

PONCE PLACE VILLAS EAST

BEING A REPLAT OF BLOCKS 23 AND 24, "CORAL GABLES CRAFTS SECTION", PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALINA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE NO. 2006-24. LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PLAT BOOK

PAGE

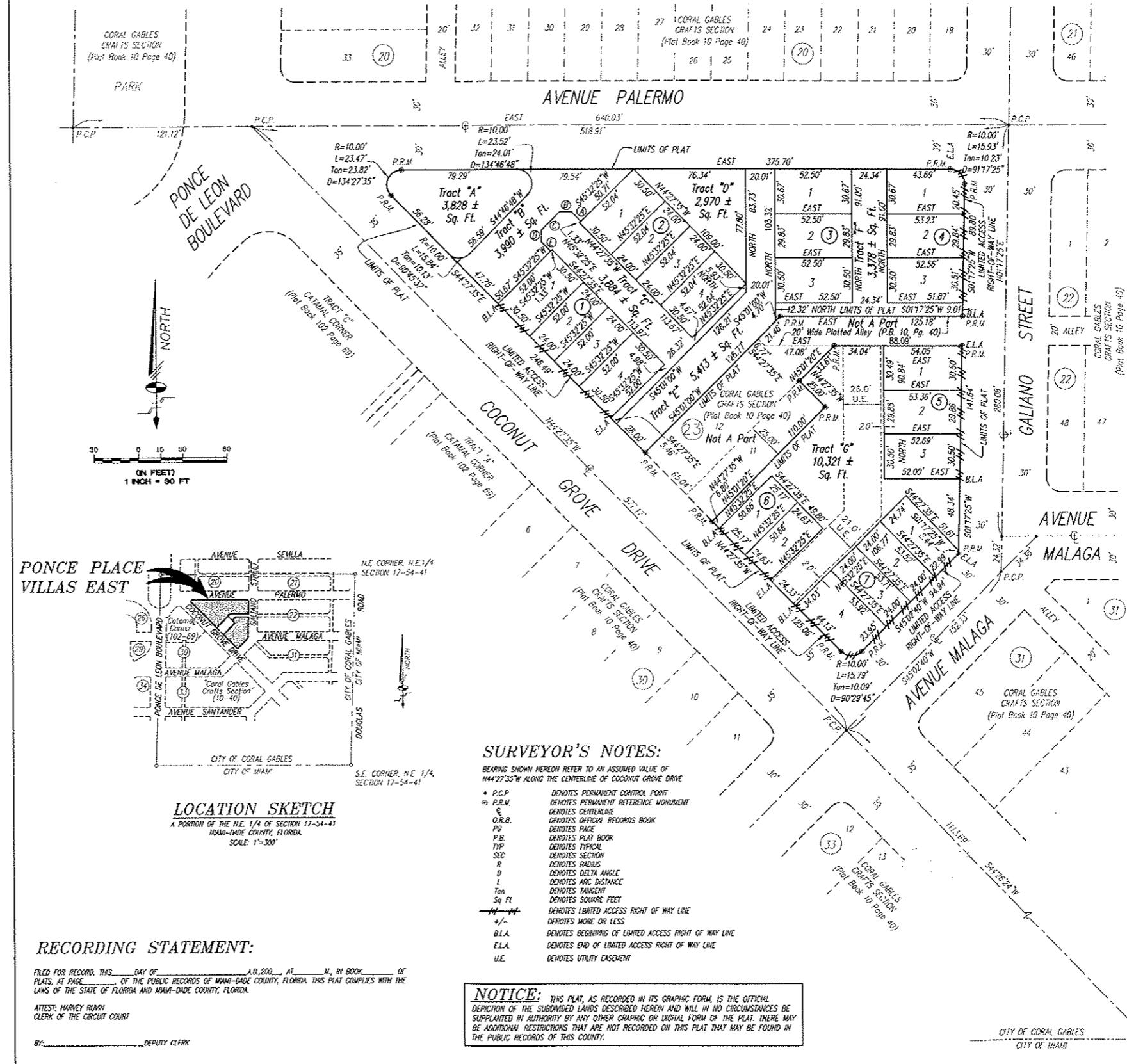
SHEET 2 OF 2 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33125 TEL: (305) 438-7010 FAX: (305) 438-3288 DATE: (305) 652-7010 FAX: (305) 652-8284
11941 S.W. 144th STREET, MIAMI, FLORIDA 33181 TEL: (305) 233-9210 FAX: (305) 231-1183

JANUARY, 2008



BEARING, DISTANCE TABLE

- Ⓐ N44°27'35" W, 9.06'
- Ⓑ S00°32'25" W, 8.03'
- Ⓒ S45°32'25" W, 17.62'
- Ⓓ N89°27'35" W, 8.04'
- Ⓔ S44°27'35" E, 8.99'

LOT AREA TABULATION	
BLOCK	LOT 1 (Sq. Ft.)
BLOCK 1	LOT 1, 1,586 ±
	LOT 2, 1,248 ±
	LOT 3, 1,244 ±
	LOT 4, 1,586 ±
	TOTAL, 5,686 ±

N.E. CORNER, N.E. 1/4, SECTION 17-54-41	
BLOCK 2	LOT 1, 1,587 ±
	LOT 2, 1,249 ±
	LOT 3, 1,249 ±
	LOT 4, 1,587 ±
	TOTAL, 5,672 ±

BLOCK 3	
LOT 1	1,610 ±
LOT 2	1,568 ±
LOT 3	1,601 ±
LOT 4	1,592 ±
TOTAL	4,777 ±

BLOCK 4	
LOT 1	1,620 ±
LOT 2	1,578 ±
LOT 3	1,592 ±
LOT 4	1,592 ±
TOTAL	4,790 ±

BLOCK 5	
LOT 1	1,638 ±
LOT 2	1,582 ±
LOT 3	1,596 ±
LOT 4	1,617 ±
TOTAL	4,817 ±

BLOCK 6	
LOT 1	1,275 ±
LOT 2	1,246 ±
LOT 3	2,523 ±
TOTAL	2,523 ±

BLOCK 7	
LOT 1	1,320 ±
LOT 2	1,287 ±
LOT 3	1,291 ±
LOT 4	1,818 ±
TOTAL	5,716 ±

TRACT AREA TABULATION	
TRACT	TRACT (Sq. Ft.)
TRACT "A"	3,618 ±
TRACT "B"	3,890 ±
TRACT "C"	3,884 ±
TRACT "D"	2,970 ±
TRACT "E"	5,413 ±
TRACT "F"	3,378 ±
TRACT "G"	10,321 ±
TOTAL	33,784 ±

EAST LINE, N.E. 1/4, SEC 17-54-41 CITY OF CORAL GABLES
CITY OF MIAMI
DOUGLAS

S.E. CORNER,
N.E. 1/4, SECTION
17-54-41
CITY OF CORAL GABLES
CITY OF MIAMI