# **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 21<sup>ST</sup> TERRACE AND 8725 NW 18<sup>TH</sup> 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 21<sup>st</sup> Terrace and 8725 NW 18<sup>th</sup> 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:

<u>Section 1</u>. 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.

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

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

<u>Section 4.</u> 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. 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 Miani, Florida 33130 Phone: (305) 324-7671 January 2012



NE 1/4 DF SEC. 33-53S.-40E.

LOCATION MAP SCALE: 1'=1,000'

#### 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 less, except transmission liess, within this subdivision statulie in installation underground.

## CITY OF DORAL PLAT RESTRICTIONS:

CLIT OF BURNAL MLAT MEDITAL INJURIES.

THE NUMBER STREAM NO. 27th Average NV SBM because NV SBM Terrace, as shown on the attached Mat, together with all reisting and future planting, trees, providery, and if hydricals thereon are hereby dedicated to the perited laws of the public theoretic for promer proposer reserving to the edicators, their successors or assigns the reversion or reversions thereof whenever discontinuing by Ia. That an express purpose of this Plat is a revoire and discontinuit the insight Plat Setriction That is divine connections shall be alleader from any lot of this Subdivision and NV. 87th Averant that affects certain lats contained which the Plats of ARRICAS GATEWAY PRAY SCEIDIB OF, Rel book ILTS, Page 37 and ARRICAS CHARVEY ARRAY SCEIDIB OF LIGHT NUMBER SCEIDIB OF A Book ILTS, Page 17, all of the Platic Records of Non-Bade County, Florida, lying within the boundaries of this Plat.

#### CITY OF DORAL APPROVAL:

Professional Surveyor & Mapper

Attest Mayor City of Doral City Clerk City of Doral

#### SURVEYOR'S CERTIFICATE:

I hereby certify: That this Plat entitled GATEVAY PARK PLAZA is a true and correct representation of the lands as recently surveyed and platted under ny 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 survey were in place on the \_\_\_\_\_\_day of \_\_\_\_\_\_\_\_. 2012, and that requirements of Part I, Chapter 177.061, Laws of the State of Florida.

> Biscayne Engineering Company, Inc., 529 Vest Flagler Street Miani, Florida 33130 Certificate of Authorization No. LB0129

> > Robin D. Teagarden, Jr. for the Firm Professional Surveyor & Mapper No. LS2354

#### KNOW ALL MEN BY THESE PRESENTS:

That BH PROPERTIES, LTD., a Florida inited partnership and RVH LIMITED PARTNERSHIP, a Florida inited partnership have caused to be node the attached Plat entitled CATEVAY PARX PLAZA, the same being a replat of the

#### LEGAL DESCRIPTIONS

PARCEL I (Truct 'A)

Lats 1 and 2 of Block 4, of AMERICAS GAILVAY PARK SECTION DEC, according to the plat thereof recorded in Plat Book III, a t Rige 35, and Lat 3 of Block 4 of AMERICAS GAILVAY PARK SECTION IVO, according to the plat thereof recorded in Plat Book III, at Page II, at of the Platk Records of Hamiltonia Control (North), North (North),

A portion of the Right-of-Vay of NV. 87th Court adjacent to Lot 2, Block 4 of AMERICAS CATEVAY FAXX SCIENT DR, according to the plat thereof recorded in Plat Book III.s at Page 39, and adjacent to Lot 3. Block 4 of AMERICAS CHEVA PRAX SCIENT NV, according to the plat thereof recorded in First Book III.5 A Fage II.5 and Right-of-Vay was vacated by the City of Eoral in Resolution No. 2015. precorded in Difficial Records Book 27443, at Page 294, all of the Pakit Records of Mani-Daba Court, Plonds, being non-protecturity suscessed as foliates

Page 294, 41 of the Public Records of Moni-black County, Noviko, being one porticularly starched as foliates as fallows:

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PARCEL 2 (TRACT '80

Lots 4 and 5 and the Southerly 60.75 feet of Lot 6, Block 4, AMERICAS' GATEVAY PARK SECTION TVD, according to the plat thereof recorded in Plat Book 115, at Page 13, of the Public Records of Moni-Bode County, Florida,

A portion of the Right-of-Vay of NV. 87th Court adjacent to Lot 4, of Block 4, as said Right-of-Vay is shown on the plat of AMERICA'S GATEWA FARK SECTION FUL seconding to the plat thereof recorded in Plat Book 18, at Page 13, said Right-of-Vay sax vacated by the City of Boral Resistation Ne 2015, recorded in Difficul Records Book 2743, at Page 294, all of the Public Records of Nan-Public County, Rording, being nore purificularly described as

Reg at the flortheast corner of soid test 4, Block 4 of soid ARRIBAT (ATENAY PARK SCICIII) YOU, revere 1977/3751 shorp the Escardy privation of the North less of soil still 4 for 4505 feet to tast interaction with the Vasterly Right-Vely lare of XV 1976 havenup temos 2003/31V along the soil Vesterly Right-Vely lare of XV 1976 havenup temos 2003/31V along the soil Vesterly Right-Vely lare of XV 1976 havenup temos 2003/31V along the soil Vesterly Right-Vely lare of XV 1976 havenup temos 2003/31V along the soil Vesterly Right-Vely large 2003/31V along 2

# DWNERS PLAT RESTRICTIONS:

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

#### MIAMI-DADE COUNTY APPROVAL:

This Rat was approved by the Man-Dade County Public Vorks and Vaste nanagement Department this This Rat was approved by the Man-Dade County Public Vorks and Vaste nanagement Department this A.D. 2012. This Rich has been reviewed by a Professional Surveyor and Napper enployed by Rori-Bade County in accordance with Section (1798)th of the Rinning Statutes.

| County Engineer | By                          |
|-----------------|-----------------------------|
|                 | Vaste Management Department |

### RECORDING STATEMENT:

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|-------|----------|---------|-------------|----------|-------|
| Ву .  |          | lerk of | the Circuit | Court    | Deput |

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|   | SHEET 1 OF 3   |
|---|--|
| IN WITNESS WHEREOF:   |  |
| its behalf by its sole General Po   | Florido limited partnership, has caused these presents to be signed for and or<br>artner NCH PRUPERTIES, INC., a Florida corporation, and its corporate seal to be<br>two witnesses thisday of   |
| VITNESS   | BBH PROPERTIES, LTD, a Florida limited partnership,<br>MCH PROPERTIES, INC. a Florida comporation, as solv   |
| 1 Signature   | General Partner.   |
| Print name  |  |
| 2. Signature  |  |
| Print name  | By:By:   |
| foregoing instrument and acknow   | I herety certify that on this alsy personally appeared before ne an officer shy substrated to admission table and table adminishments, then therefore, the consistency of the MERCHERS, I.M., a floride corporation, as sade General Partner of BIM PROPERIES, I.M., a floride corporation, as sade General Partner of BIM PROPERIES, I.M., a floride interface to the sade of the control of the sade of the control of the sade of the control of the sade of th |
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| on its behalf by its sole General   | My comision expires  P., a Florida limited partnership, has caused these presents to be signed for an IP Partner ROH PROPERTIES, INC., a Florida concernition, and its concernite seel to  |
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# MORTGAGE: KNOW ALL MEN BY THE PRESENTS:

That Solien Valley International Corp., a comparison organized and existing under the last of the Republic of Praces, it the curer and holder of that certain northygo dated 71/1208, and recorded 72/2208, it places Records Book 22039, Page 2315, Public Records of Manifester Dourty, Florida, does hereby consent to this flat and jors in the belove devications.

#### IN WITNESS WHEREOF:

| UL.  | COCK THELET DITERIALITURAL CORF, A PARAMANTAL   | REURHIUN                             |
|--|---|--------------------------------------|
| Attested   | Ву  |                                      |
| None:  | Names   |                                      |
| Title  |   |                                      |
| ACKNOWLEDGMENT:<br>State of Florida<br>County of Minni-Dade SS | I hereby centify: That on this day personally appears<br>duly authorized to administer caths and take acknowle<br>and | ed before he on officer<br>edgments, |

ord respectively of CALER VALLEY PALES AND A Parameters corporation, who are personally women to m, with host produced and second to respectively or CALER VALLEY AND A Parameters of respectively set destinations and not received the foreigning intronent and received the received the foreigning intronent and received the received the r

| Notary Public State of Florida |
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| Connission Number              |

#### MORTGAGE: KNOW ALL MEN BY THE PRESENTS:

That Rothern First Company, an Illindis banking corporation, successor by energer to Northern Trust NA, a National banking association, the owner and holder of that certian nortgage dated 9/29/2009, and recorded 9/3/2009. In Picial Records Book 2009, page 1985, Palick Records of Mont-Basic County, Florids, due: hereby current to this Flat and John in the above dedications.

#### IN WITNESS WHEREOF:

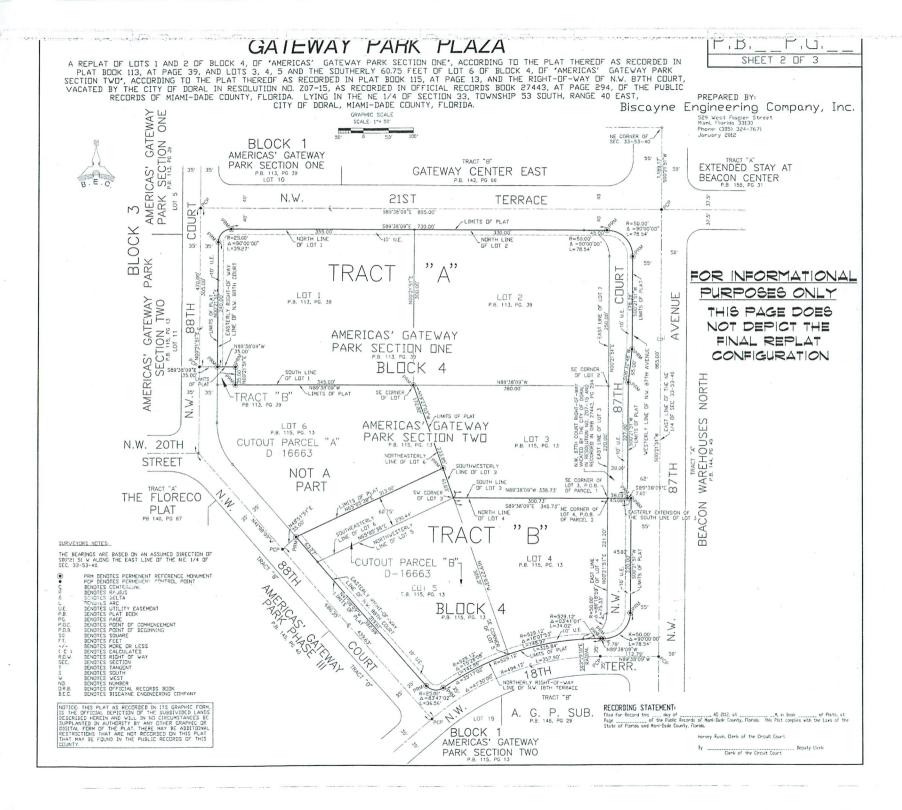
Attested Name:

he said Northern Irust Coppany NA, a National banking corporation, has caused this presents to be signed by no on its behalf by its and its Corporate Seel to be hereunto affixed and attested by its this day of AD20. NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

| Attested                               | Ву   |  |  |
|--|--|--|--|
| Name:                                  | Name:  |  |  |
| Title:                                 | Title  |  |  |
| ACKNOWLEDGMENT: I hereby certify: That | on this day personally appeared before me an offic |  |  |

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| No | tary | Public | State   | of | Florida |   |  |
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property of the state of the st GATEWAY PARK PLAZA L'R' P.U. A REPLAT OF LOTS 1 AND 2 OF BLOCK 4, DF '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, DF '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. ZO7-15, 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 DF SECTION 33, TOWNSHIP 53 SOUTH, RANGE 40 EAST, SHEET 3 OF PREPARED BY: CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. Biscayne Engineering Company, Inc. EWAY GRAPHIC SCALE 529 West Flagler Street Miami, Florida 33130 Phone: (305) 324-7671 January 2012 NE CORNER OF \_ SEC. 33-53-40 GATE BLOCK 1 AMERICAS' GATEWAY AMERICAS' PARK SECT LOT 5 P.B. 113, PR TRACT "B" PARK SECTION ONE EXTENDED STAY AT 35' 35' GATEWAY CENTER EAST P.B. 113, PG 39 LOT 10 BEACON CENTER P.B. 155, PG 31 N.W. 21ST TERRACE  $\overline{\alpha}$ \$89'38'09"E 895.00" 40 LIMITS OF PLAT BLOCK PARK R=25.00' \[ \Delta=90'00'00' \]
\[ \L=39.27' \]  $\bigcirc$ 10" U.E. R=50.00° Δ=90°00°0 L=78.54° 35" 50" SECTION TWO VENUE **8**TH TRACT "A" 21.51.E. AMERICAS' SECT S89'38'09"E N 6 OF PLAT 포함 NORT 35" NOTICE IS HEREBY GIVEN THAT THERE ARE CERTAIN EASEMENTS OF RECORD THAT AFFECT THE SUBJECT PROPERTY. THESE ARE AS FOLLOWS: TRACT "B" LIMITS OF PLAT 3 BLOCK 4 ż Grant of Easement in favor of Americas' Gateway Park Property Owners Association, as recorded in DR.B. 10957, PG 1077, along with an Entrance Feature Maintenance LOT 6 'A' HOUSES AMERICAS' GATEWAY LIMITS OF PLAT N.W. 20TH Agreement, as recorded in D.R.B. 11241, PG 638, PARK SECTION TWO NOT A Grant of Easement in favor of Southern Bell Telephone and Telegraph Company, as recorded in DR.B. 12302, PG 221. STREET CUTOUT PARCEL "A" D-16663 PART WARE P.B. 62 Grant of Easement in favor of Miami-Dade County Water & Sewer Department, as recorded in ORB 7.00' 8 THE FLORECO N89'38'09"W 338.73' 4 S89'38'09"E 345.73 PLAT BEACON PB 140, PG 67 SURVEYORS NOTES: PCP & THE BEARINGS ARE BASED ON AN ASSUMED DIRECTION OF S00'21 51 V ALONG THE EAST LINE OF THE N.E. 1/4 OF SEC. 33-53-40. TRACT "B" 80/1 PRH DENOTES PERMEMENT REFERENCE MONUMENT POP DENOTES PERMEMENT CONTROL POINT DENOTES REFERENCE DENOTES REFERENCE DENOTES REPUBLIS REDUCES REDUCES DELTA DENOTES POLITA PERMOTES PLAT BUT ENOTES PLAT BUT ENOTES PLAT BUT ENOTES POINT OF COMMENCEMENT BENOTES POINT OF REGINNING DENOTES POINT OF REGINNING DENOTES POINT OF REGINNING PARCEL AREAS TRACT 'A' 322,270 SQ. FT. (7.4052 Acres)
TRACT 'B' 173,040 SQ. FT. (3.9725 Acres) DENOTES SQUARE
DENOTES FEET
DENOTES MORE OR LESS 7.79' L=78.54' N89'38'09' W 112,79' N89'38'09' W 12,79' N89'38'09' W DENDTES MORE OR LESS
DENDTES CALCULATED
DENDTES RIGHT OF WAY
DENDTES SECTION
DENDTES TANGENT
DENDTES SOUTH
DENDTES WEST
DENDTES WEST Re494.12 18TH NORTHERLY RIGHT-DF-WAY LINE OF N.W. 18TH TERRACE R=25.00 A=83.47.02 L=36.56 TRACT "B" NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND VILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL THAT HAS BEEN AND THE POBLIC RECORD HS PLANTING THE POBLIC RECORD OF THE COUNTY. RECORDING STATEMENT: A. G. P. S SUB. Filed for Record this day of AD 2012, at M, in Book of Plats, at Page of the Public Records of Moni-Bade County, Florida. This Plat congles with the Laws of the State of Florida and Moni-Bade County, Florida. LOT 19 BLOCK Harvey Ruvin, Clerk of the Circuit Court AMERICAS' GATEWAY By \_\_\_\_\_ Deputy Clerk
Clerk of the Circuit Court PARK SECTION TWO