

# FOREST LAKES ESTATES SECTION THREE

A REPLAT OF TRACT "F" - BLOCK 5 OF  
FOREST LAKES ESTATES SECTION ONE - Plat Book 146 Page 2 - AND  
A SUBDIVISION OF A PORTION OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 5 -  
TOWNSHIP 55 SOUTH - RANGE 39 EAST - DADE COUNTY - FLORIDA

ANTONIO GONZALEZ  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
M.I.A.M.I. FLORIDA  
MAY 1994

SHEET 1 OF 2 SHEETS

**APPROVALS:**

This plat was approved by the Dade County, Florida, Planning Department, this 23<sup>rd</sup> day of March 1995.

By [Signature] Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 4 day of April 1995. The size of the lots and Tracts and other features as shown on this plat conform to the existing zoning as of this date.

By [Signature] Director

This plat was approved by the Dade County, Florida, Public Works Department, this 10 day of April 1995.

By [Signature] Director

This plat has been found to be in compliance with the requirements of Chapter 29G, Code of Metropolitan Dade County, Florida, and a subdivision of the following described property, subject to all conditions of the Concurrency Review Agency, and said Chapter 29G. This plat was approved and the foregoing dedications were accepted and approved by Resolution NR-391-95 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 4 day of APRIL 1995.

Attest: Harvey Ruvlin, Clerk of the Circuit Court  
By [Signature] Deputy Clerk

Signed [Signature] Chairperson

**RECORDING STATEMENT:**  
Filed for record this 02 day of MAY 1995, at 10:36 A.M. in Book 146 of Plats, at Page 82<sup>L</sup> 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 Ruvlin, Clerk of the Circuit Court

By [Signature] Deputy Clerk **55R173425**

**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 THREE" the same being a subdivision of the following described property:

**LEGAL DESCRIPTION:** A replat of Tract "F" - Block 5 of "FOREST LAKES ESTATES SECTION ONE" according to the plat thereof as recorded in Plat Book 146 of Page 2 of the Public Records of Dade County, Florida, and a subdivision of the following described property: Beginning at the Agreed Southwest corner of the NW<sup>1</sup>/<sub>4</sub> of Section 5, Township 55 South, Range 39 East, Dade County, Florida; thence N00°28'32"E along the Agreed West line of the NW<sup>1</sup>/<sub>4</sub> of said Section 5 for 100.00 feet to a point of curve; thence Northwesterly along the arc of said curve to the right having a radius of 1300.00 feet and a central angle of 52°41'42" for 117.91 feet to a point of reverse curve; thence Northwesterly along the arc of said curve to the left having a radius of 1550.00 feet and a central angle of 5°53'04" for 154.23 feet to a point on the boundary line of said plot of Forest Lakes Estates Section One; thence S47°15'31"E along said boundary line for 151.64 feet; thence N42°44'29"E along said boundary line for 25.00 feet; thence S47°15'31"E along said boundary line for 142.49 feet to a point on the arc of a curve concave to the Southeast, said point bears N47°37'00"W from the center of said curve; thence Northwesterly along the arc of said curve to the right, and along said boundary line, having a radius of 175.00 feet and a central angle of 02°50'49" for 38.51 feet to a point on the boundary line of "FOREST LAKES ESTATES SECTION TWO" according to the plat thereof as recorded in Plat Book 146 of Page 23 of the Public Records of Dade County, Florida; thence S45°04'00"E along said boundary line for 232.80 feet; thence S44°56'00"W for 420.33 feet; thence S02°18'25"E for 574.09 feet to the Agreed South line of the NW<sup>1</sup>/<sub>4</sub> of said Section 5; thence S81°46'25"W along the Agreed South line of the NW<sup>1</sup>/<sub>4</sub> of said Section 5 for 788.33 feet to the Point of Beginning.

**DADE COUNTY PLAT RESTRICTIONS:** The Streets, Terraces, Avenues and Courts, 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 wells will be permitted on any lot or tract within this subdivision except for sprinkler systems, swimming pools, 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. The Signal Utility easement as shown on the attached plat is hereby provided for the installation and maintenance of traffic signal equipment and/or street lights.

The Lake shown hereon is hereby dedicated to the joint use of all abutting property owners reserving a Public right in said Lake as a storage basin for storm water discharges. The areas adjacent to the Lake are to be graded to prevent overland stormwater discharge into said Lake. The Limited Access Right-of-Way Line at the rear of Lots 5, 6, 11, 12, 13, 14 and 15, Block 5, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 and the side and radius return of Lot 21, Block 6, and the side and radius return of Lot 25 Block 7, 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 167<sup>th</sup> Avenue or SW 96<sup>th</sup> Street from any lot within this subdivision. Tract A3 as shown on the attached plat is hereby reserved for Landscape purposes and shall be owned and maintained by a Dade County approved Homeowners Association.

**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.

I, WITNESS 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 6 day of June 1994.

Attest [Signature] Secretary By [Signature] President  
Josef Cabo Antonio A. Gonzalez

**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 Josef Cabo, 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.  
[Signature]  
Signature of person taking acknowledgment  
Notary Public State of Florida at Large.  
Printed name of Acknowledger: Gina Marie Ramirez

**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 10213 at Page 1271 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the above dedications.

I, 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.

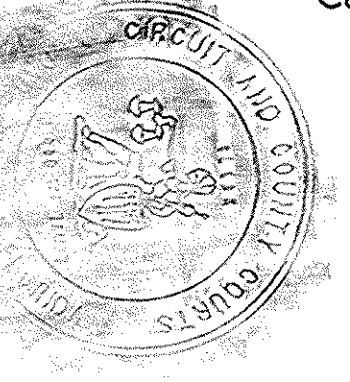
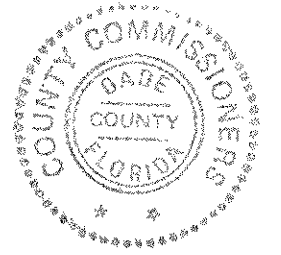
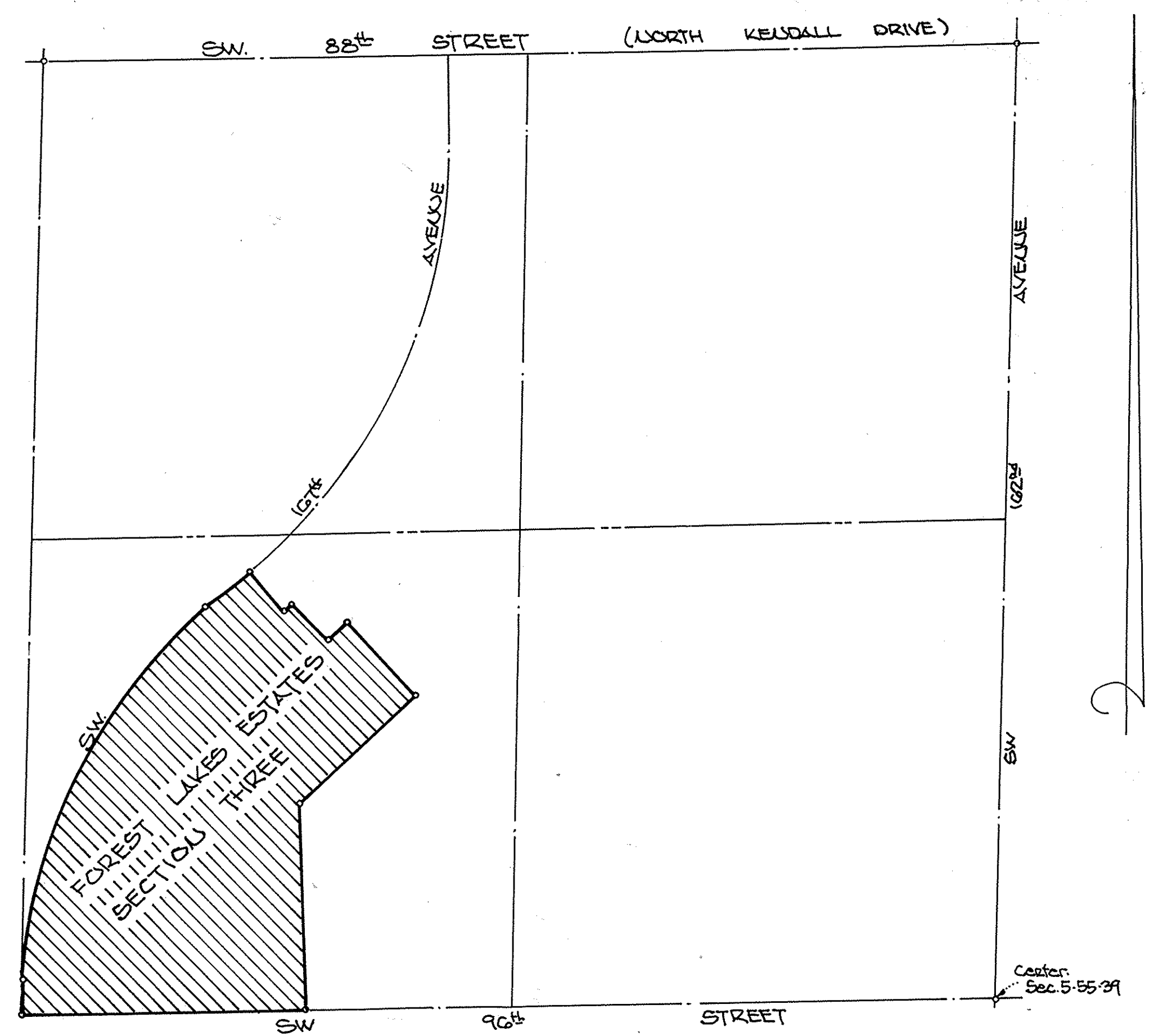
OCEAN BANK  
Attest [Signature] Senior Vice President By [Signature] President  
Simon Cruz Josee Concepcion

**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: Josee 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.  
[Signature]  
Signature of person taking acknowledgment  
Notary Public State of Florida at Large.  
Printed name of Acknowledger: Gina Marie Ramirez

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES ESTATES SECTION THREE" is a true and correct representation of the lands described hereon as recently surveyed and platted under my direct supervision; also that the Permanent Reference Monuments were set in accordance with Part I, Chapter 177, Laws of the State of Florida.

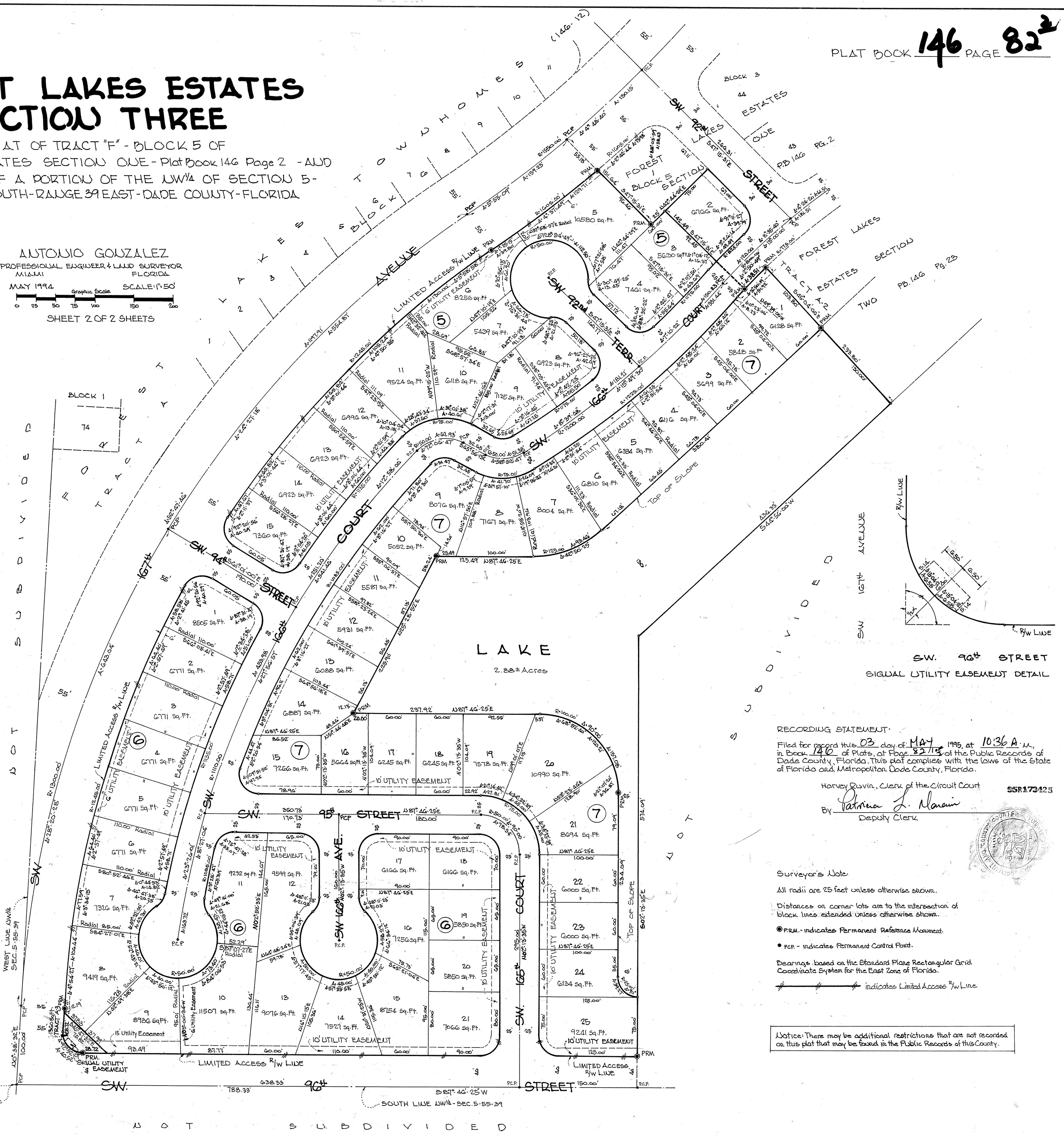
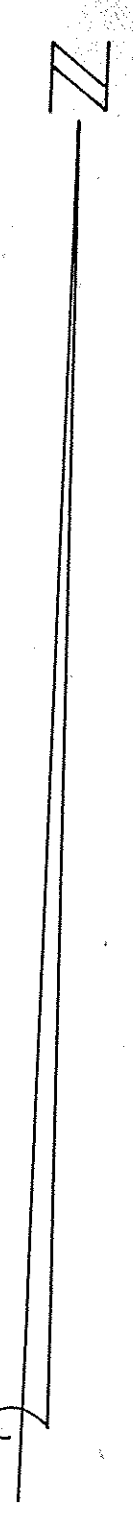
[Signature]  
Antonio A. Gonzalez  
Registered Engineer No. 14046  
Registered Land Surveyor No. 2468  
State of Florida.



# FOREST LAKES ESTATES SECTION THREE

A REPLAT OF TRACT "F" - BLOCK 5 OF FOREST LAKES ESTATES SECTION ONE - Plat Book 146 Page 2 - AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 5 - TOWNSHIP 55 SOUTH - RANGE 39 EAST - DADE COUNTY - FLORIDA

**ANTONIO GOUZALEZ**  
 PROFESSIONAL ENGINEER & LAND SURVEYOR  
 MIAMI FLORIDA  
 MAY 1994 SCALE: 1"=50'  
 SHEET 2 OF 2 SHEETS



**RECORDING STATEMENT**  
 Filed for record this 03 day of MAY, 1995, at 10:36 A.M.,  
 in Book 146 of Plats, of Page 82 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 **95R173425**  
 by Darlene J. Marain  
 Deputy Clerk

**Surveyor's Note:**  
 All radii are 25 feet unless otherwise shown.  
 Distances on corner lots are to the intersection of  
 block lines extended unless otherwise shown.  
 ● PRM - indicates Permanent Reference Monument.  
 ● PCP - indicates Permanent Control Point.  
 Bearings based on the Standard Plane Rectangular Grid  
 Coordinate System for the East Zone of Florida.  
 --- indicates Limited Access R/W Line.

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

SW COR. NW 1/4 -  
 SEC. 5-55-34  
 POINT OF BEGINNING  
 Agreed Corner in Reference  
 with Dade County Case  
 13286-24085-CA-14  
 ORB 14242-Pg. 547