

CITY OF CORAL GABLES

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# "PILAFIAN PROPERTIES"

A REPLAT OF LOTS 8 THRU 15, BLOCK 6 OF "CORAL GROVES" PLAT BOOK 15, PAGE 72,  
PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41,  
LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:



**J. BONFILL AND ASSOCIATES, INC.**

ARCHITECTS - LAND SURVEYORS - PLANNERS

9360 SUNSET DRIVE, SUITE 265, MIAMI, FLORIDA 33173

PHONE: (305) 598-8383 FAX: (305) 598-0023

July 21st, 2009

PROJECT No. 08-0092 JOB No. 09-0020-FINAL PLAT

## DEDICATION:

### KNOW ALL MEN BY THESE PRESENTS:

THAT SHOCKY PILAFIAN AS TRUSTEE OF THE JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PILAFIAN PROPERTIES", THE SAME BEING A SUBDIVISION OF THE FOLLOWING PROPERTY:

### LEGAL DESCRIPTION:

LOT 8 OF BLOCK 6, OF CORAL GROVES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH THE FOLLOWING: BEGINNING AT A POINT 35 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE CONTINUE WESTERLY ALONG SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, 219.24 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 131.05 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 219.38 FEET; THENCE SOUTHERLY PARALLEL WITH AND 35 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 129.35 FEET, TO THE POINT OF BEGINNING. ALSO DESCRIBED AS LOTS 8 THROUGH 15, INCLUSIVE, OF BLOCK 6, OF CORAL GROVES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CONTAINING 35,218 SQ.FT. OR 0.81 ACRES MORE OR LESS BY CALCULATION.

### IN WITNESS WHEREOF:

THE SAID JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST, HAVE CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY SHOCKY PILAFIAN, AS TRUSTEE AND IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009.

JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST

BY: \_\_\_\_\_

PRINT NAME: SHOCKY PILAFIAN  
AND TITLE: TRUSTEE

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF FLORIDA: \_\_\_\_\_  
COUNTY OF MIAMI-DADE: \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, SHOCKY PILAFIAN, TRUSTEE OF THE JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST, WHO IS PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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. 2009.

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
SERIAL NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### OWNER'S PLAT RESTRICTIONS:

THE UTILITY EASEMENTS SHOWN HEREON BY DASHED LINES ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

### MORTGAGEE:

### KNOW ALL MEN BY THESE PRESENTS:

THAT MELLON UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DEED AND SECURITY AGREEMENT BY AND BETWEEN SHOCKY PILAFIAN AS TRUSTEE OF THE JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST, DATED SEPTEMBER 6, 2002, AND RECORDED JANUARY 11, 2006, IN OFFICIAL RECORDS BOOK 24137, PAGE 3590, AND ASSIGNMENT OF LEASES, RENTS AND PROFITS BY AND BETWEEN SHOCKY PILAFIAN AS TRUSTEE OF THE JAMES PILAFIAN QUALIFIED PERSONAL RESIDENCE TRUST, DATED SEPTEMBER 6, 2002, AND RECORDED JANUARY 11, 2006, IN OFFICIAL RECORDS BOOK 24137, PAGE 3602, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

### IN WITNESS WHEREOF:

THAT MELLON UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009.

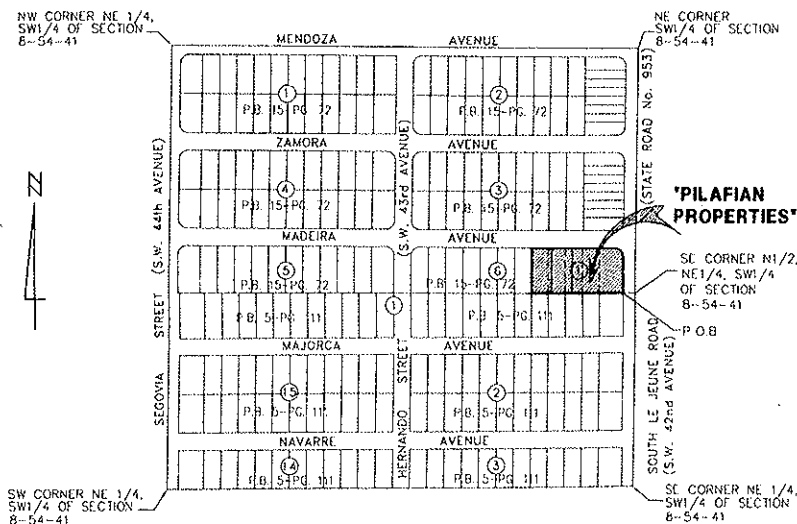
MELLON UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

AND TITLE: \_\_\_\_\_ AND TITLE: \_\_\_\_\_

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.



PORTION OF NE 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH,  
RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA

### LOCATION SKETCH

SCALE: 1"=200'

### ACKNOWLEDGMENT:

STATE OF FLORIDA: \_\_\_\_\_  
COUNTY OF MIAMI-DADE: \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY OF MELLON UNITED NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009.

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
SERIAL NUMBER, (IF ANY) \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2009, 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.

HARVEY RUBIN - CLERK OF THE CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 1 OF 2

### MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

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

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

### MIAMI-DADE COUNTY APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2009.

BY: \_\_\_\_\_  
MIAMI-DADE COUNTY PUBLIC WORKS

SIGNED: \_\_\_\_\_ DIRECTOR

### CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE ROAD AND AVENUES AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED FOR 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.

### CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF SECTION 23 (66-68) OF THE CODE OF ORDINANCES OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.08(1), OF THE FLORIDA STATUTES.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2009.

BY: \_\_\_\_\_

ALBERTO DELGADO, P.E. DIRECTOR  
CITY OF CORAL GABLES  
DEPARTMENT OF PUBLIC WORKS

THIS PLAT WILL NOT RESULT IN A REDUCTION OF 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 ORDINANCE NUMBER \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2009.

BY: \_\_\_\_\_

DONALD D. SLESNICK II - MAYOR

ATTEST: \_\_\_\_\_

WALTER J. FOSMAN - CITY CLERK

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS PLAT ENTITLED "PILAFIAN PROPERTIES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON THE 19th DAY OF JULY, 2009, AND THAT THE PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH PART I, CHAPTER 177, LAWS OF THE STATE OF FLORIDA.

**J. BONFILL & ASSOCIATES, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 3386

By: \_\_\_\_\_  
**Juan J. Bonfill, P.S.M.**  
PROFESSIONAL SURVEYOR AND MAPPER No. 3179  
STATE OF FLORIDA  
JULY 21st, 2009

MIAMI-DADE COUNTY CLERK OF THE CIRCUIT COURT OFFICIAL SEAL	MELLON UNITED NATIONAL BANK NATIONAL BANKING ASSOCIATION CORPORATE SEAL	JUAN J. BONFILL PROFESSIONAL SURVEYOR & MAPPER SEAL
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A REPLAT OF LOTS 8 THRU 15, BLOCK 6 OF "CORAL GROVES" PLAT BOOK 15, PAGE 72,  
PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41,  
LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 2 OF 2

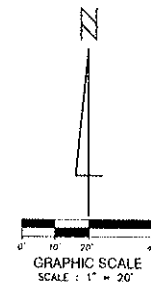
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July 21st, 2009

PROJECT No. 08-0092 JOB No. 09-0020-FINAL PLAT



SE CORNER OF  
SECTION 6-54-41

6 5 S.W. 8th STREET  
7 8

NW CORNER OF  
SECTION 8-54-41

S.W. 47th AVENUE  
N02°01'40"W

W 1/4 CORNER OF  
SECTION 8-54-41

S87°31'37"W

(S.W. 16th STREET)

2720.24' MENDOZA AVENUE

MADEIRA AVENUE

"CORAL GABLES SECTION B"  
(P.B. 5, PG. III)  
BLOCK 3

LOT 21

LOT 20

LOT 19

LOT 18

MADEIRA AVENUE

N87°31'37"E

304.39'

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