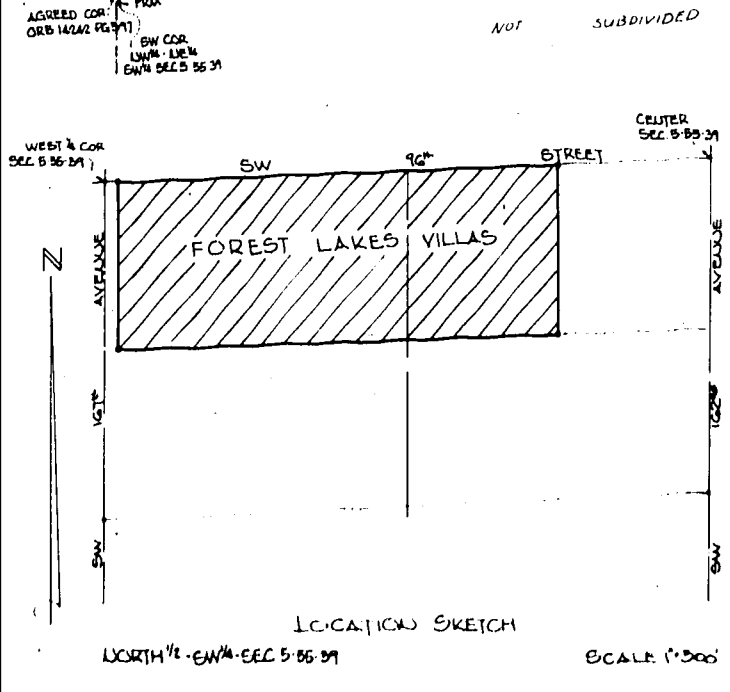
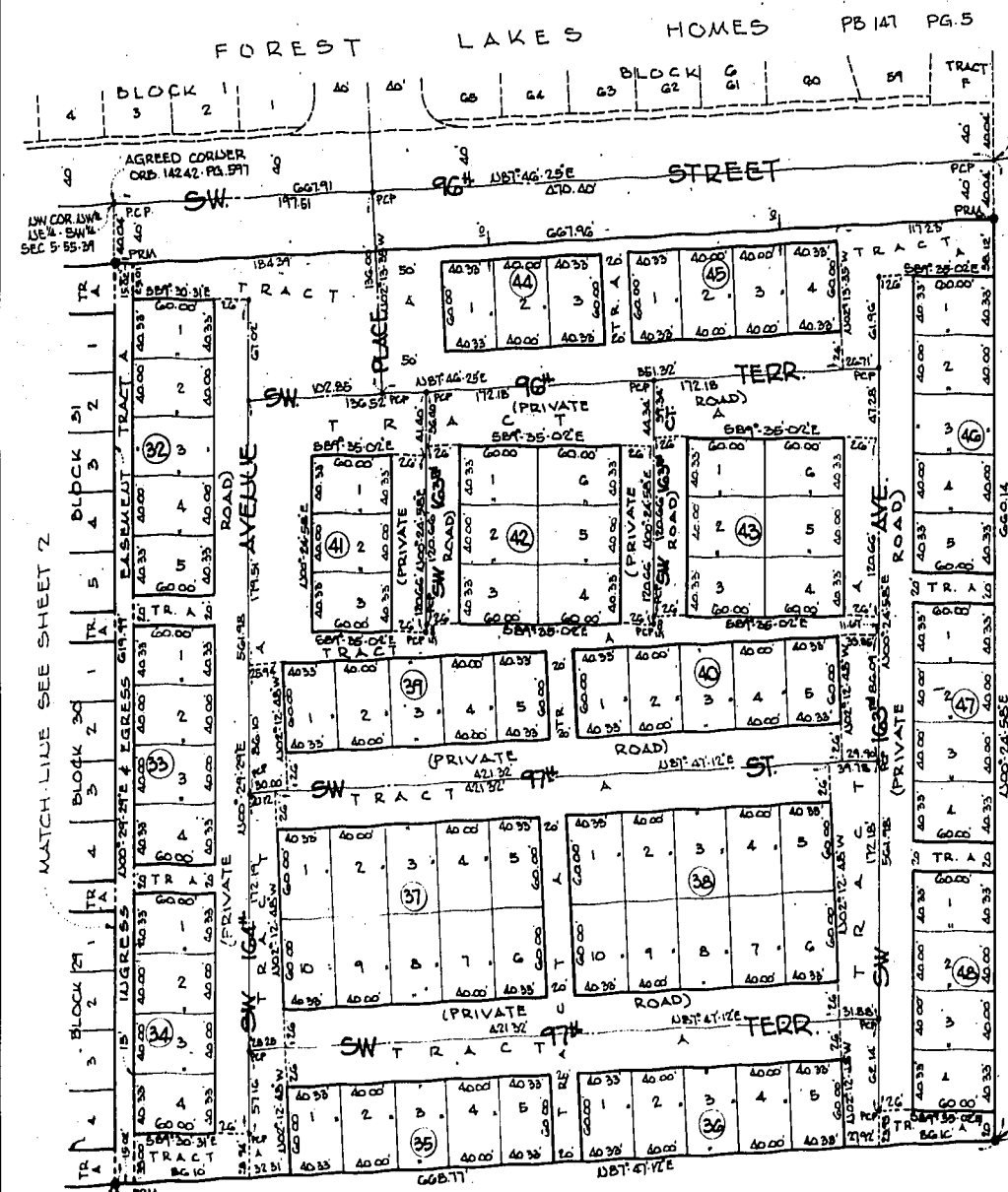


FOREST LAKES VILLAS

PLAT BOOK **147** PAGE **79**

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
MAY 1915
FLORIDA
SCALE: 1"=50'
SHEET 1 OF 2 SHEETS



AGREED CORNER
ORD 14242 PG 571
SW COR. 1/4 SW 1/4
SEC 5-55-31

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 VILLAS" the same being a subdivision of the following described property:
LEGAL DESCRIPTION: The West 1/2 of the North 1/2 of the North 1/2 of the SW 1/4 of Section 5, Township 55 South, Range 39 East, Dade County, Florida, less the West 5600 feet thereof.
DADE COUNTY PLAT RESTRICTIONS: That SW 90th Street and SW 107th Avenue as shown on the attached plat together with all existing and future planting, trees, shrubbery and fire hydrants hereon is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicant, its successors or assigns, the right to remove, whenever discontinued by law, 150 yards will be permitted on any lot or tract within this subdivision except 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 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 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 of a privacy wall, and shall be owned and maintained by a Dade County approved Homeowners Association. The fifteen foot wide easement as shown hereon shall be reserved for ingress and egress purposes to the Park and Public School sites in this Community. Tract B 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 Signal Utility Easement as shown on the attached plat is hereby provided for the installation and maintenance of traffic signal equipment and for street lights.

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 20 day of April, 1915.
DADE RESIDENTIAL DEVELOPERS, INC.
Attest: John Coffa Secretary By: Antonio 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 acknowledgments, County of Dade, Antonio Gonzalez, President, and John Coffa, 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 20 day of April, 1915.
My commission expires May 9, 1917
My commission LP# CC 288008

MORTGAGE APPROVAL
KNOW ALL MEN BY THESE PRESENTS: That OCEAN BANK, the owners and holders of that certain mortgage dated January 6, 1914, and recorded January 14, 1914 in Official Record Book 10213 of Page 1171, Public Records of Dade County, Florida, do hereby consent to this plat and plan in the foregoing declaration.

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 20 day of April, 1915.
OCEAN BANK
Attest: Simon Cruz Senior Vice President By: Jose Conception 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 acknowledgments, County of Dade, Jose Conception, 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 20 day of April, 1915.
My commission expires May 9, 1917
My commission LP# CC 288008

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY that the attached plat entitled "FOREST LAKES VILLAS" is a true and correct representation of the land described hereon as recently surveyed and plotted under my direct supervision, also that the Permanent Reference Measurements were set in accordance with Part I, Chapter 177, Laws of the State of Florida.
Antonio Gonzalez
Antonio Gonzalez
Registered Engineer LP# 14242
Registered Land Surveyor LP# 2468
State of Florida.

APPROVALS
This plat was approved by the Dade County, Florida, Planning Department this 18 day of October, 1915.
By: [Signature] Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 18 day of October, 1915. The site of the lots and Tracts 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 11 day of October, 1915.
By: [Signature] Director

This plat has been found to be in compliance with the requirements of Chapter 330, Code of Metropolitan Dade County, Florida, subject to all conditions of the County Review Agencies and said Chapter 330. This plat was approved and the foregoing declaration was accepted and approved by Resolution LP# 1-14242-32, passed and adopted by the Board of County Commissioners of Dade County, Florida, this 17 day of October, 1915.
Attest: Harvey Ruvin, Clerk of the Circuit Court.
By: [Signature] Deputy Clerk
RECORDING STATEMENT
Filed for record this 2 day of November, 1915, at 11:22 P.M. in Book 147 of Plate of Page 79 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

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

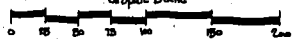
SURVEYOR'S NOTE:
Bearings based on the Standard Plane Rectangular Grid Coordinate System for the East Zone of Florida
• PCP indicates Permanent Control Point
• PRM indicates Permanent Reference Monument
TRACT A - 1581 ACRES
TRACT D - 1291 1/2 SQUARE FEET

FOREST LAKES VILLAS

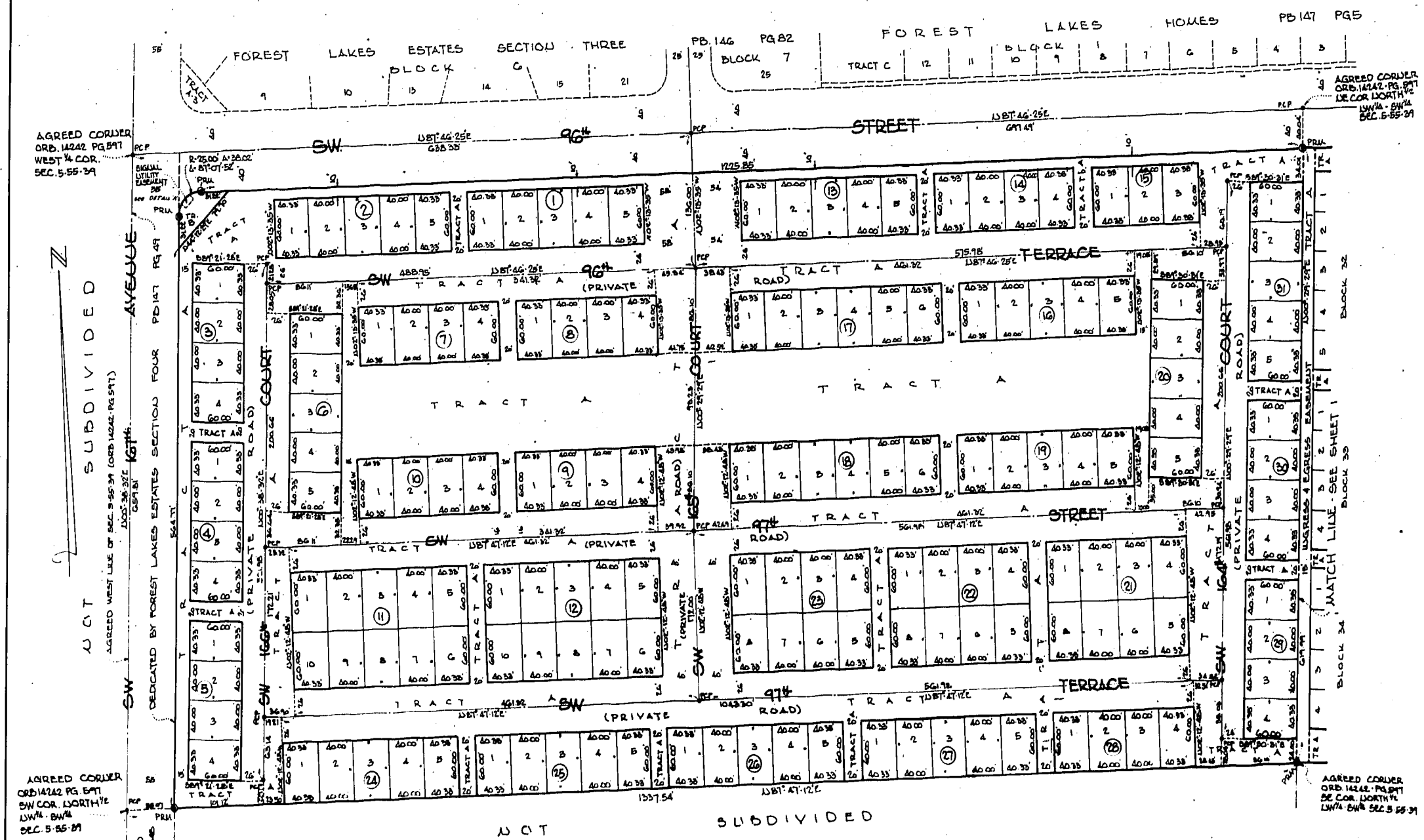
PLAT BOOK **147** PAGE **793**

A SUBDIVISION OF A PORTION OF THE SW¼ OF SECTION 5-
TOWNSHIP 55 SOUTH-RANGE 39 EAST-DADE COUNTY-FLORIDA

AUSTONIO GONZALEZ
PROFESSIONAL ENGINEER & LAND SURVEYOR
MIAMI
APRIL 1975
FLORIDA
SCALE: 1"=50'



SHEET 2 OF 2 SHEETS



AGREED CORNER
ORD. 14242 PG. 871
WEST ¼ COR.
SEC. 5-55-39

NOT SUBDIVIDED

AGREED WEST LINE OF SEC. 5-55-39 (ORD. 14242 PG. 871)
WEST ¼ COR.
SEC. 5-55-39

DEDICATED BY FOREST LAKES ESTATES SECTION FOUR PD 147 PG. 871

AGREED CORNER
ORD. 14242 PG. 871
SW COR. NORTH ¼
SW ¼-55-39
DEC. 5-55-39

DEDICATED BY ORD. 14242 PG. 871

AGREED CORNER
ORD. 14242 PG. 871
EAST COR. NORTH ¼
SW ¼-55-39
DEC. 5-55-39

AGREED CORNER
ORD. 14242 PG. 871
SW COR. NORTH ¼
SW ¼-55-39
DEC. 5-55-39

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

SURVEYOR'S NOTE:

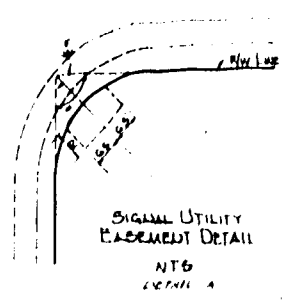
Boundaries based on the Standard Plane Rectangular Grid Coordinate System for the State of Florida.

• PCP - indicates Permanent Control Point

• PRM - indicates Permanent Reference Monument

RECORDING STATEMENT:
Filed for record this 22nd day of November, 1975, at 10:22 P.M., in Book 147, of Plate of Page 793, 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 Rabin, Clerk of the Circuit Court
Deputy Clerk



TRACT A - 15.814 ACRES
TRACT B - 1341.21 SQUARE FEET