

Survey, Legal Description and Plat

CO

I HEREBY CERTIFY:

Schwebke-shiskin & Associates, Inc.

By: Mark Steven Johnson Date: _____
 Mark Steven Johnson, Secretary-Treasurer
 Professional Land Surveyor No. 4775
 State of Florida

Parcel 1:

Parcel 2.

And

LESS

Parcel 3.

Parcel 10:

Parcel 12:

Parcel 14:

Parcel 15:

Parcel 16:

Parcel 17:

Parcel 18:

Parcel 19:

Parcel 20:

Together With:

Together With:

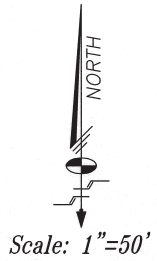
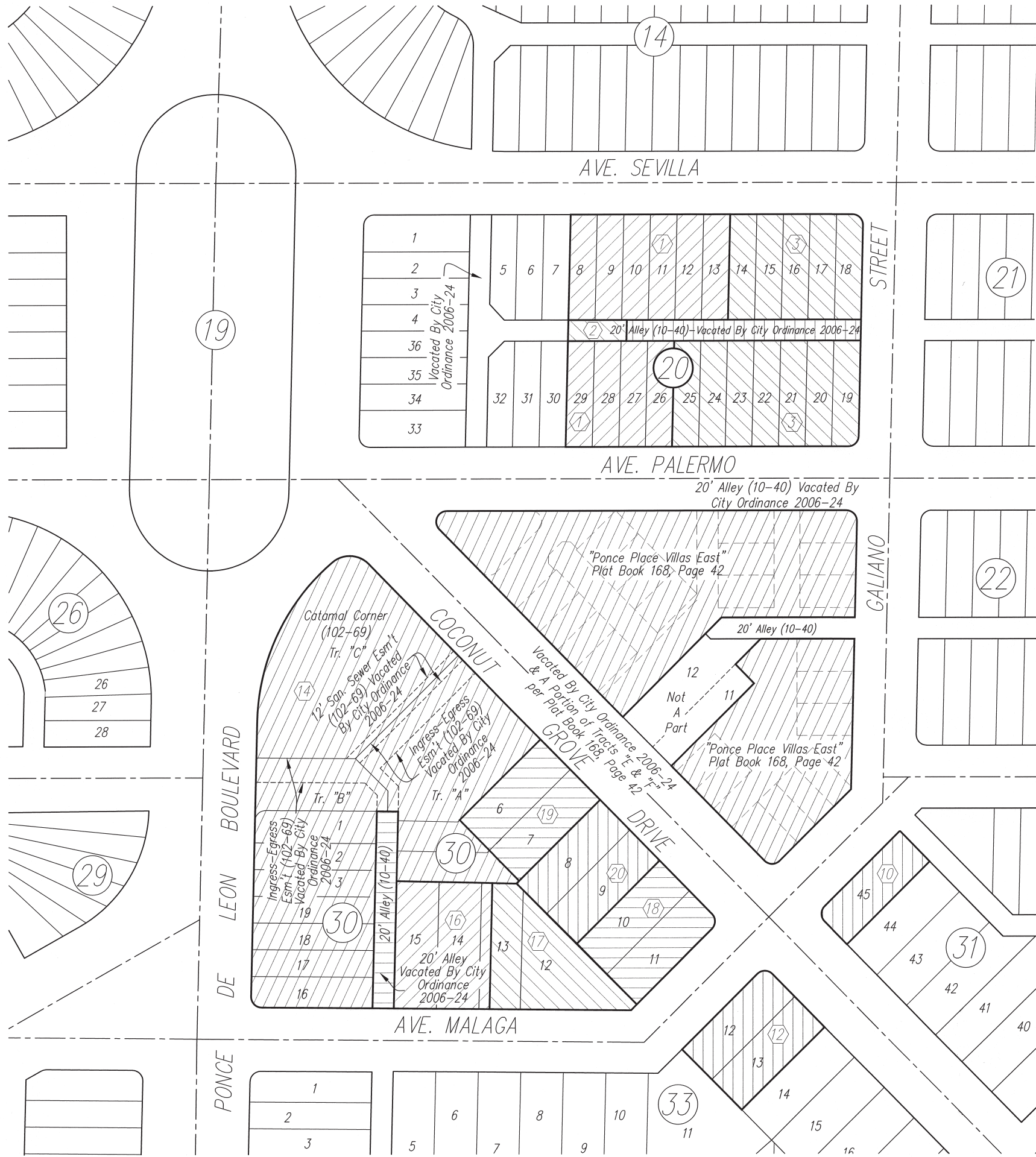
Together With:

Continued to right

16. The title description for the subject lands contains an equivalent reference for Parcels 4 through 9, 11 and 13 to PONCE PLACE VILLAS EAST as recorded in Plat Book 168 at Page 42. While these parcels have all been re-platted and are wholly within PONCE PLACE VILLAS EAST, they do not comprise all of the lands within said plat, further the limit of the reference parcels at the northwest limit (in proximity to former Avenue Catalonia) is not coincident within the re-platted lot lines and tract lines within said plat.

REVISIONS

- | | |
|---------------|--------------------------------------|
| | AERIAL TARGET |
| | ALUMINUM LIGHT POST |
| | ALUMINUM LIGHT POST (SINGLE) |
| | ALUMINUM LIGHT POST (DOUBLE) |
| | ALUMINUM LIGHT POST (TRIPLE) |
| | ALUMINUM LIGHT POST (QUAD) |
| | ANCHOR/GUY WIRE |
| | BACKFLOW PREVENTER ASSEMBLY |
| | CABLE TELEVISION BOX |
| | CATCH BASIN |
| | CENTERLINE |
| | CHECK VALVE ASSEMBLY |
| | CIRCULAR DRAIN |
| | COLUMN (CIRCULAR) |
| | COLUMN (SQUARE) |
| | CONCRETE LIGHT POLE |
| | CONCRETE LIGHT POLE (DOUBLE) |
| | CONCRETE POWER POLE |
| | CONTROL POINT |
| | CURB INLET |
| | ELECTRIC BOX |
| | ELEVATIONS PER N.G.V.D. |
| | FIRE HYDRANT |
| | FLOW LINE |
| | FORCE MAIN MANHOLE |
| | F.P.L. ELECTRIC MANHOLE |
| | F.P.L. TRANSFORMER PAD |
| | F.P.L. TRANSMISSION POLE |
| | GAS METER |
| | GAS PUMP |
| | GAS VALVE |
| | GREASE TRAP MANHOLE |
| | GROUND LIGHTING |
| | GUARD POST |
| | IRRIGATION HAND HOLE |
| | IRRIGATION VALVE |
| | MAILBOX |
| | MONITOR WELL |
| | MONUMENT LINE |
| | P-5 MONUMENT |
| | P-8 MONUMENT |
| | PAVING METER |
| | PEDESTRIAN CROSSING SIGNAL |
| | PERMANENT REFERENCE MONUMENT |
| | POST INDICATOR VALVE |
| | PRESSURE VACUUM BREAKER ASSEMBLY |
| | PROPERTY LINE |
| | SANITARY SEWER CLEANOUT |
| | SANITARY SEWER MANHOLE |
| | SEWER CONNECTION |
| | SIGN POST |
| | SPRINKLER PUMP |
| | STANDPIPE |
| | STORM DRAIN |
| | STORM SEWER MANHOLE |
| | STREET LIGHT HAND HOLE |
| | SWALE INLET |
| | TELEPHONE BOX (SOUTHERN BELL) |
| | TELEPHONE HAND HOLE (S.O. BELL) |
| | TELEPHONE PAYPHONE |
| | TRAFFIC HAND HOLE |
| | TRAFFIC UTILITY BOX |
| | TRAFFIC SIGNAL POST |
| | UNDERGROUND UTILITY MARKER |
| | UTILITY UTILITY TYPE |
| | UTILITY HAND HOLE |
| | WATER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | WOOD LIGHT POLE |
| | WOOD POWER POLE |
| | HANDICAP SYMBOL |
| | PARKING BY PERMIT |
| R | denotes RADII |
| D | denotes DIAMETER |
| Δ | denotes ACUTE ANGLE |
| T | denotes TANGENT DISTANCE |
| PCD | denotes PERMANENT CONTROL POINT |
| PRM | denotes PERMANENT REFERENCE MONUMENT |
| OH | denotes OFF-HIGH UTILITY WIRE |
| OR | denotes OFFICIAL RECORDS BOOK |
| PC | denotes POINT OF CURVATURE |
| CS | denotes CONCRETE BLOCK STRUCTURE |
| CON | denotes CONCRETE |
| CLF | denotes CHAINLINK FENCE |
| W | denotes WOOD TYPE |
| S.F.P. | denotes SET IRON PIPE & LB-87 CAP |
| F.A.D. | denotes FEET FROM DRIVE DISC & NAL |
| S.V.C. | denotes SET LB-87 DRIVE DISC & NAL |
| END | denotes DISCONTINUATION |
| Δ | denotes CALCULATED DISTANCE |
| (D) | denotes DEED DISTANCE |
| Δ | denotes MEASURED DISTANCE |
| (R) | denotes RECORD OR PLATTED DISTANCE |
| CP | denotes CORRUGATED METAL PIPE |
| VCP | denotes VITRIFIED CLAY PIPE |
| PVC | denotes POLYVINYL CHLORIDE PIPE |



BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive,
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

Schwebe-Shiskin & Associates, Inc. (LB-87)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

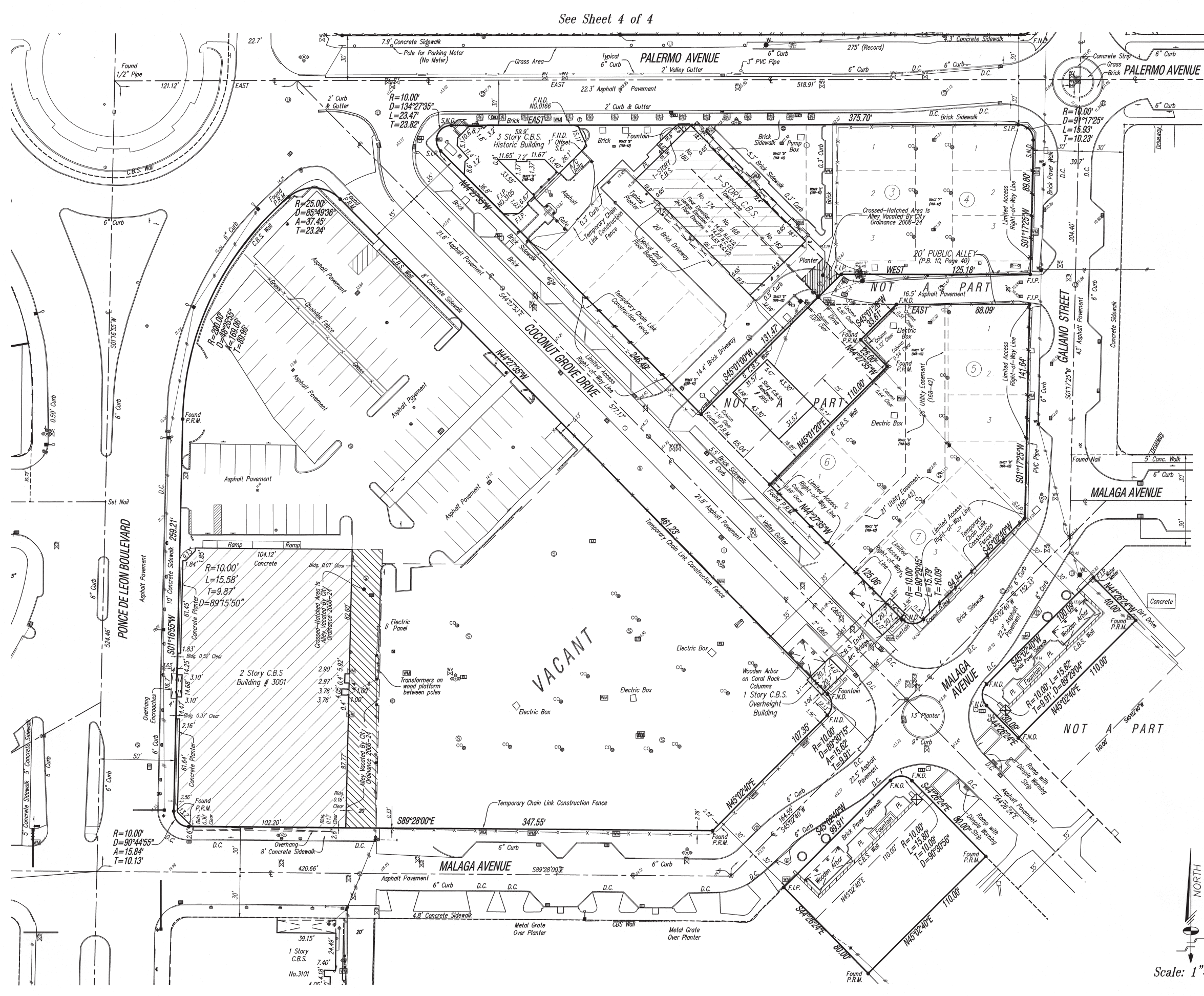
This sketch represents a "Boundary Survey."

REVISIONS

FILE NO. *AJ-4843 A*

LEGEND:

- ⊙ AERIAL TARGET
 - ⊙ ALUMINUM LIGHT POST
 - ⊙ ALUMINUM LIGHT POST (SINGLE)
 - ⊙ ALUMINUM LIGHT POST (DOUBLE)
 - ⊙ ALUMINUM LIGHT POST (TRIPLE)
 - ⊙ ALUMINUM LIGHT POST (QUAD)
 - ⊙ ANCHOR/STAY WIRE
 - ⊙ BACKFLOW PREVENTER ASSEMBLY
 - ⊙ CABLE TELEVISION BOX
 - ⊙ CATCH BASIN
 - ⊙ CENTERLINE
 - ⊙ CHECK VALVE ASSEMBLY
 - ⊙ CIRCULAR DRAIN
 - ⊙ COLUMN (CIRCULAR)
 - ⊙ COLUMN (SQUARE)
 - ⊙ CONCRETE LIGHT POLE
 - ⊙ CONCRETE LIGHT POLE (DOUBLE)
 - ⊙ CONCRETE POWER POLE
 - ⊙ CONTROL POINT
 - ⊙ CURB INLET
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC HAND HOLE
 - ⊙ ELEVATIONS PER N.G.M.D.
 - ⊙ FIRE HYDRANT
 - ⊙ FLOW LINE
 - ⊙ FORCE MAIN MANHOLE
 - ⊙ FORCE MAIN VALVE
 - ⊙ F.P.L. ELECTRIC MANHOLE
 - ⊙ F.P.L. TRANSFORMER PAD
 - ⊙ F.P.L. TRANSMISSION POLE
 - ⊙ GAS METER
 - ⊙ GAS PUMP
 - ⊙ GAS VALVE
 - ⊙ GREASE TRAP MANHOLE
 - ⊙ GROUND LIGHTING
 - ⊙ GUARD POST
 - ⊙ IRRIGATION HAND HOLE
 - ⊙ IRRIGATION VALVE
 - ⊙ MAILBOX
 - ⊙ MONITOR WELL
 - ⊙ MONUMENT LINE
 - ⊙ P-S INLET
 - ⊙ P-S INLET
 - ⊙ PARKING METER
 - ⊙ PEDESTRIAN CROSSING SIGNAL
 - ⊙ PERMANENT REFERENCE MONUMENT
 - ⊙ POST INDICATOR VALVE
 - ⊙ PRESSURE VACUUM BREAKER ASSEMBLY
 - ⊙ PROPERTY LINE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANIASE CONNECTION
 - ⊙ SIGN POST
 - ⊙ SPRINKLER PUMP
 - ⊙ STANDPIPE
 - ⊙ STORM DRAIN
 - ⊙ STORM SEWER MANHOLE
 - ⊙ STREET LIGHT HAND HOLE
 - ⊙ SWIRE INLET
 - ⊙ TELEPHONE BOX (SOUTHERN BELL)
 - ⊙ TELEPHONE HAND HOLE
 - ⊙ TELEPHONE MANHOLE (S.O. BELL)
 - ⊙ TELEPHONE PAYPHONE
 - ⊙ TRAFFIC HAND HOLE
 - ⊙ TRAFFIC UTILITY BOX
 - ⊙ TRAFFIC SIGNAL POST
 - ⊙ UNDERGROUND UTILITY MARKER
 - ⊙ UNKNOWN UTILITY TYPE
 - ⊙ UTILITY HAND HOLE
 - ⊙ WATER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WOOD LIGHT POLE
 - ⊙ WOOD POWER POLE
 - ⊙ HANDICAP SYMBOL
 - ⊙ PARKING BY PERMIT
- R denotes RADIUS
D denotes DELTA ANGLE
A denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
OHW denotes OVERHEAD UTILITY WIRE
ORB denotes OFFICIAL RECORD BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
W denotes WOOD FENCE
F.L.P. denotes FOUND IRON PIPE
S.L.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND BRASS DISC & NAIL
S.N.D. denotes SET LB-87 BRASS DISC & NAIL
CL denotes CLEAR
ENC denotes ENCROACHMENT
(C) denotes CALCULATED DISTANCE
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
(PRO) denotes PROPOSED DISTANCE
CMP denotes CORRUGATED METAL PIPE
VCP denotes VITRIFIED CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE



BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Pines, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

REVISIONS

Date	By	Remarks
2/28/23	J. Sklar	Initial Survey
3/1/23	J. Sklar	Final Survey

FILE NO. AJ-4843 A

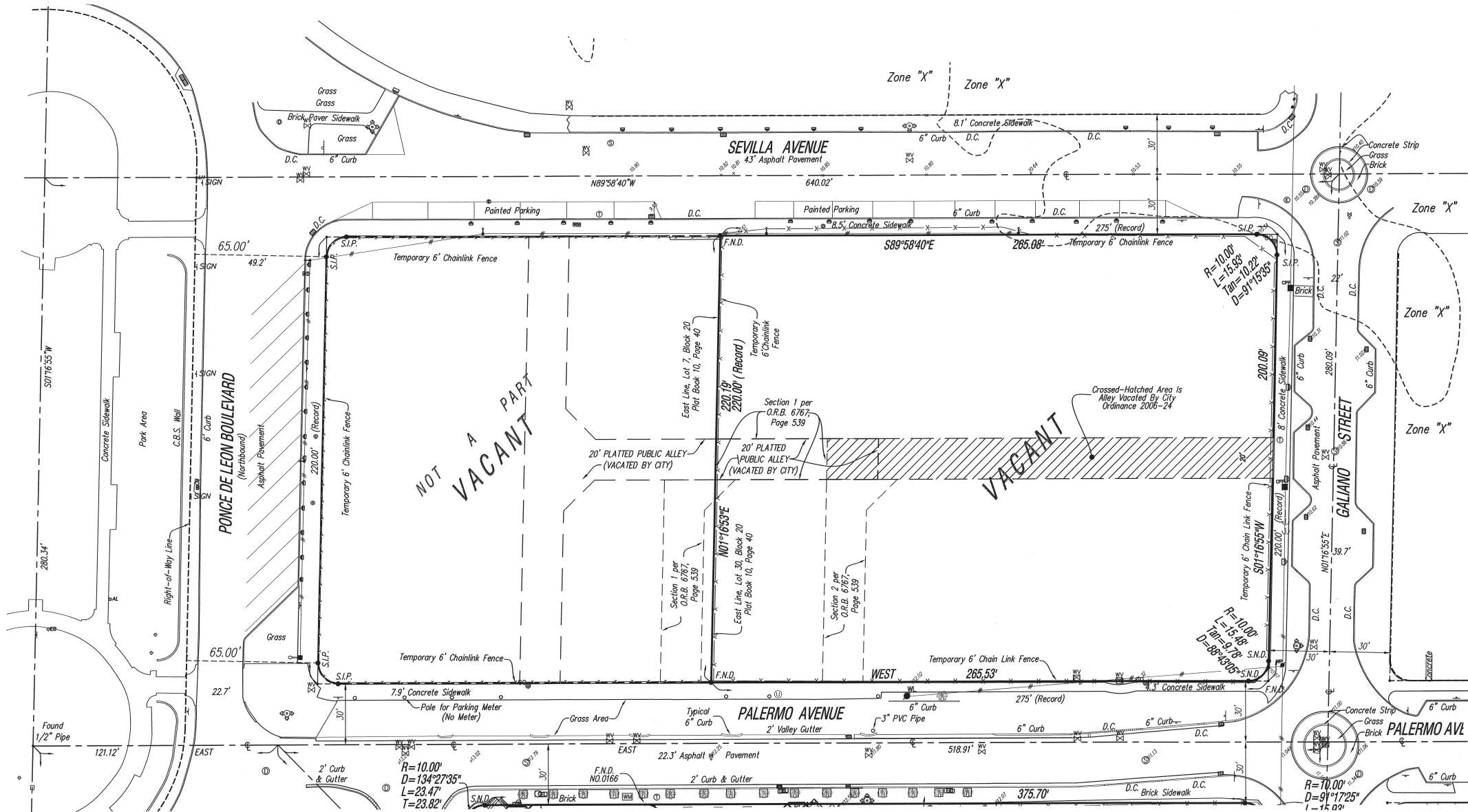
Schubert-Sklar & Associates, Inc. (0-9-21)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
2400 CORONA WAY, MIAMI, FLORIDA 33133

Drawn By: JMS	Checked By: JMS	Date: 6-21-2011
Order No. 198857	Scale: AS SHOWN	Sheet 3 of 4
FILE NO. AJ-4843 A		

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.
This sketch represents a "Boundary Survey."

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

- LEGEND:
- ADRIAL TARGET
 - ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/JOY WIRE
 - BACFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS PER H.C.V.D.
 - FIRE HYDRANT
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - P-S INLET
 - P-E INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - PRESSURE VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SINKER CLEAOUT
 - SANITARY SINKER MANHOLE
 - SHAWSE CONNECTION
 - SHO POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM DRAIN
 - STORM SINKER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (S.D. BELL)
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 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
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 - UNKNOWN UTILITY TYPE
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 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
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 - HANDICAP SYMBOL
 - PARKING BY PERMIT
- R denotes RADIUS
D denotes DELTA ANGLE
A denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
CHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.P.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & 1/2-27 CAP
F.N.D. denotes FOUND BRASS DISC & NAIL
S.A.D. denotes SET 1/2-27 BRASS DISC & NAIL
CL denotes CLEAR
ENC. denotes ENCROACHMENT
(C) denotes CALCULATED DISTANCE
(D) denotes DEED DISTANCE
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
(PRD) denotes PROXIMITY DISTANCE
CMP denotes CORRUGATED METAL PIPE
HCP denotes HOLLOW CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE



See Sheet 3 of 4

NORTH
Scale: 1"=30'

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:

Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

By	Check	Date	Revised
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21
1/2/21	1/2/21	1/2/21	1/2/21

Schwabke-Shiskin & Associates, Inc. (LB-97)
LAND SURVEYORS
3200 CORPORATE WAY MIAMI, FLORIDA 33133
PHONE (305) 435-7010 FAX (305) 438-3308

Survey Date	Checked By	Date	Scale	Sheet	of	Sheet(s)
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4
8-27-2011	MSJ	8-27-2011	AS SHOWN	4	4	4

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

AJ-4843 A

R denotes RADIIUS
 A denotes DELTA ANGLE
 A denotes ARC DISTANCE
 T denotes TANGENT DISTANCE
 PCP denotes PERMANENT CONTROL POINT
 PRM denotes PERMANENT REFERENCE MONUMENT
 L denotes LATERAL OFFSET LINES
 OBS denotes OFFICIAL RECORDS BOOK
 C denotes CURB
 CSB denotes CONCRETE BLOCK STRUCTURE
 CONC denotes CONCRETE
 C denotes CHAINING LINE
 WF denotes WOOD FENCE
 RFP denotes RAILROAD PIPE
 S.L.P. denotes SET FROM PIPE & BRASS DOWEL
 S.N.D. denotes SET L.B.-& 1/2" DOWEL & NAIL
 S.N.D. denotes SET L.B.-& 1/2" DOWEL & NAIL
 CL denotes CLEAR
 PNC denotes PERMANENT MONUMENT
 (C) denotes CALCULATED DISTANCE
 (D) denotes DEED DISTANCE
 (M) denotes MEASURED DISTANCE
 (R) denotes RECORD OR PLATTED DISTANCE
 (PRO) denotes PROPOSED DISTANCE
 CAP denotes CORRUGATED METAL PIPE
 CLP denotes CLAY PIPE
 PVC denotes POLYVINYL CHLORIDE PIPE



Lots 1 through 7, inclusive, and Lots 30 through 36, all in Block 20, of "CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

That portion of North-South alley and the portion of East-West alley which lies West of the East property line Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

15. The lots contained within the subject property were first platted and conveyed subject to many standard conditions and reservations established by Coral Gables Corporation in farm deeds. Among these reservations were five foot rear easements and three foot easements along side lot lines "when necessary". While encumbering the underlying lands, historically they are generally not enforced unless they are accommodating existing facilities. It is important to note that the particular lands included in this survey have completed a development review process which the current project improvements are a part of. Although incomplete, the improvements and utility services related to them have been coordinated and approved by all participating utility providers without the reliance on any of these historic easements.

This map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association and National Society of Professional Surveyors, and includes Items 1, 2, 3, 4, 8, 9, 11(a) and 14 of Table "A" thereof. The field was completed on April 26, 2013.

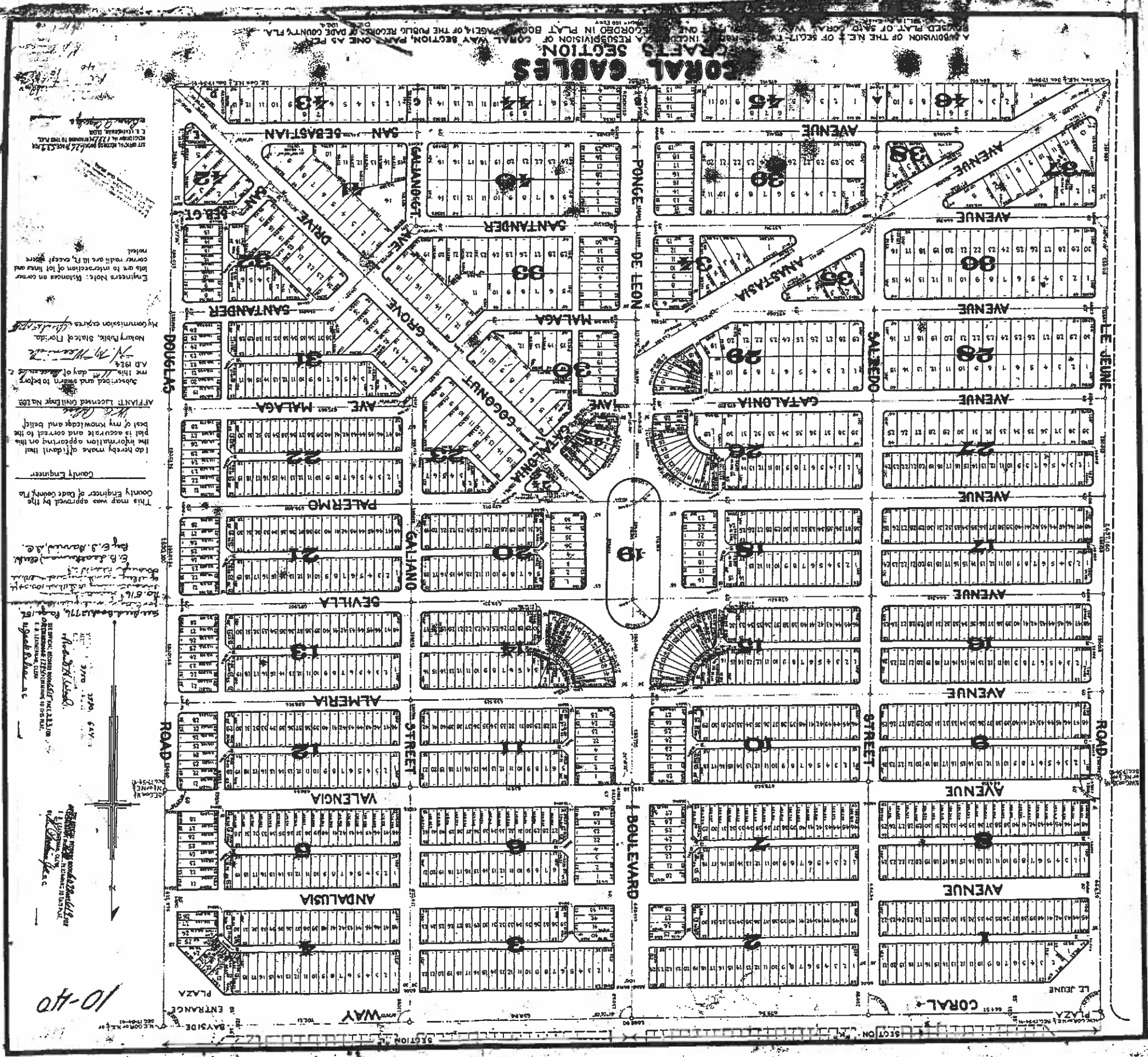
Schwebke-Shiskin & Associates, Inc.

By: Mark Steven Johnson Sec'y/Treasurer
Professional Surveyor & Mapper No.4775
State of Florida



- Item 9) Warranty Deed, ORB 1304, Page 9 (does not affect property)
- Item 10a) Easements, ORB 839, Page 106 (affects property, blanket)
- Item 10b) Assignment, ORB 506, Page 37
- Item 11a) Easements, ORB 939, Page 443 (affects property, blanket)
- Item 11b) Indenture, ORB 1004, Page 499 (affects property, blanket)
- Item 12a) ORB 939, Page 435 (affects property, blanket)
- Item 12b) Deed, ORB 1004, Page 496 (affects property, blanket)
- Item 13) Deed for Alley, ORB 8767, Page 539 (affects property, blanket)
- Item 14) Declaration of Restrictive Covenants, ORB 25500, Page 2577 (affects property, blanket)
- Item 15) Agreement for Water Facilities..., ORB 25712, Page 959 (affects property, blanket)
- Item 16) Partial Assignment and Assumption of Approvals, ORB 26229, Page 493 (affects property, blanket)
- Item 17) Declaration of Restrictive Covenants, ORB 26429, Page 4087 (affects property, blanket)
- Item 18) Ordinance No. 2006-24, ORB 27780, Page 2628 (affects property, blanket)

[illegible]



This map was approved by the
County Engineer of Dade County Fla.
County Engineer
I do hereby make affidavit that
the information appearing on this
plat is accurate and correct to the
best of my knowledge and belief.
AFFIDANT: Licensed Civil Engineer No. 222
Subscribed and sworn to before
me this 11th day of March, 1924.
Notary Public, State of Florida.
My Commission expires 1/1/25.

Subscribed and sworn to before
me this 11th day of March, 1924.
Notary Public, State of Florida.
My Commission expires 1/1/25.

Subscribed and sworn to before
me this 11th day of March, 1924.
Notary Public, State of Florida.
My Commission expires 1/1/25.

10-40

PONCE PLACE VILLAS EAST

PLAT BOOK 168
PAGE 42

BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 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 CATALONIA, 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.

SHEET 1 OF 2 SHEETS

PREPARED BY:
Schwelbke-Shishkin & Associates, Inc.
LAND PLANNERS
BUSINESS LICENSE No. LB # 87
1240 CORPORATE WAY, MIAMI, FLORIDA 33108 TEL: (305) 435-7010 FAX: (305) 435-7010
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 833-9210 FAX: (305) 833-1183
JANUARY, 2008

CFN 200700772112
AT 10:05 AM, JAN 10, 2008
HARVEY RAYN
LAST PAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "PONCE PLACE VILLAS EAST", THE SAME BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 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 CATALONIA, 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 NUMBER 2006-24, LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL OF BLOCK 23 AND 24, "CORAL GABLES CRAFTS SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THOSE PORTIONS OF AVENUE CATALONIA AND THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY LYING ADJACENT AND WITHIN SAID BLOCKS AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527 (ADOPTED NOVEMBER 20, 1984) AND CITY OF CORAL GABLES ORDINANCE No. 2006-24.

LESS AND EXCEPT THEREFROM LOT 12 AND THE SOUTHWEST 110.00 FEET OF THE NORTHWEST 25.00 FEET OF LOT 11, BLOCK 23 OF SAID "CORAL GABLES CRAFTS SECTION".

THAT AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND THAT 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 WITHIN THE LIMITS OF THIS PLAT.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE AVENUE PALERMO, GUMMO STREET, MICHIE MARGA AND COCONUT GROVE DRIVE 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 INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS AND AIR-CONDITIONERS.
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 ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

TRACTS "B" AND "C" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE HEREBY RESERVED FOR COMMON AREA AS A MEANS OF PUBLIC INGRESS-EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNERS ASSOCIATION.

TRACTS "D" AND "E" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF THE ABUTTING PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNERS ASSOCIATION.

TRACT "F" AS SHOWN ON THE ATTACHED PLAT IS NOT A BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA AND AS A MEANS OF OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNERS ASSOCIATION.

TRACTS "G" AS SHOWN ON THE ATTACHED PLAT IS NOT A BUILDING SITE, AND IS HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF THE ABUTTING PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNERS ASSOCIATION.

THE LIMITED ACCESS RIGHT OF WAY LINES SHOWN ON THE ATTACHED PLAT ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ROADS.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PONCE PLACE VILLAS EAST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET, THE SURVEY DATA SHOWN HEREON COMPLES WITH THE REQUIREMENTS OF CHAPTER 177 (PARTS I AND II), FLORIDA STATUTES.

Schwelbke-Shishkin & Associates, Inc. (L0007)
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 230-9210 FAX: (305) 231-1183

SECRETARY AND
TREASURER
DATE April 11, 2008
MARK STEVEN JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775
STATE OF FLORIDA

IN WITNESS WHEREOF:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1 DAY OF APRIL, A.D. 2008.

Ponce Circle Developers, L.L.C., a Florida Limited Liability Company

WITNESS: [Signature]
PRINT NAME: J. V. DELA JUANITA
BY: [Signature] PRESIDENT
WITNESS: [Signature]
PRINT NAME: RALPH A. SANCHEZ

ACKNOWLEDGMENT:

STATE OF FLORIDA) ss. I HEREBY CERTIFY: THAT ON THIS DAY, COUNTY OF MIAMI-DADE) ss. PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 1 DAY OF April, A.D. 2008.
COMMISSION NO. DD738158
MY COMMISSION EXPIRES: DECEMBER 2, 2011



PRINT NAME: Rosalia Niewacht-Suh
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT, DATED JANUARY 24, 2007, AND RECORDED ON JANUARY 26, 2007 IN OFFICIAL RECORDS BOOK 25312, AT PAGE 4275, 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 U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY EDIE DIAZ, SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREON AFFIXED AND ATTESTED BY ROBERT VON, VICE PRESIDENT, THIS 23 DAY OF May, A.D. 2008.

U.S. CENTURY BANK,
a Florida Banking Corporation

ATTESTED: [Signature] VICE PRESIDENT
PRINT NAME: ROBERT VON
BY: [Signature] SENIOR VICE PRESIDENT
PRINT NAME: EDIE DIAZ

ACKNOWLEDGMENT:

STATE OF FLORIDA) ss. I HEREBY CERTIFY: THAT ON THIS DAY, COUNTY OF MIAMI-DADE) ss. PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDIE DIAZ, AND ROBERT VON, SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 8th DAY OF May, A.D. 2008.
COMMISSION NO. DD671677
MY COMMISSION EXPIRES: May 8, 2011



PRINT NAME: William O. Guadalupe
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

NOTE: LANDS SUBJECT TO EASEMENTS AND RESERVATIONS, AS APPLICABLE, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 1304 AT PAGE 9 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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 THEREIN 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 FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED MAY 26, 2003, AND RECORDED ON MAY 31, 2003 IN OFFICIAL RECORDS BOOK 23423, AT PAGE 1071, 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 FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREON AFFIXED AND ATTESTED BY SENIOR VICE PRESIDENT, THIS 1 DAY OF April, A.D. 2008.

FIRSTBANK PUERTO RICO (MIAMI AGENCY),
an International Banking Agency under the Laws of
the State of Florida

ATTESTED: [Signature] SENIOR VICE PRESIDENT
PRINT NAME: ERIC M. ALVAREZ
BY: [Signature] SENIOR VICE PRESIDENT
PRINT NAME: JIMMY P. FERRER

ACKNOWLEDGMENT:

STATE OF FLORIDA) ss. I HEREBY CERTIFY: THAT ON THIS DAY, COUNTY OF MIAMI-DADE) ss. PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JIMMY P. FERRER, SENIOR VICE PRESIDENT AND ERIC M. ALVAREZ, SENIOR VICE PRESIDENT, RESPECTIVELY OF FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED 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 DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 9 DAY OF April, A.D. 2008.
COMMISSION NO. DD687499
MY COMMISSION EXPIRES: June 20, 2011



PRINT NAME: E. Contreras
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVALS:

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF SECTION 23 (66-88) OF THE CODE OF ORDINANCE OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.001 OF THE FLORIDA STATUTES.

CERTIFIED THIS 10 DAY OF July, A.D. 2008.

BY: [Signature] DIRECTOR
ALBERTO DELAJO, P.E.
CITY OF CORAL GABLES
DEPARTMENT 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 MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY Resolution No. 2008-78, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS 23rd DAY OF May, A.D. 2008.

SIGNED: [Signature] MAYOR
DONALD O. SLESNICK

ATTEST: [Signature]
WALTER FIDELMAN

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS 23 DAY OF April, A.D. 2008.

BY: [Signature] DIRECTOR
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

RECORDING STATEMENT:

FILED FOR RECORD, THIS 22 DAY OF May, A.D. 2008, A.E.S.E.C. IN, IN BOOK 168 OF PLATS, AT PAGE 42, 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 RAYN
CLERK OF THE CIRCUIT COURT

BY: [Signature] DEPUTY CLERK



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 CATALONIA, 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 **168**

PAGE **42**

SHEET 2 OF 2 SHEETS

PREPARED BY:
Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33105 TEL: (305) 435-7010 FAX: (305) 435-7010
11911 S.W. 14TH STREET, MIAMI, FLORIDA 33186 TEL: (305) 232-3210 FAX: (305) 232-1183
JANUARY, 2008

20070374212

BEARING, DISTANCE TABLE:
① N44°27'35"W, 8.06'
② S00°32'25"W, 8.06'
③ S45°32'25"W, 17.62'
④ N89°27'35"W, 8.06'
⑤ S44°27'35"E, 8.99'

LOT AREA TABULATION:

BLOCK	LOT	Sq. Ft.
BLOCK 1	LOT 1	1,568 ±
	LOT 2	1,248 ±
	LOT 3	1,848 ±
	LOT 4	1,568 ±
TOTAL		5,688 ±

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	1,810 ±
	LOT 2	1,688 ±
	LOT 3	1,601 ±
TOTAL		4,777 ±

BLOCK 4	LOT 1	1,820 ±
	LOT 2	1,370 ±
	LOT 3	1,592 ±
TOTAL		4,790 ±

BLOCK 5	LOT 1	1,638 ±
	LOT 2	1,503 ±
	LOT 3	1,596 ±
TOTAL		4,817 ±

BLOCK 6	LOT 1	1,275 ±
	LOT 2	1,248 ±
TOTAL		2,523 ±

BLOCK 7	LOT 1	1,230 ±
	LOT 2	1,387 ±
	LOT 3	1,291 ±
	LOT 4	1,818 ±
TOTAL		5,716 ±

TRACT AREA TABULATION:

TRACT	Sq. Ft.
TRACT "A"	3,828 ±
TRACT "B"	3,990 ±
TRACT "C"	3,884 ±
TRACT "D"	2,970 ±
TRACT "E"	5,413 ±
TRACT "F"	3,378 ±
TRACT "G"	10,321 ±
TOTAL	33,784 ±

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREIN REFER TO AN ASSUMED VALUE OF N44°27'35"W ALONG THE CENTERLINE OF COCONUT GROVE DRIVE.

- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- E. DENOTES CENTERLINE
- H.U. DENOTES HIGHWAY
- P.B. DENOTES PLAT BOOK
- (M) DENOTES MEASURED
- (C) DENOTES CALCULATED
- R. DENOTES RADIUS
- D. DENOTES DELTA ANGLE
- L. DENOTES ARC DISTANCE
- Sq. Ft. DENOTES SQUARE FEET
- ± DENOTES LIMITED ACCESS RIGHT OF WAY LINE
- ± DENOTES MORE OR LESS
- B.L.A. DENOTES BEGINNING OF LIMITED ACCESS RIGHT OF WAY LINE
- E.L.A. DENOTES END OF LIMITED ACCESS RIGHT OF WAY LINE
- U.E. DENOTES UTILITY EASEMENT

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.

LOCATION SKETCH:

A PORTION OF THE N.E. 1/4 OF SECTION 17-54-41, MIAMI-DADE COUNTY, FLORIDA. SCALE: 1"=300'

THIS PLAT IS SUBJECT TO:
CERTAIN UTILITY EASEMENTS AS RECORDED IN DEED BOOK 1304 AT PAGE 8, DATED MARCH 9, 1929.
CERTAIN TELEPHONE AND TELEGRAPH EASEMENTS AS RECORDED IN DEED BOOK 538 AT PAGE 104.
CERTAIN WATER SERVICE EASEMENTS AS RECORDED IN DEED BOOK 329 AT PAGE 433, AND DEED BOOK 1004, PAGE 499, DATED MARCH 31, 1916.
CERTAIN ELECTRIC SERVICE EASEMENTS AS RECORDED IN DEED BOOK 309 AT PAGE 429, AND DEED BOOK 1004, PAGE 499, DATED MARCH 31, 1916.
CERTAIN EASEMENTS AS RECORDED IN DEED BOOK 1306 AT PAGE 499, AND DEED BOOK 11443, PAGE 370, DATED SEPTEMBER 23, 1936.
CERTAIN EASEMENTS AS RECORDED IN DEED BOOK 499 AT PAGE 361, DATED DECEMBER 16, 1924.
CERTAIN EASEMENTS AS RECORDED IN DEED BOOK 3457 AT PAGE 274.

RECORDING STATEMENT:

FILED FOR RECORD, THIS 22ND DAY OF May, A.D. 2007, AT 2:52 P.M. IN BOOK 168 OF PLATS, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETES WITH THE LAND OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HANVEY KRAM
CLERK OF THE CIRCUIT COURT

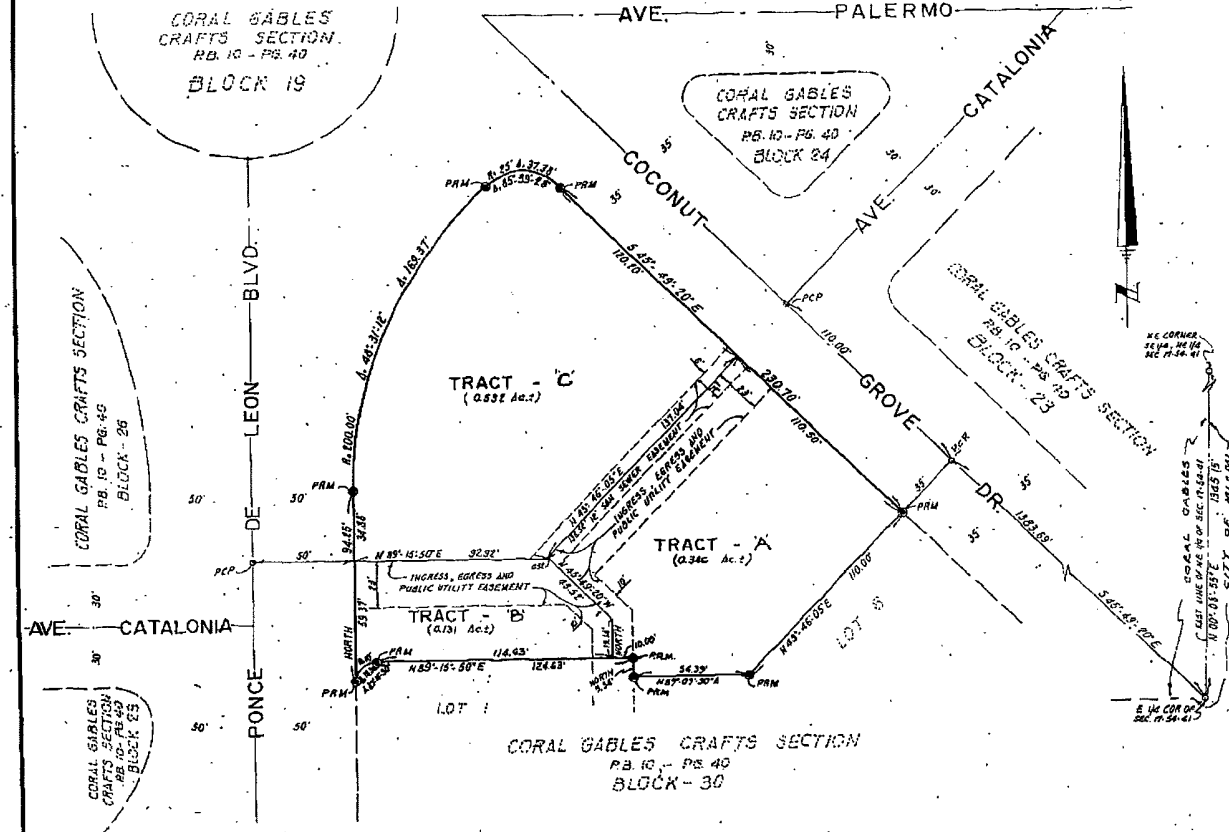
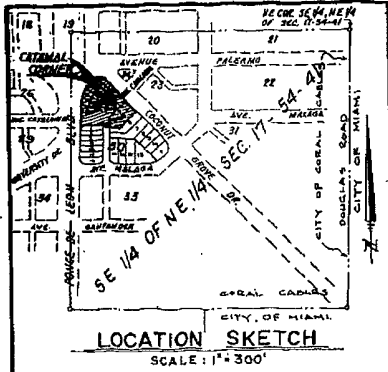
By *S. J. Edwards* DEPUTY CLERK



CATAMAL CORNER

102-69

A REPLAT OF ALL BLOCK 25 AND LOTS 4 AND 5 OF BLOCK 30 CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT BOOK 10, PAGE 40 OF THE DADE COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST. CITY OF CORAL GABLES, DADE COUNTY, FLORIDA.



KNOW ALL MEN BY THESE PRESENTS: That CATAMAL REALTY, INC., a Florida Corporation, and RAINFORTH FOUNDATION, a Florida Corporation, have caused to be made the attached plat entitled "CATAMAL CORNER" the same being a replat of the following described Property:

LEGAL DESCRIPTION:
All of Block 25 and lots 4 and 5 of Block 30 of CORAL GABLES CRAFTS SECTION as recorded in Plat Book 10, Page 40 of the Public Records of Dade County, Florida, Avenue Catalonia extending from Coconut Grove Drive to Ponce de Leon Boulevard and lying between Blocks 25 and 30 of said plat of Coral Gables Crafts Section, lying in Section 17, Township 54 South, Range 41 East, and also all the alley lying north of a line drawn from the northeast corner of Lot 1 of said Block 30 along the westerly boundary of said Lot 1 extended to the intersection of the westerly boundary of Lot 5 of said Block 30 also abutting said Lots 4 and 5, Block 30 Coral Gables Crafts Section, Dade County, Florida;

The express purpose of this plat is to comply with the provisions of Ordinance 1315 of the City of Coral Gables, Florida, vacating that portion of Avenue Catalonia, and that portion of the alley lying within the boundary of this plat.

CORAL GABLES AND DADE COUNTY PLAT RESTRICTIONS:
That Ponce de Leon Boulevard and Coconut Grove Drive as shown on the attached plat, together with all existing and future planting, trees, and shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving unto Catamal Realty, Inc. and

Rainforth Foundation, their successors or assigns, the reversion or reversions thereof whenever discontinued by law or otherwise, that no individual wells shall be permitted within this subdivision except for irrigation, swimming pools or air conditioners. That no septic tanks will be permitted in this subdivision, unless approved for temporary use by the City of Coral Gables, Florida, and that the official zoning regulations, now in effect or as the same may from time to time be lawfully changed or amended, applicable to the area within which this subdivision is located will be observed.

OWNERS PLAT RESTRICTIONS:
That easements are hereby reserved, for the purpose of a right of way or pass through for vehicular and pedestrian traffic and for the installation and maintenance of public utilities through Tracts A and B as indicated by dashed lines, to be used jointly by Catamal Realty, Inc. and Rainforth Foundation, and their successors and assigns, the City of Coral Gables, and the public generally; and, for the installation and maintenance of sanitary sewers, through the Southeastern 600 feet of Tract C and the Northwestern 600 feet of Tract D as indicated by dashed lines, to be used jointly by Catamal Realty, Inc. and Rainforth Foundation, and their successors or assigns, and the City of Coral Gables; reserving unto Catamal Realty, Inc. and Rainforth Foundation, and their successors or assigns, the reversion or reversions of each of all of said easements through Tracts A, B and C whenever discontinued by law or otherwise.

APPROVALS:
This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. 21129 passed by the City Commission of the City of Coral Gables, Florida, this 10th day of September, 1974.
Approved: William W. Fagan Mayor
Director of Public Works
City Clerk
This Plat was approved by the Dade County, Florida, Planning Department, this 25th day of June, 1975.
By: John P. Runk Director
This Plat was approved by the Dade County, Florida, Building and Zoning Department this 16th day of June, 1975.
By: John P. Runk Director
This Plat was approved by the Dade County, Florida, Public Works Department this 25th day of June, 1975.
By: Edith Williams Director
This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. 63777 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 18th day of June, 1975.
Clerk of Circuit Court
Signed: John P. Runk Mayor
Filed for record this 30th day of June, 1975, at 2:21 P.M. in Book 1022 of Plats of Page 67 of the Public Records of Dade County, Florida. This Plat complies with the requirements of the laws of the State of Florida and Metropolitan Dade County, Florida.
Attest: Richard R. Brimmer Clerk of Circuit Court
By: Raymond D. C. Deputy Clerk
SURVEYORS NOTE:
• PRM Indicates Permanent Reference Monuments
• PCP Indicates Permanent Control Points
All bearings are based upon an assumed meridian.

IN WITNESS WHEREOF: RAINFORTH FOUNDATION has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 10th day of September, 1974.
RAINFORTH FOUNDATION
Attest: Helen R. Toomey Secretary
By: Tom Morley President

STATE OF FLORIDA 55
COUNTY OF DADE
I HEREBY CERTIFY: That before me this day personally appeared Tom Morley and Helen R. Toomey, President and Secretary, respectively, of RAINFORTH FOUNDATION, a corporation organized under the laws of the State of Florida and authorized to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and Notarial seal of Coral Gables, Florida, this 10th day of September, 1974.
My Commission expires: September 22, 1977.
Carolyn Ball
Notary Public State of Florida

IN WITNESS WHEREOF: CATAMAL REALTY, INC. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 10th day of September, 1974.
CATAMAL REALTY, INC.
Attest: Helen R. Toomey Secretary
By: Barbara M. Morley President

STATE OF FLORIDA 55
COUNTY OF DADE
I HEREBY CERTIFY: That before me this day personally appeared Barbara M. Morley and Helen R. Toomey, President and Secretary, respectively, of CATAMAL REALTY, INC., a corporation organized under the laws of the State of Florida and authorized to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and Notarial seal of Coral Gables, Florida, this 10th day of September, 1974.
My Commission expires: September 22, 1977.
Carolyn Ball
Notary Public State of Florida

KNOW ALL MEN BY THESE PRESENTS:
That RAINFORTH FOUNDATION, the owner and holder of that certain mortgage dated March 18, 1953 and filed for record April 11, 1953 (Official Records Book 1348 of Page 475 of the Public Records of Dade County, Florida), does hereby consent to the attached plat and joins in the above dedication.

IN WITNESS WHEREOF: The said RAINFORTH FOUNDATION has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 10th day of September, 1974.
RAINFORTH FOUNDATION
Attest: Helen R. Toomey Secretary
By: Tom Morley President

STATE OF FLORIDA 55
COUNTY OF DADE
I HEREBY CERTIFY: That before me this day personally appeared Tom Morley, President, and Helen R. Toomey, Secretary, respectively, of RAINFORTH FOUNDATION, a corporation organized under the laws of the State of Florida and authorized to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed the official seal of said corporation and that it is the free act and deed of said corporation.

Witness my hand and official seal of Coral Gables, Florida, this 10th day of September, 1974.
My Commission expires: September 22, 1977.
Carolyn Ball
Notary Public State of Florida

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY: That the attached plat entitled "CATAMAL CORNER" is a true and correct representation of the land as recently surveyed and platted under my direction; also that the Permanent Reference Monuments were in place on the 10th day of September, 1974 in accordance with Section 17.091, Chapter 17.09, Laws of the State of Florida.

James S. [Signature]
Surveyor
2034