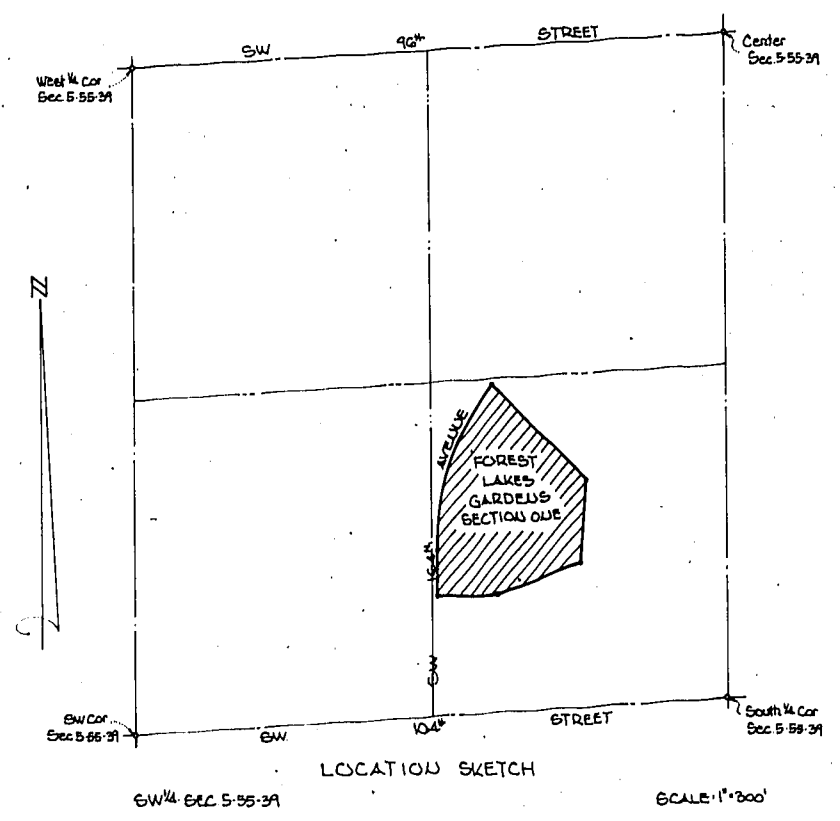


FOREST LAKES GARDEUS SECTION ONE

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

ANTONIO GONZALEZ
PROFESSIONAL ENGINEER-LAND SURVEYOR
MIAMI FLORIDA
JULY 1995 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 GARDEUS SECTION ONE", the same being a subdivision of a portion of the SW 1/4 of Section 5, Township 55 South, Range 39 East, Dade County, Florida, being described as follows:

LEGAL DESCRIPTION: Commence at the Agreed Southwest corner of the SW 1/4 of said Section 5; thence 1300° 21' 21" E along the Agreed West line of the SW 1/4 of said Section 5 for 473.18 feet; thence S 89° 30' 31" E for 40.00 feet to the Point of Beginning of the following described property; thence 1300° 21' 21" E for 180.00 feet to a point of curvature of a circular curve concave to the Southeast; thence Northwesterly along the arc of said curve to the right having a radius of 920.00 feet and a central angle of 42° 44' 32" for 666.40 feet; thence S 40° 45' 31" E for 529.40 feet; thence 607° 40' 00" W for 525.00 feet; thence 87° 11' 53" W for 380.90 feet; thence 108° 30' 31" W for 230.00 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: That SW 104th Avenue as shown on the attached plat together with all existing and future plantings, trees, shrubbery, and the hydrants thereon, is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicant, its successors or assigns, the reversion thereof whenever discontinued by law. No wells will be permitted on any lot within this subdivision except for sprinkler systems, air conditioning, and for 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-1 as shown on the attached plat is hereby reserved as common area for the joint and several use of the property owners within this subdivision as a house of ingress and egress to the individual lots, for the installation and maintenance of public utilities, for the installation and maintenance of landscape areas, and the erection and maintenance of a privacy wall and shall be owned and maintained by a Dade County approved Homeowners Association. The Lake on Section 55 is hereby dedicated to the joint and several use of all abutting property owners, reserving a Public right in said Lake as a storage basin for storm water discharge. The acre adjacent to the Lake one to be graded so as to prevent overflow storm water discharge into said Lake. The 20 foot wide drainage easement as shown hereon is hereby dedicated to the perpetual use of the public for the installation and maintenance of drainage facilities. The Lake as shown hereon shall be maintained by a Special taxing District.

OWNERS PLAT RESTRICTIONS: The Utility Easement 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., 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 26th day of June, 1995.

DADE RESIDENTIAL DEVELOPERS, INC.
Attest: Jose Coto Secretary By: Antonio Gonzalez President

ACKNOWLEDGEMENT: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, State of Florida, Antonio 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 uses and purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 26 day of June, 1995.
My commission expires May 9, 1997
My commission number: CC226500B
Signature of person taking acknowledgment: Guilma Marie Ramirez
Notary Public, State of Florida at Large
Printed Name of Acknowledger: GUILMA 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 10210 of Page 1771 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the foregoing dedication.

IN WITNESS WHEREOF, the said OCEAL 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 26th day of June, 1995.

OCEAL BANK
Attest: Simon Cruz Senior Vice President By: Jose Concepcion President

ACKNOWLEDGEMENT: I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, State of Florida, Jose Concepcion, President, and Simon Cruz, Senior Vice President of OCEAL 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 take an oath.

Witness my hand and official seal this 26 day of June, 1995.
My commission expires May 9, 1997
My commission number: CC226500B
Signature of person taking acknowledgment: Guilma Marie Ramirez
Notary Public, State of Florida at Large
Printed Name of Acknowledger: GUILMA MARIE RAMIREZ

SURVEYORS CERTIFICATION: I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES GARDEUS SECTION ONE" 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 177, Laws of the State of Florida.

Antonio Gonzalez
Registered Engineer LP 14,045
Registered Land Surveyor LP 2428
State 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.

DADE COUNTY APPROVALS

This plat was approved by the Dade County, Florida Department of Planning, Development and Regulation, this 14th day of February, 1995. The size of the lots and tract and other features as shown on this plat conform to all requirements of the existing zoning as of this date.

By: [Signature] Acting Director

This plat was approved by the Dade County, Florida Public Works Department, this 4th day of March, 1995.

By: [Signature] Director

This plat has been found to be in compliance with the requirements of Chapter 39A, Code of Metropolitan Dade County, subject to all conditions of the County Review Agency and said Chapter 39A. This plat was approved and the foregoing dedications were accepted and approved by Resolution 1995-117, passed and adopted by the Board of County Commissioners of Dade County, Florida, this 21st day of February, 1995.

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

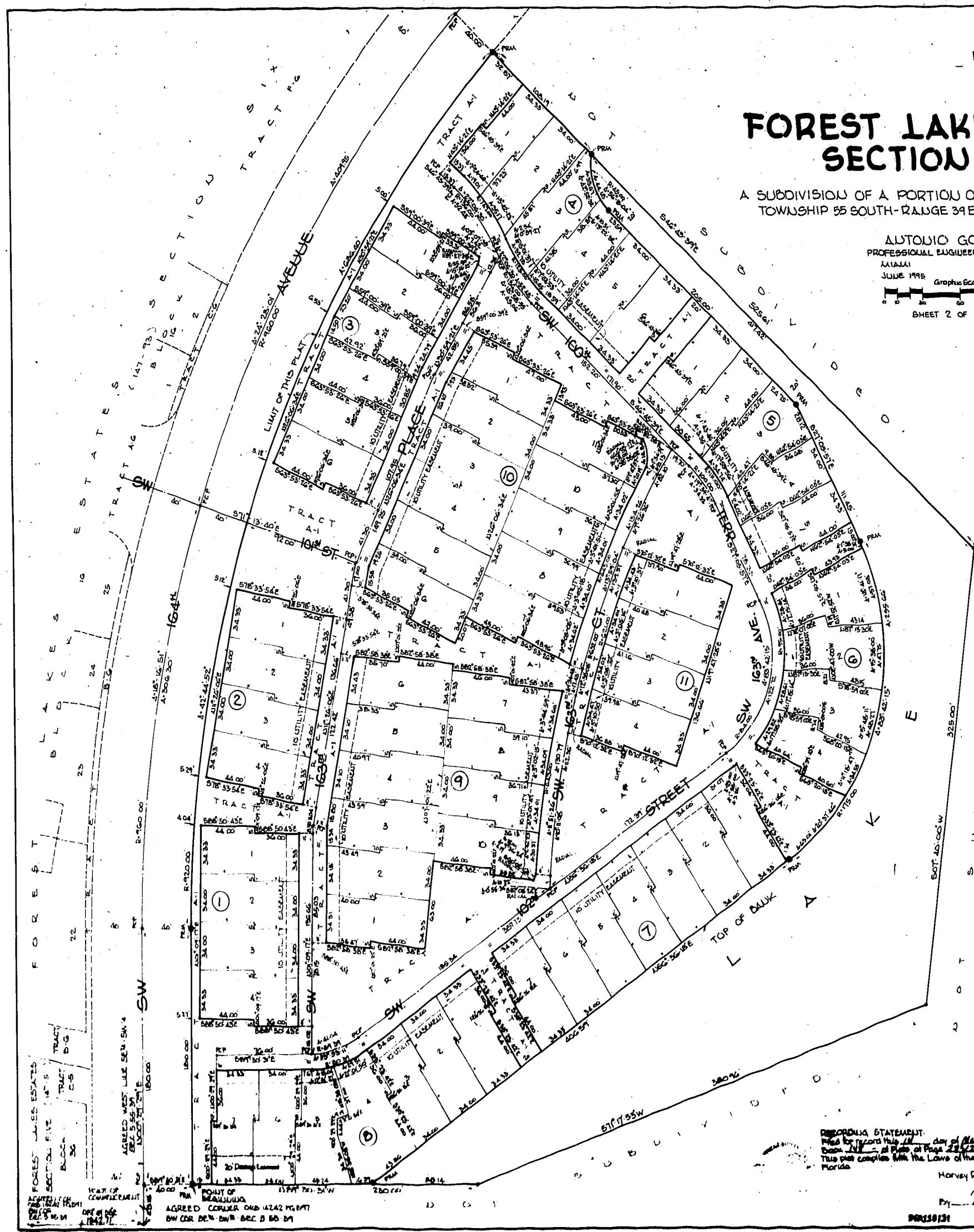
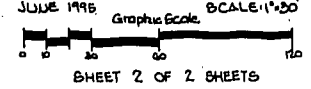
RECORDING STATEMENT: Filed for record this 24th day of March, 1995, at 11:21 A.M. in Book 148 of Plats, at Page 284 of the Public Records of Dade County, Florida. This plat complies with the Laws of the State of Florida, and Metropolitan Dade County, Florida.

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

FOREST LAKES GARDENS SECTION ONE

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

AUTOLIO GOUZALEZ
PROFESSIONAL ENGINEER - LAND SURVEYOR
11111111 FLORIDA
JULY 1998 GRAPHIC SCALE
SCALE 1"=20'



LOT AREAS IN SQUARE FEET

BLOCK 3	BLOCK 9
1 - 2736	6 - 2782
2 - 2797	5 - 2844
3 - 2666	4 - 2734
4 - 2797	3 - 2602
5 - 2754	2 - 2915
6 - 2884	1 - 2863
7 - 2986	10 - 2831
8 - 2751	9 - 2717
9 - 2821	8 - 2846
10 - 2642	7 - 2781
11 - 2720	BLOCK 10
12 - 2780	1 - 2871
BLOCK 4	2 - 2731
1 - 2733	6 - 2723
2 - 2661	7 - 2712
3 - 2674	8 - 2826
4 - 2750	9 - 2770
5 - 2674	10 - 2775
6 - 2674	11 - 2816
7 - 2674	BLOCK 11
8 - 2674	1 - 2861
9 - 2674	2 - 2869
10 - 2674	3 - 2881
11 - 2674	4 - 2835

TRACT A-1 2.20 ACRES

SURVEYOR'S NOTES

- PCP - indicates Permanent Control Point
- PRM - indicates Permanent Reference Monument

Bearings based on the Standard Plane Rectangular Grid Coordinate System for the East Zone 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.

RECORDING STATEMENT:
Filed by record this 11th day of March 1998 at 1:24 P.M. in Book 111111 of Page 2822 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
By Manuel B. [Signature] Deputy Clerk

FOREST LAKES GARDENS SECTION ONE
BLOCK 3
TRACT A-1
AGREED WEST LINE SEN. SW 1/4
AGREED CORNER OMB 4242 16 1/4
ON COR. DE. SW. SEC. 5 60 51