

RESOLUTION NO. 14-167

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR GRAND BAY NORTH PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED WEST OF NW 102ND AVENUE AND SOUTH OF NW 90TH STREET, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Flordade, LLC, ("Applicant") has requested approval for the final plat for Grand Bay North Planned Unit Development (PUD), as described in Exhibit "A" attached hereto, generally located west of NW 102nd Avenue and South of NW 90th Avenue, in the City of Doral, Miami-Dade County, Florida; and

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

WHEREAS, on October 8, 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 Bay North Planned Unit Development, as described in Exhibit "A" attached hereto, generally located west of NW 102nd Avenue and South of NW 90th Avenue, in the City of Doral, Miami-Dade County, 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 Ruiz who moved its adoption. The motion was seconded by Councilmember Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Not present at the time of the vote
Councilwoman Ana-Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 8 day of October, 2014.



LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK
Connie Diaz, Deputy 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 BAY NORTH

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 1 OF 8



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

AUGUST, 2014

KNOW ALL MEN BY THESE PRESENTS:

THAT FLORDADE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, AND 107 AVENUE DORAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED GRAND BAY NORTH, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N89°39'28"E, ALONG THE NORTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 40.01 FEET; THENCE S01°43'29"E FOR A DISTANCE OF 93.28 FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°43'29"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 146.79 FEET; THENCE N89°39'28"E FOR A DISTANCE OF 310.09 FEET; THENCE S01°43'29"E ALONG THE WEST LINE OF A 170.00 FEET WIDE FLORIDA POWER AND LIGHT EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6142, AT PAGE 326 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR A DISTANCE OF 379.33 FEET; THENCE S88°16'31"W FOR A DISTANCE OF 310.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE S01°43'29"E, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 8, FOR A DISTANCE OF 60.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE N88°16'31"E FOR A DISTANCE OF 310.00 FEET; THENCE S01°43'29"E ALONG SAID WEST LINE OF FLORIDA POWER AND LIGHT EASEMENT FOR A DISTANCE OF 909.48 FEET; THENCE N88°16'31"E FOR A DISTANCE OF 994.69 FEET; THENCE N01°42'31"W FOR A DISTANCE OF 141.56 FEET; THENCE N88°17'29"E FOR A DISTANCE OF 926.97 FEET; THENCE N88°15'36"E FOR A DISTANCE OF 384.09 FEET; THENCE N01°44'24"W FOR A DISTANCE OF 172.21 FEET; THENCE S89°39'25"W FOR A DISTANCE OF 60.02 FEET; THENCE N01°44'24"W FOR A DISTANCE OF 1152.28 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'08" FOR AN ARC DISTANCE OF 43.30 FEET TO A POINT OF TANGENCY; THENCE S89°39'28"W, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, FOR A DISTANCE OF 2475.58 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 52.00 FEET, THROUGH A CENTRAL ANGLE OF 91°22'57" FOR AN ARC DISTANCE OF 82.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EAST 400.00 FEET OF THE WEST 970.00 FEET OF THE NORTH 240.00 FEET, AND THE EAST 450.00 FEET OF THE WEST 970.00 FEET OF THE SOUTH 250.00 FEET OF THE NORTH 490.00 FEET OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; LESS ALL RIGHT-OF-WAY OF RECORD.

TOGETHER WITH:

BEGIN AT THE FOREMENTIONED REFERENCE POINT "A", SAID POINT ALSO BEING ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 8; THENCE N01°43'29"W ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 25.00 FEET TO A POINT OF CUSP; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S88°16'31"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

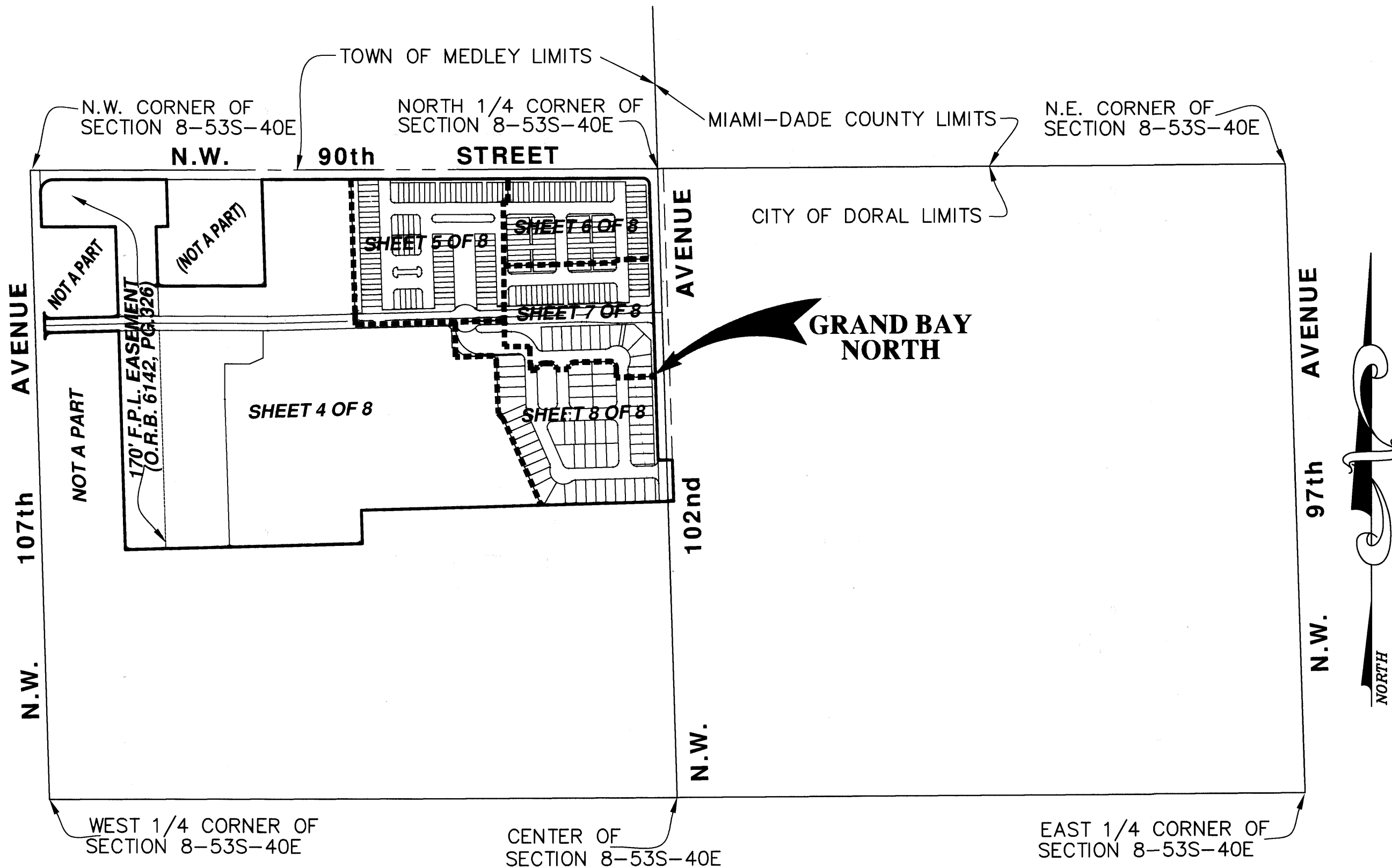
AND TOGETHER WITH:

BEGIN AT THE FOREMENTIONED REFERENCE POINT "B", SAID POINT ALSO BEING ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 8; THENCE S01°43'29"E ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 25.00 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP; THENCE S88°16'31"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,138,330.77 SQUARE FEET OR 72.05 ACRES MORE OR LESS.

OWNER'S PLAT RESTRICTIONS:

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



LOCATION MAP:
NORTH 1/2 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 102ND AVENUE, N.W. 88TH STREET AND N.W. 90TH STREET 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 AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 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 AND/OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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

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 LOTS OR TRACT, WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH THE STATE AND COUNTY REGULATIONS.

THAT TRACTS "Z", AND "A1", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR STORM WATER RETENTION AREAS, WITH A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREAS AS STORAGE BASINS FOR STORM WATER DISCHARGE AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND TRANSMISSION LINES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION, AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREA ARE TO BE GRADED TO PREVENT DIRECT OVERLAND STORM WATER DISCHARGE (RUN-OFF) INTO SAID AREA.

THAT THE LIMITED ACCESS RIGHT-OF-WAY LINE, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ROAD.

THAT TRACT "A", AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR CONSERVATION EASEMENT AREA, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "B", "C", "D", "E", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", AND "W", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "G" AND "H", AS SHOWN ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND TRACTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACT "X", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR RECREATIONAL FACILITY, AND SHALL BE OWNED AND MAINTAINED BY A PRIVATE ENTITY OR A CITY OF DORAL APPROVED HOMEOWNER'S ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

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 COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 2014.

ATTEST _____ BY _____
CITY CLERK MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES. THIS _____ DAY OF _____ A.D., 2014.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER #5938
STATE OF FLORIDA

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES 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., 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

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2014, 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

BY: _____
DEPUTY CLERK

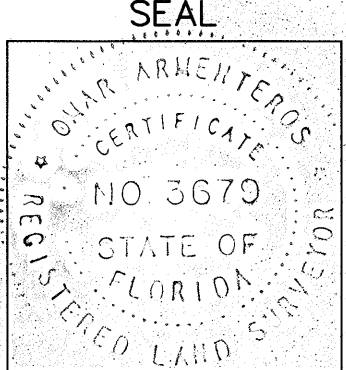
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED GRAND BAY NORTH, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEYING REQUIREMENTS OF THIS PART.

FORD, ARMENTEROS & FERNANDEZ, INC.
LB No. 6557

BY: _____
OMAR ARMENTEROS, P.S.M. FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. 3679
AUGUST 14, 2014.

OMAR ARMENTEROS
PROFESSIONAL SURVEYOR
AND MAPPER



GRAND BAY NORTH

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 2 OF 8



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

AUGUST, 2014

IN WITNESS WHEREOF:

THAT SAID FLORDADE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGING MEMBER, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY CARLOS GONZALEZ, AS ITS VICE PRESIDENT, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TO WITNESSES, THIS 12th DAY OF AUGUST, A.D. 2014.

FLORDADE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: CSG
CARLOS GONZALEZ, AS VICE PRESIDENT

WITNESSES:

[Signature]
Zachary Gertzel
PRINT NAME

[Signature]
Suan M. Santalla
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CARLOS GONZALEZ AS VICE PRESIDENT, OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE MANAGING MEMBER OF FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION 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 12th DAY OF AUGUST, A.D., 2014.

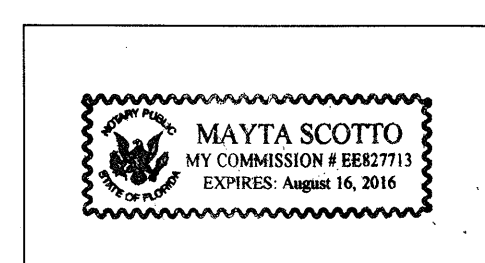
[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: MAYTA SCOTTO

NOTARY PUBLIC, STATE OF : FLORIDA

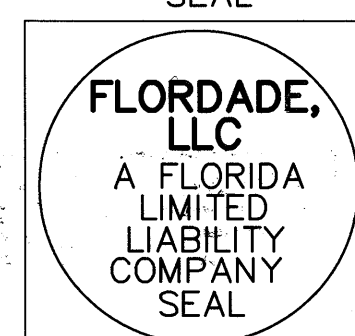
COMMISSION NUMBER : EE827413

MY COMMISSION EXPIRES : AUGUST 16th, 2016



NOTARY SEAL

FLORDADE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY AND THROUGH ITS MANAGING MEMBER:
LENNAR HOMES, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
SEAL



IN WITNESS WHEREOF:

THAT SAID GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO SECTION 190 FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY MARIA CAROLINA HERRERA, AS ITS DISTRICT CHAIR, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 12th DAY OF AUGUST, A.D. 2014.

GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT,
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT
ORGANIZED PURSUANT TO SECTION 190 FLORIDA STATUTES

BY: [Signature]
MARIA CAROLINA HERRERA, AS DISTRICT CHAIR

WITNESSES:

[Signature]
Zachary Gertzel
PRINT NAME

[Signature]
Suan M. Santalla
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MARIA CAROLINA HERRERA, AS DISTRICT CHAIR, OF GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO SECTION 190 FLORIDA STATUTES, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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 12th DAY OF AUGUST, A.D. 2014.

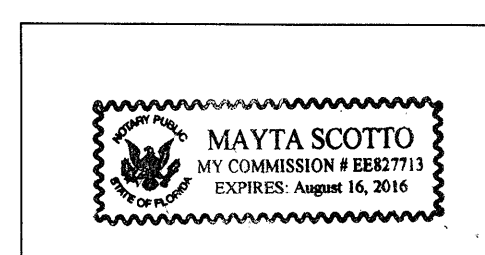
[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: MAYTA SCOTTO

NOTARY PUBLIC, STATE OF : FLORIDA

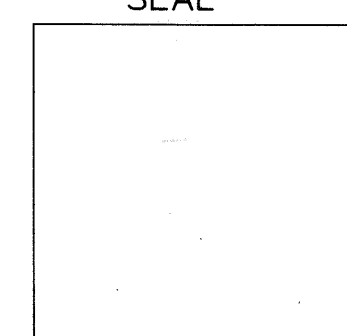
COMMISSION NUMBER : EE827413

MY COMMISSION EXPIRES : AUGUST 16th, 2016



NOTARY SEAL

GRAND BAY AT DORAL
COMMUNITY DEVELOPMENT
DISTRICT, A LOCAL UNIT
OF SPECIAL PURPOSE
GOVERNMENT
ORGANIZED PURSUANT
TO SECTION 190
FLORIDA STATUTES
SEAL



IN WITNESS WHEREOF:

THAT 107 AVENUE DORAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ELIAS KASABDJ, AS ITS MANAGER, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D. 2014.

107 AVENUE DORAL PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ELIAS KASABDJ, AS MANAGER

WITNESSES:

PRINT NAME

PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ELIAS KASABDJ, AS MANAGER OF 107 AVENUE DORAL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION 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.

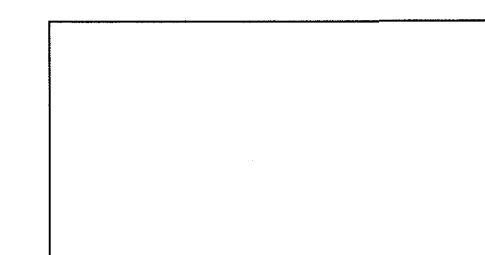
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC, STATE OF : _____

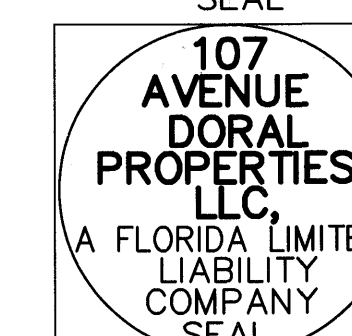
COMMISSION NUMBER : _____

MY COMMISSION EXPIRES : _____



NOTARY SEAL

107 AVENUE DORAL
PROPERTIES, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
SEAL



MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED JANUARY 11, 2012, AND RECORDED JANUARY 20, 2012, IN OFFICIAL RECORDS BOOK 27969, PAGE 187, 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 FLORDADE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGING MEMBER, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY CARLOS GONZALEZ, AS ITS VICE PRESIDENT, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TO WITNESSES, THIS 12th DAY OF AUGUST, A.D. 2014.

FLORDADE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: CSG
CARLOS GONZALEZ, VICE PRESIDENT

WITNESSES:

[Signature]
Zachary Gertzel
PRINT NAME

[Signature]
Suan M. Santalla
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CARLOS GONZALEZ AS VICE PRESIDENT, OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE MANAGING MEMBER OF FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION 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 12th DAY OF AUGUST, A.D., 2014.

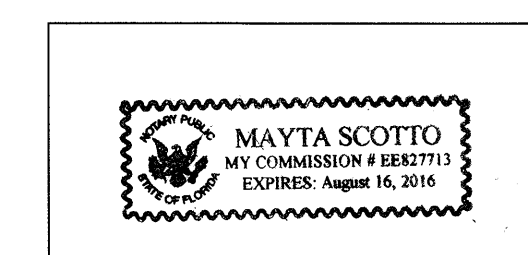
[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: MAYTA SCOTTO

NOTARY PUBLIC, STATE OF : FLORIDA

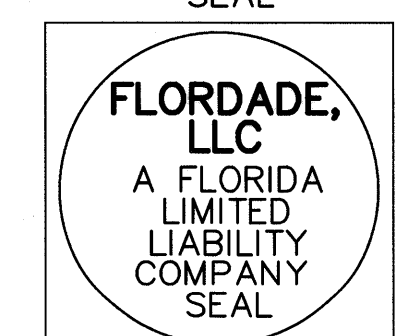
COMMISSION NUMBER : EE827413

MY COMMISSION EXPIRES : AUGUST 16th, 2016



NOTARY SEAL

FLORDADE, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
SEAL



RECORDING STATEMENT:

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

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

GRAND BAY NORTH

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 3 OF 8



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

AUGUST, 2014

MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF THAT CERTAIN: FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY CENTURY GRAND I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP IN FAVOR OF OCEAN BANK, DATED FEBRUARY 28, 2006, AND RECORDED MARCH 2, 2006, IN OFFICIAL RECORDS BOOK 24283, PAGE 1471, PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE, DATED JULY 23, 2007, AND RECORDED AUGUST 15, 2007 IN OFFICIAL RECORDS BOOK 25858, PAGE 1738, PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE DATED JULY 23, 2007, AND RECORDED AUGUST 15, 2007 IN OFFICIAL RECORDS BOOK 25858, PAGE 1744, AND CORRECTED PARTIAL RELEASE OF MORTGAGE DATED JANUARY 11, 2008, AND RECORDED APRIL 17, 2008 IN OFFICIAL RECORDS BOOK 26330, PAGE 4833, AS MODIFIED BY PROMISSORY NOTE AND MORTGAGE EXTENSION AND MODIFICATION AGREEMENT DATED FEBRUARY 28, 2008, AND RECORDED APRIL 2, 2008 IN OFFICIAL RECORDS BOOK 26301, PAGE 294, AS MODIFIED BY SECOND PROMISSORY NOTE AND MORTGAGE EXTENSION AND MODIFICATION AGREEMENT DATED JUNE 30, 2008, AND RECORDED OCTOBER 7, 2008 IN OFFICIAL RECORDS BOOK 26600, PAGE 1813, AS MODIFIED BY THIRD PROMISSORY NOTE AND MORTGAGE EXTENSION AND MODIFICATION AGREEMENT DATED OCTOBER 30, 2008, AND RECORDED JANUARY 13, 2009 IN OFFICIAL RECORDS BOOK 26716, PAGE 94, AS MODIFIED BY FOURTH PROMISSORY NOTE AND MORTGAGE EXTENSION AND MODIFICATION AGREEMENT DATED FEBRUARY 28, 2009, AND RECORDED APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 26843, PAGE 2721, AS MODIFIED BY MORTGAGE MODIFICATION AGREEMENT DATED JUNE 30, 2009 AND RECORDED OCTOBER 1, 2009 IN OFFICIAL RECORDS BOOK 27032, PAGE 4577, ASSIGNED BY ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS DATED FEBRUARY 10, 2012 AND RECORDED FEBRUARY 22, 2012 IN OFFICIAL RECORDS BOOK 28005, PAGE 520, AND PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE DATED MAY 9, 2012 AND RECORDED JUNE 6, 2012 IN OFFICIAL RECORDS BOOK 28138, PAGE 2503, TOGETHER WITH UCC-1 FINANCING STATEMENT DATED JUNE 9, 2006 AND RECORDED JUNE 9, 2006 IN OFFICIAL RECORDS BOOK 24614, PAGE 470, AS AMENDED BY AMENDMENT DATED JUNE 10, 2011 AND RECORDED JUNE 10, 2011 IN OFFICIAL RECORDS BOOK 27718, PAGE 2477, AND TOGETHER WITH UCC-1 FINANCING STATEMENT DATED JUNE 16, 2011 AND RECORDED JUNE 16, 2011 IN OFFICIAL RECORDS BOOK 27723, PAGE 2931, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (GRAND BAY) DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT SAID FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGING MEMBER, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY CARLOS GONZALEZ, AS ITS VICE PRESIDENT, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TO WITNESSES, THIS 12TH DAY OF AUGUST, A.D. 2014.

FLORDADE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: C. Gonzalez
CARLOS GONZALEZ, VICE PRESIDENT

WITNESSES:

Zachary G. Griffin Sum M. Santalla
PRINT NAME PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.

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, CARLOS GONZALES AS VICE PRESIDENT, OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE MANAGING MEMBER OF FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION 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 12TH DAY OF AUGUST, A.D., 2014.

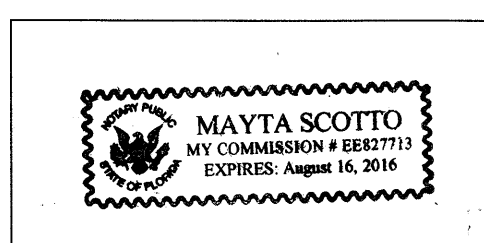
Mayta Scotto
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: MAYTA SCOTTO

NOTARY PUBLIC, STATE OF: FLORIDA

COMMISSION NUMBER: EE 824413

MY COMMISSION EXPIRES: AUGUST 16TH, 2016



NOTARY SEAL

MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF THAT CERTAIN: MORTGAGE AND SECURITY AGREEMENT EXECUTED BY CENTURY GRAND I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, IN FAVOR OF BANKUNITED, FSB, DATED MARCH 7, 2006, AND RECORDED MARCH 30, 2006, IN OFFICIAL RECORDS BOOK 24379, PAGE 1927, PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE DATED JULY 23, 2007, AND RECORDED AUGUST 21, 2007 IN OFFICIAL RECORDS BOOK 25871, PAGE 2625, PARTIALLY RELEASED BY PARTIAL RELEASE OF MORTGAGE DATED JULY 23, 2007, AND RECORDED AUGUST 21, 2007 IN OFFICIAL RECORDS BOOK 25871, PAGE 2666, AND ASSIGNED BY ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS DATED MARCH 20, 2013 AND RECORDED MARCH 20, 2013 IN OFFICIAL RECORDS BOOK 28539, PAGE 1496; TOGETHER WITH UCC-1 FINANCING STATEMENT DATED MARCH 30, 2006 AND RECORDED MARCH 30, 2006 IN OFFICIAL RECORDS BOOK 24379, PAGE 1970, AMENDED BY AMENDMENT DATED JANUARY 26, 2011 AND RECORDED JANUARY 26, 2011 IN OFFICIAL RECORDS BOOK 27565, PAGE 3220, AND ASSIGNED BY ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS DATED MARCH 20, 2013 AND RECORDED MARCH 20, 2013 IN OFFICIAL RECORDS BOOK 28539, PAGE 1496, ALL 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 FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS MANAGING MEMBER, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY CARLOS GONZALEZ, AS ITS VICE PRESIDENT, AND ITS COMPANY SEAL, TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TO WITNESSES, THIS 12TH DAY OF AUGUST, A.D. 2014.

FLORDADE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

By: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: C. Gonzalez
CARLOS GONZALEZ, VICE PRESIDENT

WITNESSES:

Zachary G. Griffin Sum M. Santalla
PRINT NAME PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
S.S.

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, CARLOS GONZALES AS VICE PRESIDENT, OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE MANAGING MEMBER OF FLORDADE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION 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 12TH DAY OF AUGUST, A.D., 2014.

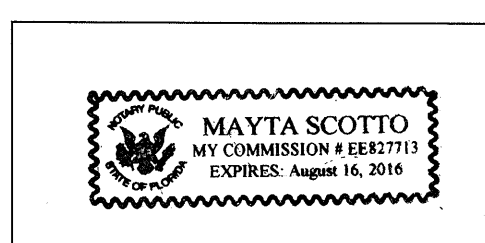
Mayta Scotto
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: MAYTA SCOTTO

NOTARY PUBLIC, STATE OF: FLORIDA

COMMISSION NUMBER: EE 824413

MY COMMISSION EXPIRES: AUGUST 16TH, 2016



NOTARY SEAL

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING INSTRUMENTS:

1. TERMS AND CONDITIONS OF RIGHT-OF-WAY CONSENT AGREEMENT EVIDENCED BY MEMORANDUM RECORDED AUGUST 22, 2007 IN OFFICIAL RECORDS BOOK 25875, PAGE 4577, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (NOTE: REFERS TO EASEMENT IN OR 6142, PAGE 326)
2. DECLARATION OF RESTRICTIONS RECORDED FEBRUARY 2, 2005 IN OFFICIAL RECORDS BOOK 23048, PAGE 126, AS AFFECTED BY MODIFICATION OF DECLARATION OF RESTRICTION RECORDED OCTOBER 26, 2007 IN OFFICIAL RECORDS BOOK 26013, PAGE 523, WHICH WAS RE-RECORDED NOVEMBER 8, 2007 IN OFFICIAL RECORDS BOOK 26040, PAGE 1341, MODIFICATION OF DECLARATION OF RESTRICTIONS RECORDED JULY 11, 2008 IN OFFICIAL RECORDS BOOK 26475, PAGE 677, AND AMENDED AND RESTATE DECLARATION OF RESTRICTIONS RECORDED APRIL 12, 2013 IN OFFICIAL RECORDS BOOK 28578, PAGE 2516, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (GRAND BAY)
3. TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANTS RECORDED DECEMBER 1, 2006 IN OFFICIAL RECORDS BOOK 25146, PAGE 1108, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (GRAND BAY)
4. NOTICE OF ESTABLISHMENT OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED DECEMBER 2, 2006 IN OFFICIAL RECORDS BOOK 25147, PAGE 961, AS AFFECTED BY THE AMENDED NOTICE OF ESTABLISHMENT OF THE GRAND BAY COMMUNITY DEVELOPMENT DISTRICT RECORDED MARCH 12, 2008 IN OFFICIAL RECORDS BOOK 26262, PAGE 759, SECOND AMENDED NOTICE OF ESTABLISHMENT OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED APRIL 15, 2008 IN OFFICIAL RECORDS BOOK 26325, PAGE 3661, TOGETHER WITH TRUE-UP AGREEMENT RECORDED AUGUST 20, 2007 IN OFFICIAL RECORDS BOOK 25869, PAGE 2217, NOTICE OF FINANCING PLAN GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED OCTOBER 1, 2007 IN OFFICIAL RECORDS BOOK 25960, PAGE 407, DECLARATION OF CONSENT TO JURISDICTION OF GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED OCTOBER 31, 2007 IN OFFICIAL RECORDS BOOK 26022, PAGE 2480, AND NOTICE OF LIEN OF RECORD OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED FEBRUARY 11, 2011 IN OFFICIAL RECORDS BOOK 27585, PAGE 4144, AND DECLARATION OF CONSENT TO JURISDICTION OF GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED OCTOBER 23, 2012 IN OFFICIAL RECORDS BOOK 28325, PAGE 269, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOTE: IN THE EVENT A FLORIDA ENDORSEMENT FORM 9-06 IS ISSUED WITH THE POLICY(IES), THE FORM 9-06 ENDORSEMENT WILL BE MODIFIED SO THAT IT WILL NOT AFFORD COVERAGE FOR THIS EXCEPTION. (ALL)
5. RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED OCTOBER 17, 2007 IN OFFICIAL RECORDS BOOK 25994, PAGE 2370, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (CONSERVATION AREA)
6. COVENANT RUNNING WITH THE LAND RECORDED NOVEMBER 6, 2008 IN OFFICIAL RECORDS BOOK 26641, PAGE 2149, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL)
7. GRANT OF EASEMENT FROM CENTURY GRAND AT DORAL MASTER ASSOCIATION, INC. AND CENTURY GRAND I, LLLP, TO CENTURY GRAND SERVICES LLC, RECORDED MAY 19, 2010 IN OFFICIAL RECORDS BOOK 27290, PAGE 378, AS AFFECTED BY RELEASE RECORDED JANUARY 20, 2012, IN OFFICIAL RECORDS BOOK 27969, PAGE 199, NOTICE OF IMPROPER RELEASE OF GRANT OF EASEMENT RECORDED AUGUST 22, 2012 IN OFFICIAL RECORDS BOOK 28237, PAGE 4733, AND RATIFICATION AND AMENDMENT OF EASEMENT RECORDED SEPTEMBER 30, 2013 IN OFFICIAL RECORDS BOOK 28845, PAGE 2545, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL)
8. TERMS AND CONDITIONS CONTAINED IN GRAND BAY CLUB CLUB PLAN RECORDED OCTOBER 22, 2102 IN OFFICIAL RECORDS BOOK 28323, PAGE 1388, AS AFFECTED BY JOINDER AND CONSENT TO GRAND BAY CLUB CLUB PLAN RECORDED JANUARY 27, 2014 IN OFFICIAL RECORDS BOOK 29004, PAGE 3639, AND FIRST AMENDMENT TO GRAND BAY CLUB CLUB PLAN RECORDED MAY 14, 2014 IN OFFICIAL RECORDS BOOK 29151, PAGE 4348, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL)
9. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF GRAND BAY AT DORAL RECORDED OCTOBER 22, 2012 IN OFFICIAL RECORDS BOOK 28323, PAGE 1503, AS AFFECTED BY JOINDER AND CONSENT TO DECLARATION FOR GRAND BAY AT DORAL RECORDED JANUARY 27, 2014 IN OFFICIAL RECORDS BOOK 29004, PAGE 3637, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL)
10. TERMS AND CONDITIONS CONTAINED IN RATIFICATION AND AMENDMENT OF EASEMENT RECORDED SEPTEMBER 30, 2013 IN OFFICIAL RECORDS BOOK 28845, PAGE 2545, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
11. COVENANT RUNNING WITH THE LAND OF FLORDADE, LLC AND GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED FEBRUARY 4, 2014 IN OFFICIAL RECORDS BOOK 29016, PAGE 2258, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
12. DECLARATION OF RESTRICTIONS RECORDED AUGUST 30, 2007 IN OFFICIAL RECORDS BOOK 25893, PAGE 4850, AS MODIFIED BY MODIFICATION OF DECLARATION OF RESTRICTIONS RECORDED JULY 11, 2008 IN OFFICIAL RECORDS BOOK 26475, PAGE 594, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

13. AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES BETWEEN MIAMI-DADE COUNTY AND 107 AVENUE DORAL PROPERTIES, LLC RECORDED FEBRUARY 27, 2013 IN OFFICIAL RECORDS BOOK 28506, PAGE 2844, AS AMENDED BY ADDENDUM NUMBER ONE TO AGREEMENT RECORDED APRIL 18, 2014, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
14. COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED FEBRUARY 27, 2013 IN OFFICIAL RECORDS BOOK 28506, PAGE 2869 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
15. COVENANT RUNNING WITH THE LAND OF 107 AVENUE DORAL PROPERTIES, LLC AND FLORDADE, LLC RECORDED MAY 21, 2014 IN OFFICIAL RECORDS BOOK 29160, PAGE 2485, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
16. GRANT OF EASEMENT AND RIGHT OF USE AGREEMENT BETWEEN CENTURY GRAND I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND BANKUNITED, FSB, RECORDED MARCH 30, 2006 IN OFFICIAL RECORDS BOOK 24379, PAGE 1975, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (GRAND BAY)
17. EASEMENT AGREEMENT BY AND BETWEEN GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT AND BANKUNITED, FSB RECORDED AUGUST 20, 2007 IN OFFICIAL RECORDS BOOK 25868, PAGE 1426, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (GRAND BAY)
18. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT RECORDED SEPTEMBER 1, 2010 IN OFFICIAL RECORDS BOOK 27406, PAGE 2611, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL)

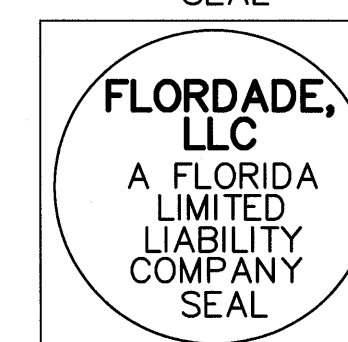
RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2014, 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.

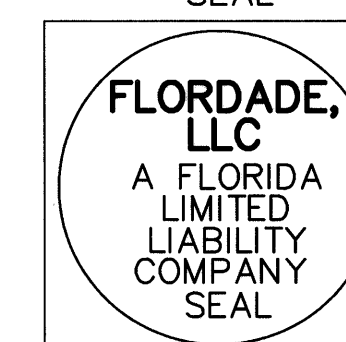
HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____
DEPUTY CLERK

FLORDADE, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
SEAL



FLORDADE, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
SEAL



GRAND BAY NORTH

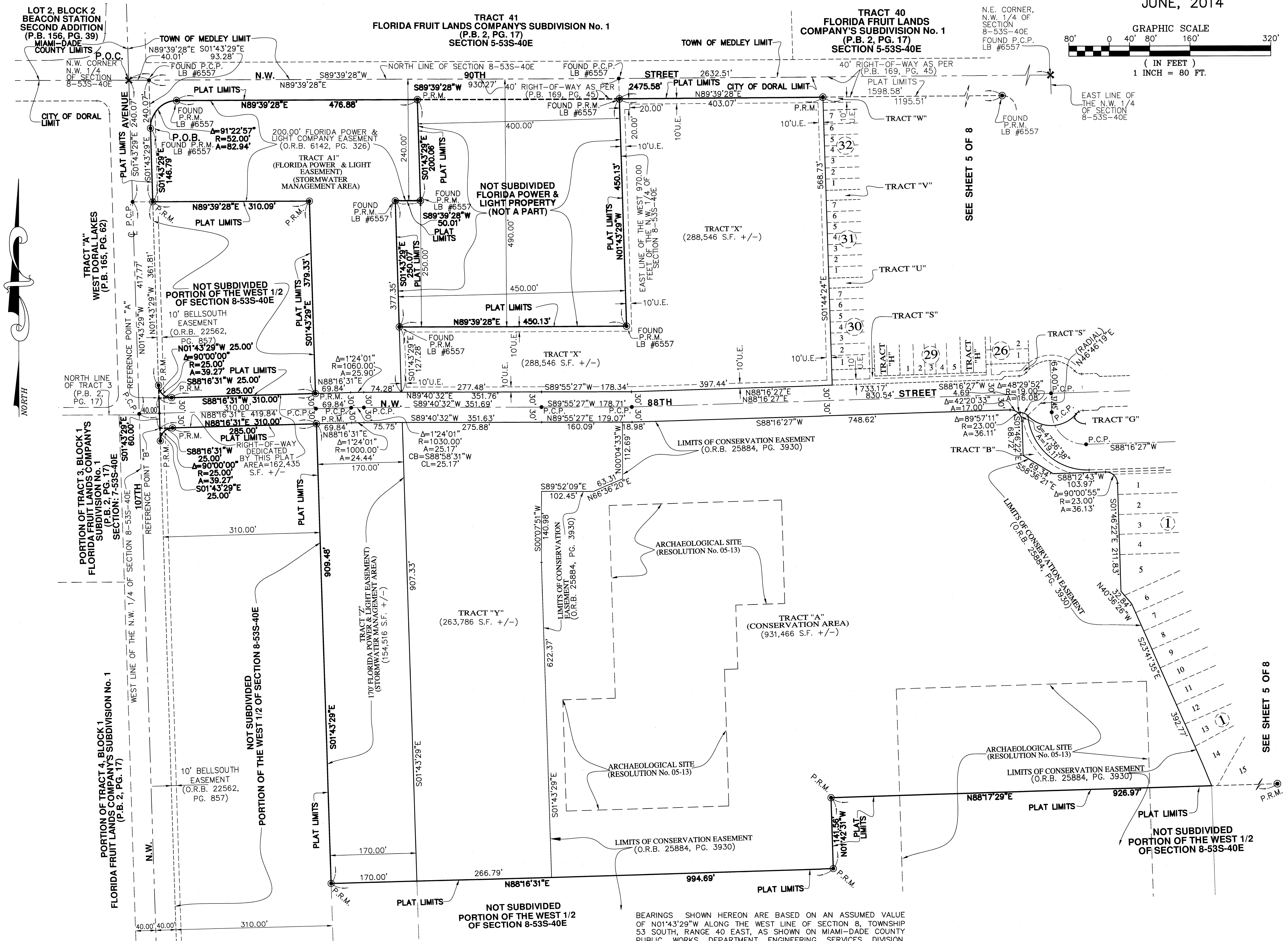
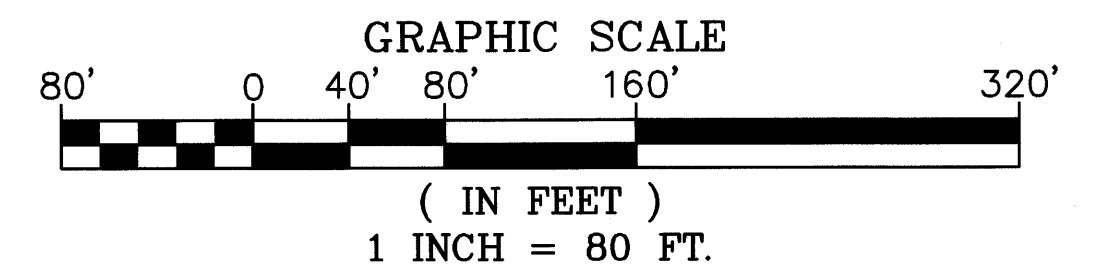
A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 4 OF 8



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

JUNE, 2014



SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE POINT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES FRACTIONAL CORNER OF THE SECTION
- LB - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- 10' U.E. - DENOTES 10.00' UTILITY EASEMENT
- 9' U.E. - DENOTES 9.00' UTILITY EASEMENT
- 5' U.E. - DENOTES 5.00' UTILITY EASEMENT

- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PLAT PAGE
- S.F. - DENOTES SQUARE FEET
- +/- - DENOTES MORE OR LESS
- CL - DENOTES CENTER LINE
- Δ - DENOTES CENTRAL ANGLE OF CURVE
- R - DENOTES RADIUS OF CURVE
- A - DENOTES ARC LENGTH OF CURVE
- CB - DENOTES CHORD BEARING
- CL - DENOTES CHORD LENGTH

SEE SHEET 3 OF 8 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

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 _____ A.D., 2014, 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

BY: _____ DEPUTY CLERK

AUGUST, 2014

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

A SUB

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

SECTION 8-53S-40E

TOWN OF MEDLEY LIMIT
CITY OF DORAL LIMIT

N.W. CORNER OF SECTION 8-53S-40E
N.E. CORNER OF SECTION 8-53S-40E
EAST LINE OF THE N.W. 1/4 OF SECTION 8-53S-40E

FOUND P.C.P. LB #6557
FOUND P.R.M. TO FOUND P.R.M.
[N89°39'28"E 1598.58' TO FOUND P.R.M. TO FOUND P.R.M.]
[N89°39'28"E 1195.51' TO P.R.M. TO FOUND P.R.M.]

PLAT LIMITS
STREET
90TH STREET
89TH TERRACE
88TH TERRACE
104TH AVENUE
103RD AVENUE
COURT
88TH PLACE

TRACT "A"
TRACT "B"
TRACT "C"
TRACT "D"
TRACT "E"
TRACT "F"
TRACT "G"
TRACT "H"
TRACT "I"
TRACT "J"
TRACT "K"
TRACT "L"
TRACT "M"
TRACT "N"
TRACT "O"
TRACT "P"
TRACT "Q"
TRACT "R"
TRACT "S"
TRACT "T"
TRACT "U"
TRACT "V"
TRACT "W"
TRACT "X"

SEE SHEET 4 OF 8
SEE SHEET 9 OF 8

SURVEYOR'S NOTES:
• P.R.M. DENOTES PERMANENT REFERENCE MARK
• P.C.P. DENOTES PERMANENT CLOSURE POINT
• X DENOTES FRACTIONAL CORNER
• LB DENOTES FLORIDA AUTHORITY BOOK
• P.O.B. DENOTES POINT OF BEGINNING
• O.R.B. DENOTES OFFICIAL RECORD BOOK
• 10' U.E. DENOTES 10.00' UTILITY EASEMENT
• 9' U.E. DENOTES 9.00' UTILITY EASEMENT
• 5' U.E. DENOTES 5.00' UTILITY EASEMENT
• P.B. DENOTES PLAT BOOK
• S.F. DENOTES SQUARE FEET
• +/- DENOTES MORE OR LESS
• CL DENOTES CENTER LINE
• Δ DENOTES CENTRAL ANGLE
• R DENOTES RADIUS OF CURVE
• A DENOTES ARC LENGTH
• CB DENOTES CHORD BEARING
• CL DENOTES CHORD LENGTH

RIGHT-OF-WAY DEDICATED BY THIS PLAT
AREA=162,435 S.F. +/-

SEE SHEET 4 OF 8

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES FRACTIONAL CORNER OF THE SECTION
- LB - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
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- /+ - DENOTES MORE OR LESS
- CL - DENOTES CENTER LINE
- Δ - DENOTES CENTRAL ANGLE OF CURVE
- R - DENOTES RADIUS OF CURVE
- A - DENOTES ARC LENGTH OF CURVE
- CB - DENOTES CHORD BEARING
- CL - DENOTES CHORD LENGTH

FILED FOR RECORD THIS _____ DAY OF _____
A.D., 2014, 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.

BY: _____
DEPUTY CLERK

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N01°43'29"W ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING SERVICES DIVISION, SURVEY SECTION TOWNSHIP MAP DATE NOVEMBER 1976.

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GRAND BAY NORTH

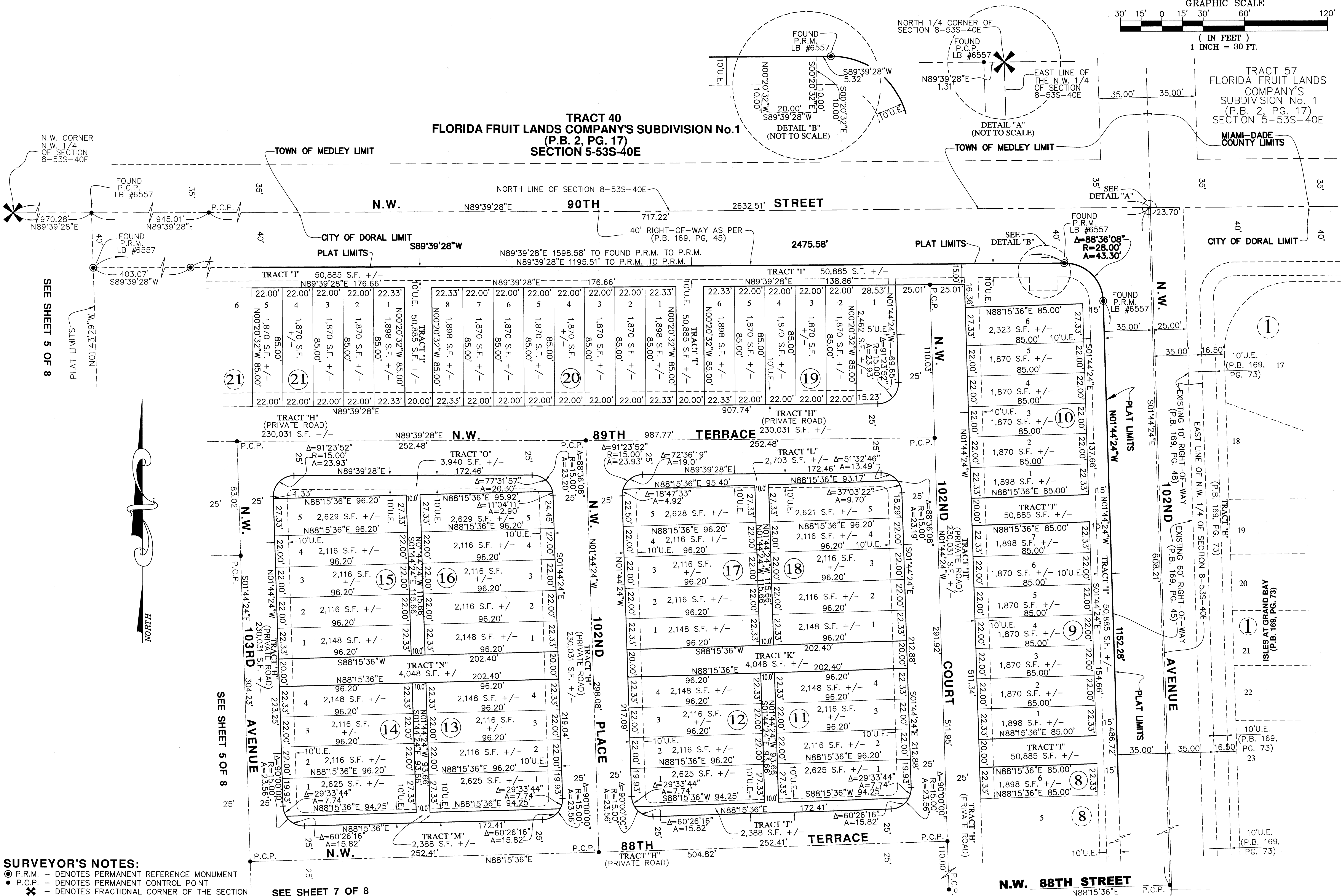
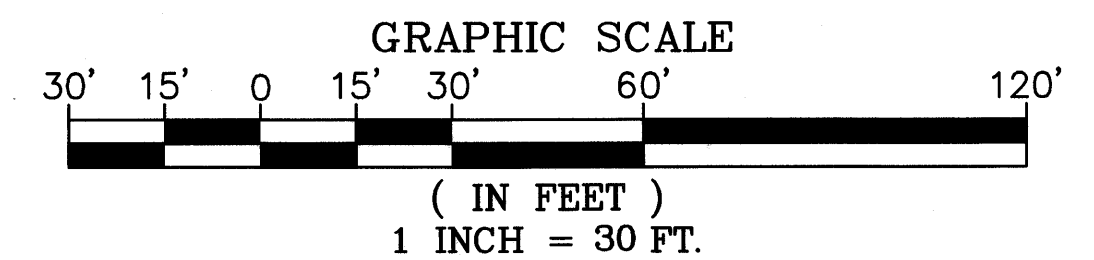
A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____
SHEET 6 OF 8



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

AUGUST, 2014



SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES FRACTIONAL CORNER OF THE SECTION
- LB - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
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SEE SHEET 7 OF 8

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SEE SHEET 3 OF 8 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

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RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2014, 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

BY: _____ DEPUTY CLERK

GRAND BAY NORTH

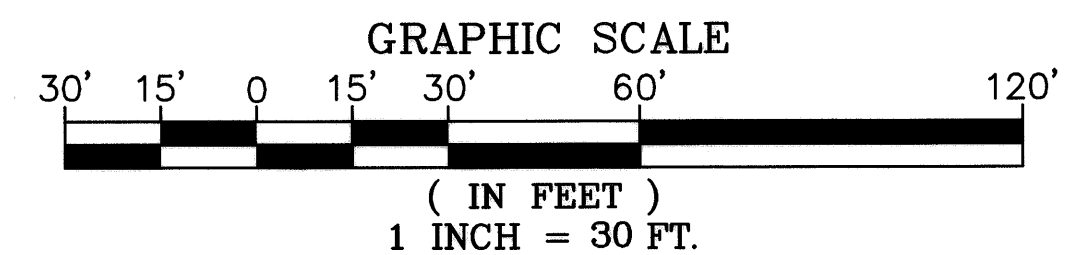
P.B. PG. SHEET 7 OF 8

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



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AUGUST, 2014



NORTH 1/4 CORNER OF SECTION 8-53S-40E

SEE SHEET 6 OF 8

FOUND P.R.M. LB #6557

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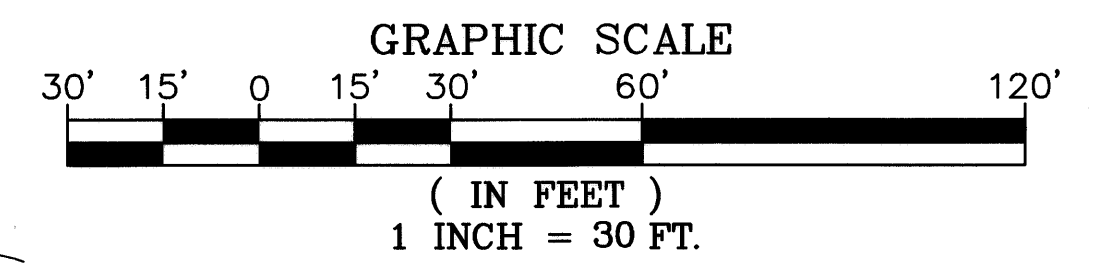
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SHEET 8 OF 8



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AUGUST, 2014



SEE SHEET 7 OF 8

SEE SHEET 7 OF 8

SEE SHEET 4 OF 8

NOT SUBDIVIDED
PORTION OF THE WEST 1/2
OF SECTION 8-53S-40E

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