

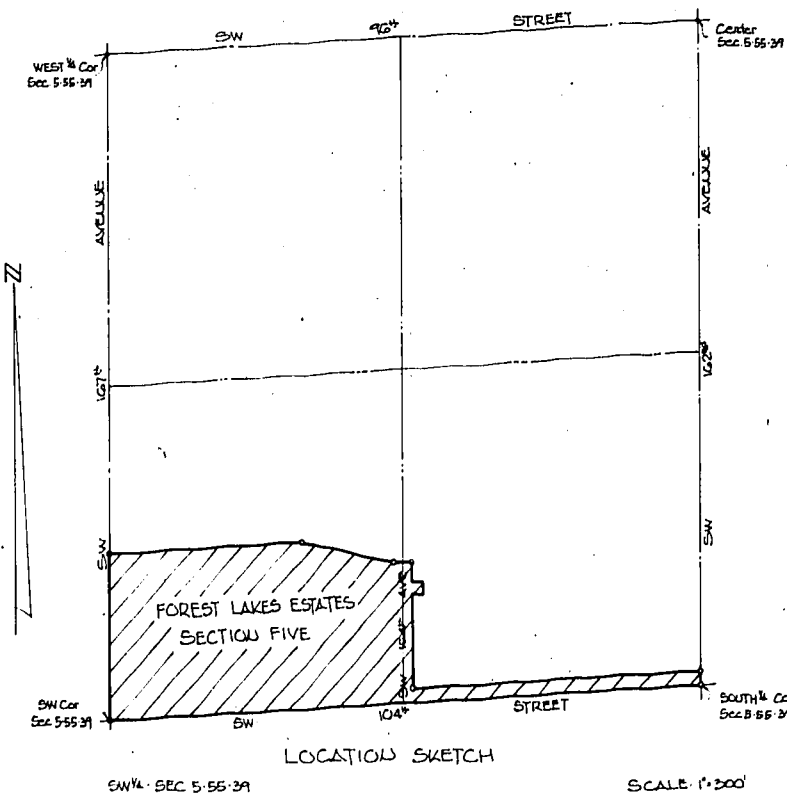
FOREST LAKES ESTATES SECTION FIVE

PLAT BOOK **147** PAGE **517**

A SUBDIVISION OF A PORTION OF THE SW¹/₄ OF SECTION 5-
TOWNSHIP 55 SOUTH-RANGE 39 EAST-DADE COUNTY-FLORIDA

ANTONIO GOUZALEZ
PROFESSIONAL ENGINEER-LAND SURVEYOR
MIAMI FLORIDA
FEBRUARY 1995

SHEET 1 OF 2 SHEETS



KNOW ALL MEN BY THESE PRESENTS:

That DADE RESIDENTIAL DEVELOPERS, LLC, a Florida corporation, has caused to be made the attached plat entitled "FOREST LAKES ESTATES SECTION FIVE," the same being a subdivision of the following described property:

LEGAL DESCRIPTION: A portion of the SW¹/₄ of Section 5, Township 55 South, Range 39 East, Dade County, Florida, being described as follows: Beginning at the Agreed Southwest corner of said Section 5; thence S 00° 36' 37" E along the Agreed West line of the SW¹/₄ of said Section 5 for 659.80 feet to the Agreed Northwest corner of the South 1/2 of the SW¹/₄ of said Section 5; thence S 87° 41' 57" E for 815.01 feet; thence S 75° 43' 45" E for 635.16 feet; thence S 87° 41' 57" E for 800.00 feet; thence S 87° 41' 57" E for 80.00 feet; thence S 00° 21' 21" W for 45.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet; thence S 00° 21' 21" W for 50.00 feet to the Agreed East line of the SW¹/₄ of said Section 5; thence E 00° 21' 21" W along the East described line for 50.00 feet to the Agreed SE corner of the SW¹/₄ of said Section 5; thence S 87° 41' 57" W along the Agreed South line of the SW¹/₄ of said Section 5 for 659.80 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: That SW 1/4 Street, SW 1/4 Avenue, and SW 1/4 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 developer, its successors or assigns, the reversion or reversion thereof, whenever discontinued by law. No wells will be permitted on any lot or tract within this subdivision except for sprinkler systems or conditioning and/or swimming pools. The use of septic tanks will not be permitted within this subdivision unless approved for temporary 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. Tract A-B as shown on the attached plat is hereby dedicated as common area for the past and general use of the property owners within this subdivision, as a means of ingress and egress to the individual lots, for the installation and maintenance of public utilities, and shall be owned and maintained by a Dade County approved Homeowners Association. The Laws shown herein is hereby dedicated to the past and general use of all abutting property owners, reserving a Public Right in said Laws as a storage basin for storm water discharge. The areas adjacent to the Laws are to be graded to prevent overflow, storm water discharge into said Laws. The Laws as shown herein shall be maintained by a Dade County approved Homeowners Association. Tract B-C as shown on the attached plat are hereby reserved for Landscape purposes and shall be owned and maintained by a Dade County approved Homeowners Association. Tract D-E as shown on the attached plat is hereby reserved for the construction and maintenance of a pump station, etc. and shall be owned and maintained by the Miami-Dade Water and Sewer Department.

OWNER'S 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 WITNESS WHEREOF the said Dade Residential Developers, Inc. has 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 14th day of February 1995.

DADE RESIDENTIAL DEVELOPERS, LLC
Attest: Jose Cole Secretary By: Antonio A. Gonzalez President

ACKNOWLEDGEMENT
State of Florida: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, County of Dade: Antonio A. Gonzalez, President and Jose Cole, Secretary of Dade Residential Developers, Inc., a Florida corporation, who are personally known to me, and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation for the uses and purposes therein expressed. They did not have on oath.
Witness my hand and official seal this 14th day of February 1995. Gina Marie Ramirez
Signature of person taking acknowledgment
Notary Public, State of Florida at Large
Printed name of Acknowledger: GINA MARIE RAMIREZ
My Commission expires May 9, 1997
My Commission Number: CC 285008

MORTGAGE APPROVAL:
KNOW ALL MEN BY THESE PRESENTS: That OCEAN BANK, the owners and holders of that certain mortgage dated January 5, 1994 and recorded January 14, 1994, in Official Records Book 16215 of Page 1271 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the foregoing dedications.

WE WITNESS WHEREOF the said Ocean Bank has 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 Senior Vice President, this 14th day of February 1995.

OCEAN BANK
Attest: Gimon Cruz Senior Vice President By: Jose Concepcion President

ACKNOWLEDGEMENT
State of Florida: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, County of Dade: Jose Concepcion, President and Gimon Cruz, Senior Vice President of Ocean Bank, who are personally known to me and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation for the uses and purposes therein expressed. They did not have on oath.
Witness my hand and official seal this 14th day of February 1995. Gina Marie Ramirez
Signature of person taking acknowledgment
Notary Public, State of Florida at Large
Printed name of Acknowledger: GINA MARIE RAMIREZ
My Commission expires May 9, 1997
My Commission Number: CC 285008

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES ESTATES SECTION FIVE" is a true and correct representation of the lands described herein, as actually surveyed and platted under my direct supervision; also that Permanent Reference Monuments were set in accordance with Part I, Chapter 117, Laws of the State of Florida.
Antonio A. Gonzalez
Registered Engineer 13740046
Registered Land Surveyor 1372666
State of Florida

APPROVALS
This plat was approved by the Dade County, Florida, Planning Department this 13th day of February 1995. By: [Signature] Director
This plat was approved by the Dade County, Florida, Building and Zoning Department this 14th day of February 1995. The uses of the lots and tracts and other features as shown on this plat comply with all requirements of the county zoning code of this date. By: [Signature] Director
This plat was approved by the Dade County, Florida, Public Works Department this 14th day of February 1995. By: [Signature] Director
This plat has been found to be in compliance with the requirements of Chapter 393, Code of Metropolitan Dade County, subject to all conditions of the Concurrence Review Agreements and said Chapter 393. This plat was approved and the foregoing dedications were accepted and approved by Resolution 1995-118-12, passed and accepted by the Board of County Commissioners of Dade County, Florida, this 22nd day of February 1995.
Attest: Harvey Blavin, Clerk of the Circuit Court
By: [Signature] Deputy Clerk

RECORDING STATEMENT
Filed for record this 17th day of August 1995, at 16:14 P.M. in Book 147 - d Plats, at Page 517 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County, Florida.
Harvey Blavin, Clerk of the Circuit Court
By: [Signature] Deputy Clerk

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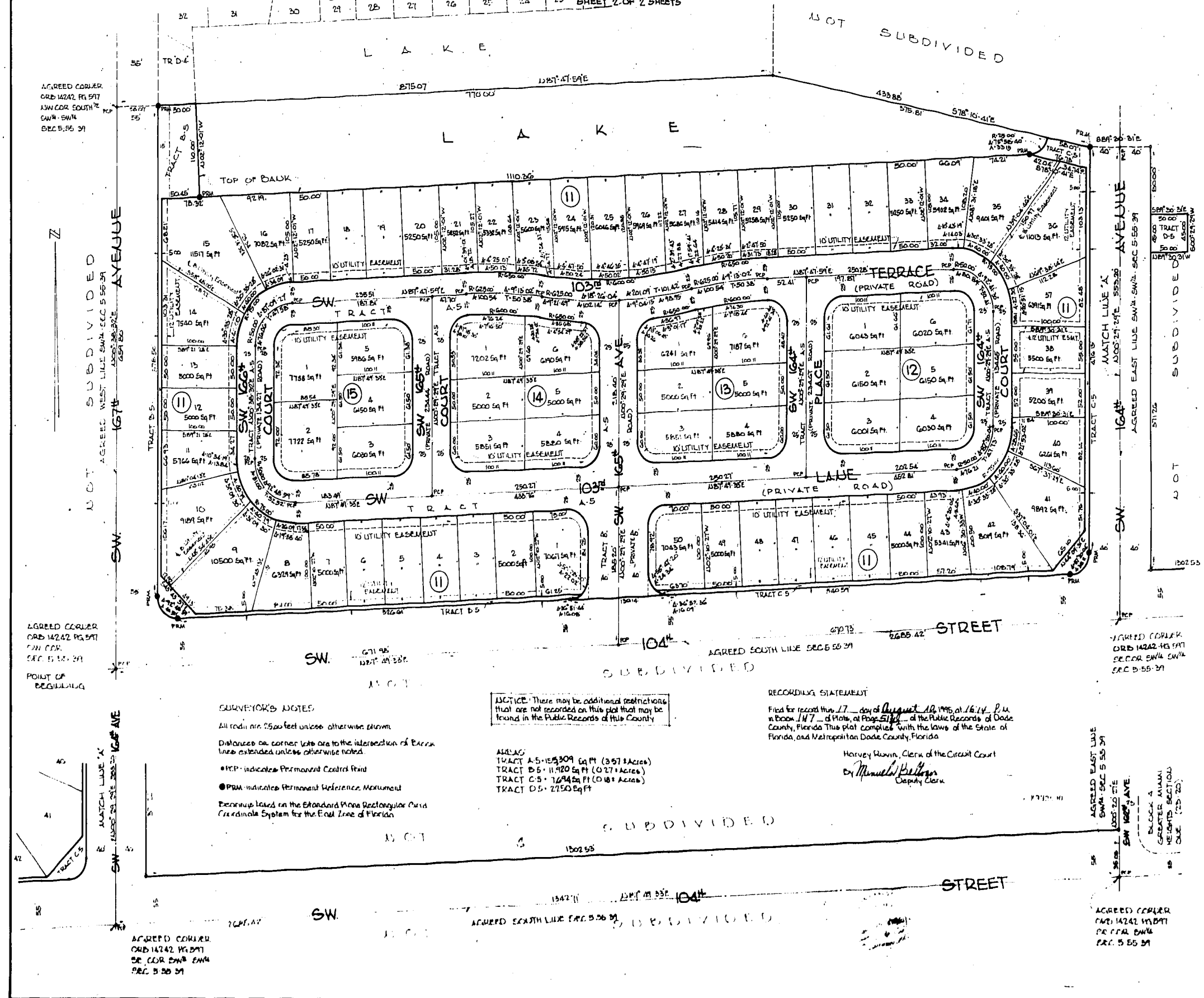
FOREST LAKES ESTATES SECTION FIVE

PLAT BOOK **147** PAGE **51²**

A SUBDIVISION OF A PORTION OF THE SW¹/₄ OF SECTION 5 -
TOWNSHIP 55 SOUTH - RANGE 39 EAST - DADE COUNTY - FLORIDA

ANTONIO GONZALEZ
PROFESSIONAL ENGINEER - LAND SURVEYOR
MIAMI
FLORIDA
FEBRUARY 1995
SCALE: 1"=50'

FOREST LAKES ESTATES SECTION FOUR (147-48)
BLOCK 5
SHEET 2 OF 2 SHEETS



SURVEYOR'S NOTES:
All rods are 1660 feet unless otherwise shown.
Distances on corner lots are to the intersection of corner lines extended unless otherwise noted.
*PCP indicates Permanent Control Point
●PRM indicates Permanent Reference Monument
Bearings based on the Standard Plane Rectangular Grid Coordinate System for the Equal Line of Florida.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

AREAS:
TRACT A-5 - 15,309 sq ft (0.35 Acres)
TRACT B-5 - 11,200 sq ft (0.27 Acres)
TRACT C-5 - 7,694 sq ft (0.18 Acres)
TRACT D-5 - 2,750 sq ft

RECORDING STATEMENT
Filed for record this 17 day of August, 1995 at 1:14 P.M. in Book 147 - of Page 51² of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida, and Metropolitan Dade County, Florida.
Harvey Rubin, Clerk of the Circuit Court
Dr. Manuel Ballester
Deputy Clerk

AGREED CORNER
ORD 14242 PG 511
SW COR SW¹/₄ SW¹/₄
SEC 5, T55 S, R39 E

AGREED CORNER
ORD 14242 PG 511
SW COR SW¹/₄ SW¹/₄
SEC 5, T55 S, R39 E

AGREED CORNER
ORD 14242 PG 511
SW COR SW¹/₄ SW¹/₄
SEC 5, T55 S, R39 E

AGREED CORNER
ORD 14242 PG 511
SW COR SW¹/₄ SW¹/₄
SEC 5, T55 S, R39 E

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ORD 14242 PG 511
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ORD 14242 PG 511
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