

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AUTHORIZING THE APPROVAL OF THE PLAT OF "ALTON 3900", ATTACHED TO THIS RESOLUTION AS EXHIBIT "A", SUBMITTED BY 3900 ALTON ROAD OWNER LLC, OWNER OF THE PROPERTY LOCATED AT 3900-4000 ALTON ROAD, BEARING FOLIO NO. 02-3222-011-0432; SAID PLAT INCLUDING: (1) THE REPLAT OF ALL OF LOT 53, AND A PORTION OF LOTS 52, 54, AND 55, OF BLOCK 1, OF "NAUTILUS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95; AND THE REPLAT OF A PORTION OF LOT D, OF "RE-SUBDIVISION OF LOTS 48, 49, 50 & 51, OF BLOCK 1, "NAUTILUS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND INCLUDING A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THE PLAT (COLLECTIVELY, PARCEL 1); AND (2) A PARCEL LYING IN A PORTION OF SECTION 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, AS MORE PARTICULARLY DESCRIBED IN THE PLAT (PARCEL 2), SUBJECT TO MODIFICATION AND APPROVAL BY MIAMI-DADE COUNTY, AND PROVIDED THAT PRIOR TO EXECUTION AND RECORDATION OF THE FINAL PLAT, THE UTILITY EASEMENT AGREEMENT FOR WATER MAIN IS RECORDED AND INCORPORATED IN THE FINAL PLAT; FURTHER, AUTHORIZING THE CITY CLERK TO TRANSMIT THIS RESOLUTION TO MIAMI-DADE COUNTY TO COMPLETE THE PLATTING PROCESS; FURTHER, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE APPROVED FINAL PLAT; AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY ADDITIONAL DOCUMENTS IN CONNECTION WITH THE COMPLETION OF THE PLATTING APPROVAL PROCESS.

WHEREAS, 3900 Alton Road Owner LLC (the "Owner"), is the owner the property located at 3900-4000 Alton Road (the "Property"), which Property is uniquely located directly to the southeast of the intersection of Alton Road (SR 907) and 41st Street/Julia Tuttle Causeway; and

WHEREAS, the Property, bearing Miami-Dade County Folio No. 02-3222-011-0432 is composed of the following two parcels:

(1) all of Lot 53 and a portion of Lots 52, 54, and 55, of Block 1, of "Nautilus Subdivision", according to the Plat thereof as recorded in Plat Book 8, Page 95; and a portion of Lot D, of "Re-Subdivision of Lot 48, 49, 50 & 51, Block 1, "Nautilus Subdivision", according to the Plat thereof, as recorded in Plat Book 35, Page 46 of the Public Records of Miami-Dade County, Florida; and including an unsubdivided section of the Property lying in a portion of Sections 22 and 27 in Township 53 South, Range 42 East, lying and being in the City of Miami Beach, Miami-Dade County, Florida, and more particularly described in the final Plat (Collectively, "Parcel 1"); and

(2) and an unsubdivided portion of Section 27 in Township 53 South, Range 42 East, lying and being in the City of Miami Beach, Miami-Dade County, Florida, and more particularly described in the final Plat ("Parcel 2"); and

WHEREAS, on May 14, 2021, Owner purchased Parcel 1 from M-4000 Alton Owner, LLC., and on August 19, 2021, Owner purchased Parcel 2 on from the Florida Department of Transportation (FDOT); and

WHEREAS, on December 2021, the City's Design Review Board approved plans for a nine-story, 176-unit apartment complex on the Property (File No. DRB21-0664) (the "Project"); and

WHEREAS, on February 2023, Owner commenced construction of the Project, which is set to be completed in the Fall of 2024; and

WHEREAS, the City owns a 36-inch (36") transmission water main (the "Water Main"), located along the south side of the 41st Street/Julia Tuttle Causeway and a portion of the Water Main falls within the northern portion of Parcel 2 and Owner has agreed to grant a perpetual, irrevocable, exclusive Utility Easement Agreement for Water Main ("Water Main Easement"), having an easement area containing approximately 4,989 square feet ("Easement Area"), along the northwesterly portion of Grantor's Property, for the City to construct, install, operate, maintain, repair, replace, upgrade, relocate, expand, remove and/or abandon all or a portion of the Water Main, together with the non-exclusive right of ingress, egress and regress on, over and through the Grantor's property for access to the Easement Area; and

WHEREAS, the approval of the Water Main Easement will be submitted pursuant to a separate City Commission agenda item; and

WHEREAS, the Owner desires to plat the Property under the name of "Alton 3900" (the "Plat") and include Parcels 1 and 2 in the Plat and

WHEREAS, Pursuant to Chapter 28 of the Miami-Dade County Code, relating to the subdivision of land, Miami-Dade County (the "County") controls all division of land, and municipalities of Miami-Dade County may elect to have their own plat committee, or request for have the County's plat division to review tentative plats, re-plats, and the final plats; and

WHEREAS, the City of Miami Beach does not have its own plat division; and

WHEREAS, prior to taking action on approving this new Plat within the jurisdiction of Miami Beach, the County requires authorization by the City to proceed; and

WHEREAS, pursuant to Section 177.081, Florida Statutes, prior to approving a plat, the governing body is required to have a professional surveyor and mapper review the Plat to ensure compliance with Chapter 177, Florida Statutes and Chapter 28 of the County Code; and

WHEREAS, the Owner has secured approval of the "Alton 3900" Tentative Plat #T-24696 from the City's professional surveyor and mapper and the County, and now seeks approval of the final Plat; and

WHEREAS, Longitude Surveyors, LLC ("Longitude"), a professional surveyor and mapper retained by the City, has reviewed the final Plat and has found the final Plat to be in compliance with Chapter 177, Florida Statutes; and

WHEREAS, the Owner shall be responsible for all costs related to the platting process including, without limitation, Longitude's fees and the platting consultant's fees; and

WHEREAS, the City Manager recommends that the Mayor and City Commission, following a duly noticed public hearing, authorize the approval of the final Plat, a copy of which is attached to this Resolution as Exhibit "A", subject to modification and approval by Miami-Dade County, and provided that prior to execution and recordation of the final Plat, the Water Main Easement is recorded and the Water Main Easement is incorporated in the final Plat; further, authorize the City Clerk to transmit this Resolution to Miami-Dade County to complete the platting process; further, authorize the Mayor and City Clerk to execute the approved final Plat; and further authorize the City Manager to execute any additional documents in connection with the platting approval process.


NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission, following a duly noticed public hearing, authorize the approval of the Plat of "Alton 3900", attached to this Resolution as Exhibit "A", submitted by 3900 Alton Road Owner LLC, owner of the property located at 3900-4000 Alton Road, bearing Folio No. 02-3222-011-0432; said Plat including: (1) the replat of all of Lot 53, and a portion of Lots 52, 54, and 55, of Block 1, of "Nautilus Subdivision", according to the Plat thereof, as recorded in Plat Book 8, Page 95; and the replat of a portion of Lot D, of "Re-subdivision of Lots 48, 49, 50 & 51, of Block 1, "Nautilus Subdivision", according to the Plat thereof, as recorded in Plat Book 35, Page 46 of the Public Records of Miami-Dade County, Florida; and a portion of Sections 22 and 27 in Township 53 South, Range 42 East, lying and being in the City of Miami Beach, Miami-Dade County, Florida, as more particularly described in the Plat (collectively, Parcel 1); and (2) a parcel lying in a portion of Section 27 in Township 53 South, Range 42 East, as more particularly described in the Plat (Parcel 2), subject to modification and approval by Miami-Dade County, and provided that prior to execution and recordation of the final Plat, the Utility Easement Agreement for Water Main is recorded and incorporated in the final Plat; further, authorize the City Clerk to transmit this Resolution to Miami-Dade County to complete the platting process; further, authorize the Mayor and City Clerk to execute the approved final Plat; and further authorize the City Manager to execute any additional documents in connection with the completion of the platting approval process.

PASSED and ADOPTED this ____ day of _____, 2023.

ATTEST:

Rafael E. Granado, City Clerk

Steven Meiner, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney *[Signature]*
Date 2-13-24

ALTON 3900

A RESUBDIVISION OF ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 95, A PORTION OF LOT 48, 50 & 51 OF BLOCK 1, OF NAUTILUS RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "A"
PLAT BOOK

PAGE

SHEET 1 OF 3 SHEETS

PREPARED BY
J. HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

KNOW ALL MEN BY THESE PRESENTS:

THAT 3900 ALTON ROAD OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE ATTACHED PLAT OF ALTON 3900, THE SAME BEING A RESUBDIVISION OF ALL OF LOT 53 AND A PORTION OF LOTS 52, 54, AND 55, BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 95, A PORTION OF LOT 48, 50 & 51 OF BLOCK 1, OF NAUTILUS RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

PARCEL 1

OVERALL PARCEL - SOUTH SITE

ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B AT PAGE 95, AND A PORTION OF LOT 53 AND A PORTION OF LOTS 48, 50 AND 51 OF BLOCK 1, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 OF BLOCK 1 OF NAUTILUS SUBDIVISION, THENCE NORTH 09° 11' 22" EAST ALONG THE EASTLY LINE OF SAID LOTS 52, 53 AND 54, ALSO BEING THE WESTLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402 DATED 12-2006, SHEET 16 OF 18, FOR 228.03 FEET, THENCE NORTH 80° 48' 38" WEST FOR 289.11 FEET, THENCE NORTH 09° 11' 22" EAST FOR 144.42 FEET, THENCE SOUTH 55° 48' 22" WEST ALONG THE SOUTHEASTLY RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY PER STATE ROAD 1127-165 OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87090-2402, SHEET 16 OF 18, FOR 90.80 FEET, THENCE SOUTH 05° 59' 58" EAST FOR 62.09 FEET, THENCE SOUTH 23° 11' 53" WEST FOR 181.01 FEET, THE FOLLOWING TWO (2) CORNERS BEING ALONG THE NORTHERLY BOUNDARY OF ALTON ROAD (STATE ROAD NO. 907), AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, MAP: (1) SOUTH 54° 07' 39" EAST FOR 162.79 FEET TO A POINT ON A CIRCULAR CURVE; (2) THENCE SOUTHEASTERLY ALONG A 600.92 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08° 57' 10" FOR AN ARC DISTANCE OF 104.39 FEET, THENCE SOUTH 76° 03' 16" EAST FOR 72.65 FEET, THENCE NORTH 41° 11' 22" EAST ALONG THE CUSTOMER LIMITED ACCESS RIGHT-OF-WAY LINE OF THE WESTLY RIGHT-OF-WAY LINE OF SAID ALTON ROAD (STATE ROAD 907) AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 87090-2402 FOR 48.00 FEET, THENCE SOUTH 87° 48' 38" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 54 FOR 28.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR MOVES AND EGRESS AS DEFINED IN ARTICLE 1(C), A TEMPORARY NON-EXCLUSIVE EASEMENT FOR M-400 PHASE 1 CONSTRUCTION EASEMENT AS DEFINED IN ARTICLE 3(A), A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORMWATER DRAINAGE AS DEFINED IN ARTICLE 6(B) AND A TEMPORARY NON-EXCLUSIVE M-4000 CHANGE SWING EASEMENT AS DEFINED IN ARTICLE 7(B) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN NAUTILUS COLLEGE 4000 ALTON ROAD, INC. AND M-4000 ALTON OWNER, LLC, DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3630, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH ANY AND ALL RIGHTS IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED OCTOBER 6, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3635, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUT ONLY TO THE EXTENT THEY ARE DETERMINED TO BE INTERESTS IN REAL PROPERTY.

PARCEL 2

FOOT PARCEL

A PORTION OF SECTION 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 80°48'38" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 54, FOR 175.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO KNOWN AS STATE ROAD NO. 907, SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18, SAID POINT (704) ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST AND WHOSE RADIUS POINT BEARS SOUTH 35°15'18" WEST, THENCE NORTHWESTERLY ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE BEING A 600.92 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°58'53" FOR AN ARC DISTANCE OF 41.77 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 150+10.00, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18), THENCE NORTH 54°07'39" WEST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 162.79 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCELS OF LAND, THENCE NORTH 23°11'53" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE FOR 161.81 FEET, THENCE NORTH 05°50'58" WEST FOR 82.09 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND I-195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 112, STATION 190+12.29, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP), THENCE SOUTH 55°48'22" WEST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 271.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS NORTH 47°56'30" EAST, THENCE SOUTHEASTERLY ALONG A 728.51 FOOT RADIUS CURVE, LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°58'09" FOR AN ARC DISTANCE OF 53.48 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 174+44.45, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18), THENCE SOUTH 54°07'39" EAST FOR 55.86 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

LANDS SHOWN HEREON ARE ENCUMBERED BY THESE SPECIAL EXCEPTIONS:

- TERMS AND CONDITIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT BETWEEN NAUTILUS COLLEGE 4000 ALTON ROAD, INC., A FLORIDA NON-PROFIT CORPORATION AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION D/B/A NEXTEL COMMUNICATIONS, INC. RECORDED JUNE 14, 2005 IN OFFICIAL RECORDS BOOK 23474, PAGE 1806, AS AMENDED BY MEMORANDUM OF AMENDMENT NO. 1 RECORDED OCTOBER 20, 2006 IN OFFICIAL RECORDS BOOK 25025, PAGE 4356, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- TERMS AND CONDITIONS OF THE SHORT FORM LEASE AGREEMENT BETWEEN NAUTILUS COLLEGE 4000 ALTON ROAD, INC., A FLORIDA NON-PROFIT CORPORATION AND VERTON UNLESS PERSONAL COMMUNICATIONS LP D/B/A VERTON UNLESS, A LIMITED PARTNERSHIP OF THE STATE OF DELAWARE RECORDED DECEMBER 13, 2004 IN OFFICIAL RECORDS BOOK 22901, PAGE 1788, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- DRAINAGE EASEMENT RESERVED IN FAVOR OF THE STATE OF FLORIDA BY AND THROUGH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RESERVED IN OUTLAY DEED RECORDED AUGUST 19, 2014 IN OFFICIAL RECORDS BOOK 29276, PAGE 1368, AS AFFECTED BY DRAINAGE EASEMENTS RESERVED IN FAVOR OF THE STATE OF FLORIDA BY AND THROUGH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, CONTAINED WITHIN THAT CERTAIN OUT CLAIM DEED RECORDED AUGUST 31, 2021 IN OFFICIAL RECORDS BOOK 32710, PAGE 2578, AND FURTHER AFFECTED BY AMENDED AND RESTATED COVENANT RUNNING WITH THE LAND AND ACCESS, MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 31, 2021 IN OFFICIAL RECORDS BOOK 32710, PAGE 2544.
- TERMS, PROVISIONS AND CONDITIONS SET FORTH IN THAT CERTAIN COVENANT RUNNING WITH THE LAND AND ACCESS, MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 19, 2014 IN OFFICIAL RECORDS BOOK 29276, PAGE 1391.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY COVENANTS OR RESTRICTIONS, IF ANY, INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME) AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANTS OR RESTRICTIONS IS PERMITTED BY APPLICABLE LAW AS SET FORTH IN DELETATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3635.
- TERMS AND PROVISIONS SET FORTH IN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN NAUTILUS COLLEGE 4000 ALTON ROAD, INC. AND M-4000 ALTON OWNER, LLC, DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3630.
- UTILITY EASEMENT IN FAVOR OF CITY OF MIAMI BEACH AS DESCRIBED IN RESOLUTION NO. 2014-28793 RECORDED JUNE 13, 2016 IN OFFICIAL RECORDS BOOK 30114, PAGE 7255.
- TERMS, PROVISIONS AND CONDITIONS SET FORTH IN PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT FOR WATER MAIN RECORDED AUGUST 27, 2020 IN OFFICIAL RECORDS BOOK 33072, PAGE 994.

ALL AS MAY BE AMENDED

CITY OF MIAMI BEACH AND MIAMI-DADE 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 WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

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

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 70 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____ A.D., 2024.

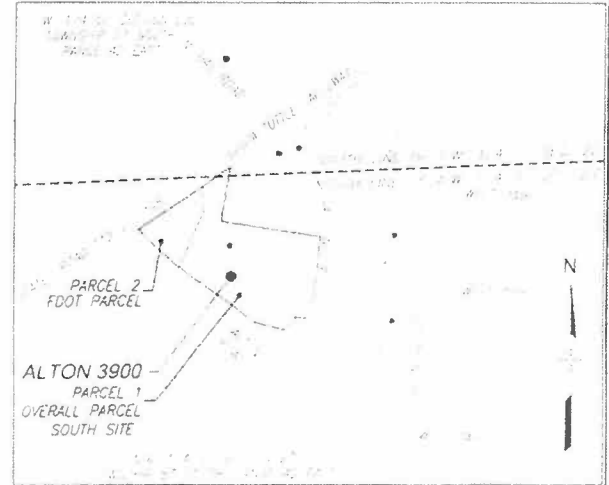
BY _____ DIRECTOR
MIAMI-DADE COUNTY, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED ALTON 3900 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISED THAT THE SURVEY DATA AS SHOWN CONFORMS WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND PERMANENT CONTROL POINTS (P.C.P.S) WERE SET ON THE _____ DAY OF _____ A.D., 2023 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I.

BY _____ ON THE _____ DAY OF _____, A.D. 2024

JOSE G. HERNANDEZ
PROFESSIONAL SURVEYORS AND MAPPERS (S. NO. 6552) STATE OF FLORIDA
J. HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS
1350 HWY 1707A AVE. SUITE 10, 33172
FLORIDA CERTIFICATE OF AUTHORIZATION (S. NO. 5592)



LOCATION MAP
A PORTION OF S.W. 1/4 OF SECTION 22 AND
A PORTION OF N.W. 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=200'

APPROVALS:

CITY OF MIAMI BEACH APPROVALS:

THIS PLAT WILL NOT RESULT IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE CITY OF MIAMI BEACH COMPREHENSIVE PLAN.

CERTIFIED THIS _____ DAY OF _____ A.D., 2024.

BY _____ BY _____
CITY OF MIAMI BEACH
JOE L. GOMEZ, PE, TROP. F. RES.
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL FOR PLAT CONFORMITY:

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, CONTRACTED BY THE CITY OF MIAMI BEACH, A FLORIDA MUNICIPAL CORPORATION, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, PART I.

BY _____ BY _____
DARRYL J. HAUSDOR, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE NO. 156377
LICENSED SURVEYORS, LLC
7700 N. KENDALL DRIVE, SUITE 705, MIAMI, FLORIDA 33156

THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 2024.

BY _____ BY _____
CITY OF MIAMI BEACH
RAFAEL E. GRANADO
CLERK

BY _____ BY _____
CITY OF MIAMI BEACH
STEVEN MEYER
MAYOR

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 CONFORMS WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: JUAN FERNANDEZ-BANQUIN
CLERK OF THE COUNTY AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY _____ DEPUTY CLERK

ALTON 3900

A RESUBDIVISION OF ALL OF LOT 53 AND A PORTION OF LOTS 52, 54, AND 55, BLOCK 1 "NAUTILUS SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 95, A PORTION OF LOT D, "RE-SUBDIVISION OF LOT 48 - 49, 50 & 51 OF BLOCK 1, OF "NAUTILUS RE-SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY
J. HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

PLAT BOOK

PAGE

SHEET 2 OF 3 SHEETS

IN WITNESS WHEREOF

THAT 3900 ALTON ROAD OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JORDAN KORNBERG, ITS VENTURE COORDINATOR, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ A.D., 2024.

3900 ALTON ROAD OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS _____ BY _____ AUTHORIZED OFFICER
PRINT NAME _____
PRINT NAME: JORDAN KORNBERG,
TITLE: VENTURE COORDINATOR

ACKNOWLEDGMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JORDAN KORNBERG, AS VENTURE COORDINATOR OF 3900 ALTON ROAD OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREBY DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINTED NAME OF NOTARY PUBLIC

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS

THAT PNC BANK NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE FILING, DATED NOVEMBER 16, 2022, AND RECORDED ON NOVEMBER 17, 2022 IN OFFICIAL RECORDS BOOK 33471 AT PAGE 1066 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DESIGNATIONS.

IN WITNESS WHEREOF:

THAT PNC BANK NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS BEHALF BY ALEX HAW, ITS SENIOR VICE PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____ A.D., 2024.

PNC BANK
NATIONAL ASSOCIATION

WITNESS _____ BY _____ SENIOR VICE PRESIDENT
PRINT NAME _____
PRINT NAME: ALEX HAW

ACKNOWLEDGMENT:

STATE OF FLORIDA SS I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY COUNTY OF MIAMI-DADE APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ALEX HAW, ITS SENIOR VICE PRESIDENT OF PNC BANK NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREBY DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINTED NAME OF NOTARY PUBLIC

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED 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 _____, 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.

ATTEST: JUAN FERNANDEZ-BLANQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY _____ DEPUTY CLERK

ALTON 3900

A RESUBDIVISION OF ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1, "NAUTILUS SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 95, A PORTION OF LOT D, "RE-SUBDIVISION OF LOT 48, 49, 50 & 51 OF BLOCK 1, OF "NAUTILUS RE-SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY
J. HERNANDEZ AND ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

1500 N.W. 122ND AVE SUITE 201 MIAMI, FL 33170
TEL: 305.444.1234 FAX: 305.444.1235
WWW.JHA-SURVEYING.COM

PLAT BOOK _____

PAGE _____

SHEET 3 OF 3 SHEETS

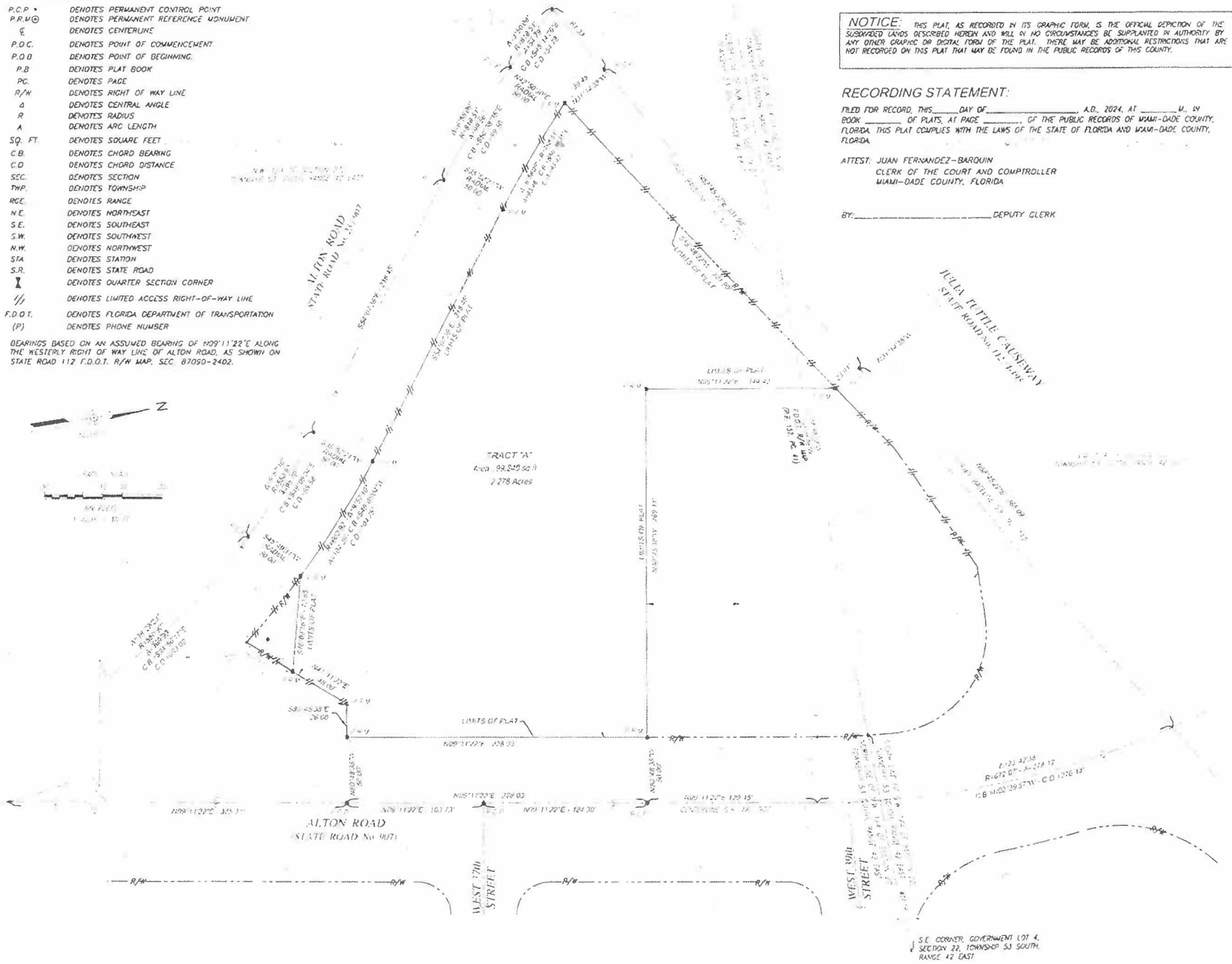
SURVEYOR'S NOTES:

- P.C.P. • DENOTES PERMANENT CONTROL POINT
- P.R.M. ⊙ DENOTES PERMANENT REFERENCE MONUMENT
- ± DENOTES CENTERLINE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- P.C. DENOTES PAGE
- R/W DENOTES RIGHT OF WAY LINE
- ∠ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- A DENOTES ARC LENGTH
- SQ. FT. DENOTES SQUARE FEET
- C.B. DENOTES CHORD BEARING
- C.D. DENOTES CHORD DISTANCE
- SEC. DENOTES SECTION
- TWP. DENOTES TOWNSHIP
- RGE. DENOTES RANGE
- N.E. DENOTES NORTHEAST
- S.E. DENOTES SOUTHEAST
- S.W. DENOTES SOUTHWEST
- N.W. DENOTES NORTHWEST
- STA. DENOTES STATION
- S.R. DENOTES STATE ROAD
- ⊥ DENOTES QUARTER SECTION CORNER
- /// DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE
- F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- (P) DENOTES PHONE NUMBER

BEARINGS BASED ON AN ASSUMED BEARING OF N09°11'22"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ALTON ROAD, AS SHOWN ON STATE ROAD 112 F.D.O.T. R/W MAP, SEC. 87050-2402.

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 _____, FLA., BY 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.
ATTEST: JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA
BY: _____ DEPUTY CLERK



S.E. CORNER, GOVERNMENT LOT 4,
SECTION 22, TOWNSHIP 53 SOUTH,
RANGE 42 EAST