

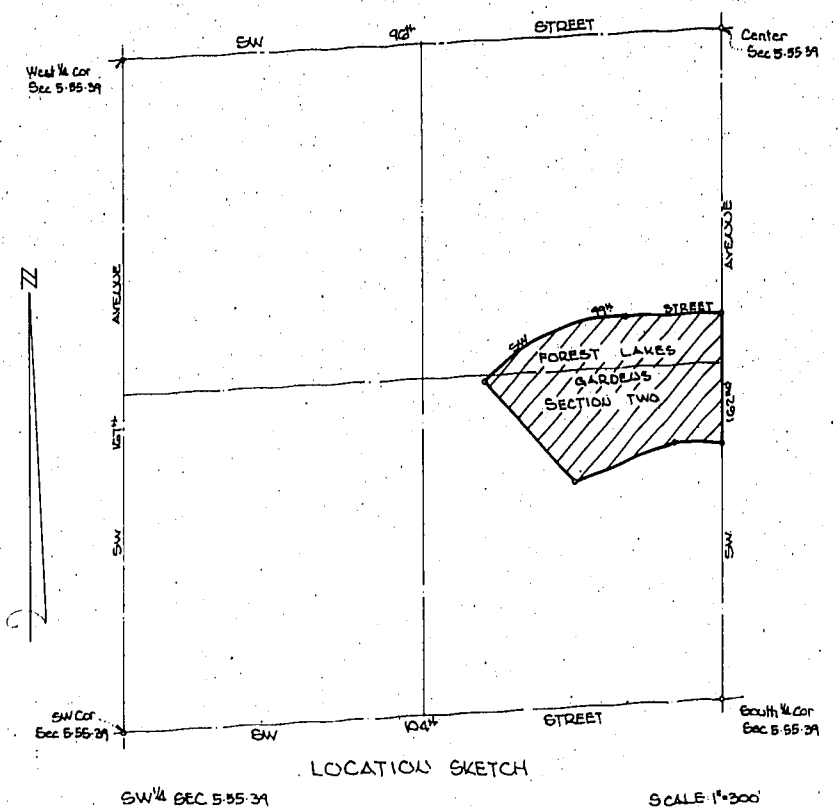
FOREST LAKES GARDENS SECTION TWO

PLAT BOOK 149 PAGE 992

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
AUGUST 1995

SHEET 1 OF 2 SHEETS



LOCATION SKETCH SCALE 1"=200'

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 GARDENS SECTION TWO", 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 Southeast corner of the SW 1/4 of said Section 5; thence 100° 22' 27"E along the Agreed East line of the SW 1/4 of said Section 5 for 1008.54 feet to the point of beginning of the following described parcel of land; thence continue 100° 22' 27"E along the Agreed East line of the SW 1/4 of said Section 5 for 821.05 feet; thence S 87° 47' 12"W for 421.12 feet to a point of curvature of a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve to the left having a radius of 702.20 feet and a central angle of 44° 32' 57" for 115.50 feet; thence S 12° 45' 34"E radial to the last described curve for 825.24 feet; thence U 72° 25' 00"E for 482.00 feet; thence S 87° 31' 30"E for 210.00 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: That SW 1/4 Street and SW 1/2 Avenue as shown on the attached plat together with all existing and future plating, lines, boundaries, and thereunto 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 wells will be permitted on any lot or tract within the said plat except for sprinkler systems, air conditioning, and/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. That as is shown on the attached plat is hereby reserved as common areas 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, 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 as shown hereon 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 areas adjacent to said Lake are to be graded to prevent overland storm water discharge into said Lake. Said Lake shall be maintained by a Special Taxing District.

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, LLC, 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 22nd day of October, 1995.

DADE RESIDENTIAL DEVELOPERS, LLC
Attest: *Jose Coto* Secretary By: *Antonio Gonzalez* President

ACKNOWLEDGEMENT
State of Florida ss: 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 Gonzalez, President, and Jose Coto, Secretary*, of Dade Residential Developers, LLC, 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 24th day of October, 1995.

My commission expires May 9, 1997
My commission Number: CC 2285008

Gilda Marie Ramirez
Signature of person taking acknowledgment
Dakota Public State of Florida at Large
Printed name of Acknowledger: GILDA MARIE RAMIREZ

MORTGAGE APPROVAL
KNOW ALL MEN BY THESE PRESENTS that OCEAN BANK, the owners and holders of that certain mortgage dated January 8, 1994 and recorded January 14, 1994 in Official Records Book 10219 of Page 1271 of the Public Records of Dade County, Florida does hereby consent to this plat and pins in the foregoing dedication.

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 22nd day of October, 1995.

OCEAN BANK
Attest: *Simon Cruz* Senior Vice President By: *Jose Concepcion* President

ACKNOWLEDGEMENT
State of Florida ss: 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: *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 uses and purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 24th day of October, 1995.

My commission expires May 9, 1997
My commission Number: CC 2285008

Gilda Marie Ramirez
Signature of person taking acknowledgment
Dakota Public State of Florida at Large
Printed name of Acknowledger: GILDA MARIE RAMIREZ

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES GARDENS 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.

Antonio Gonzalez
Registered Engineer LP 14046
Registered Land Surveyor LP 2462
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 21st day of November, 1995. The use 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]* Director

This plat was approved by the Dade County, Florida, Public Works Department this 1st day of December, 1995.
By: *[Signature]* Director

This plat has been found to be in compliance with the requirements of Chapter 330, Code of Metropolitan Dade County, subject to all conditions of the Concurrent Ordinance and Code Chapter 330. This plat was approved and the foregoing dedications were accepted and approved by Resolution LP 2-1934-95 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 11th day of November, 1995.

Attest: *Harvey Kavin*, Clerk of the Circuit Court
[Signature] Deputy Clerk

RECORDING STATEMENT
Filed for record this 14th day of January, 1996, at 11:20 A.M. in Book 149 of Plats, at Page 99 of 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 Kavin, Clerk of the Circuit Court
By: *[Signature]* Deputy Clerk

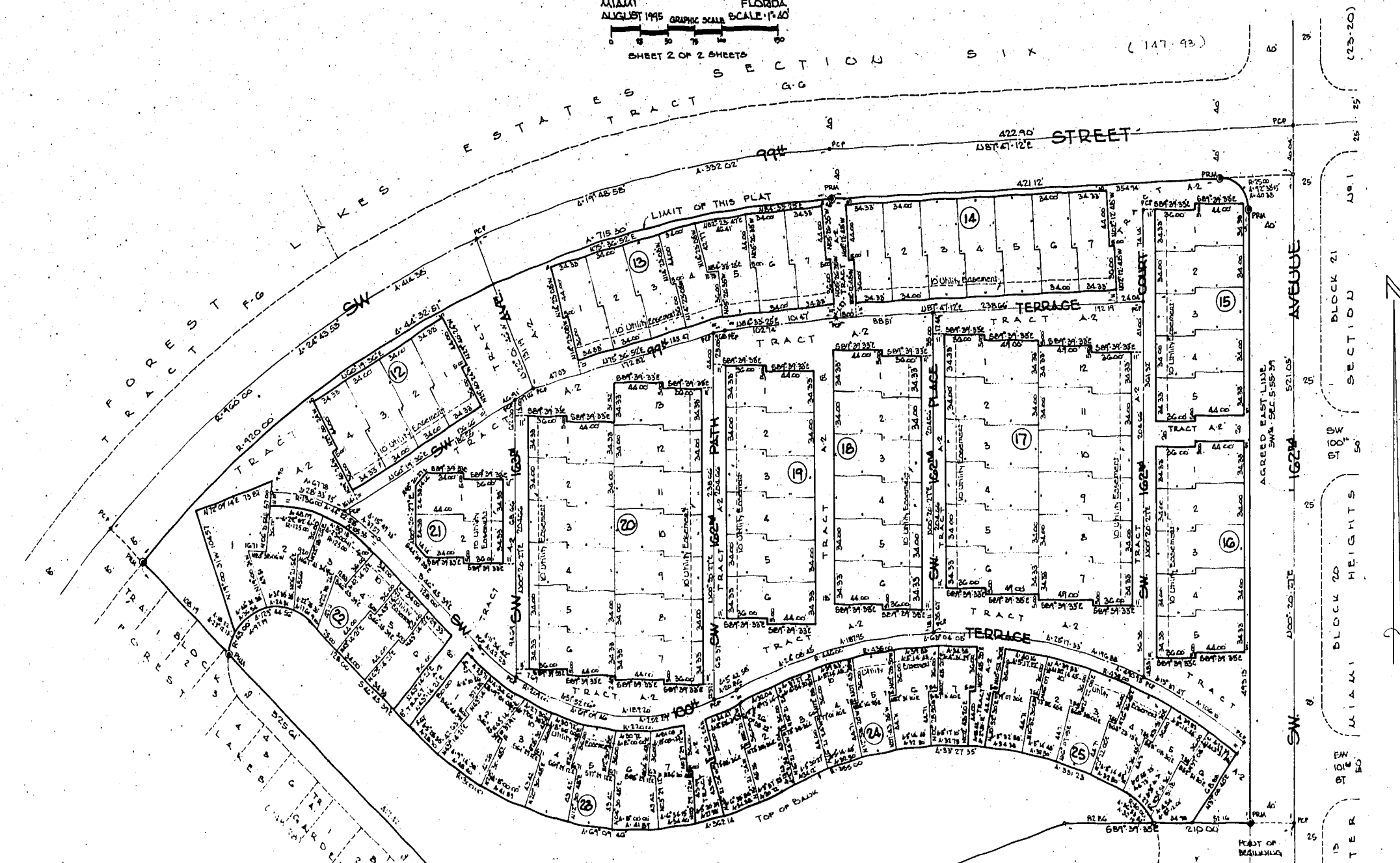
FOREST LAKES GARDENS SECTION TWO

PLAT BOOK **149** PAGE **99**

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 5-
TOWNSHIP 25 SOUTH - RANGE 39 EAST - DADE COUNTY - FLORIDA

AUTOLIO GONZALEZ
PROFESSIONAL ENGINEER - LAND SURVEYOR
MIAMI FLORIDA
AUGUST 1995 GRAPHIC SCALE 1" = 40'

SHEET 2 OF 2 SHEETS SECTION SIX (147-93)



LOT AREAS IN SQUARE FEET

BLOCK 18	LOT 1 - 2751
LOT 4 - 2876	2 - 2749
5 - 3084	3 - 2804
BLOCK 21	4 - 2844
LOT 142 - 2696	5 - 2861
	6 - 2892
BLOCK 22	7 - 2771
LOT 1 - 2701	
2 - 3107	
3 - 3100	
4 - 2694	
5 - 2710	
6 - 2864	
BLOCK 23	
LOT 1 - 2664	
2 - 3117	
3 - 2813	
4 - 2936	
5 - 2856	
6 - 2936	
7 - 2774	
BLOCK 25	
LOT 1 - 2897	
2 - 2893	
3 - 2893	
4 - 2893	
5 - 2893	
6 - 2893	
7 - 2893	

SURVEYING NOTES

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

Beachline based on the Ocean and Near Beachline Air Photo Coordinate System for the East Zone of Florida

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

RECORDER'S STATEMENT

Filed for record this 14 day of August 1997 at 11:20 A.M. in Book 149 and Page 99 and a copy 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 Mann, Clerk of the Circuit Court

By: *Armeda Colony*
Deputy Clerk