

**RESOLUTION NO. 04-241**

**A RESOLUTION OF THE TOWN COUNCIL OF TOWN OF MIAMI LAKES, FLORIDA, APPROVING THE “STORSAFE AT MIAMI LAKES” PLAT, BEING A REPLAT OF A PORTION OF TRACT “B”, “MIAMI LAKES BUSINESS PARK SECTION ONE”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 28 of the Miami-Dade County Code, Storsafe Miami Lakes (the “Applicant”), has applied for approval of a Final Plat for “STORSAFE AT MIAMI LAKES,” a copy of the Final Plat is attached as Exhibit “A” and incorporated into this Resolution by reference; and

**WHEREAS**, the Town Council has been advised by Miami-Dade County staff (acting in their capacity as Town Staff) that the Applicant has met the conditions imposed by the Miami Dade County Plat Committee and has complied with all applicable provisions of Chapter 28 of the Miami Dade County Code and the Town Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF MIAMI LAKES, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and are incorporated in to this Resolution by this reference.

**Section 2. Approval.** The Final Plat approval for “STORSAFE AT MIAMI LAKES”, more particularly described as:

TRACT “B”, MIAMI LAKES BUSINESS PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND MORE PARTICULARLY BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT “B”; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 27 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT “B”, FOR 688.31 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE, SAID POINT BEARS

SOUTH 55 DEGREES 08 MINUTES 13 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 18 MINUTES 01 SECONDS, FOR AN ARC DISTANCE OF 48.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40 DEGREES 09 MINUTES 48 SECONDS EAST FOR 117.40 FEET (SAID LAST TWO COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID TRACT "B"); THENCE NORTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG A LINE 128.00 FEET, SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT "B", FOR 215.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 33 SECONDS WEST FOR 22.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 27 SECONDS WEST, ALONG A LINE 150.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT "B", FOR 578.54 FEET; THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT "B", FOR 150.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

Is granted.

**Section 3. Authorization.** The Town Manager and the Town Clerk are authorized to sign the face of the Final Plat.

**Section 4. Recordation.** The Town Clerk shall forward this Resolution and the Original Final Plat to Miami-Dade County for recording in the Public Records of Miami Dade County, Florida. The applicant shall pay the costs of recording the Final Plat, as well as the Town's actual cost for a surveyor to approve the Final Plat as required by Chapter 177, Florida Statutes.

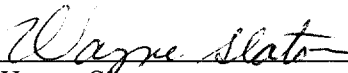
**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption by the Town Council.

PASSED AND ADOPTED this 20<sup>th</sup> day of July, 2004.

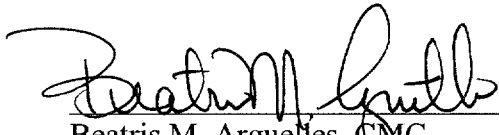
Motion to adopt by Thomson, second by Meador.

FINAL VOTE AT ADOPTION


|                             |               |
|-----------------------------|---------------|
| Mayor Wayne Slaton          | <u>Yes</u>    |
| Vice Mayor Roberto Alonso   | <u>Absent</u> |
| Councilmember Mary Collins  | <u>Absent</u> |
| Councilmember Robert Meador | <u>Yes</u>    |
| Councilmember Michael Pizzi | <u>Yes</u>    |
| Councilmember Nancy Simon   | <u>Absent</u> |
| Councilmember Peter Thomson | <u>Yes</u>    |

  
\_\_\_\_\_  
Wayne Slaton  
MAYOR

ATTEST:

  
\_\_\_\_\_  
Beatris M. Arguelles, CMC  
TOWN CLERK

Approved as to form and legality for the use  
and benefit of the Town of Miami Lakes only:

  
\_\_\_\_\_  
Weiss, Serota, Helfman, Pastoriza, Guedes  
Cole & Boniske, P.A.  
TOWN ATTORNEY

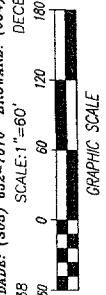
702001/Resolutions/Approving StorSafe at Miami Lakes Replat

# STORSAFE AT MIAMI LAKES

A PORTION OF TRACT B, MIAMI LAKES BUSINESS PARK SECTION ONE, (PLAT BOOK 126, PAGE 54) PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
SHEET 1 OF 1 SHEET

PREPARED BY:  
**Schwabke-Shiskin & Associates, Inc.**  
3240 CORPORATE WAY, MIRAMAR, FL. 33025  
LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB#97)  
PHONE: MIAMI-DADE: (305) 658-7010 BROWARD: (954) 455-7010  
ORDER NO. 188738 SCALE: 1"=60' DECEMBER, 2003



### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: That J.I. KISLAK, INC., a New Jersey Corporation, has caused to be made the attached plat of "STORSAFE AT MIAMI LAKES", the same being a replat of a portion of Tract B, Miami Lakes Business Park Section One, Florida, and being more particularly described as follows:

Begin at the Northwest corner of said Tract "B"; thence run South 89 degrees 52 minutes 27 seconds East, along the North boundary of said Tract "B", for 688.31 feet to a point on the next described circular curve, said point bears South 55 degrees 08 minutes 13 seconds West from the radius point of said curve; thence Southwesterly, along a circular curve to the left, having a radius of 525.00 feet and a central angle of 05 degrees 01 minutes 18 seconds, for an arc distance of 48.57 feet to a point of tangency; thence South 40 degrees 09 minutes 48 seconds East for 117.40 feet (said last two courses being coincident with the Eastern boundary of said Tract "B"); thence North 89 degrees 52 minutes 27 seconds West, along a line 128.00 feet, south of and parallel with the North boundary of said Tract "B", for 215.00 feet; thence South 00 degrees 07 minutes 33 seconds West for 22.00 feet; thence North 89 degrees 52 minutes 27 seconds West, along a line 150.00 feet south of and parallel with the North boundary of said Tract "B", for 578.54 feet; thence North, along the west line of said Tract "B", for 150.00 feet to the Point of Beginning, Lying and being in the Town of Miami Lakes, Miami-Dade County, Florida.

### TOWN OF MIAMI LAKES PLAT RESTRICTIONS:

That N.W. 79th Court and Palmetto Frontage Road 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 the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance with County or State regulations. That individual wells shall not be permitted within this subdivision, except for sprinkler systems, swimming pools, and/or air-conditioners. That all new electric and communication lines may be installed overhead, service conductors from the pole to the building/structure shall be an underground service lateral.

### OWNER'S PLAT RESTRICTIONS:

That the utility easements, as shown on the attached plat, are hereby reserved for the installation and maintenance of Public Utilities. IN WITNESS WHEREOF: That J.I. KISLAK, INC., a New Jersey Corporation, has caused these presents to be signed for and on its behalf, by its President, its corporate seal to be hereunto affixed and attested by its Secretary, this 23rd day of June, A.D., 2004

J.I. KISLAK, INC., a New Jersey Corporation

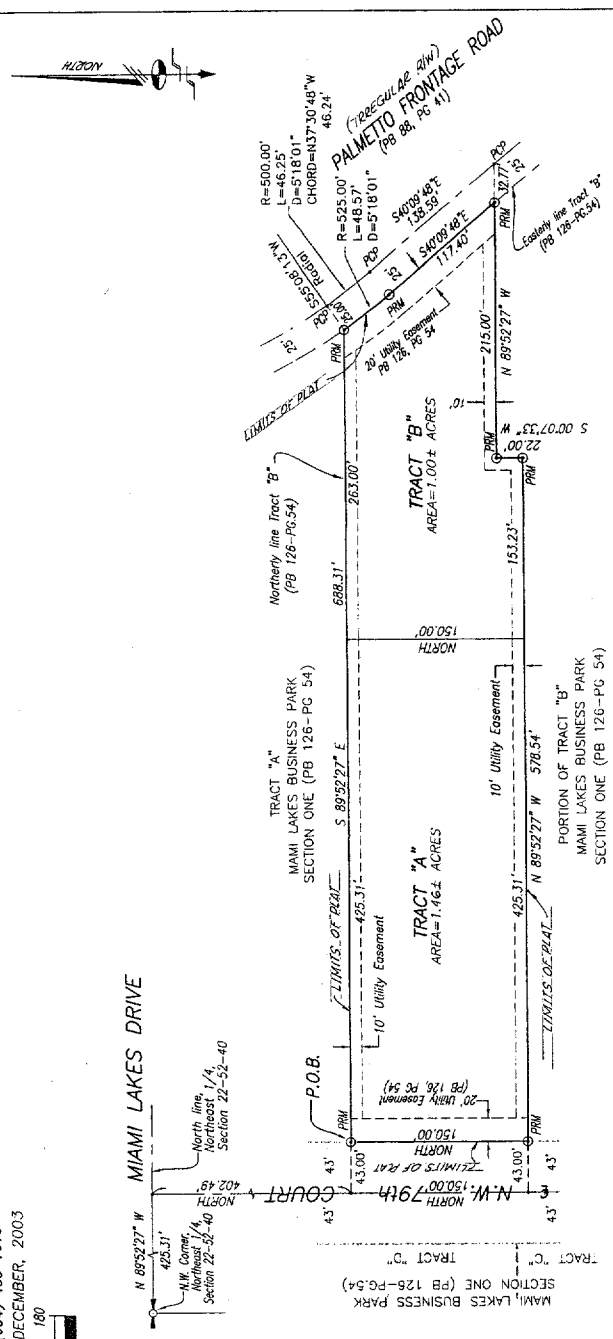
Attest: *Christy Rodriguez*  
Print Name: Christy Rodriguez Secretary  
Print Name: Thomas Bartelme President

### ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: That on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Thomas Bartelme and Christy Rodriguez, President and Secretary respectively of J.I. KISLAK, INC., a New Jersey Corporation, to me well known to be the officers herein described and who executed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed as such officers for the uses and purposes therein expressed and who did not take an oath.

WITNESS: My hand and seal, this 23rd day of June, A.D. 2004  
My commission expires: Feb 25, 2007  
Commission No. DD187554

*Suzana Silverio*  
Print Name: Suzana Silverio Notary Public, State of Florida



### APPROVALS:

**TOWN OF MIAMI LAKES:**  
This plat will not result in a reduction in the level of services for the affected public utilities below the level of services provided in the Town's Comprehensive Plan; therefore, it was approved and the foregoing dedications were accepted and approved by Resolution No. \_\_\_\_\_, passed and adopted by Town Council of the Town of Miami Lakes, Miami-Dade County, Florida, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2004.

Attest: \_\_\_\_\_ Signed: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_  
Town Clerk Town Manager

This plat has been reviewed by the following Professional Surveyor and Mapper, under contract to the Town of Miami Lakes, in accordance with Section 177.081(1) Florida Statutes, who agrees that the Tracts and other features as shown on this plat conform to Chapter 177.081(1), Florida Statutes.

By: \_\_\_\_\_  
Professional Surveyor and Mapper No. \_\_\_\_\_  
State of Florida

**MIAMI-DADE COUNTY:**  
This is to certify 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., 2004.

By: \_\_\_\_\_  
Miami-Dade County,  
Department of Public Works  
Director

**RECORDING STATEMENT:**  
FILED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2004, AT \_\_\_\_\_, 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, THE CLERK OF THE CIRCUIT COURT  
BY: \_\_\_\_\_ DEPUTY CLERK

### 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.

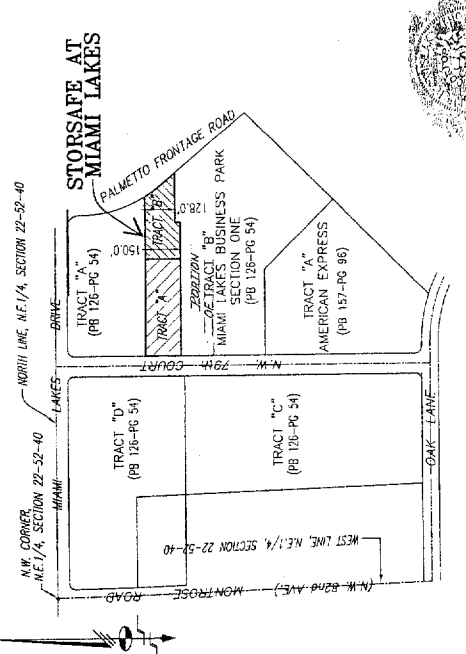
### SURVEYOR'S NOTES:

- Bearings shown hereon refer to an assumed NORTH along the Centerline of N.W. 79th Court.
- Denotes Permanent Control Point
- Denotes Permanent Reference Monument
- Denotes Plat Book
- Denotes Centerline
- Denotes Radius
- Denotes Delta
- Denotes A/c
- Denotes Point of Beginning
- Denotes Right-of-Way

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the attached plat of "STORSAFE AT MIAMI LAKES" is a true and correct representation of the lands described herein, as recently surveyed under my direction, also that the Permanent Reference Monuments indicated were set; the survey data shown hereon complies with the requirements of Chapter 177 (Part I), Florida Statutes.

**SCHWABKE-SHISKIN & ASSOCIATES, INC.**  
3240 CORPORATE WAY, MIRAMAR, FL. 33025 - LB#97  
By: *Robert F. Jackalin* President. Date: 2-1-2004  
Professional Surveyor and Mapper # 2408, State of Florida.



LOCATION MAP  
PORTION OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST  
SCALE: 1"=300'