

PREPARED BY: LB3653
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (250352) AUTOCAD NO.: (250352-P.DWG) T-PLAT (2019-101-8-TPLAT)
FIELD BOOK (623/34 TC)

KNOW ALL MEN BY THESE PRESENTS:

THAT PONCE PARK RESIDENCES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PONCE PARK RESIDENCES THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 8 AND ALL OF LOTS 9 THROUGH 20, IN BLOCK 29, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND LOT 21, BLOCK 29, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40), CONTAINING 4,320 SQUARE FEET, MORE OR LESS, LYING WITHIN THE BOUNDARIES OF THIS PLAT.

A PORTION OF UNIVERSITY DRIVE, LYING ADJACENT TO BLOCK 29, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BLOCK 29, THE FOLLOWING TWO (2) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 29, ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID UNIVERSITY DRIVE; 1) THENCE N 60°37'46" E FOR 11.79 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE N 60°37'46" E FOR 161.64 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N46°30'37"W; THENCE SOUTHWESTERLY ALONG A 274.25 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°16'47" FOR AN ARC DISTANCE OF 164.08 FEET TO THE POINT OF BEGINNING. AND A PORTION OF UNIVERSITY DRIVE, LYING ADJACENT TO BLOCK 29, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID BLOCK 29; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 29, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID CATALONIA AVENUE AND A 10.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°10'17" FOR AN ARC DISTANCE OF 0.38 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N 74°18'03" W; THENCE NORTHEASTERLY ALONG A 274.25 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°00'06" FOR AN ARC DISTANCE OF 0.01 FEET; THENCE N 89°54'37" W ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 28 FOR 0.38 FEET TO THE POINT OF BEGINNING.

AND

THE TWENTY FOOT WIDE ALLEY, LYING IN BLOCK 29 OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF ANASTASIA AVENUE, AS SHOWN ON SAID PLAT, NOW KNOWN AS UNIVERSITY DRIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK 29 OF CORAL GABLES CRAFTS SECTION, ALSO BEING THE NORTHWEST CORNER OF SAID TWENTY FOOT WIDE ALLEY; THENCE SOUTH 01°22'29" WEST, ALONG THE EAST LINE OF SAID LOT 11, ALSO BEING THE WEST LINE OF THE TWENTY FOOT WIDE ALLEY FOR 99.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, ALSO BEING THE NORTHEAST CORNER OF LOT 19 IN SAID BLOCK 29; THENCE SOUTH 29°18'09" EAST, ALONG THE EAST LINE OF SAID LOT 19, ALSO BEING THE WEST LINE OF THE TWENTY FOOT WIDE ALLEY FOR 55.36 FEET TO THE SOUTHEAST CORNER OF SAD LOT 19 AND THE SOUTHWEST CORNER OF THE TWENTY FOOT WIDE ALLEY; THENCE NORTH 60°37'46" EAST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANASTASIA AVENUE, NOW KNOWN AS UNIVERSITY DRIVE FOR 20.00 FEET TO A POINT ON THE EAST LINE OF SAID TWENTY FOOT WIDE ALLEY, ALSO BEING THE SOUTHWEST CORNER OF LOT 18; THENCE NORTH 29°18'09" WEST, ALONG SAID EAST LINE OF THE TWENTY FOOT WIDE ALLEY AND THE WEST LINE OF SAID LOT 18, FOR 49.85 FEET; THENCE NORTH 01°22'29" EAST, ALONG SAID EAST LINE OF THE TWENTY FOOT WIDE ALLEY, FOR 94.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CATALONIA AVENUE; THENCE NORTH 89°54'37" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 20.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

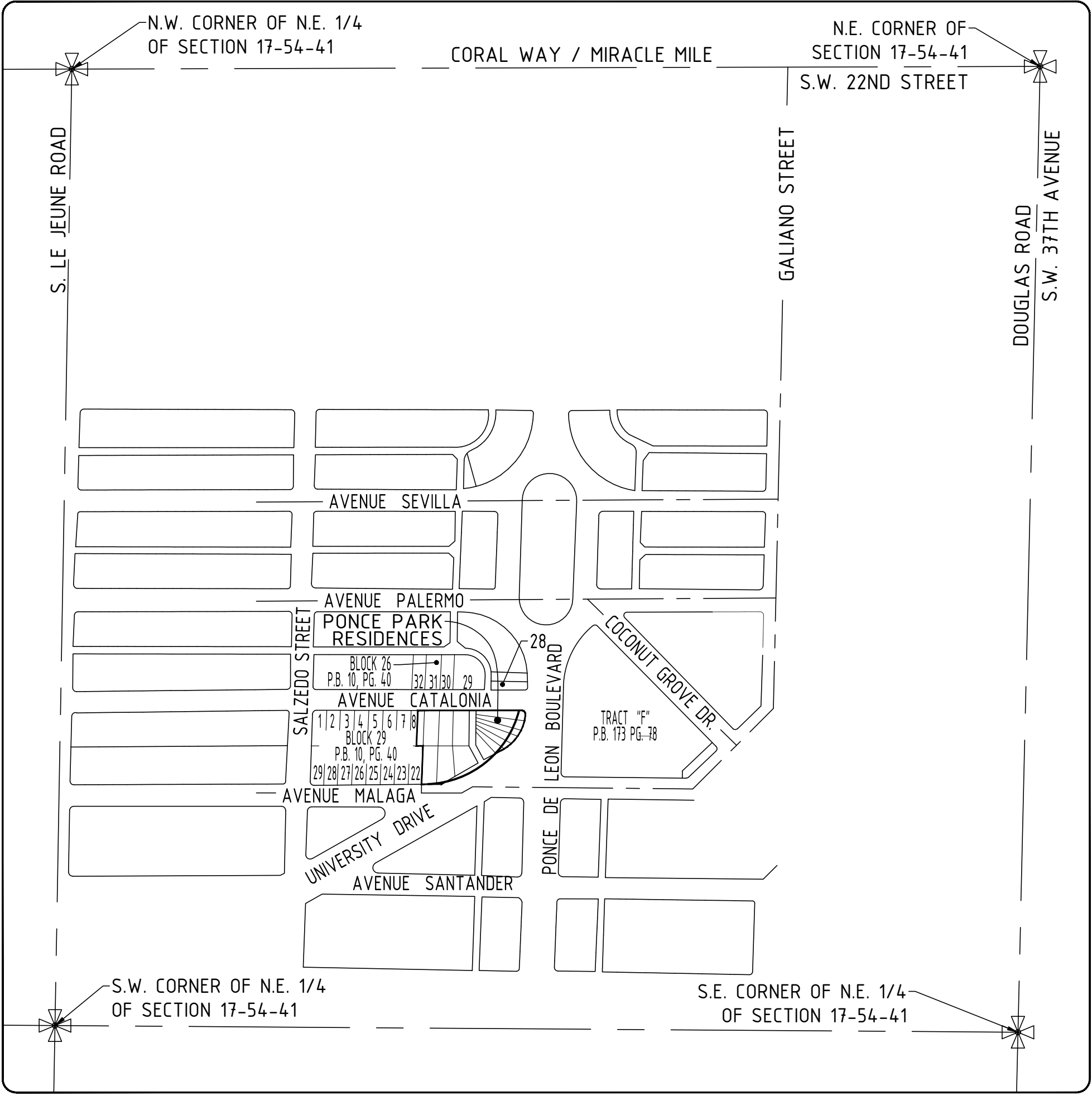
I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PONCE PARK RESIDENCES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND PERMANENT CONTROL POINTS (P.C.P.S) WERE SET ON THE 20TH DAY OF JUNE, A.D. 2025 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I.

BY_____ON THE ____ DAY OF _____, A.D. 202__.
DANIEL C. FORTIN JR., FOR THE FIRM
SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. LS6435
FORTIN, LEAVY, SKILES, INC.
180 NORTHEAST 168TH STREET
NORTH MIAMI BEACH, FLORIDA 33162

PONCE PARK RESIDENCES

A REPLAT OF THE EAST HALF (1/2) OF LOT 8 AND ALL OF LOTS 9 THROUGH 21, BLOCK 29, CORAL GABLES CRAFTS SECTION, PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A PORTION OF UNIVERSITY DRIVE LYING ADJACENT TO AND SOUTHEASTERLY FROM SAID BLOCK 29, AND THE 20 FOOT ALLEY LYING WITHIN SAID BLOCK 29, LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

JUNE 2025



LOCATION SKETCH
LYING IN THE NORTHEAST QUARTER (1/4) OF
SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

IN WITNESS WHEREOF:

THAT SAID PONCE PARK RESIDENCES, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY W.A. SPENCER MORRIS, MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 202__.

WITNESSED BY: PONCE PARK RESIDENCES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME:_____ BY:_____
W.A. SPENCER MORRIS
MANAGER

PRINT NAME:_____

ACKNOWLEDGMENT:
STATE OF FLORIDA) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, W.A. SPENCER MORRIS, MANAGER OF PONCE PARK RESIDENCES, LLC, A DELAWRE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 202__.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
NOTARY PUBLIC STATE OF _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

EMBOSSSED SEAL

SURVEYOR

P.B. _____, PG. _____
SHEET 1 OF 3

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.

RECORDING STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____, A.D. 202__ AT ____: ____M., IN BOOK ____ OF PLATS, AT PAGE _____, 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.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT AVENUE MALAGA, UNIVERSITY DRIVE, PONCE DE LEON BOULEVARD, AND AVENUE CATALONIA 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.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY LOTS WITHIN THIS SUBDIVISION, EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 117 (1-4) OF THE CODE OF ORDINANCES OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES. THE TRACT AND OTHER FEATURES, AS SHOWN ON THIS PLAT, CONFORM TO CHAPTER 177, PART I, OF THE FLORIDA STATUTES.

CERTIFIED THIS ____ DAY OF _____, A.D. 202__.

CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS

BY: _____ DIRECTOR
HERMES DIAZ, P.E.

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 MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA,

THIS ____ DAY OF _____, A.D. 202__.

SIGNED BY: _____, MAYOR
VINCE C. LAGO

ATTEST BY: _____, CITY CLERK
BILLY Y. URQUIA

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS ____ DAY OF _____, A.D. 202__.

SIGNED BY: _____ DIRECTOR

PREPARED BY: LB3653
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (250352) AUTOCAD NO.: (250352-P.DWG) T-PLAT (2019-101-8-TPLAT)
FIELD BOOK (623/34 TC)

PONCE PARK RESIDENCES

A REPLAT OF THE EAST HALF (1/2) OF LOT 8 AND ALL OF LOTS 9 THROUGH 21, BLOCK 29, CORAL GABLES CRAFTS SECTION, PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A PORTION OF UNIVERSITY DRIVE LYING ADJACENT TO AND SOUTHEASTERLY FROM SAID BLOCK 29, AND THE 20 FOOT ALLEY LYING WITHIN SAID BLOCK 29, LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
JUNE 2025

P.B. _____, PG. _____
SHEET 2 OF 3

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.

MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT AMERANT BANK, N.A., A NATIONAL BANKING ASSOCIATION MORTGAGEE UNDER THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED DECMEBER 16, 2024 AND RECORDED DECEMBER 24, 2024 IN OFFICIAL RECORDS BOOK 34549, PAGE 4038, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF:

THAT SAID AMERANT BANK, N.A., A NATIONAL BANKING ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D. 202__.

WITNESSED BY:

AMERANT BANK, N.A.,
A NATIONAL BANKING ASSOCIATION

PRINT NAME: _____

BY: _____
NAME
TITLE

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF NEW YORK) SS:
COUNTY OF NEW YORK)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME OR BY MEANS OF UDIO-VIDEO COMMUNICATION TECHNOLOGY, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, _____ OF AMERANT BANK, N.A., A NATIONAL BANKING ASSOCIATION WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 202__.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
NOTARY PUBLIC STATE OF _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

LANDS SHOWN HEREON ARE ENCUMBERED BY THESE SPECIAL EXCEPTIONS:

TELEPHONE AND TELEGRAPH UTILITY EASEMENT IN FAVOR OF SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 839, PAGE 106, ASSIGNED TO BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 506, PAGE 37, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL PARCELS).

ELECTRIC SERVICE EASEMENT IN FAVOR OF UTILITIES LAND COMPANY RECORDED IN DEED BOOK 939, PAGE 435, ASSIGNED TO FLORIDA POWER &LIGHT COMPANY BY INSTRUMENT IN DEED BOOK 1004, PAGE 496, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL PARCELS)

WATER SERVICE EASEMENT IN FAVOR OF CONSUMERS WATER COMPANY RECORDED IN DEED BOOK 939, PAGE 443, ASSIGNED TO CONSUMER'S WATER'S COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 1004, PAGE 499, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL PARCELS)

UTILITY EASEMENT REFERENCED IN THE FOLLOWING INSTRUMENTS, WHICH EASEMENTS RUN ALONG THE REAR FIVE 5) FEET OF THE PLATTED LOTS AND ALONG THE THREE (3) FOOT STRIP LYING ALONG THE SIDE LINES OF THE PLATTED LOTS PER PARAGRAPH 16 OF THE WARRANTY DEED RECORDED AT DEED BOOK 1304, PAGE 9, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1 AS TO LOT 9, PARCEL 3, PARCEL 4 AND PARCEL 5 AS TO LOT 20).

AGREEMENT AND GENERAL WARRANTY CLAIM DEED FOR CONVEYANCE OF TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 31965, PAGE 1465, AS AFFECTED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30586, PAGE 3354, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED MAY 22, 1945, UNDER DEED BOOK 2515, PAGE 151, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (PARCEL 3, AS TO LOT 13).

RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED MAY 22, 1945, UNDER DEED BOOK 2515, PAGE 155, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (PARCEL 3, AS TO LOT 13).

DEED RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 16234, PAGE 984, CORRECTED IN O.R. BOOK 16274, PAGE 1802; AS MODIFIED IN OFFICIAL RECORDS BOOK 31669, PAGE 4157, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 4).

AGREEMENT AND GENERAL WARRANTY CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 31965, PAGE 1465; OFFICIAL RECORDS BOOK 32284, PAGE 4117, AS AFFECTED BY OFFICIAL RECORDS BOOK 32847, PAGE 4509, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL PARCELS).

GENERAL RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 34320, PAGE 860; OFFICIAL RECORDS BOOK 34320, PAGE 867, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (ALL PARCELS).

DECLARATION OF RESTRICTIVE COVENANT IN LIEU OF A UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 34325, PAGE 3058, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCELS 1, 2, 3 AND 4).

AGREEMENT AND GENERAL WARRANTY CLAIM DEED FOR CONVEYANCE OF TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 34549, PAGE 4029, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (ALL PARCELS).

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 20, 2020 IN OFFICIAL RECORDS BOOK 31863, PAGE 4390 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL AS MAY BE AMENDED.

PREPARED BY: LB3653
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
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PONCE PARK RESIDENCES

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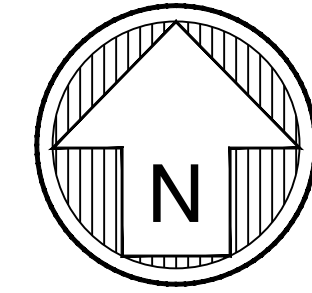
JUNE 2025

P.B. _____, PG. _____
SHEET 3 OF 3

NOTICE:
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LEGEND:

- = P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- = P.C.P. INDICATES PERMANENT CONTROL POINT
- LB3653 = BUSINESS LICENSE NO. 3653
- ± = MORE OR LESS
- P.B. = PLAT BOOK
- PG. = PAGE
- A = INTERIOR ANGLE
- R = RADIUS
- L = ARC LENGTH
- C = CENTER LINE
- ☒ = NORTHEAST CORNER OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
- L.S. = LICENSED SURVEYOR
- NO. = NUMBER



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 202_ AT _____: _____M., IN BOOK _____ OF PLATS, AT PAGE _____, 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.

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

