

# "JANNETTE APARTMENTS SUBDIVISION"

P.B. 169 PG. 2<sup>1</sup>  
SHEET 1 OF 2

A REPLAT OF TRACTS "A", "B", "C" AND "D", OF "JANNETTE VILLAS AT DORAL", AS  
RECORDED IN P.B. 166, AT PAGE 2, LYING AND BEING IN THE NW 1/4, OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST,  
IN THE CITY OF DORAL IN MIAMI-DADE COUNTY, FLORIDA.

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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.

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

THAT TRACT "A", AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED AS A PUBLIC SCHOOL SITE.

THAT AREAS ADJACENT TO THE STORM WATER MANAGEMENT AREAS ARE TO BE GRADED TO PREVENT OVERLAND STORMWATER DISCHARGE INTO THE LAKES.

THAT TRACT "B", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED IN PERPETUITY AS A STORM WATER MANAGEMENT AREA RESERVING A PUBLIC RIGHT IN SAID SW CORNER NE 1/4, NW 1/4 SECTION 7-53-40 STORM WATER MANAGEMENT AREA AS A STORAGE BASIN FOR STORM WATER DISCHARGE, FOR THE EXCLUSIVE USE OF THE CURRENT AND FUTURE OWNERS OF TRACTS "A" AND "B" AS SHOWN ON THE ATTACHED PLAT, AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF TRACT "A".  
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 ADJOINING ARTERIAL ROAD.

## CITY OF DORAL PLAT RESTRICTIONS:

THAT N.W. 90TH STREET, N.W. 112TH AVENUE, N.W. 114TH AVENUE AND N.W. 88TH STREET, AS SHOWN IN 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.

## 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.

## IN WITNESS WHEREOF:

THAT JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES; THIS 15 DAY OF OCTOBER A.D., 2009.

JANNETTE VILLAS AT DORAL INC.,  
A FLORIDA CORPORATION

BY: [Signature]  
PRESIDENT & SECRETARY  
PABLO J. VALDEZ  
PRINT NAME

WITNESS: [Signature]  
NIVEKA T. ESPINOZA  
PRINT NAME  
WITNESS: [Signature]  
KATHY VALDEZ  
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 ACKNOWLEDGEMENTS PABLO J. VALDEZ, PRESIDENT AND SECRETARY OF JANNETTE VILLAS AT DORAL INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 15 DAY OF OCTOBER A.D., 2009.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

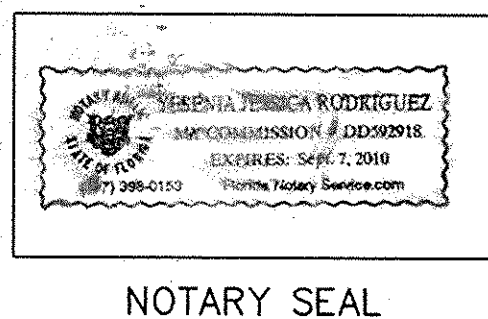
PRINTED NAME OF ACKNOWLEDGER: Yasenia J. Rodriguez

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER : DD592918

MY COMMISSION EXPIRES : Sept. 7, 2010

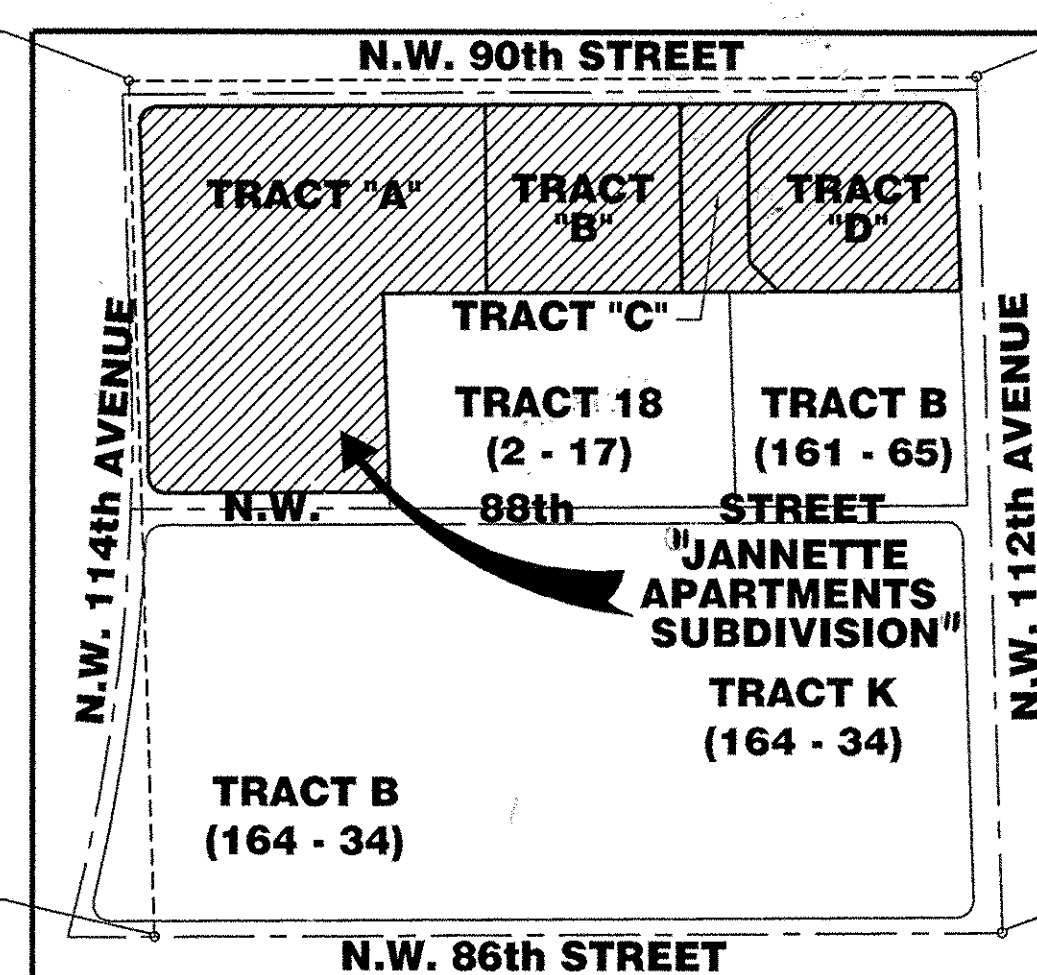
JANNETTE VILLAS  
AT DORAL INC.,  
A FLORIDA CORPORATION  
SEAL:



NOTARY SEAL

THE STORM WATER MANAGEMENT AREA MAINTENANCE EASEMENT, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT AREA AND SHALL BE KEPT CLEAR OF ABOVE GROUND APPURTENANCES.

NW CORNER NE 1/4, NW 1/4  
SECTION 7-53-40



NE CORNER NE 1/4, NW 1/4  
SECTION 7-53-40

CFN 20110176441  
PLT 86 00169 19 00001 1191  
RECORDED 03/18/2011 14:48:50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

SW CORNER NE 1/4, NW 1/4  
SECTION 7-53-40

SE CORNER NE 1/4, NW 1/4  
SECTION 7-53-40

THE NE 1/4, NW 1/4 OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1"=300'

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JANNETTE VILLAS AT DORAL, INC., A FLORIDA CORPORATION AND HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "JANNETTE APARTMENTS SUBDIVISION", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY.

## MORTGAGEE APPROVAL

THAT BANK OF FLORIDA - SOUTHEAST, A FLORIDA STATE COMMERCIAL BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 8th, 2008 AND FILED FOR RECORD ON AUGUST 12th, 2008, AND FILED IN OFFICIAL RECORDS BOOK NO. 26521 AT PAGE 781 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN ABOVE DEDICATIONS.

## IN WITNESS WHEREOF:

THAT THE SAID BANK OF FLORIDA - SOUTHEAST, A FLORIDA STATE COMMERCIAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY ROBERTO PELAEZ, MIAMI-MARKET PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED TO BY HERNAN PULIDO, VICE-PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 24th DAY OF NOVEMBER A.D., 2009.

BANK OF FLORIDA - SOUTHEAST  
A FLORIDA STATE COMMERCIAL BANK

BY: [Signature]  
ROBERTO PELAEZ  
PRINT NAME  
MIAMI-MARKET PRESIDENT  
PRINT TITLE

ATTEST: [Signature]  
HERNAN PULIDO  
PRINT NAME  
VICE-PRESIDENT  
PRINT TITLE

WITNESSES:

1) [Signature]  
Marissa Turcios  
PRINT NAME  
2) [Signature]  
Martha Figueroa  
PRINT NAME

## ACKNOWLEDGMENT:

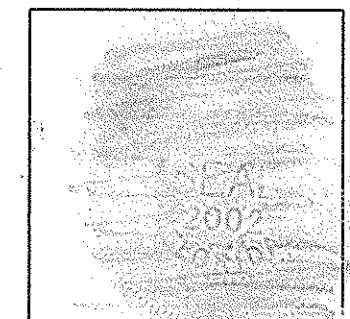
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE ] S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS ROBERTO PELAEZ, MIAMI-MARKET PRESIDENT AND HERNAN PULIDO, VICE-PRESIDENT OF BANK OF FLORIDA - SOUTHEAST, A FLORIDA STATE COMMERCIAL BANK, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

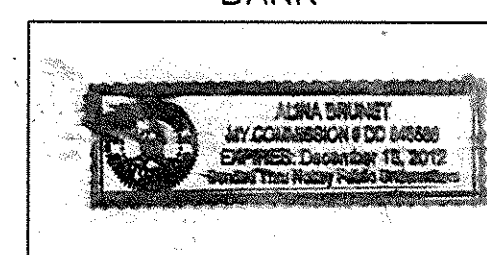
WITNESS: MY HAND AND OFFICIAL SEAL THIS 24th DAY OF NOVEMBER A.D., 2009.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
PRINT NAME:

BANK OF FLORIDA - SOUTHEAST  
A FLORIDA STATE COMMERCIAL BANK  
CORPORATE SEAL:



BANK



NOTARY SEAL

## LEGAL DESCRIPTION:

TRACTS "A", "B", "C" AND "D", OF "JANNETTE VILLAS AT DORAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, AT PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

THAT TRACT "C", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED IN PERPETUITY AS A STORM WATER MANAGEMENT AREA RESERVING A PUBLIC RIGHT IN SAID STORM WATER DISCHARGE, AREA AS STORAGE BASIN FOR STORM WATER DISCHARGE, FOR THE EXCLUSIVE USE OF THE CURRENT AND FUTURE OWNERS OF TRACTS "C" AND "D", AS SHOWN ON THE ATTACHED PLAT, AND SHALL BE OWNED AND MAINTAINED BY A CITY OF DORAL APPROVED HOMEOWNERS' ASSOCIATION IN CONJUNCTION WITH THE OWNERS OF TRACT "D", OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

## IN WITNESS WHEREOF:

THAT THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, A BODY CORPORATE AND POLITIC, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS CHAIRPERSON AND ITS BOARD SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY; THIS 12th DAY OF DECEMBER A.D., 2009.

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA

ATTESTED: [Signature]  
ALBERTO M. CARVALHO  
SECRETARY  
BY: [Signature]  
SOLOMON C. STINSON  
CHAIRPERSON

## ACKNOWLEDGMENT:

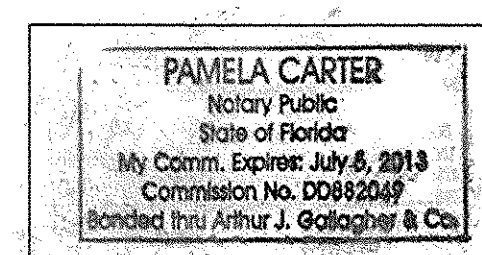
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE ] S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS SOLOMON C. STINSON AND ALBERTO M. CARVALHO, CHAIRPERSON AND SECRETARY RESPECTIVELY OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 12th DAY OF DECEMBER A.D., 2009.

MY COMMISSION EXPIRES July 6/2013 BY: [Signature]

PAMELA CARTER  
PRINTED NAME OF ACKNOWLEDGER  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
COMMISSION NUMBER: DD592918



NOTARY SEAL

PREPARED BY:

**CABRERA CONSULTING SERVICES**  
Land Planning-Surveying-Mapping  
CERTIFICATE No. L.B.-7102, STATE OF FLORIDA  
10412 SW 23rd TERRACE  
MIAMI, FLORIDA 33165  
PHONE: (305) 389-8321

SEPTEMBER, 2009

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.

## CITY OF DORAL APPROVAL:

THE FOLLOWING PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, HAS REVIEWED THIS PLAT. THE TRACTS, AND OTHER FEATURES, AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART 1, FLORIDA STATUTES.

CERTIFIED THIS 09 DAY OF 08, A.D. 2010

PROFESSIONAL SURVEYOR AND MAPPER No. 6634  
STATE OF FLORIDA

THIS PLAT WILL NOT RESULT IN THE 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. 210-02 PASSED AND ADOPTED BY THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS 10th DAY OF February A.D., 2010

WITNESS: [Signature]  
Kristina Gomez  
PRINT NAME

BY: [Signature]  
MAYOR  
CITY OF DORAL

WITNESS: [Signature]  
Yamileth de la Cruz  
PRINT NAME

ATTEST: [Signature]  
CITY CLERK  
CITY OF DORAL

## 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.

CERTIFIED THIS 4th DAY OF MARCH, A.D. 2011

SIGNED [Signature] DIRECTOR  
MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT

## RECORDING STATEMENT:

FILED FOR RECORD THIS 18th DAY OF MARCH A.D., 2011 AT 2:46 P.M., IN BOOK 169 OF PLATS, AT PAGE 2 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: [Signature]  
DEPUTY CLERK

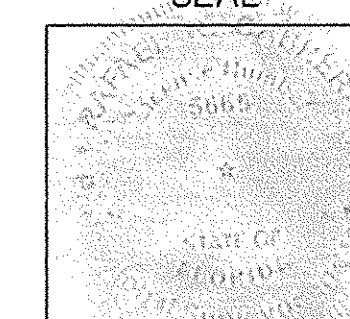
## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "JANNETTE APARTMENTS SUBDIVISION", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 25th DAY OF SEPTEMBER 2009 IN ACCORDANCE WITH PART 1, CHAPTER 177, OF THE FLORIDA STATUTES.

CABRERA CONSULTING SERVICES

BY: [Signature]  
RAFAEL R. CABRERA, P.S.M.  
CERTIFICATE No. L.S.-5665  
STATE OF FLORIDA

RAFAEL R. CABRERA  
PROFESSIONAL SURVEYOR  
AND MAPPER  
SEAL





SHEET 2 OF 2



Seal of the Circuit Court of the District of Columbia, featuring the text "CIRCUIT COURT OF THE DISTRICT OF COLUMBIA" and "1800" in the center.