

NORTH MIAMI BEACH PLACE

PLAT BOOK 155 PAGE 86
SHEET 1 OF 2 SHEETS

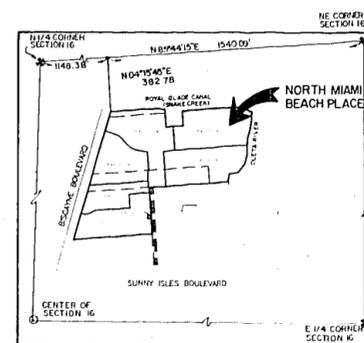
A REPLAT OF A PORTION OF
R. E. McDONALD SUBDIVISION (PLAT BOOK 3, PAGE 63, D.C.R.) & A PORTION OF
FULFORD TERRACE (PLAT BOOK 14, PAGE 8, D.C.R.) ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER
OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
CITY OF NORTH MIAMI BEACH, DADE COUNTY, FLORIDA

PREPARED BY
MICHAEL D. ROSE, P.L.S.

AUGUST 1999

APPROVAL OF MIAMI-DADE
THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS
OF CHAPTER 28 OF THE MIAMI-DADE CODE.
CERTIFIED THIS 1 DAY OF March, AD 2000 BY Michael D. Rose DIRECTOR
DEPARTMENT OF PUBLIC WORKS

SDA SHAIH
DROTOS
& ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.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.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PLAT BOOK 3, PAGE 63, DADE COUNTY RECORDS. SAID LINE BEARS SOUTH 03°39'40" EAST (ASSUMED).

IN WITNESS WHEREOF:

THAT THE SAID ABC LIQUORS, INC., A FLORIDA CORPORATION, HAS CAUSED THE ATTACHED TO BE SIGNED FOR AND ON ITS BEHALF BY ITS EXECUTIVE VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT.

THIS 25 DAY OF October, AD, 1999

WITNESSES:
ABC LIQUORS, INC.
A FLORIDA CORPORATION
PRINT NAME: Michael D. Rose BY: John D. Bailey
PRINT TITLE: Executive Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA
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, JESS D. BAILEY, EXECUTIVE VICE PRESIDENT, ON BEHALF OF ABC LIQUORS, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THE FREE ACT AND DEED AS SUCH EXECUTIVE VICE PRESIDENT FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESSES MY HAND AND OFFICIAL SEAL THIS 25th DAY OF October, AD, 1999

MY COMMISSION EXPIRES: MAY 13, 2003

NOTARY PUBLIC
STATE OF FLORIDA
PRINTED NAME: Michael D. Rose

MIAMI-DADE COUNTY PLAT RESTRICTIONS (CONT)

THAT DISCAYNE BOULEVARD 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 OR ASSIGNS THE REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

KNOW ALL MEN BY THESE PRESENTS:

THAT BRINKER FLORIDA, INC., A DELAWARE CORPORATION, ABC LIQUORS INC., A FLORIDA CORPORATION, HOPS GRILL & BAR, INC. AND LEF/NORTH MIAMI BEACH VILLAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE, THE ATTACHED PLAT ENTITLED "NORTH MIAMI BEACH PLACE", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOTS 1 AND 2, R. E. McDONALD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY OF THE FEDERAL HIGHWAY, AS NOW LAID OUT, LESS THE SOUTH 50 FEET OF SAID LOT 2.

AND

THAT PORTION OF THE ALLEY ADJACENT TO THE EAST LINE OF LOTS 1 AND 2 OF SAID R. E. McDONALD'S SUBDIVISION, LYING BETWEEN THE NORTH LINE OF LOT 1 EXTENDED AND THE SOUTH LINE OF LOT 2 EXTENDED, OF SAID SUBDIVISION, LESS THE SOUTH 50 FEET THEREOF.

AND

THAT PORTION OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, LYING WEST OF SNAKE CREEK, ALSO KNOWN AS OLETA RIVER, AND LYING BETWEEN THE NORTH LINE OF LOT 1, OF SAID McDONALD'S SUBDIVISION, EXTENDED EAST TO SNAKE CREEK, AND THE SOUTH LINE OF LOT 2, OF SAID SUBDIVISION EXTENDED EAST TO SNAKE CREEK, LESS THE SOUTH 50 FEET OF THE WEST 345 FEET THEREOF.

TOGETHER WITH

LOT 12, LESS THE WEST 50 FEET THEREOF, ALL OF LOTS 13 THROUGH 16 INCLUSIVE, LOTS 19 THROUGH 41 INCLUSIVE, AND LOTS 42 THROUGH 48 LESS THE WEST 50 FEET THEREOF, FULFORD TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ALL STREETS, AVENUES, ROADWAYS, ALLEYS, PUBLIC AREAS OF OTHER PROPERTIES CONTAINED WITHIN SAID FULFORD TERRACE.

TOGETHER WITH

THE SOUTH 50 FEET OF LOT 2 AND LOTS 3, 4 AND 5, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY, R. E. McDONALD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

THAT PORTION OF THE ALLEY ADJACENT TO THE EAST LINE OF THE SOUTH 50 FEET OF LOT 2 SAID R. E. McDONALD'S SUBDIVISION AND SOUTH 50 FEET OF THE WEST 345 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 52-42, SITUATED IN THE CITY OF NORTH MIAMI BEACH AND CONTAINING 11.238 ACRES, MORE OR LESS.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS 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 OR STATE REGULATIONS.

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

THAT TRACT G IS HEREBY DEDICATED FOR THE PURPOSE OF A LIFT STATION AND SAID PARCEL SHALL BE OWNED AND MAINTAINED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT.

OWNER'S PLAT RESTRICTIONS:

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

IN WITNESS WHEREOF:

THAT THE SAID BRINKER FLORIDA, A DELAWARE CORPORATION, HAS CAUSED THE ATTACHED TO BE SIGNED FOR AND ON ITS BEHALF BY ITS SENIOR VICE-PRESIDENT FOR CORPORATE DEVELOPMENT, AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED TO BY ITS SENIOR VICE-PRESIDENT.

THIS 10th DAY OF March, AD, 1999

WITNESSES:
BRINKER FLORIDA, INC.
A DELAWARE CORPORATION
PRINT NAME: Laura Walker BY: Laura Walker
PRINT TITLE: Senior Vice-President

ACKNOWLEDGMENT:

STATE OF FLORIDA
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, ROY STUBBS, SENIOR VICE-PRESIDENT FOR CORPORATE DEVELOPMENT, ON BEHALF OF BRINKER FLORIDA, A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THE FREE ACT AND DEED AS SUCH SENIOR VICE PRESIDENT FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESSES MY HAND AND OFFICIAL SEAL THIS 10th DAY OF March, AD, 1999

MY COMMISSION EXPIRES: March 13, 2003

NOTARY PUBLIC
STATE OF FLORIDA
PRINTED NAME: Laura Walker

IN WITNESS WHEREOF:

THAT THE SAID HOPS GRILL & BAR, INC., A FLORIDA CORPORATION, HAS CAUSED THE ATTACHED TO BE SIGNED FOR AND ON ITS BEHALF BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT.

THIS 10th DAY OF March, AD, 1999

WITNESSES:
HOPS GRILL & BAR, INC.
A FLORIDA CORPORATION
PRINT NAME: John D. Bailey BY: John D. Bailey
PRINT TITLE: Senior Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA
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, JESS D. BAILEY, EXECUTIVE VICE PRESIDENT, ON BEHALF OF HOPS GRILL & BAR, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THE FREE ACT AND DEED AS SUCH EXECUTIVE VICE PRESIDENT FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESSES MY HAND AND OFFICIAL SEAL THIS 10th DAY OF March, AD, 1999

MY COMMISSION EXPIRES: April 1, 2001

NOTARY PUBLIC
STATE OF FLORIDA
PRINTED NAME: John D. Bailey

CITY OF NORTH MIAMI BEACH APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN AND THIS PLAT WAS REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF NORTH MIAMI BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

THEREFORE IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE PASSED AND ADOPTED BY RESOLUTION NO. 2000-209 OF THE CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, THIS 22nd DAY OF September, AD, 1999.

WITNESSES:
City of North Miami Beach
PRINTED NAME: Michael D. Rose BY: Michael D. Rose
PRINT TITLE: City Clerk

SIGNED: Michael D. Rose
MAYOR

IN WITNESS WHEREOF:

THAT THE SAID LEF/NORTH MIAMI BEACH VILLAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THE ATTACHED TO BE SIGNED FOR AND ON ITS BEHALF BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED AND ATTESTED TO BY ITS VICE-PRESIDENT.

THIS 9th DAY OF September, AD, 1999

WITNESSES:
LEF/NORTH MIAMI BEACH VILLAGE LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: John D. Bailey BY: John D. Bailey
PRINT TITLE: Senior Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA
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, DAVID FREDMAN, VICE-PRESIDENT, ON BEHALF OF LEF/NORTH MIAMI BEACH VILLAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THE FREE ACT AND DEED AS SUCH VICE PRESIDENT FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESSES MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, AD, 1999

MY COMMISSION EXPIRES: June 4, 2000

NOTARY PUBLIC
STATE OF FLORIDA
PRINTED NAME: John D. Bailey

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IS SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I Hal Kaufman DO HEREBY SET MY HAND AND SEAL THIS 12th DAY OF November, AD, 1999

WITNESSES:
Commercial Bank of Florida
BY: Hal Kaufman
PRINTED NAME: Hal Kaufman SENIOR VICE PRESIDENT

MORTGAGEE'S ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED Hal Kaufman, A, VICE PRESIDENT, OF COMMERCIAL BANK OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS SUBMITTED TO ME A SUFFICIENT IDENTIFICATION AND WHO DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESSES MY HAND AND OFFICIAL SEAL THIS 12th DAY OF November, AD, 1999

MY COMMISSION EXPIRES: July 10, 2003

NOTARY PUBLIC
STATE OF FLORIDA

RECORDING STATEMENT:

FILED FOR RECORD THIS 22nd DAY OF September, AD, 1999, AT 9:27 AM, IN BOOK 155 OF PLATS, AT PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETS WITH THE LAWS OF THE STATE OF FLORIDA AND METROPOLITAN DADE COUNTY, FLORIDA.

WITNESSES:
Michael D. Rose
BY: Michael D. Rose
PRINTED NAME: Michael D. Rose CITY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "NORTH MIAMI BEACH PLACE" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, AND THAT PERMANENT REFERENCE MONUMENTS WERE IN PLACE IN ACCORDANCE WITH THE CITY OF NORTH MIAMI BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

LATER: September 15, 1999

BY: Michael D. Rose
PRINTED NAME: Michael D. Rose
FLORIDA REGISTRATION NO. 12220

NOTARY PUBLIC
STATE OF FLORIDA

PRINTED NAME: Michael D. Rose

