

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2024-91**

A RESOLUTION OF THE CITY COMMISSION APPROVING THE FINAL PLAT ENTITLED "ARCANA SUBDIVISION" PURSUANT TO ZONFORTY-EIGHTTICLE 14, "PROCESS," SECTION 14-210, "PLATTING/SUBDIVISION," BEING A RE-PLAT CONSISTING OF TWO EXISTING LOTS WHICH TOTAL 97,377 (NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY SEVEN) SQUARE FEET (2.24 ACRES) INTO A MODIFIED TWO LOTS ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 4 AND 5, PALM VISTA, TOGETHER WITH THAT PORTION OF THE VACATED 50-FOOT PLATTED RIGHT-OF-WAY LYING BETWEEN LOTS 4 AND 5, AND DEDICATION OF 1,748 (ONE THOUSAND SEVEN HUNDRED FORTY-EIGHT) SQUARE FEET BETWEEN (5400 AND 5401 BANYAN TRAIL), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an application was submitted to review a final plat entitled "Arcana Subdivision," being a re-plat of two existing lots that total 97,377 square feet into a modified two lots on property assigned Single-Family Residential zoning, legally described as Lots 4 and 5, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 square feet, in Palm Vista, Coral Gables, Florida; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 14, Section 14-210, "Platting/Subdivision," and that the proposed final plat entitled "Arcana Subdivision" has met those criteria and standards; and

**WHEREAS**, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on April 4<sup>th</sup>, 2023, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the April 4<sup>th</sup>, 2023 Planning and Zoning Board meeting, the Board recommended approval with conditions of the tentative plat entitled "Arcana Subdivision" (vote: 5-0); and

**WHEREAS**, after notice of public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission on May 23, 2023,

at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the May 23, 2023 City Commission meeting, the City Commission approved the Tentative Plat entitled “Arcana Subdivision” (vote: 5-0); and

**WHEREAS**, the tentative plat has been submitted and reviewed as required by Miami-Dade County prior to consideration as a final plat by the City Commission; and

**WHEREAS**, pursuant to the platting/subdivision requirements of Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” Final Plats for all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing was duly published and notices were mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the City Commission on May 7, 2024 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The re-plat of two existing lots which total 97,377 square feet into a modified two lots on the property legally described as Lots 4 and 5, Palm Vista, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 square feet between 5400 and 5401 Banyan Trail, Coral Gables, Florida;

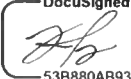
**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any material changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 5.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS SEVENTH DAY OF MAY, A.D., 2024.  
(Moved: Menendez / Seconded: Anderson)  
(Yeas: Anderson, Castro, Fernandez, Menendez, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-12)

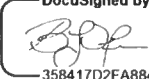
APPROVED:

DocuSigned by:  
  
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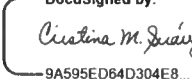
VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
358417D2FA884FF...

BILLY Y. URQUIA  
CITY CLERK

DocuSigned by:  
  
9A595ED64D304E8...

CRISTINA M. SUÀREZ  
CITY ATTORNEY

**ARCANA SUBDIVISION**

A REPLAT OF LOTS 4 AND 5 OF PALM VISTA, RECORDED IN PLAT BOOK 48 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

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

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **ROBERT BARLICK, JR. AND ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**, HUSBAND AND WIFE, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "ARCANA SUBDIVISION", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

LOTS 4 AND 5, PALM VISTA, ACCORDING TO THE PLAT THEREOF, AS PROVIDED IN PLAT BOOK 48, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, WAGGLE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF SW 96TH TERRACE (BAYAN TRAIL) LYING WITHIN THE LIMITS OF THIS PLAT, MORE FULLY DESCRIBED IN RESOLUTION NO. 1023-94, ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES.

**MIAMI-DADE COUNTY PLAT RESTRICTIONS:**

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 TRACT 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.

THE UNITED STATES POSTAL SERVICE EASEMENT AS SHOWN BY DASHED LINES WITHIN LOT 4, BLOCK 1, IS GRANTED HEREBY AND RESERVED FOR THE USE BY THE POSTAL SERVICE TO DELIVER AND RECEIVE MAIL AND PACKAGES TO CENTRALIZED DELIVERY UNITS PROVIDED BY THE PROPERTY OWNERS AND THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR SUCCESSIONS, LESSEES AND OTHER QUERIES OR INTERESTS, AS A MEANS OF PREVENTING INGRESS AND EGRESS TO THE CENTRALIZED DELIVERY UNITS. THE PROVISION, MAINTENANCE, AND REPAIR OF THE CENTRALIZED DELIVERY UNITS SHALL BE THE SHARED RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION. THERE SHALL BE NO CHANGE OR MODIFICATION TO THE EASEMENT HEREBY GRANTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID EASEMENT IS REPEATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24, SUBDIVISION CODE OF MIAMI-DADE COUNTY.

**CITY OF CORAL GABLES PLAT RESTRICTIONS:**

THAT SW 96TH TERRACE (BAYAN TRAIL), AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTINGS, TREES, SHOUBERHS AND PIPE WYTCANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR OPEN PARKS, RESPECTING TO THE DEDICATION, THEIR SUCCESSIONS OR ABANDON, THE SUPERVENOR OR SUPERVENORS THEREOF WHENEVER DISCONTINUED BY LAW.

**OTHER PLAT RESTRICTIONS:**

THE UTILITY EASEMENT AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

**IN WITNESS WHEREOF:**

THAT **ROBERT BARLICK, JR. AND ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED FOR IN THE PRESENCE OF THESE TWO WITNESSES,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

**ROBERT BARLICK, JR. AND ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**, HUSBAND AND WIFE

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

PRINT NAME: **ROBERT BARLICK, JR.**

PRINT TITLE: OWNER

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

PRINT NAME: **ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**

PRINT TITLE: OWNER

**WITNESSES:**

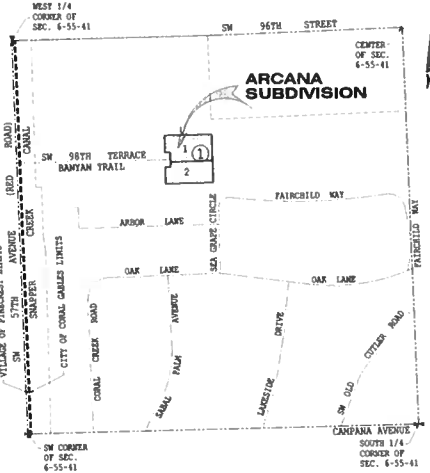
1. \_\_\_\_\_

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

2. \_\_\_\_\_

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

PREPARED BY: **HADONNE** CIVIL ENGINEER  
 LAND SURVEYOR AND MAPPER  
 LAND DEVELOPMENT CONSULTANTS  
 SURFACE UTILITY ENGINEERING  
 1180 NW 81 COURT, SUITE 101, CORAL FL 33172 - P: 1-954-264-1180 - F: 1-954-267-4848 - W: HADONNE.COM  
 DECEMBER 2023



**LOCATION MAP**

THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA  
 SCALE: 1" = 300'

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR 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.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY THAT ON THIS DAY BY MEANS OF PHYSICAL PRESENCE OR BY ONLINE PARTICIPATION PERSONALLY APPEARED BEFORE ME AS AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, **ROBERT BARLICK, JR. AND ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**, HUSBAND AND WIFE, 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 HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT SUFFER ANY DURESS.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_ AT LARGE  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF CORAL GABLES APPROVALS:**

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 171 (17-41) OF THE CODES OF ORDINANCES OF THE CITY OF CORAL GABLES AND CHAPTER 26 OF THE CODES OF MIAMI-DADE COUNTY, FLORIDA. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SUPERVISOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 171.061 OF THE FLORIDA STATUTES. THE TOOS AND OTHER FEATURES, AS SHOWN ON THIS PLAT, CONFORM TO CHAPTER 171, PART 1, OF THE FLORIDA STATUTES.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS

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

PRINT NAME: **HERMIE 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 SERVICE PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLANS; THEREFORE, IT WAS APPROVED AND THE FOREGOING INDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

SIGNED BY: \_\_\_\_\_ MAYOR

VINCE C. LAGO

ATTEST BY: \_\_\_\_\_ CITY CLERK

BILLY Y. WENZIA

**MIAMI-DADE COUNTY APPROVALS:**

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 26 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

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

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_, FLORIDA, 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 CONTROLLER  
 MIAMI-DADE COUNTY, FLORIDA

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

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "ARCANA SUBDIVISION", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS HEREBY SUBDIVIDED AND PLATTED UNDER MY INSPECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 171, PART 1, FLORIDA STATUTES; AND THAT NECESSARY REFERENCE MONUMENTS HAVE BEEN SET.

**HADONNE CORP.**, A FLORIDA CORPORATION  
 FLORIDA CERTIFICATE OF AUTHORIZATION 184907

**ABRAHAM HADAD, PSM**  
 PROFESSIONAL SURVEYOR AND MAPPER 180906  
 STATE OF FLORIDA  
 FOR THE FIRM, HADONNE CORP.



# ARCANA SUBDIVISION

A REPLAT OF LOTS 4 AND 6 OF PALM VISTA RECORDED IN PLAT BOOK 46 AT PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN SECTION 6, TOWNSHIP 36 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

SHEET 2 OF 3

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



**HADONNE**

1185 NW 88 COURT, SUITE 101, CORAL FL 33172 P: +1305266-1188 F: +1305267-4848 W: HADONNE.COM

PREPARED BY:

CIVIL ENGINEERS  
LAND SURVEYOR AND MAPPERS  
LAND DEVELOPMENT CONSULTANTS  
SURFACE FACILITY ENGINEERS

DECEMBER 2023

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL SELECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED 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.

**MORTGAGE:**

KNOW ALL MEN BY THESE PRESENTS: THAT GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE EXECUTED BY ROBERT BARLICK JR. AND ANA MARIE CODINA-BARLICK, HUSBAND AND WIFE IN FAVOR OF GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, DATED APRIL 16, 2020, AND RECORDED JUNE 11, 2020, IN OFFICIAL RECORDS BOOK 31964, AT PAGE 1023, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH MORTGAGE MODIFICATION AGREEMENT AND NOTICE OF FUTURE ADVANCE EXECUTED BY ROBERT BARLICK JR. AND ANA MARIE CODINA-BARLICK, HUSBAND AND WIFE IN FAVOR OF GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, DATED FEBRUARY 11, 2021, AND RECORDED FEBRUARY 23, 2021, IN OFFICIAL RECORDS BOOK 19082, AT PAGE 147, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE INDICATIONS.

**IN WITNESS WHEREOF:**

THAT GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ OF THE TITLE \_\_\_\_\_ AND ITS BANK SEAL TO BE HERETO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, \_\_\_\_\_, A.D., 20\_\_\_\_.

GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_



**WITNESSES:**

1. \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
2. \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

I HEREBY CERTIFY: THAT ON THIS DAY BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION PERSONALLY APPEARED BEFORE ME AS AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ AS \_\_\_\_\_ OF GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK, WHO IS HEREBY KNOWN TO ME OR WHO HAS 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., 20\_\_\_\_.

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_ AT LARGE  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

THE FOLLOWING EXISTING DOCUMENTS, RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE NOTED FOR INFORMATIONAL PURPOSES ONLY, ARE NOT CREATED OR MODIFIED BY THIS DOCUMENT AND ARE SUBJECT TO BEING REVISED AND/OR TERMINATED AT ANY TIME BY SEPARATE RECORDED INSTRUMENT:

- **DECLARATION OF RESTRICTIONS:** TUNIS BAYTER AND JANE BAYTER, HIS WIFE AND JACOB VAN ZUIDEN AND JOHANNA VAN ZUIDEN, HIS WIFE TO THE PUBLIC, LATED OCTOBER 29, 1949, FILED DECEMBER 29, 1949 IN DEED BOOK 1120, PAGE 587.
- **DECLARATION OF RESTRICTIVE COVENANT:** RODOLFO ERIC TOUJES TO THE PUBLIC, DATED MAY 11, 1999, FILED JULY 23, 1999 IN OFFICIAL RECORDS BOOK 18707, PAGE 1730.
- **DECLARATION OF RESTRICTIVE COVENANT:** RODOLFO ERIC TOUJES AND LYDIA ERIC TOUJES TO THE PUBLIC, DATED 08/28/2006, FILED SEPTEMBER 14, 2009 IN OFFICIAL RECORDS BOOK 14555, PAGE 1014.

ALL AS MAY BE AMENDED.

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, 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: \_\_\_\_\_ CLERK CLERK

# ARCANA SUBDIVISION

A REPLAT OF LOTS 4 AND 5 OF PALM VISTA, RECORDED IN PLAT BOOK 40 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
 LYING IN SECTION 6, TOWNSHIP 35 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

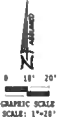
SHEET 3 OF 3

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

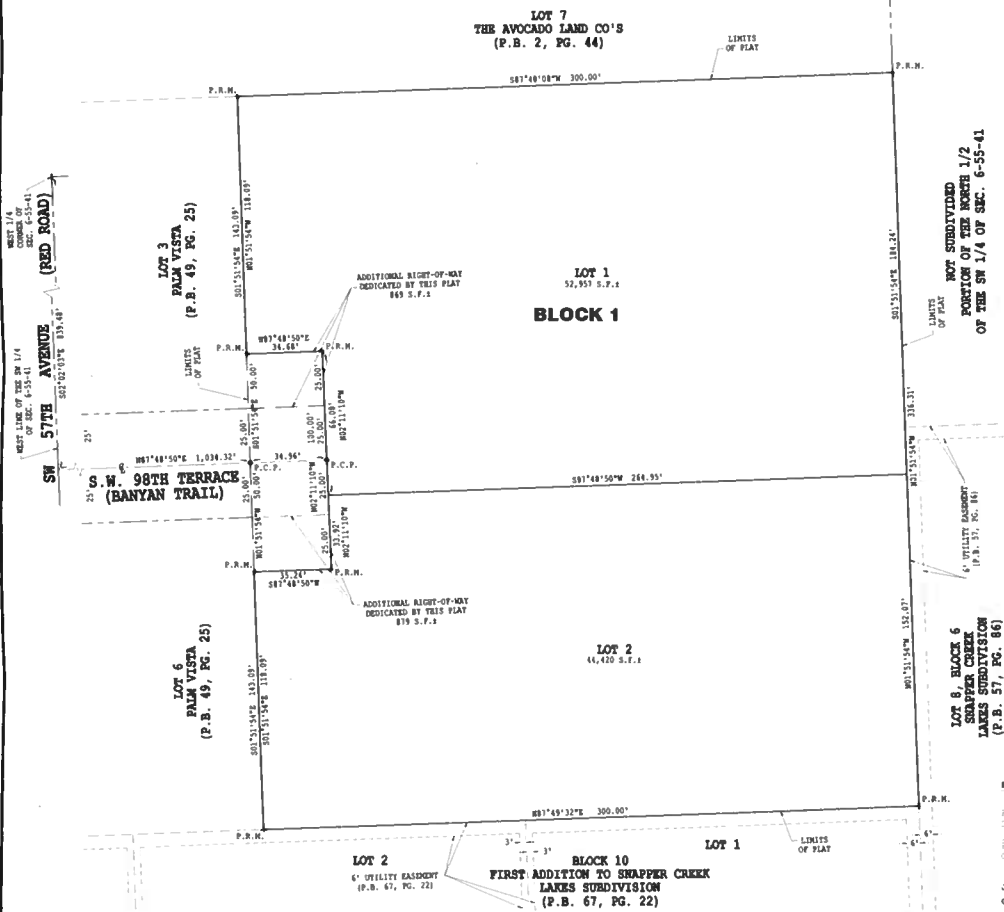


**HADONNE**  
 CIVIL ENGINEER  
 LAND SURVEYOR AND MAPPERS  
 LAND DEVELOPMENT CONSULTANTS  
 SURVEYING UTILITY ENGINEERING  
 1185 NW 88 COURT, SUITE 101, CORAL FL 33172 P: +1(305)266-1188 F: +1(305)261-4846 W: W.HADONNE.COM  
 DECEMBER 2023

CIVIL ENGINEER  
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 DECEMBER 2023



**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPLICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED OR AUTHORITY BY ANY OTHER PRINTING 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 AS SHOWN HEREON ARE BASED UPON THE CENTRILINE OF SW 98TH TERRACE (BANYAN TRAIL) WITH AN ASSUMED BEARING OF S87°51'54"W. THIS LINE TO BE CONSIDERED A WELL ESTABLISHED AND MONUMENTED LINE.

- P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- P.B. = DENOTES PLAT BOOK
- 1/2 = DENOTES HALF
- S.F. = DENOTES SQUARE FEET
- ± = DENOTES MORE OR LESS
- O.R.B. = OFFICIAL RECORDS BOOK
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = DENOTES LICENSED BUSINESS
- ± = DENOTES CENTERLINE
- ± = DENOTES SECTION CORNER
- ± = DENOTES QUARTER SECTION CORNER
- R = DENOTES RADIUS CURVE
- A = DENOTES CENTRAL ANGLE
- A = DENOTES AREA LENGTH
- NS = DENOTES NORTH
- USPS = DENOTES UNITED STATES POSTAL SERVICE
- SEC. 24-57-16 = DENOTES SECTION 16, TOWNSHIP 37 SOUTH, RANGE 16 EAST
- NO. = DENOTES NUMBER
- ID = DENOTES IDENTIFICATION
- LS = DENOTES LICENSED SURVEYOR

NOT SUBDIVIDED PORTION OF THE NORTH 1/2 OF THE SW 1/4 OF SEC. 6-55-41

LOT 8, BLOCK 6 MIAMI SUBDIVISION MIAMI SUBDIVISION (P.B. 57, PG. 86)

**RECORDING STATEMENT:**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_ (M., IN BND) OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAN COMPILED WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

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