

RIVIERA-MAGGIORE SUBDIVISION

FB _____ PG _____
SHEET 1 OF 2

Exhibit C

A REPLAT OF THE WEST 73 FEET OF LOTS 1, 2, 27 AND 28 IN BLOCK 122,
SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 AT PAGE 1 OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING IN THE NW 1/4 OF
SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
DELTA MAPPING AND SURVEYING, INC.

CERTIFICATE OF AUTHORIZATION LB NO. 7950
13301 SW 132ND AVENUE, SUITE 117
MIAMI, FL 33186
TELEPHONE: 786-429-1024 FAX: 786-592-1152

AUGUST 2014

KNOWN ALL MEN BY THESE PRESENT

THAT EVERETT STETSON GLINES III AND MARY JANE WOODRIDGE HIS WIFE, HAS CAUSED
TO BE MADE THE ATTACHED PLAT ENTITLED "RIVIERA MAGGIORE SUBDIVISION", THE SAME
BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS:

LEGAL DESCRIPTION:

THE WEST 73 FEET, OF LOTS 1, 2, 27 AND 28 IN BLOCK 122, SECOND AMENDED PLAT
OF CORAL GABLES RIVIERA SECTION PART 10, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 31 AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

NO INDIVIDUAL WELLS WILL BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR
SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT NO SEPTIC TANKS WILL BE PERMITTED IN THIS SUBDIVISION AFTER SEWER LINES
FROM AN APPROVED CENTRAL SEWER SYSTEM ARE AVAILABLE.

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

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE STREETS, AVENUES 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 REVERSIONS OR
REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

IN WITNESS WHEREOF:

WE HAVE, HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF
_____, A.D., 2014

WITNESS: _____ BY: _____
EVERETT STETSON GLINES III

WITNESS: _____ BY: _____
MARY JANE WOODRIDGE

ACKNOWLEDGMENT:

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE SS:

I HEREBY CERTIFY: THAT ON THIS DATE, PERSONALLY APPEARED BEFORE ME, EVERETT
STETSON GLINES III AND MARY JANE WOODRIDGE HIS WIFE, TO ADMINISTER OATHS AND
TAKE ACKNOWLEDGMENTS, WHO IS PERSONALLY KNOWN TO ME, OR WHO PRODUCED
_____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT
FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE PURPOSES THEREIN DESCRIBED
AND WHO DID NOT TAKE AN OATH.

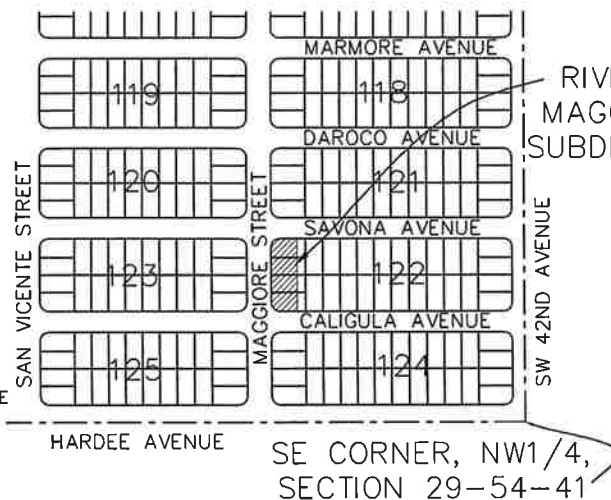
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, AD, 2014.

NOTARY PUBLIC: _____
STATE OF FLORIDA

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

OWNERS PLAT RESTRICTIONS:

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



NW1/4, SECTION 29, TOWNSHIP
54 SOUTH, RANGE 41 EAST
LOCATION SKETCH
Scale 1" = 200'

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT
OF REGULATORY AND ECONOMIC RESOURCES THIS _____ DAY OF
_____, A.D., 2014. THE SIZE OF THE LOTS, TRACTS, AND OTHER
FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF
THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN
REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY
MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE
FLORIDA STATUTES.

SIGNED: _____ DIRECTOR

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., 2014. 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 RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

MIAMI-DADE COUNTY APPROVALS:

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

CERTIFIED THIS _____ DAY OF _____ A.D., 2014

SIGNED: _____ DIRECTOR

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFIRM 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 177.081, OF THE FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____ A.D., 2014

BY: _____

GLENN KEPHART, 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 RESOLUTION
NO. _____ PASSED AND ADOPTED BY CITY COMMISSION OF THE
CITY OF CORAL GABLES, FLORIDA, THIS _____ DAY OF _____ A.D.,
2014.

BY: _____

WALTER FOEMAN, MAYOR

ATTEST: _____

JIM CASON, CITY CLERK

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED RIVIERA
MAGGIORE SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF
THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION,
AND SUPERVISION, THAT THE SURVEY DATA AS SHOWN ON THIS PLAT
COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I
FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE
BEEN SET.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, SUITE 117
MIAMI, FLORIDA 33186
CERTIFICATE OF AUTHORIZATION NO. LB7950

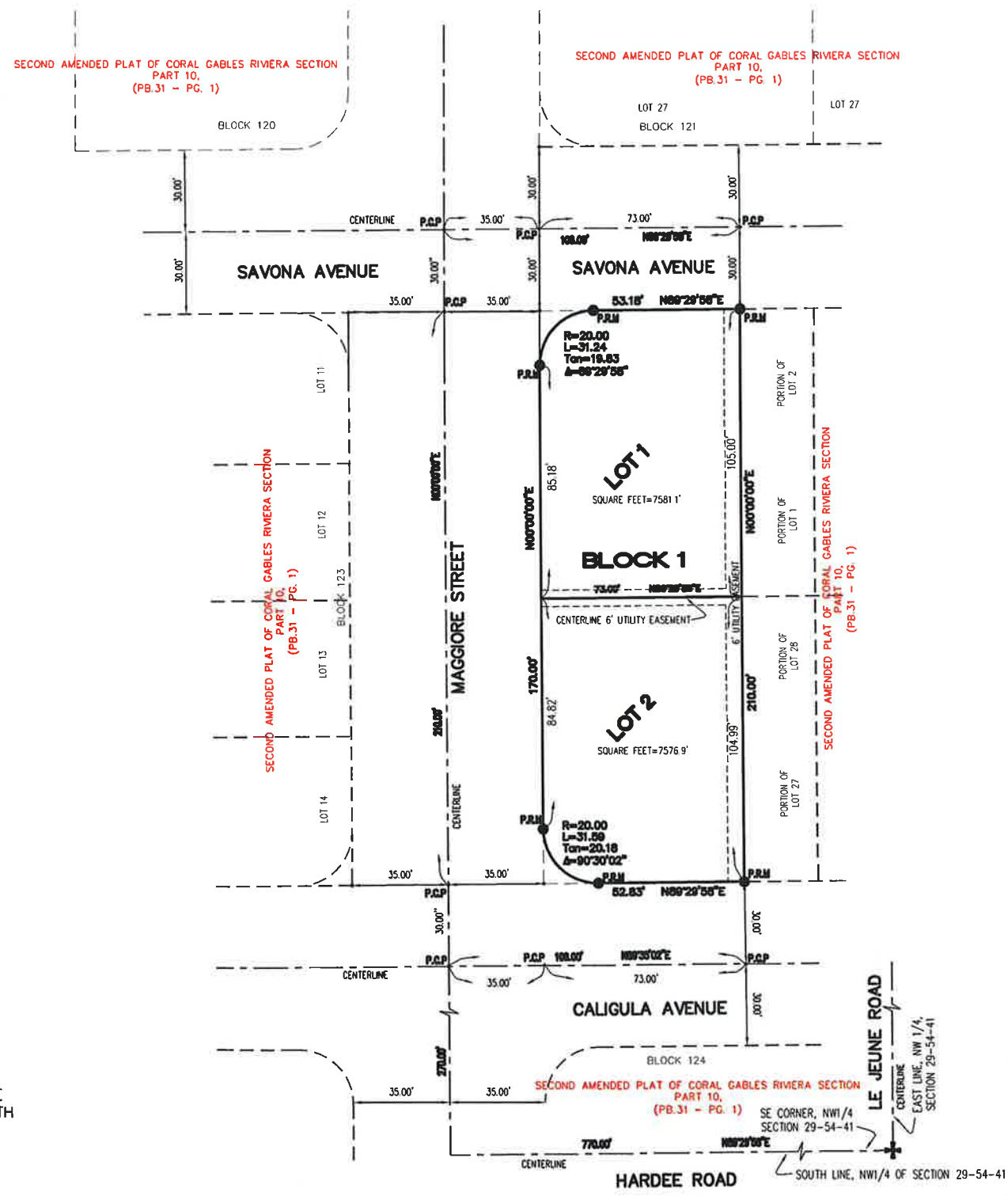
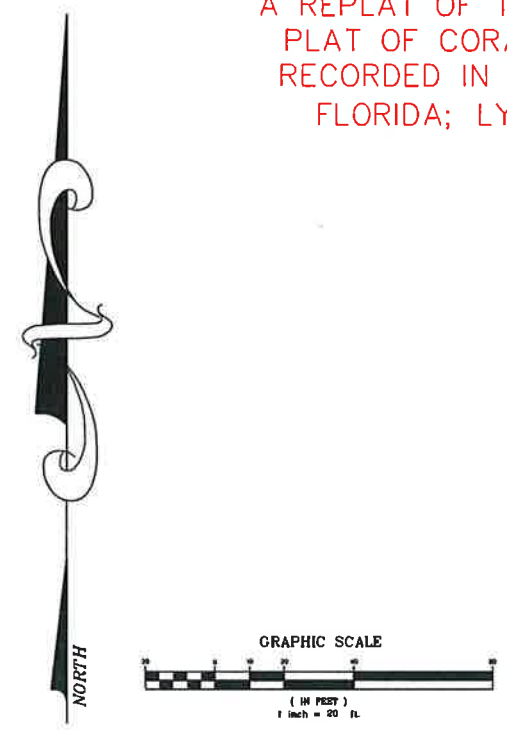
BY: _____
WALDO F. PAEZ
PROFESSIONAL SURVEYOR AND MAPPER #3284
STATE OF FLORIDA

RIVIERA-MAGGIORE SUBDIVISION

PB PG
SHEET 2 OF 2

A REPLAT OF THE WEST 73 FEET OF LOTS 1, 2, 27 AND 28 IN BLOCK 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.

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AUGUST 2014



- SURVEYOR'S NOTES**
- BEARINGS SHOWN ARE BASED ON AN ASSUMED BEARING OF N 0°00'00" E FOR THE CENTERLINE OF MAGGIORE STREET.
- P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
 - P.C.P. = DENOTES PERMANENT CONTROL POINT
 - SQ.FT. = DENOTES SQUARE FEET
 - TAN = DENOTES TANGENT
 - R = DENOTES RADIUS
 - L = DENOTES LENGTH
 - Δ = DENOTES ANGLE OF CURVATURE
 - SEC. = DENOTES SECTION
 - ORB = DENOTES OFFICIAL RECORD BOOK
 - P.G. = DENOTES PAGE
 - P.B. = DENOTES PLAT BOOK
 - LB = DENOTES A SURVEYING AND MAPPING BUSINESS

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RECORDING STATEMENT:

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BY: _____ DEPUTY CLERK