

FOREST LAKES ESTATES SECTION ONE

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 5 TOWNSHIP 55 SOUTH-RANGE 39 EAST-DADE COUNTY-FLORIDA

ANTONIO GONZALEZ
PROFESSIONAL ENGINEER & LAND SURVEYOR
MIAAMI
MAY 1994

SHEET 1 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS:

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

APPROVALS:

This plat was approved by the Dade County, Florida, Planning Department, this 21st day of Sept 1994.

By [Signature] Director

This plat was approved by the Dade County, Florida, Building and Zoning Department, this 6 day of October 1994. The size of the lots/tracts and other features as shown on this plat comply with all requirements of the existing zoning as of this date.

By [Signature] Director

This plat was approved by the Dade County, Florida, Public Works Department, this 2 day of November 1994.

By [Signature] Director

This plat has been found to be in compliance with the requirements of Chapter 28G Code of Metropolitan Dade County, subject to all of the conditions of the Concurrency Review Agencies and said Chapter 28G. This plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-143-94 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 6 day of OCTOBER 1994.

Attest: Harvey Rovin, Clerk of the Circuit Court

Signed [Signature] Chairperson

Filed for record this 10 day of NOVEMBER 1994, at 10:01 P. M., in Book 146 of Plats, at Page 2 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 Rovin, Clerk of the Circuit Court. 94R528511
By [Signature] Deputy Clerk.

LEGAL DESCRIPTION: A portion of the NW 1/4 of Section 5, Township 55 South, Range 39 East, Dade County, Florida, being described as follows: Commence at the Northwest corner of the NW 1/4 of said Section 5; thence N 87° 43' 42" E along the North line of the NW 1/4 of said Section 5 for 965.26 feet; thence S 62° 16' 18" E for 55.00 feet to a point of Beginning of the following described parcel of land; thence S 47° 16' 18" E for 152.00 feet; thence S 62° 16' 18" E for 99.02 feet to a point of curve; thence run Southeast and Southwesterly along the arc of said curve to the right having a radius of 1495.00 feet and a central angle of 128° 28' 37" for 356.00 feet; thence N 87° 43' 42" E along a line 500 feet South of and parallel with the North line of the NW 1/4 of said Section 5 for 56.54 feet to a point on the arc of a curve concentric with the previously described curve, said point bears S 77° 07' 16" E from the center of said curve; thence Southwesterly along the arc of said curve to the right having a radius of 1550.00 feet and a central angle of 36° 40' 25" for 99.12 feet; thence S 47° 15' 21" E for 151.64 feet; thence N 42° 44' 27" E for 25.00 feet; thence S 47° 15' 21" E for 142.49 feet to a point on the arc of a curve concave to the Southeast, said point bears N 44° 39' 00" W from the center of said curve; thence Northwesterly along the arc of said curve to the left having a radius of 775.00 feet and a central angle of 12° 00' 30" for 162.45 feet to a point of reverse curve; thence Northwesterly along the arc of said curve to the left having a radius of 823.00 feet and a central angle of 15° 39' 42" for 225.51 feet to a point of reverse curve; thence Northwesterly and Southeasterly along the arc of said curve to the right having a radius of 32.50 feet and a central angle of 55° 43' 10" for 304.71 feet to the point of tangency; thence S 81° 35' 02" E for 361.83 feet; thence N 00° 24' 58" E for 430.00 feet; thence N 89° 35' 02" W for 40.00 feet; thence N 00° 24' 58" E for 135.00 feet; thence S 81° 35' 02" E for 287.00 feet; thence N 00° 24' 58" E for 90.00 feet; thence N 89° 35' 02" W for 120.00 feet; thence N 87° 43' 22" W for 57.28 feet; thence N 18° 50' 56" W for 120.00 feet; thence S 11° 01' 04" W for 90.00 feet; thence N 78° 56' 56" W for 210.59 feet to a point of curve; thence Northwesterly and Northwesterly along the arc of said curve to the right having a radius of 25.00 feet and a central angle of 88° 14' 32" for 38.50 feet to a point of reverse curve; thence Northwesterly and Northwesterly along the arc of said curve to the left having a radius of 1605.00 feet and a central angle of 11° 39' 54" for 326.76 feet to the point of tangency; thence N 00° 16' 18" W for 99.03 feet; thence N 42° 43' 19" E for 132.03 feet to a point which lies 55.00 feet South of the North line of the NW 1/4 of said Section 5; thence S 87° 42' 56" W along a line 55.00 feet South of and parallel with the North line of the NW 1/4 of said Section 5 for 148.34 feet; thence S 87° 43' 42" W along a line 55.00 feet South of and parallel with the North line of the NW 1/4 of said Section 5 for 148.34 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: Tract A as shown on the attached plat is hereby reserved as a Lift Station Site. Tract B and C as shown on the attached plat are hereby limited to an entrance feature use and shall be owned and maintained by a Dade County approved Homeowners Association. Tracts D, E and F as shown on the attached plat shall not be used as building sites unless replatted in accordance with Chapter 28 of the Dade County Code. The streets, terrace, avenues, court, place and lane 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. No individual wells will be permitted on any lot within this subdivision except for sprinkler systems, air conditioning, 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.

Access Right: Way Line as shown at the rear of Lots 1 thru 6, and Lot 36, Block 3, Lots 1 and 6, Block 4, and Lot 1, Block 5 on the attached plat is hereby designated for the express purpose of preventing direct vehicular and pedestrian access to and from the adjoining arterial roads. No driveway connections shall be permitted into SW 16th Avenue from any lot or tract within this subdivision.

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.

IN WITNESS WHEREOF, the said Dade Residential Developers 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 6 day of June 1994.
DADE RESIDENTIAL DEVELOPERS, INC.

Attest [Signature] Secretary By [Signature] President
Jose Coto Antonio A. Gonzalez

ACKNOWLEDGEMENT: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, County of Dade ss: 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 who acknowledged that they executed the same freely and voluntarily as such officers of said corporation for the purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 6 day of June 1994.
Gina Marie Ramirez
Signature of Person Taking Acknowledgement
Notary Public State of Florida at Large
Printed name of Acknowledger: Gina Marie Ramirez

My commission expires MAY 9 1997
Commission No. CC 225008
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES ESTATES SECTION ONE" is a true and correct representation of the lands 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 111, Laws of the State of Florida.
[Signature]
Antonio A. Gonzalez
Registered Engineer No. 14046
Registered Land Surveyor No. 2468
State of Florida.

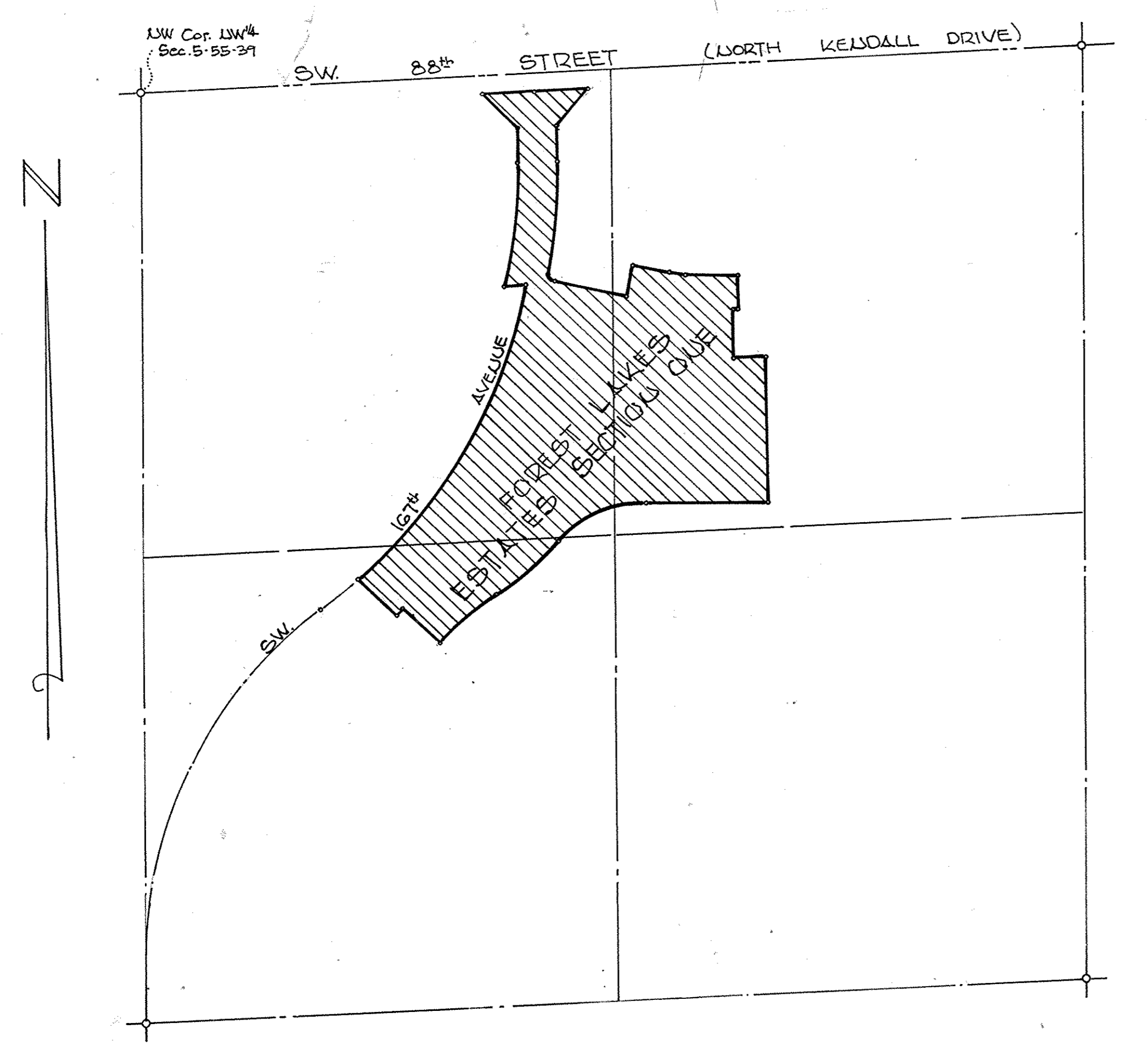
MORTGAGEE APPROVAL: KNOW ALL MEN BY THESE PRESENTS That OCEAN BANK, the owners and holders of that certain mortgage dated January 5, 1994, and recorded January 14, 1994 in Official Records Book 16213, at Page 12711 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the foregoing dedications.

IN 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 6 day of June 1994.
OCEAN BANK
Attest [Signature] Senior Vice President By [Signature] President
Simon Cruz Jose Concepcion

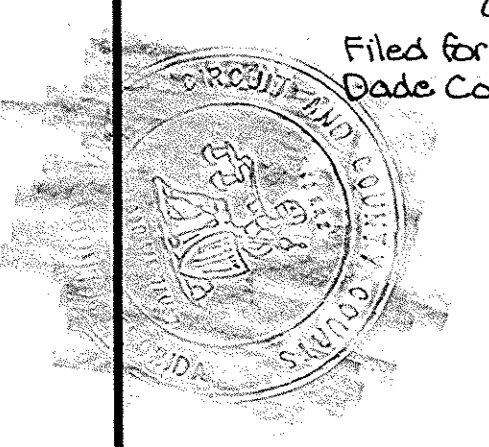
ACKNOWLEDGEMENT: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, State of Florida ss: Jose Concepcion, President, and Simon Cruz, Senior Vice President, of Ocean Bank, who are personally known to me and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation for the purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 6 day of June 1994.
Gina Marie Ramirez
Signature of Person Taking Acknowledgement
Notary Public State of Florida at Large
Printed name of Acknowledger: Gina Marie Ramirez

My commission expires MAY 9 1997
Commission No. CC 225008



LOCATION SKETCH
NW 1/4 - SEC. 5 - 55-39 SCALE: 1" = 300'



FOREST LAKES ESTATES SECTION ONE

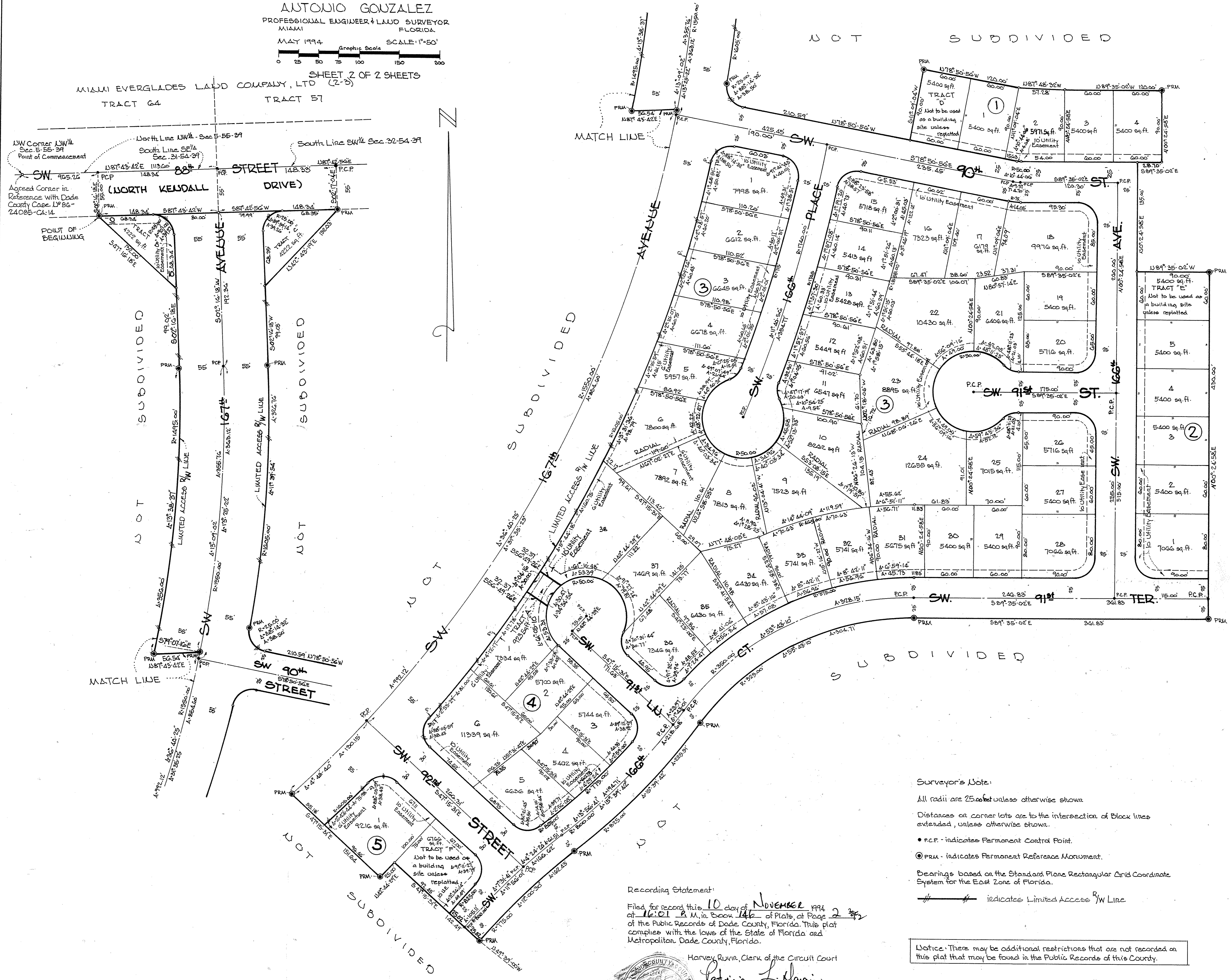
A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 5
TOWNSHIP 55 SOUTH-RANGE 39 EAST-DADE COUNTY-FLORIDA

ANTONIO GONZALEZ
PROFESSIONAL ENGINEER & LAND SURVEYOR
MIAMI
FLORIDA

MAY 1994
Graphic Scale SCALE: 1"=50'
0 25 50 75 100 150 200

SHEET 2 OF 2 SHEETS
(2-3)

MIAMI EVERGLADES LAND COMPANY, LTD
TRACT 64 TRACT 57



Surveyor's Note:

- All radii are 25.00 feet unless otherwise shown.
- Distances on corner lots are to the intersection of block lines extended, unless otherwise shown.
- P.C.P. - indicates Permanent Control Point.
- P.R.M. - indicates Permanent Reference Monument.
- Bearings based on the Standard Plane Rectangular Grid Coordinate System for the East Zone of Florida.
- #—#— indicates Limited Access R/W Line.

Recording Statement:

Filed for record this 10 day of **NOVEMBER** 1994
at 12:01 P.M. in Book **146** of Plate, at Page **2²**
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 Rynn, Clerk of the Circuit Court
Deputy Clerk. **948528511**

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