

BISMARCK HOMES AT FOREST LAKES

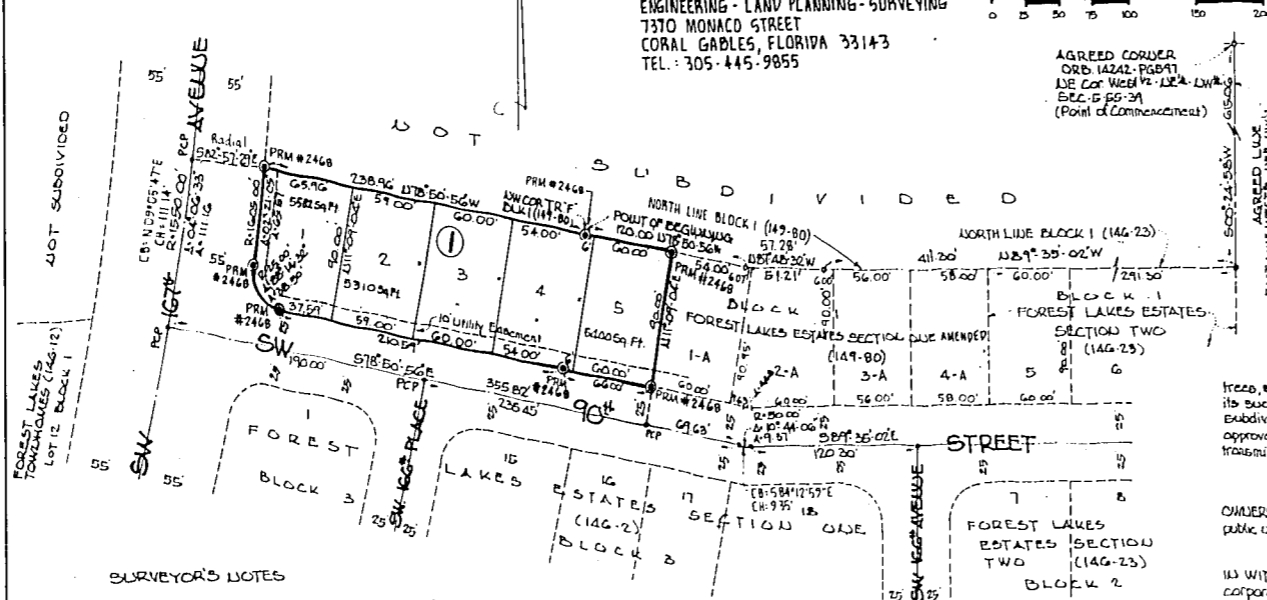
PLAT BOOK **154** PAGE **19**
Sheet 1 of 1

A REPLAT OF TRACT "F" OF
FOREST LAKES ESTATES SECTION ONE AMENDED - PLAT BOOK 149 PAGE 80 - AND
A SUBDIVISION OF A PORTION OF THE NORTH 1/2 - NW 1/4
SECTION 5 - TOWNSHIP 55 SOUTH - RANGE 39 EAST - MIAMI - DADE COUNTY, FLORIDA

PREPARED BY:
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ENGINEERING - LAND PLANNING - SURVEYING
7370 MONACO STREET
CORAL GABLES, FLORIDA 33143
TEL.: 305-445-9855

JULY 1998
Graphic Scale SCALE: 1"=50'

AGREED CORNER
ORIS LAZARUS POINT
180' CORNER TO THE NW 1/4 - NW 1/4
SEC. 5 - PG. 31
(Point of Commencement)



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT DADE RESIDENTIAL DEVELOPERS, INC. A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED BISMARCK HOMES AT FOREST LAKES THE SAME BEING A RESUBDIVISION OF A TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION.

LEGAL DESCRIPTION

TRACT "F" OF FOREST LAKES ESTATES SECTION ONE AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 80 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE AGREED NORTHEAST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, THENCE S00°14'59"W ALONG THE AGREED EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 5 FOR 615.00 FEET TO A POINT ON THE NORTH LINE OF BLOCK 1 OF "FOREST LAKES ESTATES SECTION TWO"; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, AT PAGE 23 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, THENCE N89°35'02"W ALONG THE LAST DESCRIBED LINE AND ALONG THE NORTH LINE OF BLOCK 1 OF THE SAID PLAT OF "FOREST LAKES ESTATES SECTION ONE AMENDED"; FOR 411.30 FEET, THENCE N0°45'32"W ALONG THE SAID NORTH LINE OF SAID BLOCK 1 FOR 57.78 FEET, THENCE N78°50'50"W OF SAID TRACT "F", BLOCK 1 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N78°50'50"W FOR 238.34 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARS S81°51'23"E FROM THE CENTER OF SAID CURVE, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SW 167th AVENUE, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 2°21'05" FOR AN ARC DISTANCE OF 65.87 FEET TO A POINT OF REVERSE CURVATURE, THENCE SOUTHWESTERLY AND THEN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°14'32" FOR AN ARC DISTANCE 30.50 FEET TO THE POINT OF TANGENCY SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 90th STREET, THENCE S18°50'50"E ALONG SAID RIGHT-OF-WAY LINE FOR 210.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "F", THENCE N11°05'04"E ALONG THE WESTERLY LINE OF SAID TRACT "F" FOR 90.00 FEET TO THE POINT OF BEGINNING.

MIAMI-DADE COUNTY PLAT RESTRICTIONS

The Street and Avenue 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 dedicant, its successors or assigns the reversion or reversions thereof whenever discontinued by law. No individual wells will be permitted on any lot within this subdivision, except for agricultural systems or ornamental uses, or for swimming pools. The use of septic tanks will not be permitted within this subdivision unless approved by the necessary use in accordance with State and County regulations. All new electric and communication lines within this subdivision, other than transmission lines, shall be installed underground.

OWNERS PLAT RESTRICTIONS: The utility easements as shown by dashed lines on the attached plat are hereby reserved for the installation and maintenance of public utilities.

WE, WITNESSES WHEREOF the said Dade Residential Developers, Inc. have caused these presents to be signed for and on its behalf by its President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 10 day of November, A.D. 1998.

DADE RESIDENTIAL DEVELOPERS, INC.

Attest: Jose Coto Secretary By: Antonio A. Gonzalez President

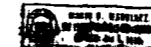
ACKNOWLEDGEMENT

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, State of Florida, Antonio A. Gonzalez, President and Jose Coto, Secretary of Dade Residential Developers, Inc., a Florida corporation, who are personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes therein expressed and who did not have an oath.

Witness my hand and official seal this 10 day of November, A.D. 1998.

My commission expires: Jan 5, 1999
My commission #P.C. 222326

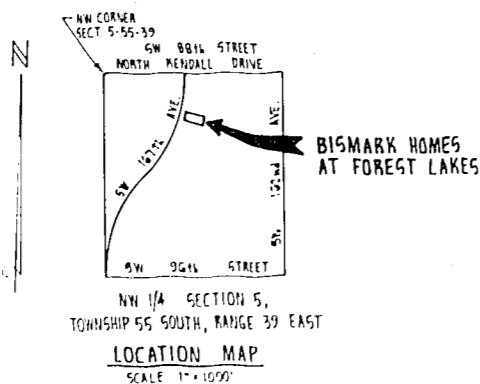
Antonio A. Gonzalez
Deputy of Person having Acknowledgment
Miami-Dade County of Florida at Large
Printed name of Acknowledger:



SURVEYOR'S NOTES

Bearings based on an assumed meridian of S78°50'50"E along E of SW 90th STREET.
*PCP - Indicates Permanent Control Point.
*PRM - Indicates Permanent Reference Measurement.

CR - indicates Chord
CB - indicates Chord Bearing
R - indicates Radius



PRACITIONER'S CERTIFICATION

I HEREBY CERTIFY that the attached plat entitled BISMARCK HOMES AT FOREST LAKES is a true and correct representation of the lands described hereon as actually surveyed and plotted under my direct supervision and that the permanent reference measurements have been placed and the permanent control points will be set as required in Chapter 117, Part 1 of the Florida State Statutes thereunto appertaining. This 10 day of November, A.D. 1998.

Antonio A. Gonzalez
Registered Engineer No. 14046
Surveyor License Number and Mapper No. 2468
State of Florida
7370 MONACO STREET
CORAL GABLES, FLORIDA 33143

APPROVAL OF MIAMI-DADE COUNTY DEPARTMENTS

This plat was approved by the Miami-Dade County Planning Department of Planning and Zoning on this 10 day of November 1998 for one of the lots and other features shown on this plat conform to all requirements of the existing zoning code for this use. This plat has been reviewed by a Professional Surveyor and Mapper employed by Miami-Dade County in accordance with Section 117.04(1) of the Florida Statutes.

This plat was approved by the Miami-Dade County, Florida, Public Works Department on this 10 day of November, A.D. 1998.

NOTICE

THIS PLAT AS RECORDED IN ITS WHOLE OR IN PART SHALL BE VOID AND OF NO EFFECT UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND IS NOT RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WITHIN THE TIME SPECIFIED IN THE PLAT. THE TIME SPECIFIED IN THE PLAT SHALL BE THE TIME SPECIFIED IN THE PLAT. THE TIME SPECIFIED IN THE PLAT SHALL BE THE TIME SPECIFIED IN THE PLAT.

This plat was approved by the Miami-Dade County, Florida, Public Works Department on this 10 day of November, A.D. 1998.

Attest: Jose Coto Deputy Clerk

I, Antonio A. Gonzalez, Registered Engineer No. 14046, State of Florida, do hereby certify that the above is a true and correct copy of the original plat as recorded in the Public Records of Miami-Dade County, Florida, on this 10 day of November, A.D. 1998.

Attest: Jose Coto Deputy Clerk