

SHORES AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF LAND IN THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
DECEMBER, 2022

KNOW ALL MEN BY THESE PRESENTS:

THAT SHORES AT PALMETTO BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED SHORES AT PALMETTO BAY, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE NORTH ONE-HALF (N=1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF FOR ROAD RIGHT-OF-WAY, LESS THE FOLLOWING DESCRIBED TWO PARCELS.

CONTAINING 218,775.85 SQUARE FEET OR 5.03 ACRES MORE OR LESS LESS OUT PARCEL ONE

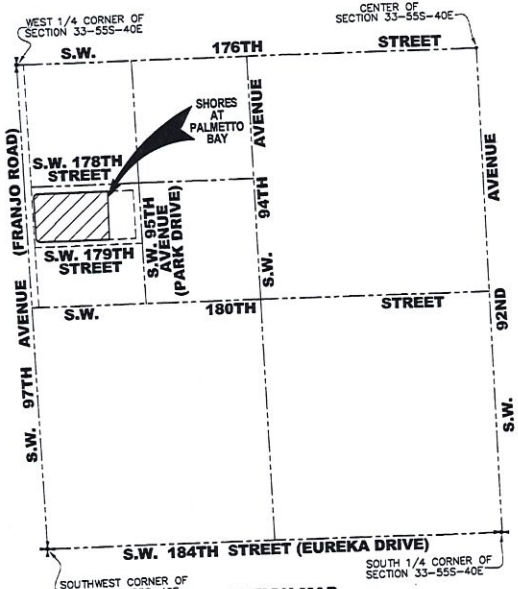
A PORTION OF NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N88°05'46"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, FOR A DISTANCE OF 40.02 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 40.00 FEET OF SAID SECTION 33; THENCE S03°30'20"E, ALONG SAID EAST LINE OF THE WEST 40.00 FEET OF SECTION 33, FOR A DISTANCE OF 40.02 FEET; THENCE N88°05'46"E, ALONG A LINE PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 33, FOR A DISTANCE OF 442.83 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N88°05'46"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 148.23 FEET; THENCE S33°25'58"E, ALONG A LINE PARALLEL TO AND 35.50 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 33, FOR A DISTANCE OF 279.51 FEET; THENCE S58°05'21"W, ALONG A LINE PARALLEL TO AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 33, FOR A DISTANCE OF 155.82 FEET; THENCE N01°53'39"W FOR A DISTANCE OF 279.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,475.42 SQUARE FEET OR 0.98 ACRES MORE OR LESS. LESS OUT PARCEL TWO:

THE NORTH 40.00 FEET AND THE EAST 35.50 FEET AND THE SOUTH 30.00 FEET AND THE EAST 10.00 FEET OF THE WEST 50.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 56,555.77 SQUARE FEET OR 1.30 ACRES MORE OR LESS.



LOCATION MAP
THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST VILLAGE OF PALMETTO BAY MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:

THAT S.W. 97TH AVENUE, S.W. 178TH STREET, AND S.W. 179TH 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 OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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

VILLAGE OF PALMETTO BAY 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 VILLAGE'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA THIS _____ DAY OF _____ A.D., 20__.

SIGNED BY: _____
VILLAGE MAYOR

ATTEST: _____
VILLAGE CLERK

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., 20__.

SIGNED: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 20__ AT _____ M. IN BOOK _____ OF PLATS, AT PAGE _____ 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.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

By: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED SHORES AT PALMETTO BAY, 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 SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

FORD, ARMENTEROS & FERNANDEZ, INC.
L.B. NO. 6557

By: _____
RICARDO RODRIGUEZ, P.S.M. FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. 5936
DECEMBER 21, 2022.

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA, 33172 L.B. NO. 6557

RICARDO RODRIGUEZ
PROFESSIONAL SURVEYOR
AND MAPPER
SEAL



PLATTING

PL-24-001
RECEIVED
Zoning Department
December 27, 2022
Village of Palmetto Bay
Building & Zoning Department
By: *AO*

SHORES AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF LAND IN THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

SHEET 2 OF 3



FORD, ARMENTEROS & FERNANDEZ, INC.
1550 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH: (305) 470-6472
FAX: (305) 470-2805

DECEMBER, 2022

LIST OF DOCUMENTS AFFECTING THIS PLAT:

- COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN-DADE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 12177, PAGE 2883.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 30919, PAGE 1052.
- TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN SHORES AT PALMETTO BAY, LLC, AND THE VILLAGE OF PALMETTO BAY, RECORDED IN OFFICIAL RECORDS BOOK 30919, PAGE 1060.
- UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED OCTOBER 7, 2020, IN OFFICIAL RECORDS BOOK 32133, PAGE 2457.
- ALL THE ABOVE AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AS MAY BE AMENDED.

IN WITNESS WHEREOF:

THAT SAID SHORES AT PALMETTO BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DREW C. ROSEN, AS MANAGER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 16TH DAY OF DECEMBER, A.D., 2022.

SHORES AT PALMETTO BAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
DREW C. ROSEN, MANAGER

WITNESSES:

1) [Signature] 2) [Signature]
Garriel Alvarez Manuel Peral
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, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DREW C. ROSEN, AS MANAGER OF SHORES AT PALMETTO BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED N/A 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 16TH DAY OF DECEMBER, A.D., 2022.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: ANA CRISTINA PARES

NOTARY PUBLIC STATE OF: FLORIDA

COMMISSION NUMBER: HH244322

MY COMMISSION EXPIRES: APRIL 25, 2026



NOTARY SEAL

SHORES AT PALMETTO BAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
SEAL



MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, DATED DECEMBER 10, 2020, AND RECORDED ON DECEMBER 24, 2020 IN OFFICIAL RECORDS BOOK 32257, PAGE 1388, EXECUTED BY SHORES AT PALMETTO BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, IN FAVOR OF CENTENNIAL BANK, 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 CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY MARCELO MONTALVO AS SENIOR VICE PRESIDENT AND ITS BANK IN THE PRESENCE OF THESE TWO WITNESSES, THIS 16TH DAY OF DECEMBER, A.D., 2022.

CENTENNIAL BANK,
AN ARKANSAS BANKING CORPORATION

BY: [Signature]
SIGNATURE

Marcelo Montalvo
PRINT NAME

Sup. Senior Vice President
PRINT TITLE

WITNESSES:

1) [Signature] 2) [Signature]
Richard L. Barquin Josue Deito
PRINT NAME PRINT NAME

ACKNOWLEDGEMENT:

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

I HEREBY CERTIFY: ON THIS DAY PERSONALLY APPEARED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MARCELO MONTALVO AS SENIOR VICE PRESIDENT OF CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION, MORTGAGEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED N/A 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 16TH DAY OF DECEMBER, A.D., 2022.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: JUAN CARLOS DE ONA

NOTARY PUBLIC STATE OF: FLORIDA

COMMISSION NUMBER: HH 37783

MY COMMISSION EXPIRES: SEPTEMBER 26, 2024



NOTARY SEAL

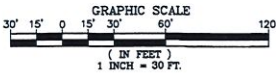
CENTENNIAL BANK,
AN ARKANSAS BANKING CORPORATION
SEAL



PL-24-001
RECEIVED
Zoning Department
December 27, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AB

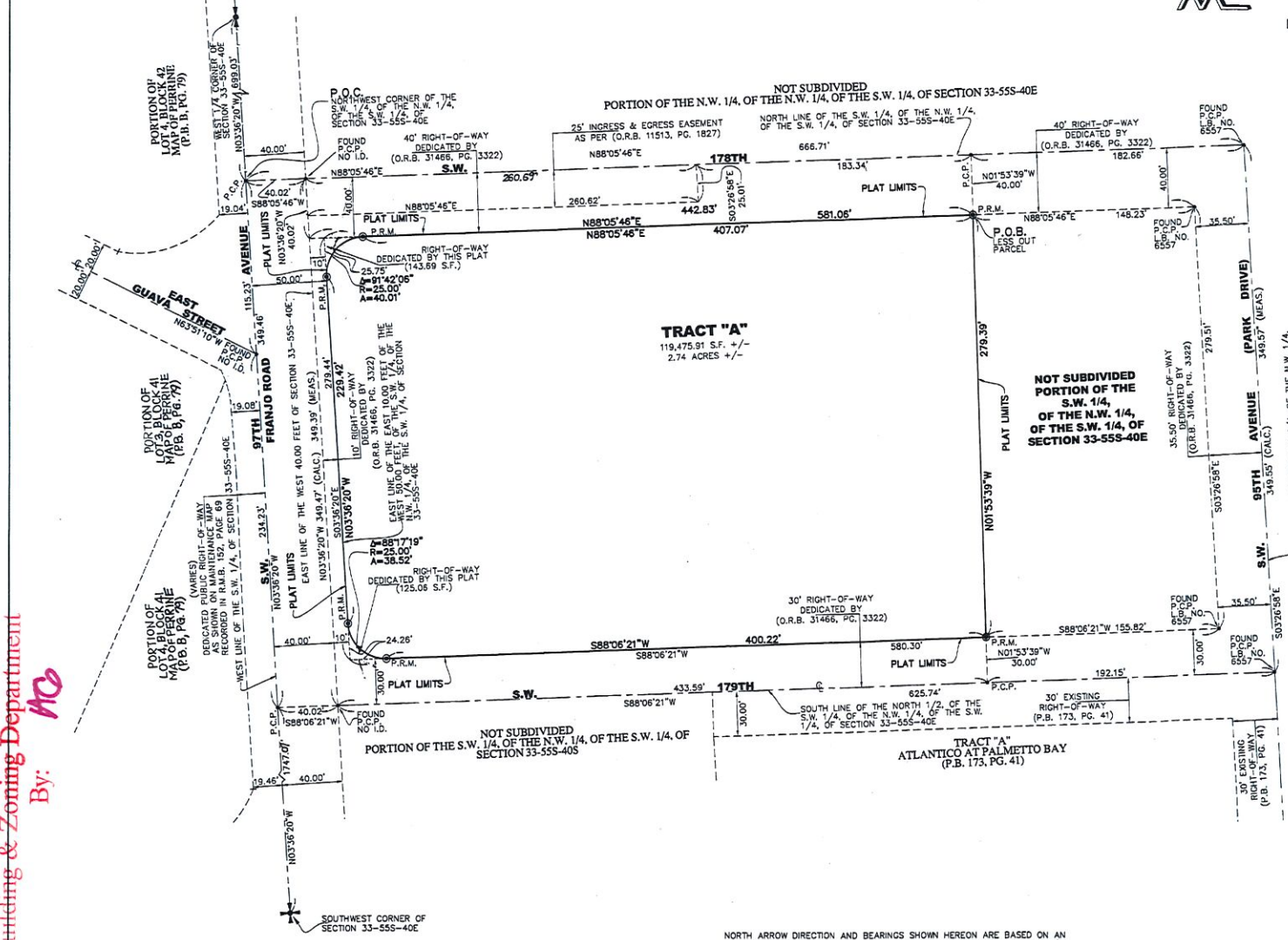
RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 2024, 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.
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA
By: _____
DEPUTY CLERK



SHORES AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF LAND IN THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



NOT SUBDIVIDED PORTION OF THE S.W. 1/4, OF THE N.W. 1/4, OF SECTION 33-55S-40E
 PORTION OF THE S.E. 1/4, OF THE N.W. 1/4, OF SECTION 33-55S-40E



SURVEYOR'S NOTES:

- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.C.P. - INDICATES PERMANENT CONTROL POINT
- ⊕ - INDICATES SECTION CORNER
- ⊙ - INDICATES QUARTER SECTION CORNER
- ⊚ - INDICATES QUARTER SECTION CORNER
- L.B. - INDICATES LICENSED BUSINESS
- P.O.C. - INDICATES POINT OF COMMENCEMENT
- P.O.B. - INDICATES POINT OF BEGINNING
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- NO I.D. - INDICATES NO IDENTIFICATION
- +/- - INDICATES MORE OR LESS
- (CALC.) - INDICATES CALCULATED VALUE
- (MEAS.) - INDICATES MEASURED VALUE
- S.E. - INDICATES SOUTHEAST VALUE
- N.W. - INDICATES NORTHWEST VALUE
- S.W. - INDICATES SOUTHWEST VALUE
- 33-55S-40E - INDICATES SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST

- NO. - INDICATES NUMBER
- R.M.B. - INDICATES ROAD MAP BOOK

- P.B. - INDICATES PLAT BOOK
- PG. - INDICATES PAGE
- ⊙ - INDICATES CENTER LINE
- S.F. - INDICATES SQUARE FEET
- Δ - INDICATES CENTRAL ANGLE OF CURVE
- R - INDICATES RADIUS OF CURVE
- A - INDICATES ARC LENGTH OF CURVE
- THE AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N88°05'46"E, ALONG THE NORTH LINE OF THE S.W. 1/4, OF THE N.W. 1/4, OF THE S.W. 1/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SEE SHEET 2 OF 3 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., 2024, 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.
 JUAN FERNANDEZ-BARQUIN
 CLERK OF THE COURT AND COMPTROLLER
 MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

RECEIVED
 Zoning Department
 December 27, 2023
 Village of Palmetto Bay
 Building & Zoning Department
 By: *ACB*

PL-24-001
 ZONING