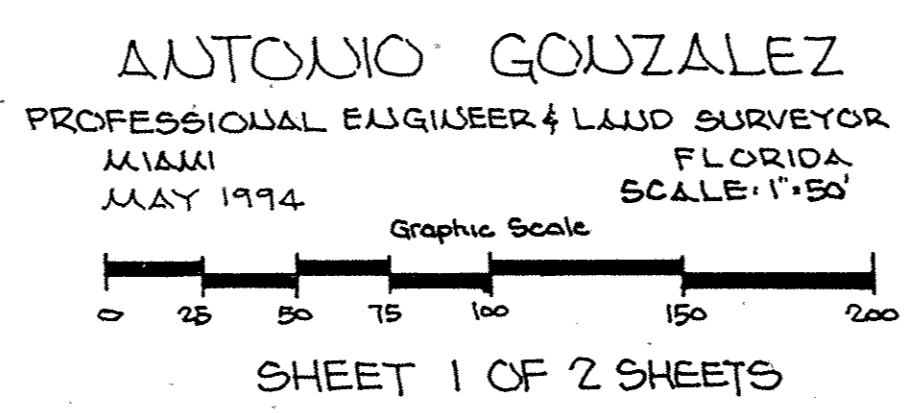


# FOREST LAKES ESTATES SECTION TWO

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



**APPROVALS:**  
 This plat was approved by the Dade County, Florida, Planning Department, this 21<sup>st</sup> day of Sept. 1994.  
 By [Signature] Director.  
 This plat was approved by the Dade County, Florida, Building and Zoning Department this 8 day of December 1994. 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 23<sup>rd</sup> day of December 1994.  
 By [Signature] Director.  
 This plat has been found to be in compliance with the requirements of Chapter 33 G, Code of Metropolitan Dade County, Florida, subject to all conditions of the Concurrency Review Agencies and said Chapter 33 G. This plat was approved and the foregoing dedications were accepted and approved by Resolution 18 R-1244 proposed and adopted by the Board of County Commissioners of Dade County, Florida, this 13 day of December 1994.  
 Attest: Harvey Ruvirn, Clerk of the Circuit Court.  
 By [Signature] Deputy Clerk. Signed [Signature] Chairperson.

**RECORDING STATEMENT:**  
 Filed for record this 6 day of January 1995, at 16:33 P.M. in Book 146 of Plate, at Page 23 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 Ruvirn, Clerk of the Circuit Court.

By [Signature] Deputy Clerk. **95R008297**

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 TWO" the same being a subdivision of the following described property:  
**LEGAL DESCRIPTION:** A replat of Tract "E", Block 2, 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: Commence at the Northeast corner of the West 1/2 of the SE 1/4 of Section 5, Township 55 South, Range 39 East, Dade County, Florida; thence S00° 24' 58" W along the East line of the West 1/2 of the SE 1/4 of the SW 1/4 of said Section 5 for 215.06 feet to the Point of Beginning of the following described parcel of land; thence continue S00° 24' 58" W along the last described line for 765.00 feet; thence N 89° 35' 02" W for 510.00 feet; thence S 44° 52' 03" W for 605.61 feet; thence N 45° 04' 00" W for 238.80 feet to a point on the arc of a circular curve concave to the Southeast, said point bears N 46° 48' 11" W from the center of said curve, said point also being on the boundary line of the said plat of "Forest Lakes Estates Section One"; thence following along the boundary line of said plat of "Forest Lakes Estates Section One" for the next nine (9) courses, run: (1) Northeasterly along the arc of said curve to the right having a radius of 1150.00 feet and a central angle of 7° 09' 41" for 128.92 feet to a point of reverse curve; (2) thence Northeasterly along the arc of said curve to the left having a radius of 825.00 feet and a central angle of 15° 39' 42" for 225.51 feet to a point of reverse curve; (3) thence Northeasterly and Southeasterly along the arc of said curve to the right having a radius of 325.00 feet and a central angle of 53° 43' 10" for 304.71 feet to the point of tangency; (4) thence S 89° 35' 02" E for 361.83 feet; (5) thence N 00° 24' 58" E for 420.00 feet; (6) thence N 89° 35' 02" W for 90.00 feet; (7) thence N 00° 24' 58" E for 135.00 feet; (8) thence S 89° 35' 02" E for 22.70 feet; (9) thence N 00° 24' 58" E for 90.00 feet; thence, leaving the boundary line of said plat, run S 89° 35' 02" E for 291.30 feet to the Point of Beginning.  
**DADE COUNTY PLAT RESTRICTIONS:** The Terraces, Courts, 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 wells will be permitted on any lot or tract within this subdivision, except for septic systems, air conditioning 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.  
 Streets: \_\_\_\_\_  
 Places: \_\_\_\_\_  
 Tract A-2 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. 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 discharge. The areas adjacent to the Lake are to be graded to prevent overland stormwater discharge into said Lake.  
**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, 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.  
 DADE RESIDENTIAL DEVELOPERS, INC.  
 Attest: [Signature] Secretary By [Signature] President  
 Jose Coto 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 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 purpose therein expressed. They did not take an oath.

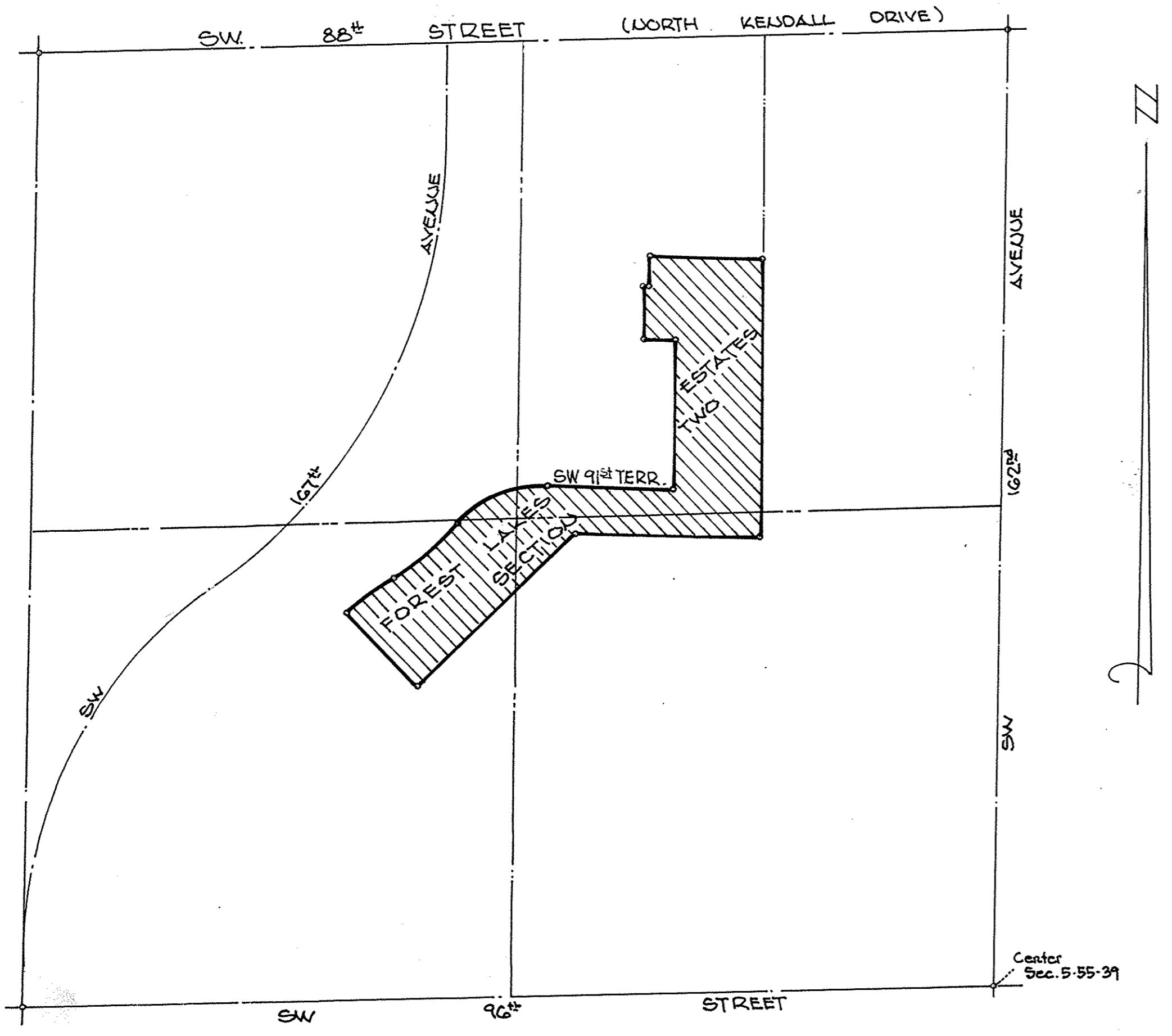
Witness my hand and official seal this 6 day of June 1994.  
[Signature]  
 Signature of person taking acknowledgment.  
 Notary Public State of Florida at Large.  
 My commission expires MAY 9, 1997  
 Commission ID# CC-285008 Printed name of Acknowledger: GINA MARIE RAVIEN

**MORTGAGEE APPROVAL:**  
 KNOW ALL MEN BY THESE PRESENTS: That OCEAN BANK, the owners and holders of that certain mortgages dated January 5, 1994 and recorded January 14, 1994 in Official Records Book 16213 at Page 1271 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the above 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**  
 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 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 purpose 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.  
 My commission expires MAY 9, 1997  
 Commission ID# CC-285008 Printed name of Acknowledger: GINA MARIE RAVIEN

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES ESTATES SECTION TWO" is a true and correct representation of the lands described hereon 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.  
[Signature]  
 Antonio A. Gonzalez  
 Registered Engineer No 14046  
 Registered Land Surveyor No 2468  
 State of Florida.



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

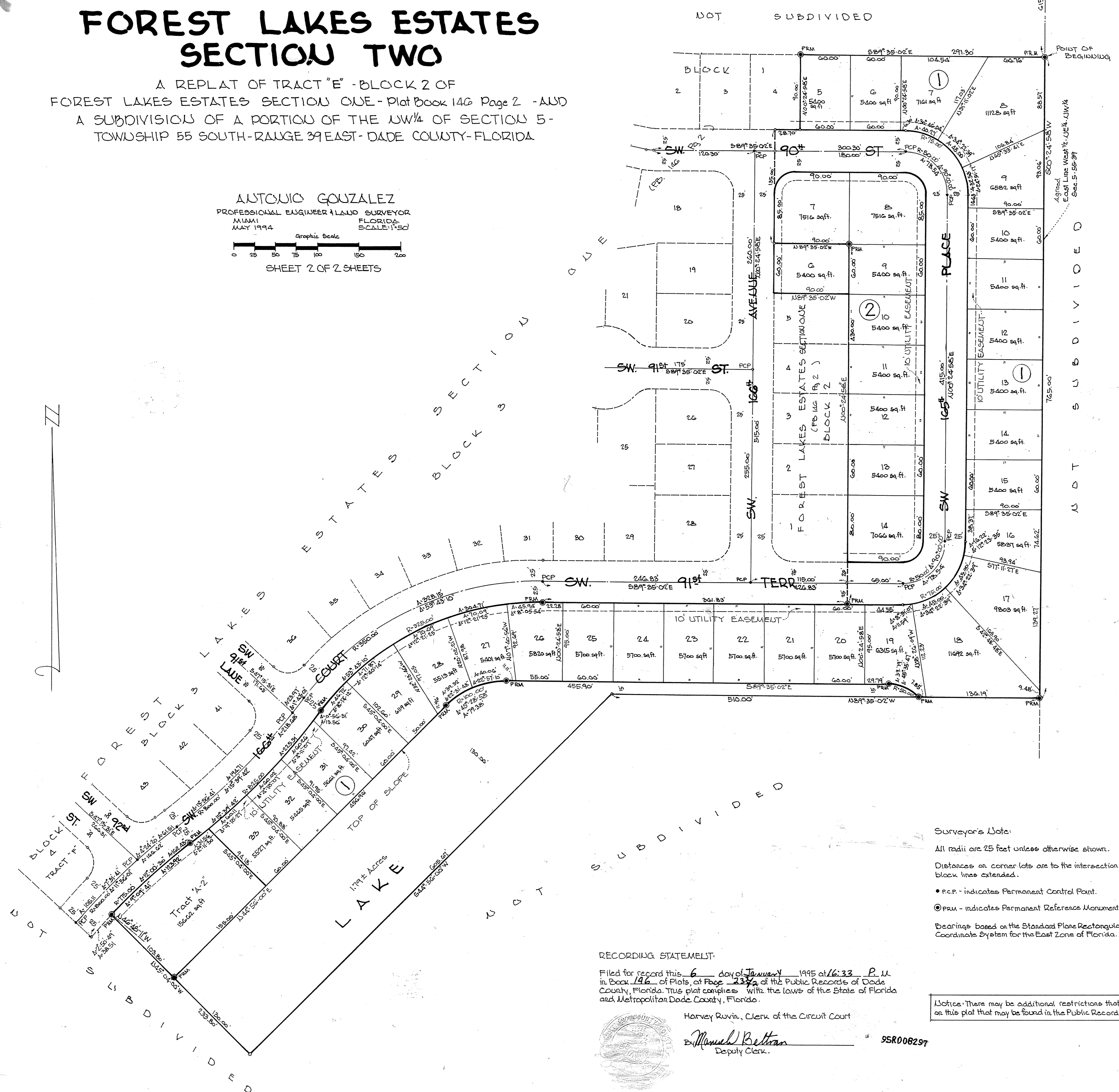
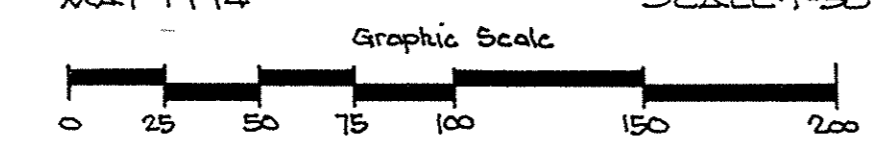
Agreed Corner in Reference With Dade County Case LP 88-24085-CA-14  
 Case LP 88-24085-CA-14  
 ORB-14242-13-597

PLAT BOOK 146 PAGE 23<sup>2</sup>

# FOREST LAKES ESTATES SECTION TWO

A REPLAT OF TRACT "E" - BLOCK 2 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

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



Surveyor's Note:  
 All radii are 25 feet unless otherwise shown.  
 Distances on corner lots are to the intersection of block lines extended.  
 • PCP - indicates Permanent Control Point.  
 • PRM - indicates Permanent Reference Monument.

RECORDING STATEMENT:  
 Filed for record this 6 day of January 1995 at 16:33 P.M. in Book 146 of Plats, at Page 23<sup>2</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 Rubin, Clerk of the Circuit Court  
 Manuel Betman, Deputy Clerk. # 95R008297

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