

RESOLUTION 12-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT OF ST. MORITZ ESTATES, GENERALLY LOCATED ON THE SOUTH OF NW 89 STREET, WEST OF NW 114TH AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, FVP Promenade, LLC ("Applicants"), has requested approval for St. Moritz Estates Final Plat , as described in Exhibit "A" attached hereto, generally located South of NW 89th Street , West of NW 114th Avenue , 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 St. Moritz Estates, generally located South of NW 89th Street, West of NW 114th Avenue , 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 Cabrera who moved its adoption. The motion was seconded by Councilmember Rodriguez 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”

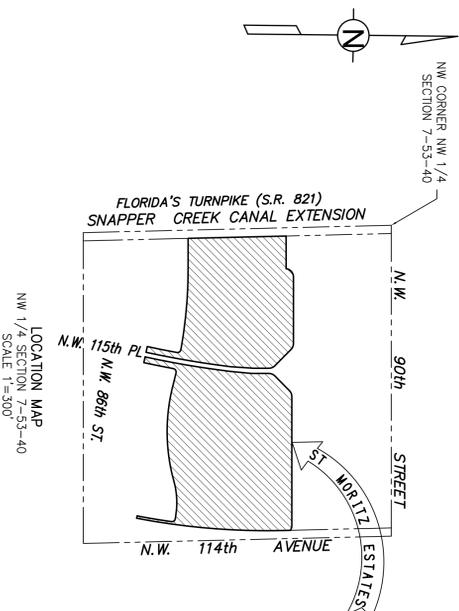
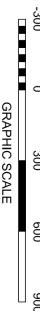
ST. MORITZ ESTATES

P. B. _____ PG. _____

A REPLAT OF A PORTION OF TRACT I OF ISLAND AT DORAL NORTHWEST RECORDED IN PLAT BOOK 164 AT PAGE 34 IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2045 S.W. 115th Avenue
Miami, Florida, 33133
PHONE: (305) 860-3866
FAX: (305) 860-3870
Job No. 57395
JANUARY, 2012



LEGAL DESCRIPTION:

PARCEL "A"
A PORTION OF TRACT I, OF ISLAND AT DORAL NORTHWEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE NORTHEAST CORNER OF THE SAID PLAT OF ISLAND AT DORAL NORTHWEST, THENCE RUN SOUTH 89°36'21" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE RUN SOUTH 01°44'31" EAST, ALONG THE CENTERLINE OF NW 114th AVENUE, FOR A DISTANCE OF 382.48 FEET TO A POINT; THENCE RUN SOUTH 89°15'28" WEST FOR A DISTANCE OF 28.00 FEET TO A POINT; THENCE RUN SOUTH 11°11'23" WEST FOR A DISTANCE OF 11.00 FEET TO A POINT; THENCE RUN SOUTH 01°44'31" EAST, ALONG THE EAST LINE OF SAID PLAT OF ISLAND AT DORAL NORTHWEST, THENCE RUN SOUTH 01°44'31" EAST ALONG THE EAST LINE OF SAID TRACT I, FOR A DISTANCE OF 49.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'31" EAST, ALONG THE EAST LINE OF SAID TRACT I, FOR A DISTANCE OF 30.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2975.00 FEET AND A CENTRAL ANGLE OF 12°10'07"; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID TRACT I AND THROUGH THE ARC A DISTANCE OF 631.84 FEET; THENCE NORTH 77°01'20" WEST FOR A DISTANCE OF 10.01 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2965.00 FEET AND A CENTRAL ANGLE OF 2°52'39", OF WHICH THE RADIUS POINT BEARS NORTH 79°34'55" WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 148.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°17'29"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 82.45 03 WEST FOR A DISTANCE OF 24.50 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4233.00 FEET AND A CENTRAL ANGLE OF 2°32'36"; THENCE NORTHWESTERLY ALONG THE RIGHT HAVING A RADIUS OF 138.89 FEET AND A CENTRAL ANGLE OF 30°31'49"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 414.03 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1440.41 FEET AND A CENTRAL ANGLE OF 01°32'18"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 52.10 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 92°51'01"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 24.31 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4035.00 FEET AND A CENTRAL ANGLE OF 01°49'39"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 128.69 FEET; THE LAST 9 COURSES ARE COINCIDENT WITH THE EAST, WEST AND SOUTH LINES OF SAID TRACT I; THENCE NORTH 78°09'30" WEST, RADIAL TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 23.00 FEET TO A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 50°11'11", OF WHICH THE RADIUS POINT BEARS NORTH 78°09'30" WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE LIMIT OF THE PARENT TRACT AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF THE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 26690 AT PAGE 1, AND THROUGH THE ARC FOR AN ARC DISTANCE OF 371.13 FEET TO A POINT; THENCE CONTINUE NORTHWESTERLY, LEAVING THE BOUNDS OF THE SAID PARENT TRACT, THROUGH THE ARC OF THE SAID CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4010.00 FEET, THROUGH A CENTRAL ANGLE OF 00°41'04", FOR AN ARC A DISTANCE OF 47.90 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 08°14'55"; THENCE NORTHWESTERLY ALONG THE ARC FOR AN ARC DISTANCE OF 94.53 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT K (AN EXCLUDED PARCEL), AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF THE EASEMENT OF CURVE TO THE RIGHT HAVING A RADIUS OF 46.91 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°36'21" EAST FOR A DISTANCE OF 88.14 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THE LAST 4 COURSES ARE COINCIDENT WITH THE WEST AND NORTHWESTERLY LINE OF TRACT K (AN EXCLUDED PARCEL) AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF EASEMENT; THENCE NORTH 89°36'21" EAST, ALONG THE NORTH LINE OF SAID PARCEL K (AN EXCLUDED PARCEL) AND THE LIMIT OF THE PARENT TRACT AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF EASEMENT, FOR A DISTANCE OF 547.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 34°20'17"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 21.58 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED):

PARCEL "B"
A PORTION OF TRACT I, OF ISLAND AT DORAL NORTHWEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE NORTHEAST CORNER OF THE SAID PLAT OF ISLAND AT DORAL NORTHWEST, THENCE RUN SOUTH 89°36'21" WEST, ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 10.01 FEET TO A POINT; THENCE RUN SOUTH 01°44'31" EAST, ALONG THE CENTERLINE OF NW 114th AVENUE, FOR A DISTANCE OF 382.48 FEET TO A POINT; THENCE RUN SOUTH 89°15'28" WEST FOR A DISTANCE OF 28.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT I OF ISLAND AT DORAL NORTHWEST; THENCE RUN SOUTH 01°44'31" EAST, ALONG THE EAST LINE OF SAID TRACT I, FOR A DISTANCE OF 49.55 FEET TO A POINT; THENCE CONTINUE SOUTH 01°44'31" EAST, ALONG THE EAST LINE OF SAID TRACT I, FOR A DISTANCE OF 30.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2975.00 FEET AND A CENTRAL ANGLE OF 12°10'07"; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID TRACT I AND THROUGH THE ARC A DISTANCE OF 631.84 FEET; THENCE NORTH 77°01'20" WEST FOR A DISTANCE OF 10.01 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2965.00 FEET AND A CENTRAL ANGLE OF 2°52'39", OF WHICH THE RADIUS POINT BEARS NORTH 79°34'55" WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 148.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°17'29"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 82.45 03 WEST FOR A DISTANCE OF 24.50 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4233.00 FEET AND A CENTRAL ANGLE OF 2°32'36"; THENCE NORTHWESTERLY ALONG THE RIGHT HAVING A RADIUS OF 138.89 FEET AND A CENTRAL ANGLE OF 30°31'49"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 414.03 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1440.41 FEET AND A CENTRAL ANGLE OF 01°32'18"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 52.10 FEET TO A POINT OF COMPOUND

LEGAL DESCRIPTION (CONTINUED):

CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 92°51'01"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 24.31 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4035.00 FEET AND A CENTRAL ANGLE OF 01°49'39"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 128.69 FEET; THE LAST 9 COURSES ARE COINCIDENT WITH THE EAST, WEST AND SOUTH LINES OF SAID TRACT I; THENCE NORTH 78°09'30" WEST, RADIAL TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 45.00 FEET TO A POINT OF NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 50°11'11", OF WHICH THE RADIUS POINT BEARS NORTH 78°09'30" WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 23.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 08°14'55"; THENCE NORTHWESTERLY ALONG THE ARC FOR AN ARC DISTANCE OF 94.53 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT K (AN EXCLUDED PARCEL), AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF THE EASEMENT OF CURVE TO THE RIGHT HAVING A RADIUS OF 46.91 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°36'21" EAST FOR A DISTANCE OF 88.14 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; THE LAST 4 COURSES ARE COINCIDENT WITH THE WEST AND NORTHWESTERLY LINE OF TRACT K (AN EXCLUDED PARCEL) AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF EASEMENT; THENCE NORTH 89°36'21" EAST, ALONG THE NORTH LINE OF SAID PARCEL K (AN EXCLUDED PARCEL) AND THE LIMIT OF THE PARENT TRACT AS DESCRIBED IN EXHIBIT "A" TO THE GRANT OF EASEMENT, FOR A DISTANCE OF 547.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET AND A CENTRAL ANGLE OF 34°20'17"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 21.58 FEET TO THE POINT OF BEGINNING.

CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 114th AVENUE, NW 114th PLACE, NW 115th COURT, AND THOSE PORTIONS OF NW 87th LANE, NW 88th STREET AND NW 88th LANE 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.

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 WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND/OR STATE REGULATIONS.

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

TRACTS "B", "C", "E", "F", "G", "H" AND "J" AS SHOWN ON THE ATTACHED PLAT IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

TRACTS "A" AND "D" AS SHOWN ON THE ATTACHED PLAT IS RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THE DRAINAGE EASEMENTS, SHOWN BY DASHED LINES OVER AND ACROSS THE TRACTS AS SHOWN, HEREON, ARE RESERVED AS AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER UTILITY FACILITIES AND EQUIPMENT.

THE AREAS ADJACENT TO THE CANAL RIGHT OF WAY ARE TO BE GRADED SO AS TO PREVENT DIRECT OVERTLAND DISCHARGE INTO THE CANAL.

THE CANAL, RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR DRAINAGE AND OTHER PROPER PURPOSES, INCLUDING THE OWNERSHIP AND RIGHT TO DISPOSE OF ALL SPILL MATERIAL SEVERED OR REMOVED DURING THE CLEANING, WIDENING, OR DEEPENING OF THE CANAL SUBSEQUENT TO THE INITIAL EXCAVATION.

OWNERS PLAT RESTRICTIONS:

THE UTILITY EASEMENTS AT THE SIDES, FRONT AND REAR OF CERTAIN LOTS AND TRACTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID "LENNAR HOMES, LLC" A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS BEHALF BY VICE PRESIDENT AND ITS COMPANY SEAL TO BE HEREIN AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____ A. D., 2012.

WITNESS: _____
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: CARLOS GONZALEZ, VICE PRESIDENT

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

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

I, OFFICER CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CARLOS GONZALEZ, VICE PRESIDENT OF "LENNAR HOMES, LLC", A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A. D. 2012.

MY COMMISSION EXPIRES: _____ BY: _____

PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: _____

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ OF PLATS, AT PAGE _____
AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THIS PLAT COMPLETES WITH THE LANS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

ST. MORITZ ESTATES

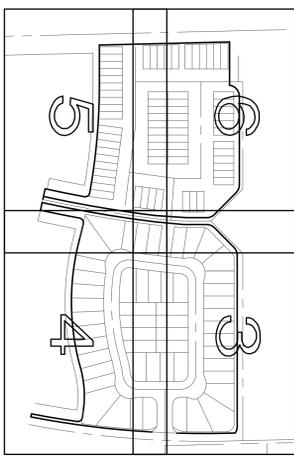
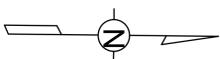
P. B. _____ PG. _____

SHEET 2 OF 6

A REPLAT OF A PORTION OF TRACT I OF ISLAND AT DORAL NORTHWEST RECORDED IN PLAT BOOK 164 AT PAGE 34 IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2434 SW 28th Lane
Miami, Florida, 33133
PHONE: (305) 860-3966 FAX: (305) 860-5970
Job No. 57395 JANUARY, 2012
SCALE: 1"=30'



KEY SHEET
Not to Scale

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 VILLAGE'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, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2012.

SIGNED: _____ MAYOR
ATTEST: _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES. THIS _____ DAY OF _____, 2012.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER # _____
STATE OF FLORIDA

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS _____ DAY OF _____, A.D., 2012.

SIGNED: _____ DIRECTOR
MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT
SIGNED: _____ COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "ST. MORITZ 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 1, 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 781
BY: THOMAS BROWNELL, EXEC. VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #2891
STATE OF FLORIDA

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ OF PLATS, AT PAGE _____, A. D., 2012, AT _____ IN BOOK _____ 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

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT "FVP PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 31st, 2012 AND RECORDED FEBRUARY 1, 2012 IN OFFICIAL RECORDS BOOK 27982 AT PAGE 1164 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THE SAID "FVP PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY "DORAL PROMENADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, BY "FLORIDA VALUE PARTNERS, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, AND ITS COMPANY SEAL TO BE HERETO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A. D., 2012.

"FVP PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY
BY: "DORAL PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: "FLORIDA VALUE PARTNERS, LLC", A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: _____
PRINT NAME: _____
BY: REINALDO VILLAR, MANAGER
WITNESS: _____
PRINT NAME: _____

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, REINALDO VILLAR, AS MANAGER OF "FLORIDA VALUE PARTNERS, LLC", A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF "DORAL PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF "FVP PROMENADE, LLC", A FLORIDA LIMITED LIABILITY COMPANY, AND AS MANAGER OF "FLORIDA VALUE PARTNERS, LLC", A FLORIDA LIMITED LIABILITY COMPANY, WHO PERSONALLY 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., 2012.
MY COMMISSION EXPIRES: _____ DAY OF _____, A. D., 2012.

PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: _____

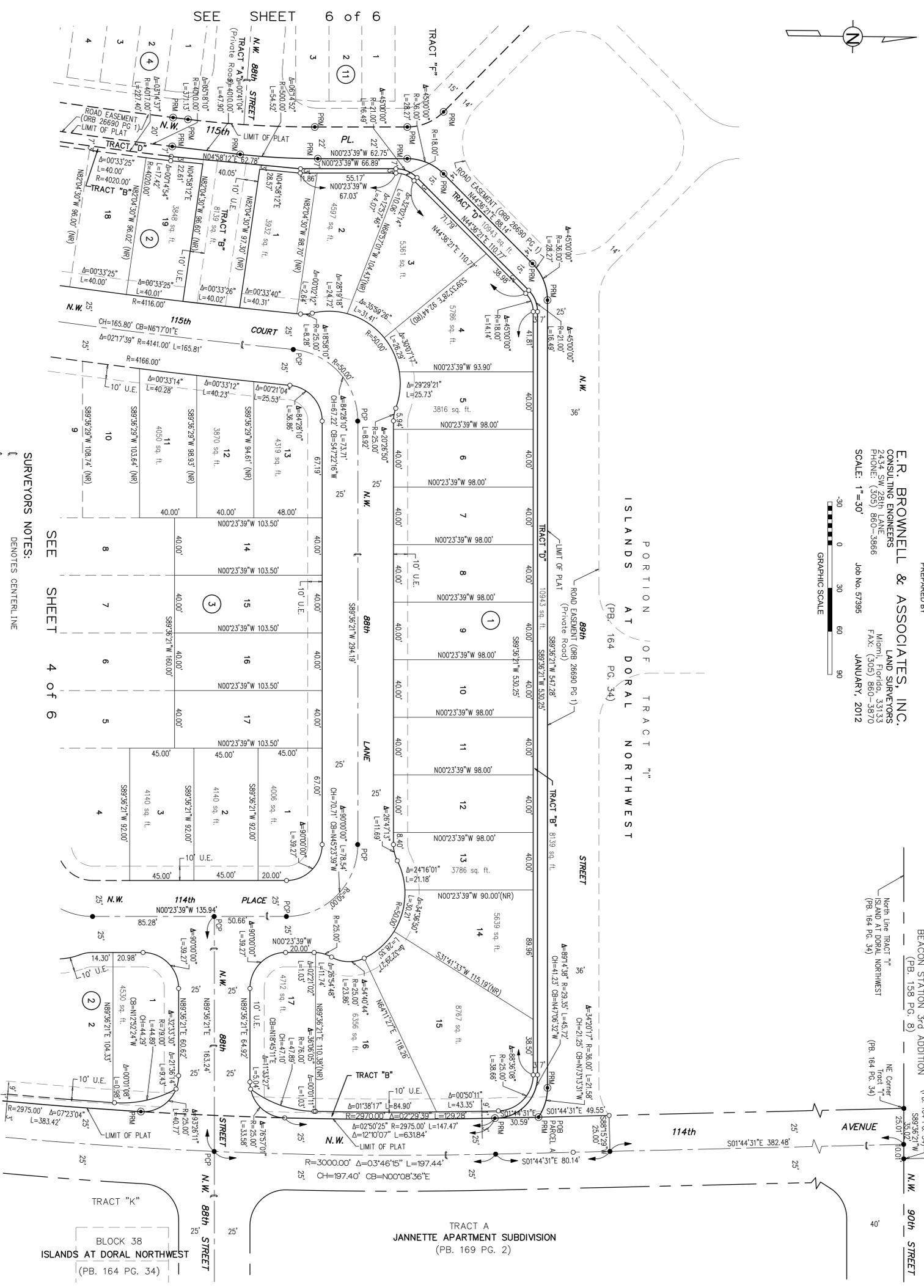
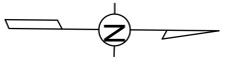
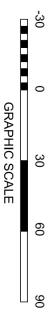
ST. MORITZ ESTATES

P. B. _____ PG. _____

A REPLAT OF A PORTION OF TRACT I OF ISLAND AT DORAL NORTHWEST RECORDED IN PLAT BOOK 164 AT PAGE 34 IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST CITY OF DORAL

MIAMI-DADE COUNTY, FLORIDA

PREPARED BY
E. R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
2000 S.W. 11th Street
Miami, Florida, 33135
PHONE: (305) 860-3966
FAX: (305) 860-3970
Job No. 57395
JANUARY, 2012



SURVEYORS NOTES:

- § DENOTES CENTERLINE
- DENOTES SECTION LINE
- P. R. M. DENOTES PERMANENT REFERENCE MONUMENT
- P. C. P. DENOTES PERMANENT CONTROL POINT
- △ DENOTES DELTA
- ▲ DENOTES ARC LENGTH
- CH DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING
- PCB DENOTES CHORD BEARING PLAT BOOK RECORDS BOOK
- PG. PAGE
- (NR) DENOTES NOT RADIAL LINE
- (RD) DENOTES RADIAL LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POE POINT OF EASEMENT
- LA R/W LIMITED ACCESS RIGHT-OF-WAY LINE
- LA R/W LIMITED ACCESS RIGHT-OF-WAY LINE

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A. D. . 2012.
AT _____ OF PLATS, AT PAGE _____
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES
WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
HARVEY RUVIN, CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE TRACT I OF ISLAND AT DORAL NORTHWEST BEARS SOUTH 89° 36' 21" WEST.
ALL RADII ARE 25.00 FEET, UNLESS OTHERWISE SHOWN.
DIMENSIONS OF CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED, UNLESS OTHERWISE SHOWN.

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION OF LANDS DESCRIBED HEREIN AND WILL BE CONSIDERED VALID AND CORRECT UNLESS IT IS CHALLENGED IN A COURT OF LAW 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.

SEE SHEET 6 of 6

SEE SHEET 4 of 6

TRACT A
JANNETTE APARTMENT SUBDIVISION
(PB. 169 PG. 2)

TRACT "K"
BLOCK 38
ISLANDS AT DORAL NORTHWEST
(PB. 164 PG. 34)

