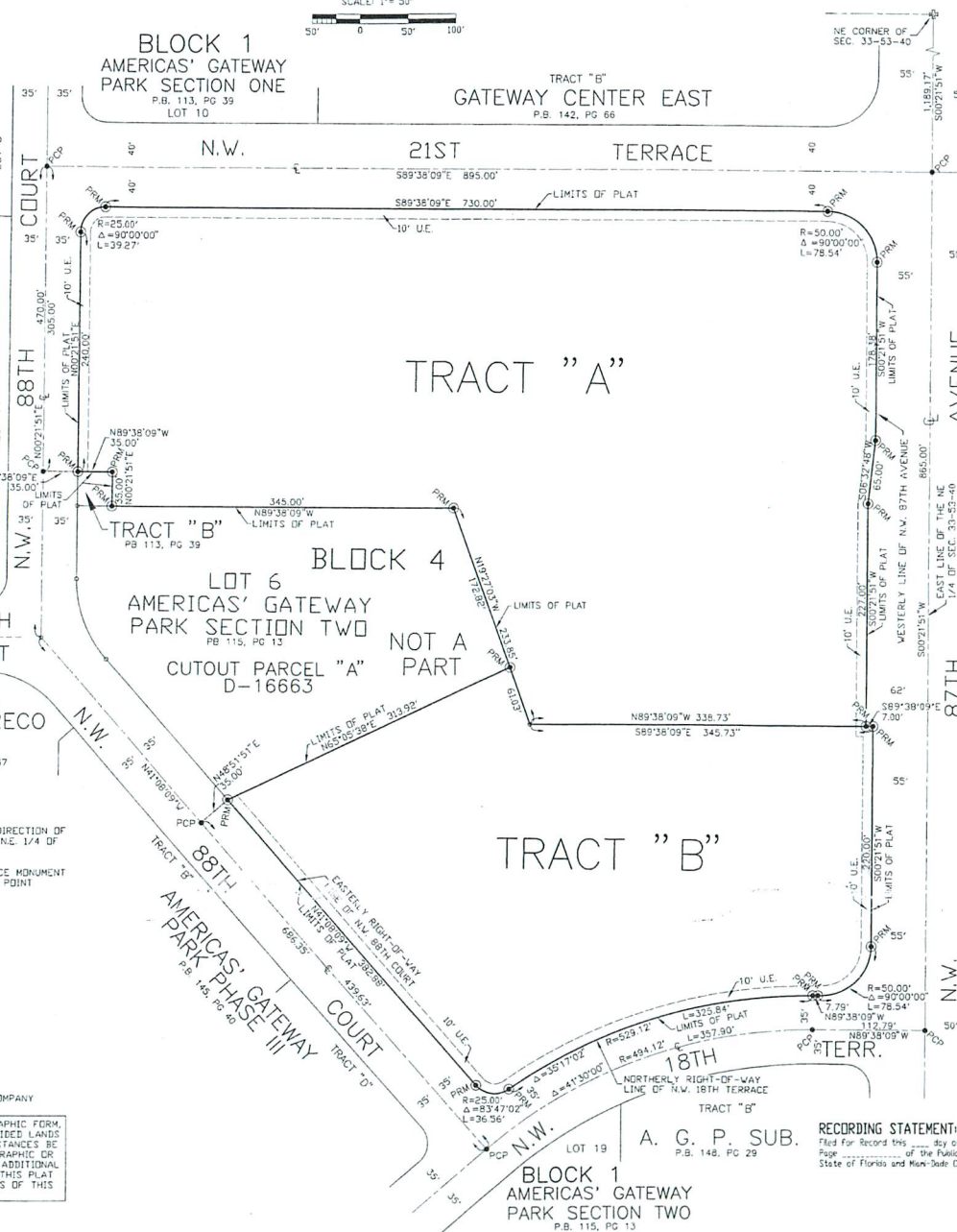
BLOCK 4
AMERICAS' GATEWAY PARK
SECTION ONE
P.B. 113, PG. 39

N.W. 20TH STREET
TRACT "A"
THE FLORECO PLAT
P.B. 140, PG. 67

BLOCK 1
AMERICAS' GATEWAY
PARK SECTION ONE
P.B. 113, PG. 39
LOT 10

TRACT "B"
GATEWAY CENTER EAST
P.B. 142, PG. 66

TRACT "A"
EXTENDED STAY AT
BEACON CENTER
P.B. 155, PG. 31



NOTE:
NOTICE IS HEREBY GIVEN THAT THERE ARE CERTAIN EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY. THESE ARE AS FOLLOWS:
Grant of Easement in favor of Americas' Gateway Park Property Owners Association, as recorded in D.R.B. 10952, PG. 1077, along with an Entrance Feature Maintenance Agreement, as recorded in D.R.B. 11541, PG. 638.
Grant of Easement in favor of Southern Bell Telephone and Telegraph Company, as recorded in D.R.B. 12302, PG. 321.
Grant of Easement in favor of Miami-Dade County Water & Sewer Department, as recorded in D.R.B. 1541, PG. 638.

PARCEL AREAS
TRACT "A" 322,270 SQ. FT. (7.4052 Acres)
TRACT "B" 173,040 SQ. FT. (3.9725 Acres)

SURVEYORS NOTES:

THE BEARINGS ARE BASED ON AN ASSUMED DIRECTION OF 300°21'51" W ALONG THE EAST LINE OF THE NE 1/4 OF SEC. 33-53-40

- PRM DENOTES PERMANENT REFERENCE POINT
- PCP DENOTES PERMANENT CONTROL POINT
- DENOTES CENTERLINE
- R DENOTES RADIUS
- Δ DENOTES DELTA
- L DENOTES ARC
- U.E. DENOTES UTILITY EASEMENT
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- SQ. DENOTES SQUARE
- FT. DENOTES FEET
- +/− DENOTES MORE OR LESS
- (C.C.) DENOTES CALCULATED
- R.O.W. DENOTES RIGHT OF WAY
- SEC. DENOTES SECTION
- T DENOTES TANGENT
- S DENOTES SOUTH
- W DENOTES WEST
- NO. DENOTES NUMBER
- D.R.B. DENOTES OFFICIAL RECORDS BOOK
- E.C. DENOTES BISCAYNE ENGINEERING COMPANY

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.

RECORDING STATEMENT:

Filed for Record this _____ day of _____, AD 2012, 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 Rubin, Clerk of the Circuit Court

By _____ Deputy Clerk
Clerk of the Circuit Court

A. G. P. SUB.
P.B. 148, PG. 29

BLOCK 1
AMERICAS' GATEWAY
PARK SECTION TWO
P.B. 115, PG. 13