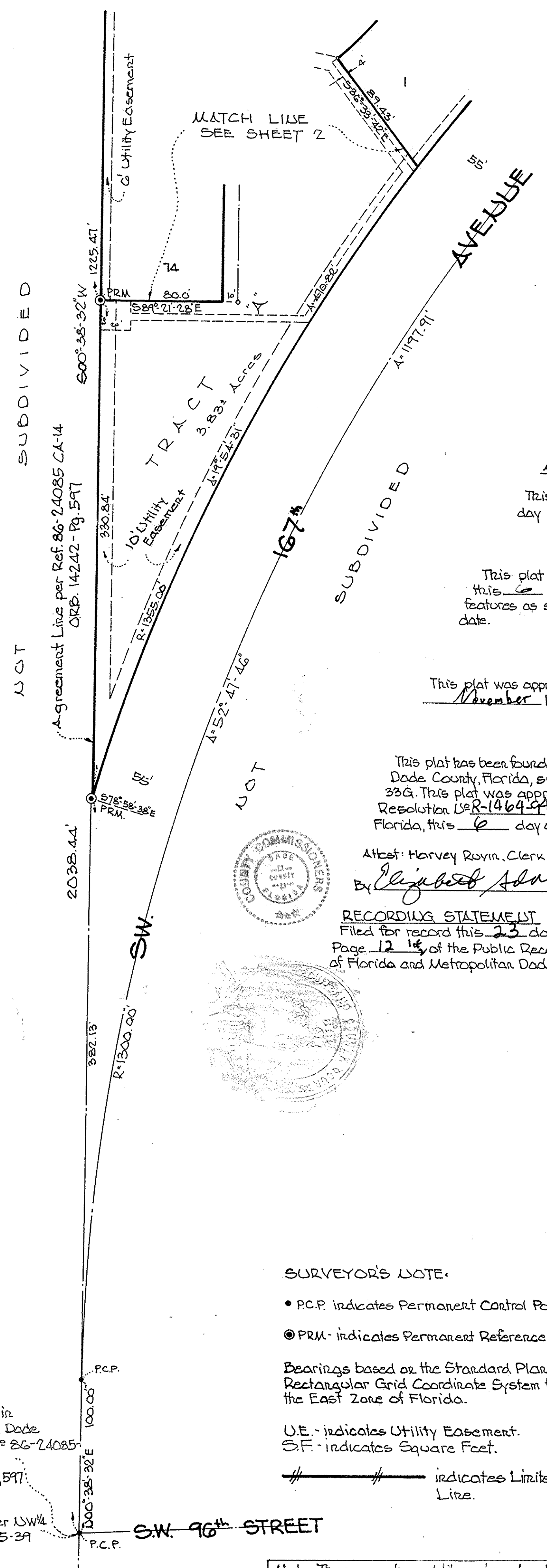


FOREST LAKES TOWNHOMES

A SUBDIVISION OF A PORTION OF THE NW¼ OF SECTION 5
TOWNSHIP 55 SOUTH-RANGE 39 EAST-DADE COUNTY-FLORIDA

ANTONIO GONZALEZ
PROFESSIONAL ENGINEER & LAND SURVEYOR
MIAMI, FLORIDA
APRIL 1994
Graphic Scale SCALE: 1"=50'
SHEET 1 OF 2 SHEETS



APPROVALS:

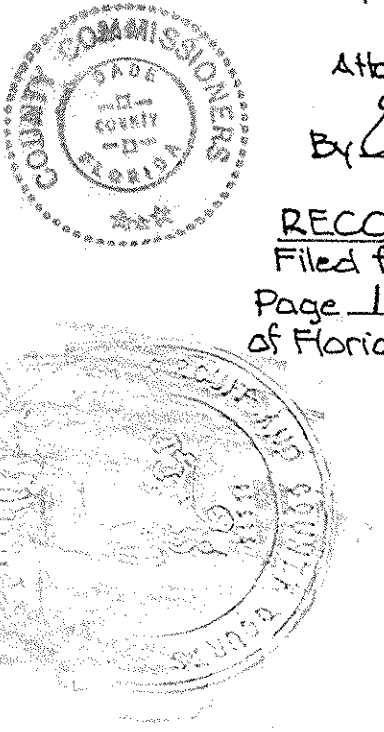
This plat was approved by the Dade County, Florida, Planning Department, this 24th day of JUNE 1994.
By Jose R. By Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 6 day of OCTOBER 1994. The size of the lots and other features as shown on this plat comply with all requirements of the existing zoning as of this date.
By Jose R. By Director

This plat was approved by the Dade County, Florida, Public Works Department, this 2 day of November 1994.
By Jose R. By Director

This plat has been found to be in compliance with the requirements of Chapter 23G, Code of Metropolitan Dade County, Florida, subject to all conditions of the Concurrence Review Agencies and said Chapter 23G. This plat was approved and the foregoing dedications were accepted and approved by Resolution 198-1469-1 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 6 day of OCTOBER 1994.
Attest: Harvey Rovin, Clerk of the Circuit Court.
By Elizabeth Alaro Deputy Clerk

RECORDING STATEMENT:
Filed for record this 23 day of NOV 1994 at 1:53 P.M. in Book 146 of Plats, at Page 12 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 Rovin, Clerk of the Circuit Court. 94RS45271
By Patricia L. Nairn Deputy Clerk



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

DESCRIPTION: A portion of Section 5, Township 55 South, Range 39 East, Dade County, Florida, and being described as follows: Commence at the Northwest corner of the NW¼ of said Section 5; thence S00°38'32"W along the Agreed West line of the NW¼ of said Section 5 for a distance of 600.78 feet to the Point of Beginning of the following described parcel of land; thence continue S00°38'32"W along the Agreed West line of the NW¼ of said Section 5 for a distance of 2038.44 feet to the Southwest corner of the NW¼ of said Section 5; thence return W00°38'32"E along the Agreed West line of the NW¼ of said Section 5 for a distance of 100.00 feet to a point of curvature of a circular curve concave to the Southeast; thence Northwesterly along the arc of said circular curve concave to the Southeast and having for its elements a radius of 1300.00 feet and a central angle of 52°47'42" for an arc distance of 1197.91 feet to a point of reverse curve; thence run Northwesterly along the arc of said circular curve concave to the Northwest and having for its elements a radius of 1550.00 feet and a central angle of 42°23'24" for an arc distance of 1151.34 feet; thence S81°43'42"W along a line parallel with and 600.00 feet South of the North line of the NW¼ of said Section 5 for a distance of 1103.49 feet to the Point of Beginning.

DADE COUNTY PLAT RESTRICTIONS: SW 167th Avenue as shown on the attached plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicatory, its successors or assigns, the reversion or reversion thereof whenever discontinued by law. No individual wells will be permitted on any lot within this subdivision except for sprinkler systems, air conditioners and/or swimming pools. The use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with State or County regulations. All new electric and communication lines within this subdivision, other than transmission lines, shall be installed underground. The perpetual four (4) foot wide drainage/maintenance easement as shown by dashed lines on sides and/or rear of certain lots is reserved for the maintenance and drainage of the adjacent lot and with the exception of walls and/or fences, the easement shall be kept clear of structures. Tract A as shown on the attached plat is hereby dedicated as 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. The Limited Access Line as shown at the rear of Lots 1 thru 12, inclusive, Block 1, and Lots 1 thru 11, inclusive, Block 2 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. The ten (10) foot easement adjacent to portions of the private roads is reserved as a pedestrian easement and shall be kept free of all walls, fences, shrubbery and other above ground obstructions. No driveway connections shall be permitted into SW 167th Avenue from any lot within this subdivision.

OWNERS PLAT RESTRICTIONS: The utility easements as shown by dashed lines on the attached are hereby reserved for the installation and maintenance of public utilities.

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, LLC.
Attest: Jose R. By Secretary By Antonio A. Gonzalez President

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 R. By, 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.
My commission expires May 9, 1997
Commissioner CC 28500B
Printed name of Acknowledger GINA MARIE RAMIREZ

Gina Marie Ramirez
Signature of person taking acknowledgement
Notary Public State of Florida at Large

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: That the attached plat entitled "FOREST LAKES TOWNHOMES" 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.
Antonio A. Gonzalez
Antonio A. Gonzalez
Registered Engineer LP 14046
Registered Land Surveyor LP 2468
State of Florida.

MORTGAGEE APPROVAL:
KNOW ALL MEN BY THESE PRESENTS: That OCEAN BANK, a Florida corporation, the owners and holders of that certain mortgage dated January 5, 1994, and recorded January 14, 1994, in Official Records Book 16213 at Page 17211 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the foregoing dedications.

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: Simon Cruz Senior Vice President By Jose Concepcion President
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, 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.
My commission expires May 9, 1997
Commissioner CC 28500B
Printed name of Acknowledger GINA MARIE RAMIREZ

Gina Marie Ramirez
Signature of person taking acknowledgement
Notary Public State of Florida at Large

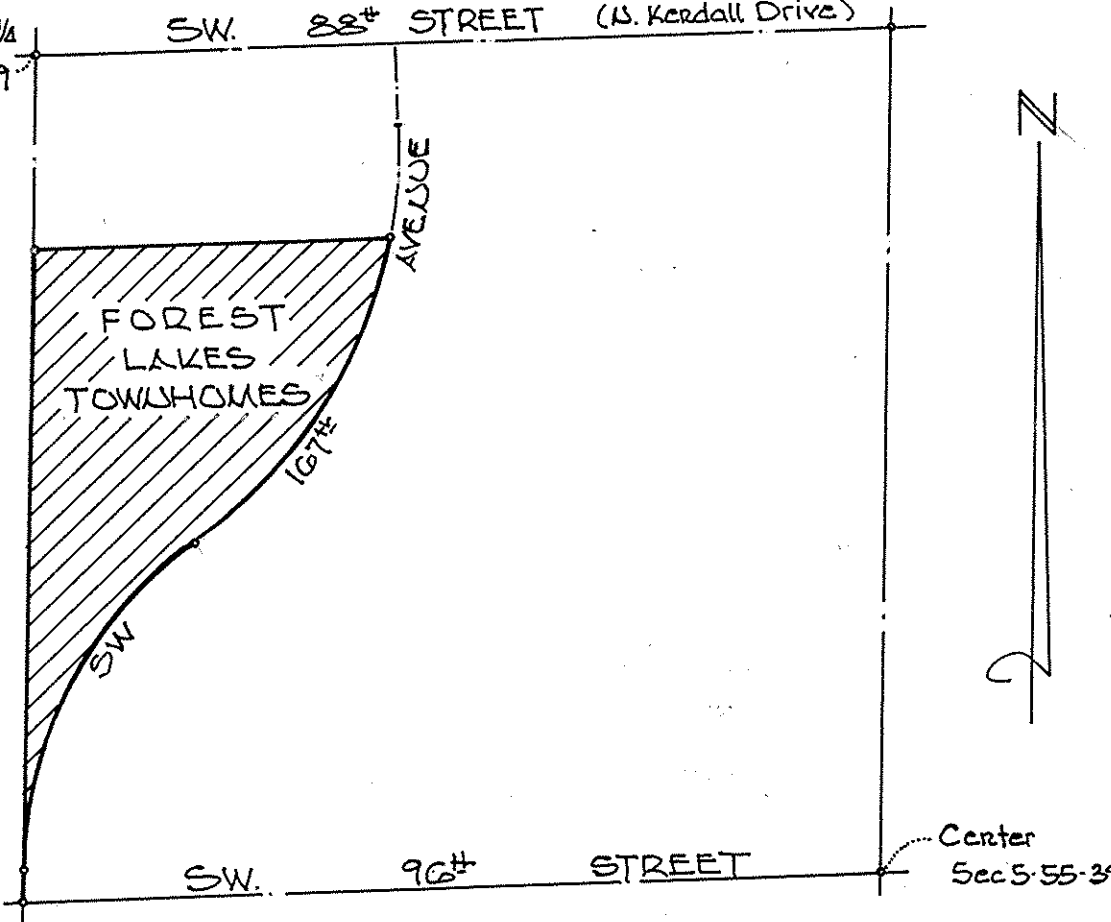
SURVEYOR'S NOTE:

- P.C.P. indicates Permanent Control Point.
- P.R.M. indicates Permanent Reference Monument.

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

U.E. - indicates Utility Easement.
S.F. - indicates Square Feet.
--- indicates Limited Access Line.

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



Agreed corner in Reference with Dade County Code 13-26-24085 CA-14 O.R.B. 14242 Pg. 597

SW Corner NW¼ Sec. 5-55-39

Center Sec. 5-55-39

LOCATION SKETCH
NW¼ - SEC. 5-55-39 SCALE: 1"=600'

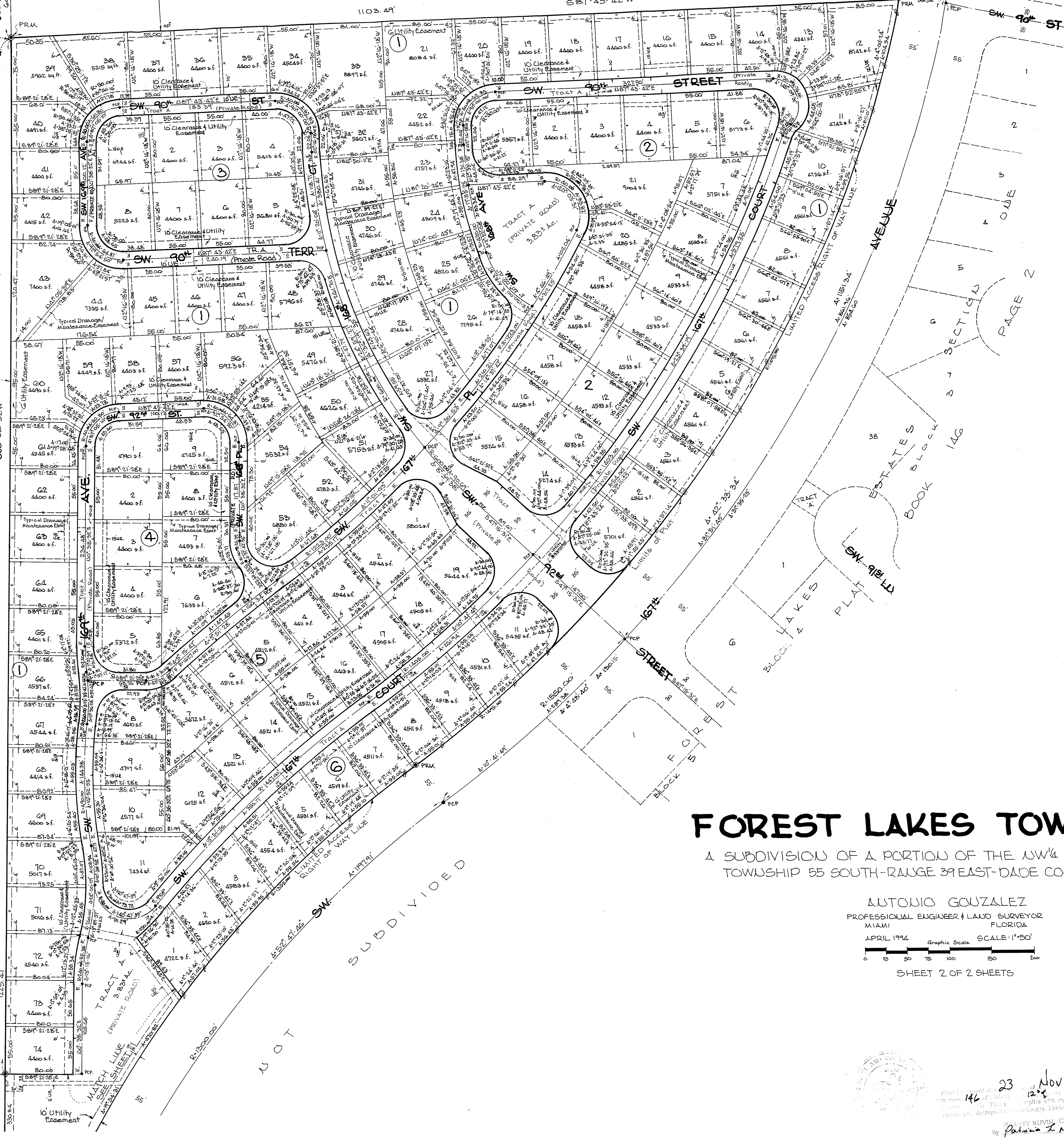
SW Corner NW/4 Sec. 5-55-29
Point of Commencement
NORTH KENDALL DR. SW 88th ST
North Line NW/4 Sec. 5-55-29

Agreed corner in
reference with Dade
County Case 139-
86-24085-CA-14
ORB. 14242 Pg. 597

Agreement Line per Ref. 86-24085-CA-14
ORB. 14242 Pg. 597

W O T
SUBDIVIDED
2038.44'

POINT OF BEGINNING
PRM
500' 36" 32' W
600' 36" 32' W



FOREST LAKES TOWNHOMES

A SUBDIVISION OF A PORTION OF THE NW/4 OF SECTION 5
TOWNSHIP 55 SOUTH-RANGE 29 EAST-DADE COUNTY-FLORIDA

AUSTONIC GOUZALEZ
PROFESSIONAL ENGINEER & LAND SURVEYOR
MIAMI FLORIDA

APRIL 1994 Graphic Scale SCALE 1"=50'
0 25 50 75 100 150 200
SHEET 2 OF 2 SHEETS



Filed for record this 23rd day of Nov 94 at 10:58 AM
in Book 146 Page 122 of Public Records of Dade
County, Florida. This plat complies with the Laws of the State of
Florida and the Regulations of Dade County, Florida.
By Patricia L. Nassiri, Deputy Clerk

94RS45271