

PREPARED BY: LB3653  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS  
 180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.  
 PH.: 305-653-4493 / FAX: 305-651-7152  
 O.N.: (201184) AUTOCAD NO.: (201184-P.DWG) T-PLAT (2020-150-TPLAT)  
 FIELD BOOK (588/05 TC)

# CANAL PARK OFFICE

A REPLAT OF ALL OF LOTS 21, 22 AND 23, BLOCK 4, EASTERN SHORES,  
 PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST,  
 CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
**OCTOBER 2021**

P.B. \_\_\_\_\_, PG \_\_\_\_\_  
 SHEET 1 OF 2

**KNOW ALL MEN BY THESE PRESENTS:**

THAT CANAL PARK OFFICE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED CANAL PARK OFFICE, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS:

**LEGAL DESCRIPTION:**

LOTS 21, 22 AND 23, BLOCK 4, OF EASTERN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO DELETE THE 25 FEET AND 70 FEET BUILDING SETBACK RESTRICTIONS ON SAID PLAT OF "EASTERN SHORES" FROM BEING APPLICABLE TO THE PROPERTY DESCRIBED ABOVE. ALL LYING WITHIN THE LIMITS OF THIS PLAT.

**IN WITNESS WHEREOF:**

THAT CANAL PARK OFFICE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY 163 OFFICE INVESTMENTS 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, BY NAMNUM MASTER MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, BY EDUARDO NAMNUM, ITS MANAGER IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

WITNESSED BY: \_\_\_\_\_  
 \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

BY: **CANAL PARK OFFICE 2, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY  
 163 OFFICE INVESTMENTS 2, LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY  
 ITS MANAGER**

BY: **NAMNUM MASTER MANAGER LLC,  
 A FLORIDA LIMITED LIABILITY COMPANY  
 ITS MANAGER**

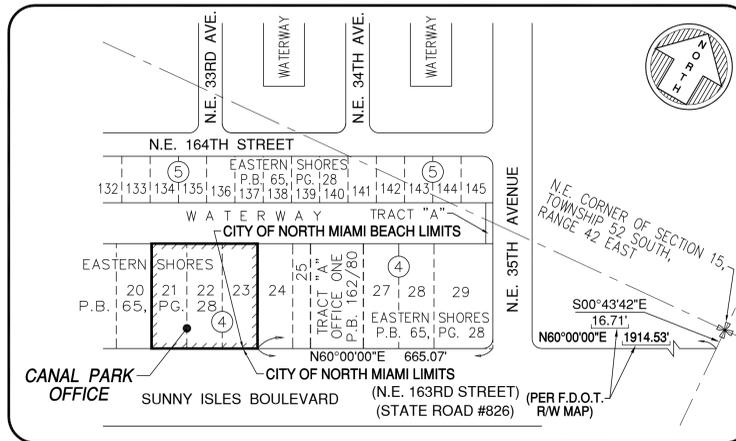
BY: \_\_\_\_\_  
 EDUARDO NAMNUM  
 MANAGER

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

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDUARDO NAMNUM, MANAGER OF NAMNUM MASTER MANAGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF 163 OFFICE INVESTMENTS 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF CANAL PARK OFFICE 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

NOTARY PUBLIC \_\_\_\_\_  
 PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_  
 NOTARY PUBLIC STATE OF \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_



**LOCATION SKETCH**  
 A PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF  
 SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST,  
 CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
 SCALE: 1" = 200'

**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. 202\_\_ AT \_\_\_\_\_ AM/PM 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

**MIAMI-DADE COUNTY PLAT RESTRICTIONS:**

THAT N.E. 163RD 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, OR THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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

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

**CITY OF NORTH MIAMI BEACH 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 MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

SIGNED: \_\_\_\_\_  
 ANTHONY F. DEFILLIPO  
 MAYOR

ATTEST: \_\_\_\_\_  
 ANDRISE BERNARD  
 CITY CLERK

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL FINAL PLAT REQUIREMENTS OF SECTION 24-178 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI BEACH AND CHAPTER 28-8 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

I HAVE REVIEWED THIS PLAT AS THE CONTRACT PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF NORTH MIAMI BEACH, IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES, FOR CONFORMITY TO CHAPTER 177, PART I AND PART II, FLORIDA STATUTES, AS AMENDED.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

\_\_\_\_\_  
 DARRYL J. HAUSER  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS6277  
 STATE OF FLORIDA  
 LONGITUDE SURVEYORS, LLC

**MIAMI-DADE COUNTY APPROVALS:**

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

SIGNED BY: \_\_\_\_\_ DIRECTOR

THIS PLAT WAS APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

SIGNED: \_\_\_\_\_ DIRECTOR  
 DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

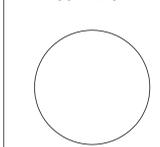
SIGNED: \_\_\_\_\_ COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED CANAL OFFICE PARK IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I AND PART II, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND PERMANENT CONTROL POINTS (P.C.P.S) WERE SET ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I AND PART II.

**EMBOSSSED SEAL**

**SURVEYOR**



BY: \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_.

DANIEL C. FORTIN JR., FOR THE FIRM  
 SURVEYOR AND MAPPER, LS6435  
 STATE OF FLORIDA  
 FORTIN, LEAVY, SKILES, INC., LB3653  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162

