

CARTEE HOMESTEAD II

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43,
AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN
THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND
BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
APRIL 2014

PREPARED BY:
LANNES & GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
385 ALHAMBRA CIRCLE, SUITE C, CORAL GABLES, FLORIDA 33134

KNOW ALL MEN BY THESE PRESENTS:

THAT _____ AND _____
HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CARTEE HOMESTEAD II", THE SAME BEING A
REPLAT OF CARTEE HOMESTEAD, AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
TRACT 2, "CARTEE HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43,
PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF: _____, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON
ITS BEHALF BY _____, ITS MANAGER MEMBER, AND ITS
CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS ____
DAY OF _____ OF 2014.

WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____

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 ACKNOWLEDGMENTS, _____,
AUTHORIZED, DIRECTED AND EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF
FOLLOWING AS IDENTIFICATION _____, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE
TO BE THE PERSON HEREIN DESCRIBED AND
WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO
BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 2014

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT DB PRIVATE WEALTH MORTGAGE, LTD, LICENSED TO DO
BUSINESS IN THE STATE OF FLORIDA, OWNER OF THAT CERTAIN MORTGAGE RECORDED _____,
201____, AND RECORDED IN OFFICIAL RECORDS BOOK _____, AT PAGE _____, BEING OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE
ABOVE DEDICATIONS.

IN WITNESS WHEREOF: _____, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON
ITS BEHALF BY _____, ITS MANAGER MEMBER, AND ITS
CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS ____
DAY OF _____ OF 2014.

WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____

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 ACKNOWLEDGMENTS, _____, BEING OF THE PUBLIC
AUTHORIZED, DIRECTED AND EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF
FOLLOWING AS IDENTIFICATION _____, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE
TO BE THE PERSON HEREIN DESCRIBED AND
WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO
BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 2014

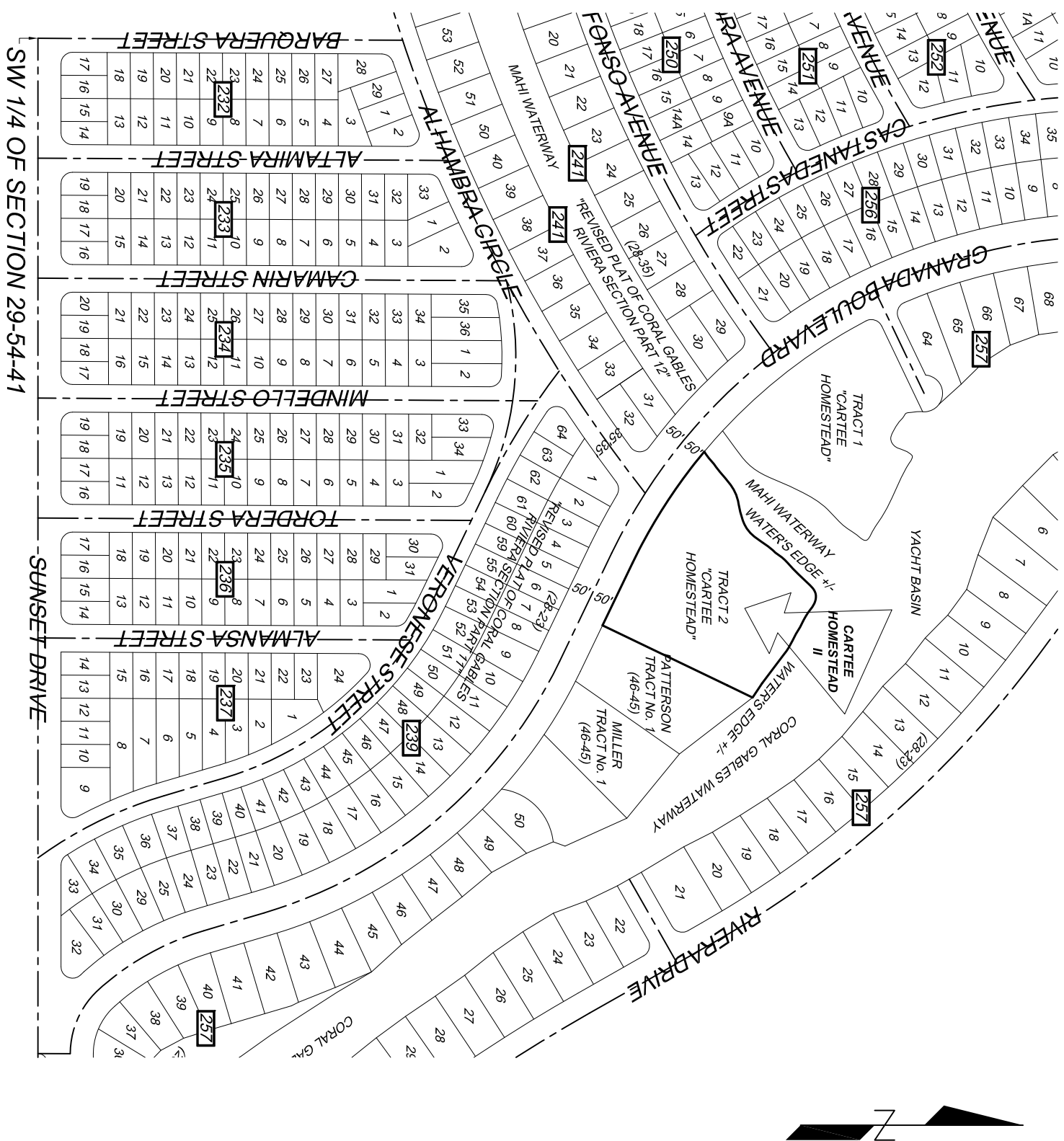
SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC STATE OF FLORIDA: _____

COMMISSION NUMBER (IF ANY): _____

MY COMMISSION EXPIRES: _____



LOCATION MAP

SCALE 1" = 300'
LYING IN THE SOUTHWEST 1/4 OF SECTION
29, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

OWNER'S PLAT RESTRICTIONS:

THAT AREAS ADJACENT TO THE WATERWAY ARE TO BE GRADED TO
PREVENT OVERLAND STORM RUNOFF INTO THE WATERWAY.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

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

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

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.

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 117
(1-4) 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
177.081 OF THE FLORIDA STATUTES.

CERTIFIED THIS ____ DAY OF _____, A.D. 201____,
BY: _____, DIRECTOR
CITY OF CORAL GABLES
DEPARTMENT OF PUBLIC WORKS

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 MUNICIPALITIES COMPREHENSIVE PLAN;
THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY
NUMBER _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE
CITY OF CORAL GABLES, FLORIDA, DATED THIS ____ DAY OF _____, A.D. 201____
SIGNED: _____
MAYOR
CITY CLERK

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO COFORM TO ALL THE REQUIREMENTS OF CHAPTER 28
OF THE MIAMI-DADE COUNTY CODE.
CERTIFIED THIS ____ DAY OF _____, A.D. 201____
BY: _____, DIRECTOR
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS
SIGNED: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF **CARTEE HOMESTEAD II**, IS A TRUE AND CORRECT
REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY
SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET, THE SURVEY DATA
SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART II), FLORIDA STATUTES.

LANNES & GARCIA, INC. (LB #2098)
PROFESSIONAL SURVEYING AND MAPPING
385 ALHAMBRA CIRCLE, SUITE C, CORAL GABLES, FLORIDA 33134

BY: _____
FRANCISCO F. FALJARDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 4767
STATE OF FLORIDA

RECORDING STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____, A.D. 201____, 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.

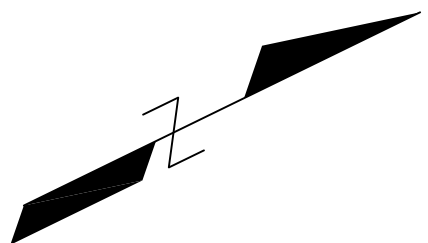
ATTEST: HARVEY RUVIN,
CLERK OF THE CIRCUIT OF COURT
BY: _____, DEPUTY CLERK

CARTEE HOMESTEAD II

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

APRIL 2014

PREPARED BY:
LANNES & GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
385 ALHAMBRA CIRCLE, SUITE C, CORAL GABLES, FLORIDA 33134

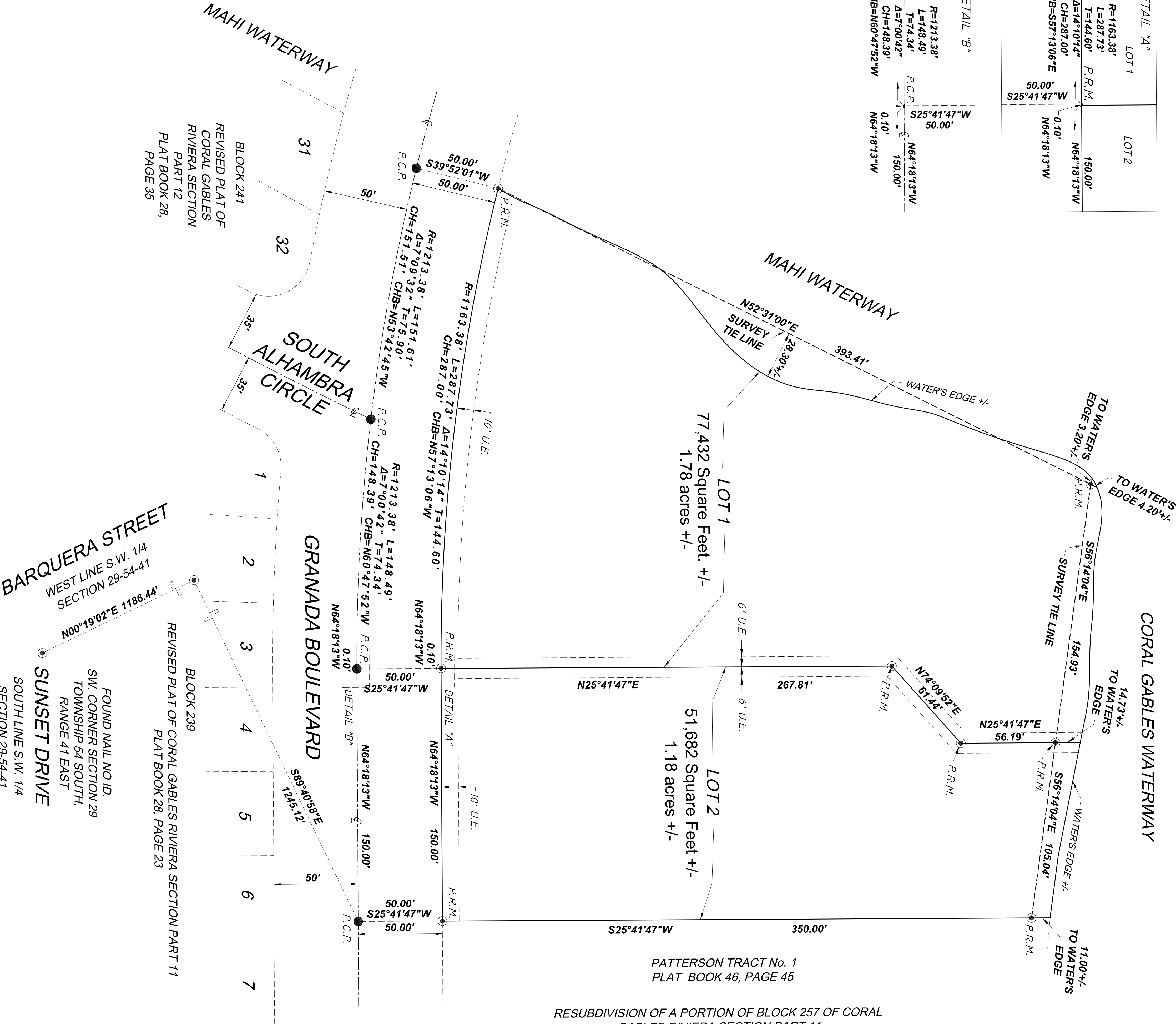


DETAIL "A"	
LOT 1	LOT 2
R=1163.38' L=287.73' T=144.60'	
P.C.P.	
Δ=14°10'14" CH=287.00' CHB=S57°13'06"E	150.00' N64°18'13"W 0.10' N64°18'13"W
50.00'	
S25°41'47"W	

DETAIL "B"	
R=1213.38' L=148.49' T=74.34' Δ=7°00'42" CH=148.39' CHB=N60°47'52"W	
P.C.P.	
S25°41'47"W	50.00'
50.00'	
N64°18'13"W	150.00'
0.10'	
N64°18'13"W	

RESUBDIVISION OF A PORTION OF BLOCK 257 OF CORAL GABLES RIVIERA SECTION PART 11
PLAT BOOK 28, PAGE 23

PATTERSON TRACT No. 1
PLAT BOOK 46, PAGE 45



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.

SURVEYOR'S NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF GRANADA BOULEVARD, HAVING A BEARING OF N64°18'13"W AS SHOWN ON THE REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- ▲ PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- +/- DELTA ANGLE
- +/- MORE OR LESS
- L ARC LENGTH
- CL CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- No. NUMBER
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- T TANGENT
- U.E. UTILITY EASEMENT

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____ OF PLATS AT A.D. 201__ AT _____ M. IN BOOK _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN,
CLERK OF THE CIRCUIT OF COURT
BY: _____ DEPUTY CLERK

