FLORINDA ESTATES

A REPLAT OF PORTIONS OF TRACTS 55 AND 56 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST, TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA

GRAPHIC SCALE

SCALE: 1" = 40'   50' 0' 50' 100' 150' 200' 250'   DATE: SEPTEMBER 2004

PREPARED BY:

J. F. LOPEZ & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS AND PLANNERS
CERTIFICATE N°LB. 3192, STATE OF FLORIDA
7900 NW. 155th STREET, SUITE 104,
MIAMI LAKES, FL. 33016
Ph: (305) 828-2725 Fax: (305) 828-3589
DATE: SEPTEMBER 2004

PLAT BOOK 163 PAGE 14

SHEET 1 OF 2

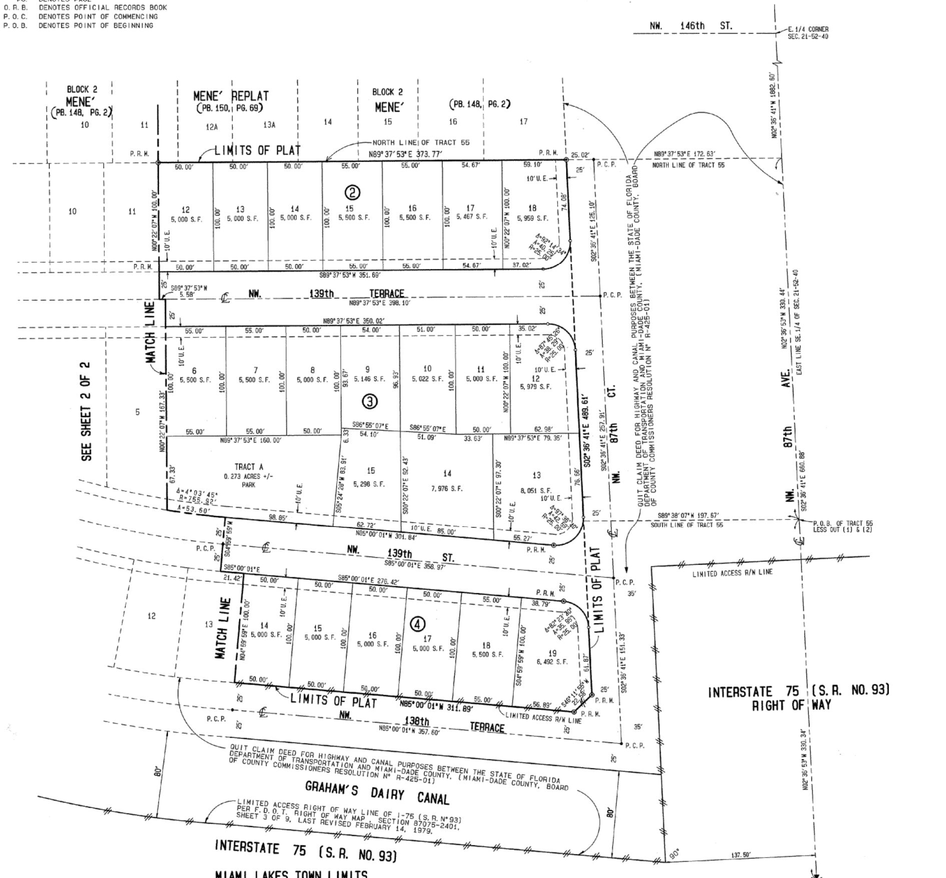
SURVEYOR'S NOTES:

- P.R.M. Denotes Permanent Reference Monument.
- P.C.P. Denotes Permanent Control Point.
- ℄ Denotes center line
- R Denotes radius
- Δ Denotes central angle
- A Denotes arc length
- Denotes Limited Access Right of Way line
- U.E. Denotes utility easement

Bearings are based on an assumed value of S02°36'41"E along the East line of the SE. 1/4 of Section 21, Township 52 South, Range 40 East.

NOTICE:
This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

PB. DENOTES PLAT BOOK
PG. DENOTES PAGE
O.R.B. DENOTES OFFICIAL RECORDS BOOK
P.O.C. DENOTES POINT OF COMMENCING
P.O.B. DENOTES POINT OF BEGINNING



KNOW ALL MEN BY THESE PRESENTS: That WEST LAKES ESTATES, INC., a Florida Corporation, has caused to be made the attached Plat entitled FLORINDA ESTATES, the same being a replat of the following described property:

Tract 55 in Section 21, Township 52 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.
Less the following:
A portion of Tract 55 in Section 21, Township 52 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as the following two parcels:
(1) Commence at the Southeast corner of said Section 21, Township 52 South, Range 40 East; thence run N02°36'41"W along the East line of the Southeast 1/4 of said Section 21 for 330.44 feet to a point of intersection with the South line of said Tract 55, said point being the POINT OF BEGINNING of the herein described parcel of land; thence run S89°38'07"W along the last described South line for 197.65 feet; thence run N02°36'41"W for 330.42 feet to an intersection with the North line of said Tract 55; thence run N89°37'48"E along the last described North line for 197.65 feet to an intersection with the East line of the Southeast 1/4 of said Section 21; thence run S02°36'41"E along the last described East line for 330.44 feet to the POINT OF BEGINNING.

AND

(2) Commence at the Southeast corner of said Section 21, Township 52 South, Range 40 East; thence run N02°36'41"W along the East line of the Southeast 1/4 of said Section 21 for 330.44 feet to an intersection with the South line of said Tract 55; thence run S89°38'07"W along the last described South line for 1005.10 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run N69°18'08"W for 293.82 feet to the beginning of a curve concave to the Southwest and having a radius of 1385.92 feet; thence run Northwesterly 46.27 feet along said curve through a central angle of 01° 54' 47" to an intersection with the West line of said Tract 55; thence run S02°36'42"E along the last described West line for 121.59 feet to the Southwest corner of said Tract 55; thence run N 89° 38' 07" E along the South line of said Tract 55 for 312.88 feet to the POINT OF BEGINNING

AND

Tract 56, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", of Section 11, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida, less all portions of State Road NO. 93 (I-75) being in the SE. 1/4 of said Section 21, as shown in the State of Florida Department of Transportation Right of Way Map for Section 87075-2401, in sheets 2 and 3 of 9, as described on that certain quit claim deed to Miami-Dade County dated May 23, 2001, and recorded on June 4, 2001 in Official Records Book 19699, at Page 1012 of the Public Records of Miami-Dade County, Florida, pursuant to Resolution NO. R-425-01, passed and adopted on the 24th day of April 2001.

TOWN OF MIAMI LAKES PLAT RESTRICTIONS:
That the Street, Terraces, Avenue, Place and Court, 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 reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.
That tract A, as shown on the attached Plat is hereby dedicated for Park, and shall be owned and maintained by the Town of Miami Lakes.
That Tract "B", as shown on the attached Plat is hereby reserved for Landscape area and Utility easement, and shall be owned and maintained by the Town of Miami-Lakes.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
That individual wells shall not be permitted within this Subdivision except for swimming pools, sprinklers systemns, and/or air conditioners.
The use of septic tanks will not be permitted on any Lot within this Subdivision unless approved for temporary use in accordance with County and State regulation
That all new electric and communication lines, except transmission lines within this Subdivision shall be installed underground.
The Limited Access Right of way line, as shown on the attached Plat is hereby designated for the express purpose of preventing direct vehicular access to and from the adjoining arterial road.

OWNER'S PLAT RESTRICTIONS:
That the utility easements shown hereon by dashed lines are hereby reserved for the installation and maintenance of Public utilities, in accordance with Florida Statutes, 177.091 (28), and Chapter 28 of the Miami-Dade County Code.

IN WITNESS WHEREOF:
The said "WEST LAKES ESTATES, INC.", a Florida Corporation, duly authorized to do business in Florida, 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 in the presence of these two witnesses this 24 day of January, 2004

"WEST LAKES ESTATES, INC."

WITNESSES: Maria Ocampo

BY: JUAN MENENDEZ
President and Secretary

ACKNOWLEDGEMENT:
STATE OF FLORIDA SS: COUNTY OF MIAMI-DADE
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JUAN MENENDEZ, President and Secretary of "WEST LAKES ESTATES, INC.", who is personally known to me, and who executed the foregoing instrument freely and voluntarily as such Officers for the purposes therein expressed, and who did not take an oath.

WITNESS: My hand and official seal this 24 day of January, A.D. 2004.

Printed name of acknowledger: OMARA LOPEZ
Notary Public State of: FLORIDA
Serial Number: DD 102154
My Commission expires: July 21, 2006

Signature of person taking acknowledgement

OMARA R. LOPEZ MY COMMISSION # DD 102154 EXPIRES: July 21, 2006

TOWN OF MIAMI LAKES APPROVALS:
This Plat has been reviewed by the following Professional Surveyor and Mapper under contract to the Town of Miami Lakes, in accordance with Section 177.081(1), Florida Statutes, who agrees that the Lots, Tracts, and other features, as shown on this Plat conform to Chapter 177, Florida Statutes.
Certified this 4TH day of FEBRUARY, A.D. 2005

Professional Surveyor and Mapper N° 1980 State of Florida.

This Plat will not result in a reduction in the level of services for the affected Public facilities below the level of services provided in the Town's comprehensive plan, therefore, it was approved and the foregoing dedications were accepted and approved by Resolution No. 05-290 passed and adopted by Town Council of the Town of of Miami Lakes, Miami-Dade County, Florida, this day of , A.D. 2005.

SIGNED: ________ Town Manager

ATTEST: Debra E. Eastman Town Clerk

MIAMI-DADE COUNTY APPROVALS:
This is to certify that this Plat appears to conform to all of the requirements of Chapter 28 of the Dade County Code.
Certified this 30 day of March, 2005

BY: ________ DIRECTOR
Public Works Department

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: That the attached Plat of "FLORINDA ESTATES" is a true and correct representation of the Land described hereon, as recently surveyed and Platted under my direct supervision, also that the Permanent Reference Monuments were in place on December 10, 2004, in accordance with Part I, Chapter 177, laws of the State of Florida.

BY: ________
JOSE F. LOPEZ
P.S.M. NO: 3086, State of Florida
7900 NW. 155th ST. Suite N°104
Miami Lakes, Florida, 33016
For the Firm

CFN 2005R0324358
PLT Bk 00163 Pg 0014; (1pg)
RECORDED 04/01/2005 15:33:55
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

RECORDING STATEMENT:
Filed for Record this 1 day of April, A.D. 2005, at 15:33 PM in Book 163 of Plats, at Page 14 of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

BY: ________ DEPUTY CLERK
HARVEY RUVIN
CLERK OF THE CIRCUIT COURT