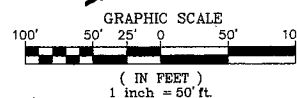


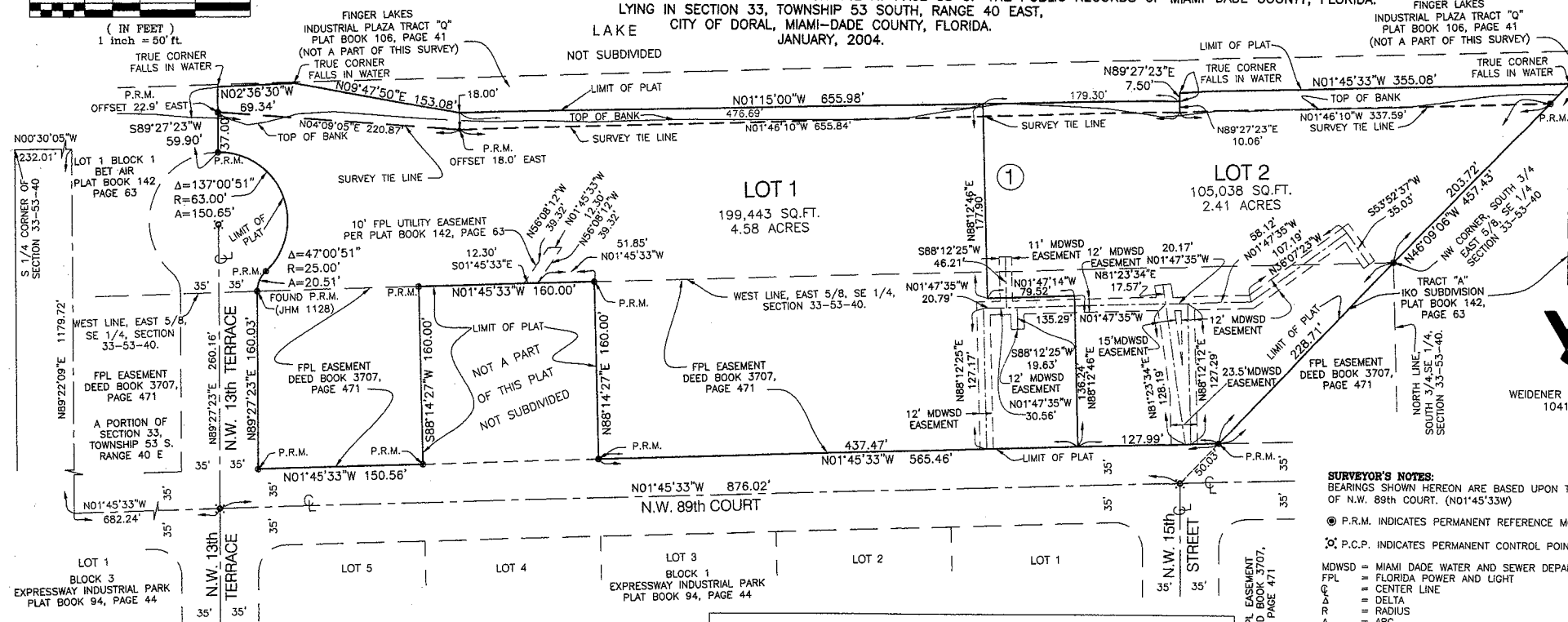
# LAKES EDGE COMMERCIAL

P.B. \_\_\_\_\_ P.G. \_\_\_\_\_

SHEET 1 OF 1



A REPLAT OF LOTS 2, 3, AND 4, BLOCK 1 AND A PORTION OF N.W. 15th STREET CLOSED AND ABANDONED BY MIAMI-DADE COUNTY, RESOLUTION NO. R-792-04 OF "BET-AIR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. JANUARY, 2004.



PREPARED BY:  
WEIDENER SURVEYING & MAPPING, P.A.  
10418 N.W. 31st TERRACE  
MIAMI, FLORIDA  
WSM No. 1701.A

**SURVEYOR'S NOTES:**  
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF N.W. 89th COURT. (N01'45'33"W)  
● P.R.M. INDICATES PERMANENT REFERENCE MONUMENT  
⊕ P.C.P. INDICATES PERMANENT CONTROL POINT (STRADDLED MANHOLES)  
MDWSD = MIAMI DADE WATER AND SEWER DEPARTMENT  
FPL = FLORIDA POWER AND LIGHT  
C = CENTER LINE  
Δ = DELTA  
R = RADIUS  
A = ARC  
SQ FT = SQUARE FEET

**KNOW ALL MEN BY THESE PRESENTS:**  
THAT LAKES EDGE COMMERCIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "LAKES EDGE COMMERCIAL", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**  
LOTS 2, 3 AND 4, BLOCK 1 OF "BET-AIR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND TOGETHER WITH THAT PORTION OF N.W. 15th STREET THAT IS BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF N.W. 89th COURT, ON THE NORTH BY LOT 4, BLOCK 1 "BET-AIR" AS RECORDED IN PLAT BOOK 142 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND THE SOUTH AND WEST BY LOT 3, BLOCK 1, "BET-AIR" AS RECORDED IN PLAT BOOK 142 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, CONTAINING 28,189 SQUARE FEET MORE OR LESS.

**CITY OF DORAL PLAT RESTRICTIONS:**  
THAT THE COURTS AND 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 FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT AREAS ADJACENT TO THE LAKE ARE TO BE GRADED TO PREVENT OVERLAND STORM WATER RUNOFF INTO THE LAKE.

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

**MIAMI DADE COUNTY PLAT RESTRICTION:**  
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

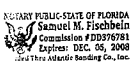
THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

**IN WITNESS WHEREOF:**  
THAT SAID LAKES EDGE COMMERCIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MANAGING MEMBER CR PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 21st DAY OF APRIL, A.D. 2005.

LAKES EDGE COMMERCIAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: CR PARTNERS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER  
BY: Stephen H. Smith  
STEPHEN H. SMITH  
MANAGING MEMBER OF CR PARTNERS II, LLC.

2 WITNESSES:  
1) Ulises M. Betancourt  
PRINT NAME: Ulises M. Betancourt  
2) Khaled El-Shmazz  
PRINT NAME: Khaled El-Shmazz

**RECORDING STATEMENT:**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005, 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 RUVIN, CLERK OF THE CIRCUIT COURT



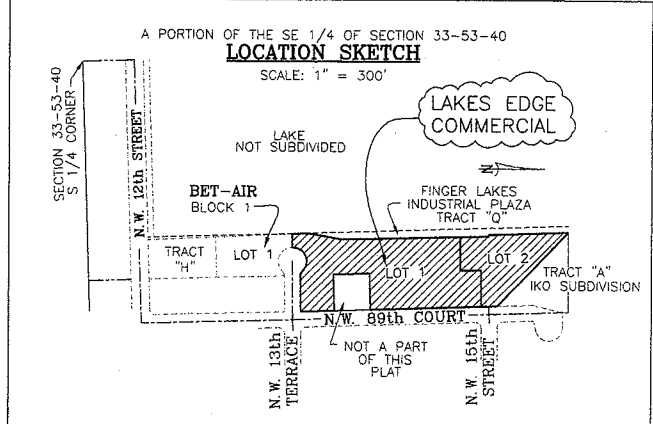
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT MAY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

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA) SS  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS STEPHEN H. SMITH, MANAGING MEMBER OF CR PARTNERS II LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED 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 21st DAY OF APRIL, A.D., 2005.  
(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

PRINTED NAME OF ACKNOWLEDGER: Samuel M. Fischbein  
NOTARY PUBLIC, STATE OF Florida  
SERIAL NUMBER DD 376781  
MY COMMISSION EXPIRES DEC. 5, 2008



**CITY OF DORAL APPROVAL:**  
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 OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005.

ATTEST \_\_\_\_\_ CITY CLERK BY \_\_\_\_\_ MAYOR  
PRINT NAME PRINT NAME

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "LAKES EDGE COMMERCIAL" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

WEIDENER SURVEYING & MAPPING P.A. (LB 4207)  
BY: Samuel M. Fischbein  
SAMUEL M. FISCHBEIN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA REGISTRATION NO. 3587  
21 APRIL 2005



AN EXPRESSED PURPOSE OF THIS PLAT IS TO VACATE THAT PORTION OF N.W. 15th STREET THAT LIES WESTERLY OF LOT 4 AND NORTHERLY OF LOT 3, "BET-AIR" AS RECORDED IN PLAT BOOK 142 AT PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**MORTGAGE:**  
KNOW ALL MEN BY THESE PRESENTS THAT FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION NOW KNOWN AS WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED OCTOBER 4, 2001 AND RECORDED OCTOBER 11, 2001, IN OFFICIAL RECORDS BOOK 19951 AT PAGE 1903 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

**IN WITNESS WHEREOF:**  
THAT SAID WACHOVIA BANK, NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS Vice Pres. AND ITS CORPORATE SEAL AFFIXED, IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 21st DAY OF April, A.D. 2005.

WACHOVIA BANK, NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION  
BY: Peter G. Lapham  
Peter G. Lapham, et. Vice Pres.

2 WITNESSES:  
1) Nicole Chin  
PRINT NAME: Nicole Chin  
2) Felicia S. Hurmado  
PRINT NAME: Felicia S. HURMADO

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA) SS  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Peter G. Lapham OF WACHOVIA BANK, NATIONAL BANK A NATIONAL BANKING ASSOCIATION WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED 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 21st DAY OF APRIL, A.D., 2005.

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)  
PRINTED NAME OF ACKNOWLEDGER: FELICIA S. HURMADO  
NOTARY PUBLIC, STATE OF FLORIDA  
SERIAL NUMBER DD 211217  
MY COMMISSION EXPIRES MAY 11, 2007



**MIAMI-DADE COUNTY APPROVAL:**  
THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005.  
SIGNED: \_\_\_\_\_ DIRECTOR  
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT