"ALQUIZAR SUBDIVISION"

A REPLAT OF PORTION OF TRACT 15-FB, "REVISED PLAT OF THE REVISED PLAT OF THE FOURTEENTH ADDITION TO THE CITY OF HIALEAH", AS RECORDED IN PLAT BOOK 31, AT PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING IN THE SW. 1/4 OF SECTION 5, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH MIAMI-DADE COUNTY FLORIDA

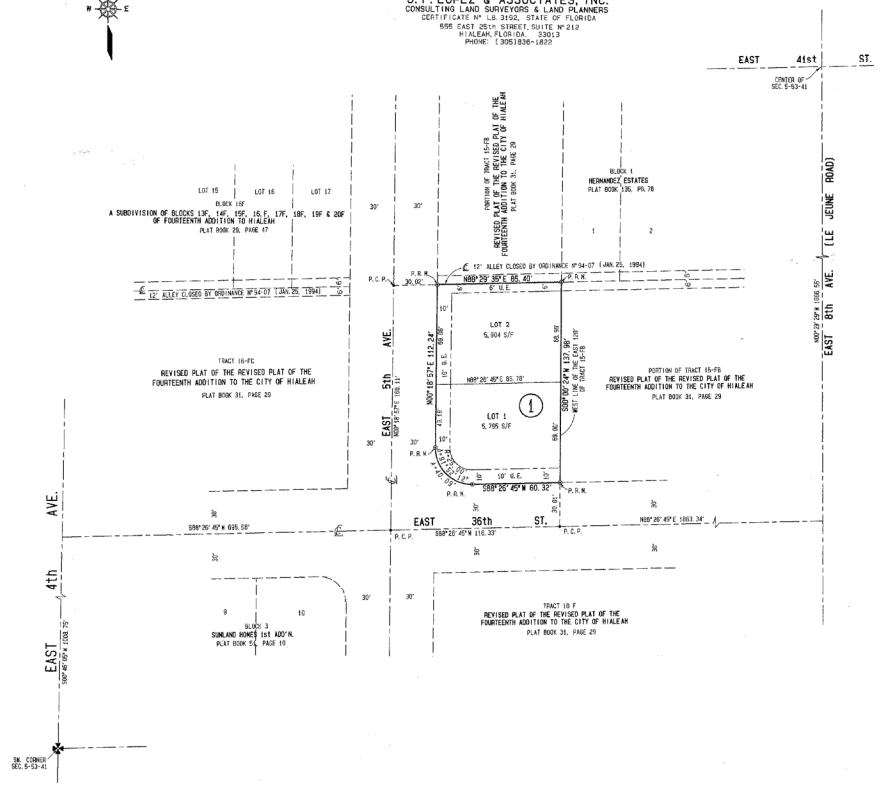
PLAT BOOK 158 PAGE 76

SHEET 1 of 1

GRAPHIC SCALE

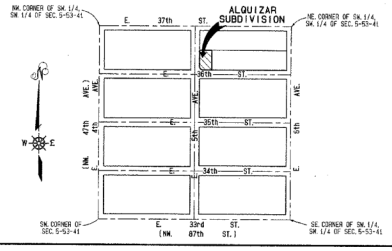
SCALE: 1"=30' 50' 0' 50' 100' 150' DATE: JULY 2001

PREPARED BY:
J. F. LOPEZ & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS & LAND PLANNERS
CERTIFICATE N° L.B. 3192, STATE OF FLORIDA
656 EAST 25th STREET, SUITE N°212
HIALEAH, FLORIDA. 33013
PHONE: (305)836-1822



LOCATION MAP SCALE: 1"= 300'

SW. 1/4, SW. 1/4, SEC. 5-53-41



SURVEYOR'S NOTES:

- ⊕ P.R.M. Denotes Permanent Reference Monument.
- ● P.C.P. Denotes Permanent Control Point.
- Bearings are based on an assumed value of N00°18'57"E along the center line of East 5th Avenue.
- U.E. = Utility easement
- R = radius
- A = arc
- Δ = central angle
- ℄ = center line

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in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded by authority by any other graphic or digital form of the plat.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.

KNOW ALL MEN BY THESE PRESENTS:

That Jose Garcia has caused to be made the attached Plat entitled "ALQUIZAR SUBDIVISION", the same being a replat of the following described property:

LEGAL DESCRIPTION:

Tract 15-FB less the East 120 feet thereof, "REVISED PLAT OF THE REVISED PLAT OF THE FOURTEENTH ADDITION TO THE CITY OF HIALEAH", according to the Plat thereof, as recorded in Plat Book 31, at Page 29, of the Public Records of Miami-Dade County, Florida. Formerly known as Lots 29 and 30, Block 19F, "A Subdivision of BLOCKS 13F, 14F, 15F, 16F, 17F, 18F, 19F & 20F OF FOURTEENTH ADDITION TO HIALEAH", according to the Plat thereof, as recorded in Plat Book 28, at Page 47, of the Public Records of Miami-Dade County, Florida, and the South 1/2 of that portion of the 12 foot Alley lying North and adjacent thereof, closed per Ordinance N°94-07 passed and adopted on January 25, 1994.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That the Street and Avenue, 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 proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.
That no dwelling shall hereafter be permitted within this Subdivision, except for swimming pools, air conditioners systems, and/or air conditioners.
The use of septic tanks shall not be permitted on any Lot within this Subdivision, unless approved for temporary use in accordance with County or State regulations.
That all new electric and communication lines, except transmission lines within this Subdivision shall be installed underground.

OWNER'S PLAT RESTRICTIONS:

That the utility easements as shown by dashed lines on the attached Plat are hereby reserved for the installation and maintenance of Public utilities, in accordance with Florida Statutes 177.091 (28) and Miami-Dade County Chapter 28.

IN WITNESS WHEREOF:

That the said Jose Garcia has set his hand and seal this 19th day of October A.D. 2001.

WITNESS: _____
WITNESS: _____

BY: _____
JOSE GARCIA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
SS:
MIAMI-DADE COUNTY

I HEREBY CERTIFY: That on this day personally appeared before me, _____ an officer duly authorized to administer oaths and take acknowledgements, Jose Garcia, personally known to me to be the person herein described and who signed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purposes herein described, and who did not take an oath.

WITNESS: My hand and official seal this 19th day of October A.D. 2001.

Omara R. Lopez
Signature of person taking acknowledgement

Printed name of acknowledger: Omara R. Lopez
Notary Public State of: FLORIDA
Serial Number: CC749860
My Commission expires:

Omara R. Lopez
Commission # CC 749860
Expires July 21, 2003
Bonded Thru
ATLANTIC BONDING CO., INC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the attached Plat of "ALQUIZAR SUBDIVISION" is a true and correct representation of the land described hereon, as recently surveyed and staked under my direct supervision, and complies with all of the survey requirements of Part I, Chapter 177, Laws of the State of Florida, also that the Permanent Reference Monuments and Permanent Control points were set on July 3, 2001.

Date: July 12, 2001

BY: _____
JOSE F. LOPEZ JR.
P.S.M. NO. 3086, State of Florida
for the firm

CITY OF HIALEAH APPROVALS:

This Plat has been reviewed by the following Professional Surveyor and Mapper under contract to the City of Hialeah, in accordance with Section 177.081 (1), Florida Statutes. The Lots and other features, as shown on this Plat conform to Chapter 177, Florida Statutes.
Certified this 2ND day of NOVEMBER, A.D. 2001

_____
Mike D. Rodriguez
Professional Surveyor and Mapper
State of Florida, N° 5666

This Plat conforms to the City of Hialeah Zoning Ordinance N°2001-19 passed and adopted on February 27, 2001.
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 City of Hialeah's comprehensive plan, and the foregoing have been accepted by the City of Hialeah, Planning and Zoning Board, this 28TH day of NOVEMBER, A.D. 2001.

BY: _____ VICE-CHAIRMAN
CITY OF HIALEAH
PLANNING AND ZONING BOARD

This Plat was approved and the foregoing dedications were accepted and approved by Ordinance NO. 02-20 passed and adopted by the City Council of the City of Hialeah, Florida, this 8TH day of JANUARY, A.D. 2002.

ATTEST: _____ CITY CLERK
SIGNED BY: _____ MAYOR

MIAMI-DADE COUNTY APPROVALS:

This is to certify that this Plat appears to conform to all of the requirements of Chapter 28 of the Miami-Dade County Code.
Certified this 4TH day of APRIL, A.D. 2002

BY: _____ DIRECTOR
PUBLIC WORKS Department

RECORDING STATEMENT:

Filed for Record this 20TH day of MAY, A.D. 2002, at 12:27 PM, in Book 158 of Plats, at Page 76, 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

20020300309972