

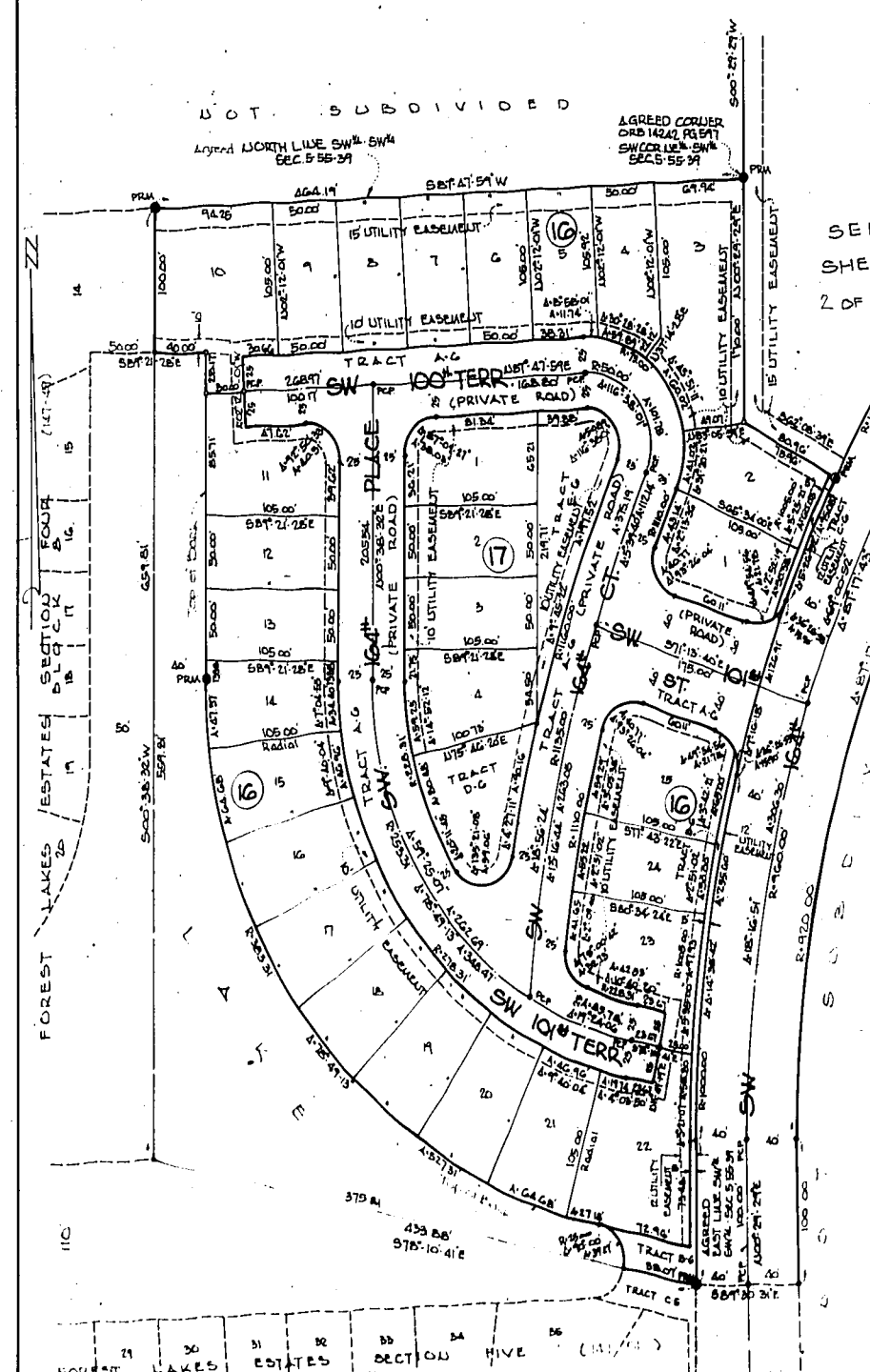
FOREST LAKES ESTATES SECTION SIX

PLAT BOOK **147** PAGE **93**

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
MARCH 1995 SCALE 1"=50'

GRAPHIC SCALE
SHEET 1 OF 2 SHEETS



SEE SHEET 2 OF 2

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 SIX" the same being a subdivision of the following described property:

LEGAL DESCRIPTION: A portion of the Southwest 1/4 of Section 5, Township 55 South, Range 39 East, Dade County, Florida, being described as follows: Beginning at the Agreed Northwest corner of the SW 1/4 of the SW 1/4 of said Section 5; thence S 89° 57' 21" W along the Agreed West line of the SW 1/4 of said Section 5 for 200.00 feet to the Agreed Southwest corner of the SW 1/4 of the SW 1/4 of said Section 5; thence S 89° 57' 21" W along the Agreed North line of the SW 1/4 of the SW 1/4 of said Section 5 for 424.74 feet; thence S 00° 36' 32" W for 249.81 feet; thence S 71° 07' 47" E for 435.86 feet; thence S 89° 57' 21" E for 80.00 feet to a point on a line located East of the SW 1/4 of the SW 1/4 of said Section 5; thence S 89° 57' 21" E along the line for 100.00 feet to a point of course; thence S 89° 57' 21" E for 100.00 feet to the Agreed East line of the SW 1/4 of the SW 1/4 of said Section 5; thence S 89° 57' 21" E along the Agreed East line of the SW 1/4 of the SW 1/4 of said Section 5 for 424.74 feet to the Agreed Northeast corner of the SW 1/4 of the SW 1/4 of said Section 5; thence S 89° 57' 21" W along the Agreed North line of the SW 1/4 of the SW 1/4 of said Section 5 for 200.00 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: That SW 1/4 of the SW 1/4 of said Section 5, Dade County, Florida, 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 reversion thereof whenever discontinued by law. No wells will be permitted on any lot or tract within this subdivision except for agricultural systems, air conditioning, and for swimming pools. The use of such wells 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-G as shown on the attached plat is hereby dedicated to common area for the joint and several 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. Tracts B-G, C-G, D-G, and E-G, 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 F-G as shown on the attached plat is hereby reserved for Public Park purposes. Tract G-G as shown on the attached plat is hereby reserved for school purposes. The Lane as shown on the attached plat is hereby dedicated to the joint and several use of all abutting property owners, reserving a Public Right of Way Lane as a storage basin for storm water discharge. The Lane adjacent to said Lane is to be graded so as to prevent overland storm water discharge into said Lane.

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

I, **ANTONIO GONZALEZ**, Secretary of 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 21st day of April, 1995.

Attest: Jose Coto Secretary By: Antonio Gonzalez President

ACKNOWLEDGMENT

I, **JOSE COTO**, Secretary of Dade Residential Developers, Inc., a Florida corporation, who am personally known to me and who executed the foregoing instrument, and who acknowledged that he executed the same freely and voluntarily as such officer of said corporation for the uses and purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 21st day of April, 1995.
My commission expires May 9, 1997
My commission number CC 285008
Julia Marie Ramirez
Signature of person taking acknowledgment
Notary Public, State of Florida at Large
Printed name of Acknowledger: JULIA MARIE RAMIREZ

MORTGAGE APPROVAL

KNOW ALL MEN BY THESE PRESENTS: That OCEAL BANK, the owners and holders of that certain mortgage dated January 5, 1994 and recorded January 14, 1994, in Official Records Book 16212, at Page 1271 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the above dedications.

I, **JOEL CONCEPCION**, Senior Vice President of the said OCEAL BANK, 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 Senior Vice President, this 21st day of April, 1995.

Attest: Simon Cruz Senior Vice President By: Joel Concepcion President

ACKNOWLEDGMENT

I, **JOEL CONCEPCION**, Senior Vice President of OCEAL BANK, who am 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 take an oath.

Witness my hand and official seal this 21st day of April, 1995.
My commission expires May 9, 1997
My commission number CC 185008
Julia Marie Ramirez
Signature of person taking acknowledgment
Notary Public, State of Florida
Printed name of Acknowledger: JULIA MARIE RAMIREZ

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES ESTATES SECTION SIX" is a true and correct representation of the lands described herein as recently surveyed and plotted under my direct supervision; also that the Permanent Reference Monuments were set in accordance with Part I, Chapter 171, Laws of the State of Florida.

Antonio Gonzalez
Registered Engineer LP 14016
Registered Land Surveyor LP 2468
State of Florida

APPROVALS

This plat was approved by the Dade County, Florida, Planning Department, this 21st day of August, 1995.
By: [Signature] Director
This plat was approved by the Dade County, Florida, Public Works Department, this 20th day of August, 1995.
By: [Signature] Director

This plat has been found to be in compliance with the requirements of Chapter 250, Code of Metropolitan Dade County, Florida, subject to the conditions of the Concurrence Review Agencies and said Chapter 250. This plat was approved and the foregoing obligations were accepted and approved by Resolution DLR 1995-22 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 22nd day of July, 1995.

Attest: Harvey Kavin, Clerk of the Circuit Court
By: [Signature] Deputy Clerk
Engaged: [Signature] Chairperson

RECORDING STATEMENT

Filed for record this 1st day of December, 1995, at 12:56 P.M. in Book 147 of Plats, at Page 93 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 Kavin, Clerk of the Circuit Court
By: [Signature] Deputy Clerk

AREA OF LOTS AND TRACTS IN SQUARE FEET

Block 16 Lot 1	6149	TRACT A-G	13552 - 14712 sq. ft.
2	6818	B-G	3215
3	11622	C-G	314
4	5625	D-G	6434
5	3255	E-G	1884
6	3200	F-G	B GA Acres
7	10139	G-G	B BA Acres
8	1160		
9	1215		
10	1100		
11	1600		
12	1100		
13	1100		
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36	1100		

NOTE: 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 NOTE:
All tracts are 25 00 feet unless otherwise shown.
Bearings based on the Standard Plane Rectangular Grid Coordinate System for the State of Florida.
NAD 83 indicates Permanent Reference Monument.
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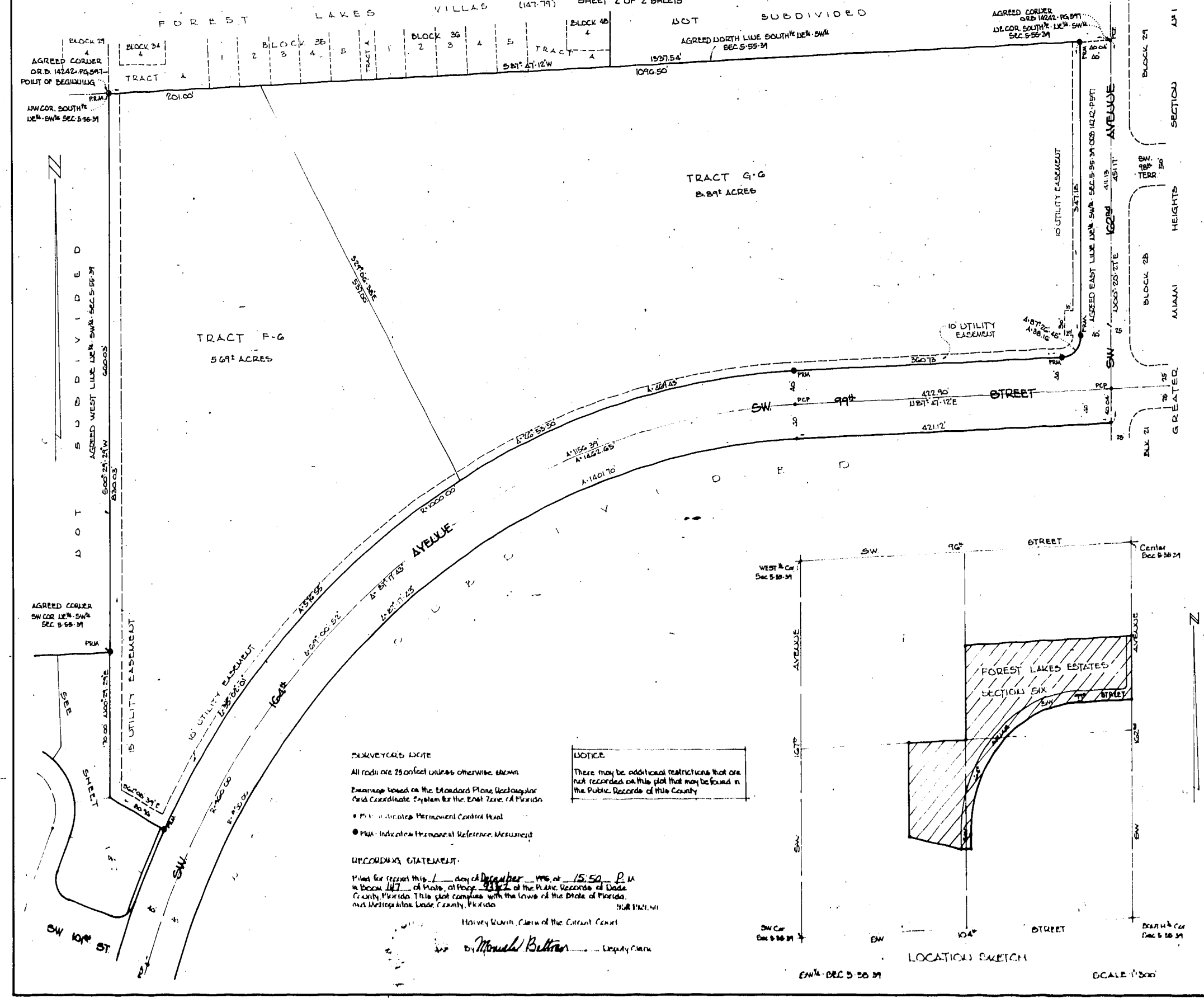
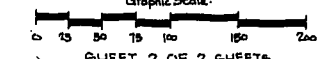
This plat was approved by the Dade County, Florida, Public Works Department, this 20th day of August, 1995. The map of the 1/4 and 1/2 acre tracts was prepared in accordance with all requirements of the existing zoning map of this plat.

FOREST LAKES ESTATES SECTION SIX

PLAT BOOK **147** PAGE **93²**

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
MARCH 1995
SCALE 1"=50'



DISSEMINATION NOTICE
All roads are 25' wide unless otherwise shown.
Easements based on the Standard Plane Geodetic or
Grid Coordinate System for the State of Florida.
• P.M. - Indicate Permanent Control Point.
• P.M.M. - Indicate Permanent Reference Measurement.

NOTICE
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
Plat for Forest Lakes Estates, Section Six, of
Block 27, of Tract 147, of Plate 33122 of the Public Records of Dade
County, Florida. This plat complies with the laws of the State of Florida,
and Metropolitan Dade County, Florida. 5/18/1995

Henry Quinn, Clerk of the Circuit Court
by *Manuel Butler* Deputy Clerk

