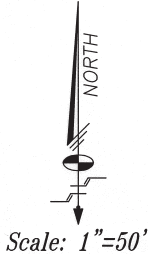


## Survey, Legal Description and Plat

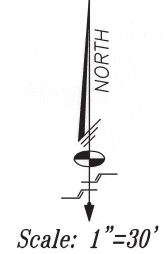
R denotes RADIUS  
 Δ denotes DELTA ANGLE  
 A denotes ARC DISTANCE  
 T denotes TANGENT DISTANCE  
 POP denotes PERMANENT CONTROL POINT  
 PRM denotes PERMANENT REFERENCE MONUMENT  
 UMB denotes UMBELUS MONUMENT  
 ORB denotes OFFICIAL RECORDS BOOK  
 PC denotes POINT OF CURVATURE  
 CBS denotes CONCRETE BLOCK STRUCTURE  
 CONC CL denotes CONCRETE  
 CLF denotes CHALKLINE FENCE  
 WF denotes WOOD FENCE  
 F.I.P. denotes FIRE ALARM PIPE  
 S.I.P. denotes SET IRON PIPE & LB-87 CAP  
 F.N.D. denotes FORD BRASS DISC & NAIL  
 S.N.D. denotes SET LB-87 BRASS DISC & NAIL  
 C denotes CLEAR  
 ENC. denotes ENCRICHMENT  
 (C) denotes CALCULATED DISTANCE  
 (D) denotes DEED DISTANCE  
 (M) denotes MEASURED DISTANCE  
 (R) denotes RECORD OR PLATTED DISTANCE  
 (PRO) denotes PROPORTED DISTANCE  
 C&P denotes CORRUGATED METAL PIPE  
 VCP denotes VITRIFIED CLAY PIPE  
 PVC denotes POLYVINYL CHLORIDE PIPE

- K:\175441\PONCE PLACE PROJECT 2011\dwg\Ponce Place Project ALTA 04-2013.dwg



FILE NO. *AJ-4843 A*

- R denotes RADIUS  
D denotes DEAD ANGLE  
A denotes ARC DISTANCE  
T denotes TANGENT DISTANCE  
PCP denotes PERMANENT CONTROL POINT  
PPCP denotes PERMANENT CONTROL POINT  
OHV denotes OVERHEAD UTILITY WIRES  
ORB denotes OFFICIAL RECORDS BOOK  
PC denotes POINT OF CURVATURE  
COB denotes CORNER OF BOX STRUCTURE  
CONC denotes CONCRETE  
CLF denotes CHARLANK FENCE  
WF denotes WOOD FENCE  
R.P. denotes FOUND R.P. PIPE  
S.I.P. denotes SET IRON PIPE & LB-87 PIPE  
F.A.D. denotes FOUND BRASS DISC & NAIL  
N.D. denotes NOT SET LB-87 BRASS DISC & NAIL  
CL denotes CLEAR  
ENC denotes ENROACHMENT  
(C) denotes CALCULATED DISTANCE  
(D) denotes DEAD DISTANCE  
(M) denotes MEASURED DISTANCE  
(R) denotes RECORD OR PLATTED DISTANCE  
(PRO) denotes PROXIMATE DISTANCE  
CCP denotes CORNER OF CONTROL PIPE  
VCP denotes VITRIFIED CLAY PIPE  
PVC denotes POLYVINYL CHLORIDE PIPE



Scale: 1"=30'

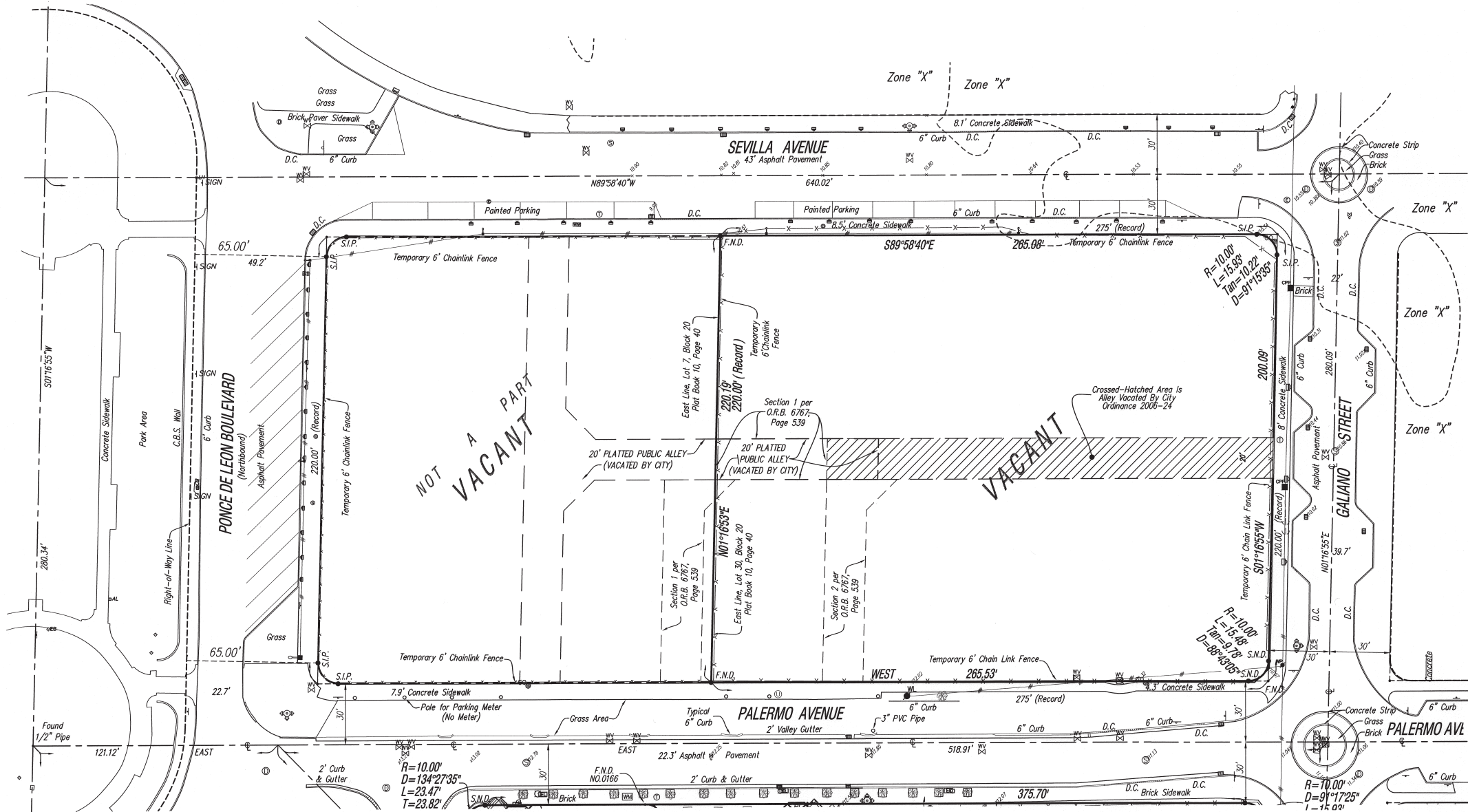
## REVIEWS

| Remarks:                      |
|-------------------------------|
| er No.200058; SD-517c, Pg. 11 |
| er No.202438; sketch          |

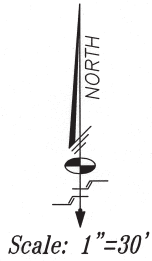
Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

FILE NO. *AJ-4843 A*

- LEGEND:
- ADIAL 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)
  - 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  
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  
(O) denotes OED DISTANCE  
(M) denotes MEASURED DISTANCE  
(R) denotes RECORD OR PLATTED DISTANCE  
(PRD) denotes PROXIMATED DISTANCE  
CMP denotes CORRUGATED METAL PIPE  
HCP denotes HOLLOWED CLAY PIPE  
PVC denotes POLYVINYL CHLORIDE PIPE



See Sheet 3 of 4



# 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

| Date     | By       | Revised |
|----------|----------|---------|
| 12/11/17 | J. Ponce | 1.00    |
| 12/11/17 | J. Ponce | 1.01    |
| 12/11/17 | J. Ponce | 1.02    |
| 12/11/17 | J. Ponce | 1.03    |
| 12/11/17 | J. Ponce | 1.04    |
| 12/11/17 | J. Ponce | 1.05    |
| 12/11/17 | J. Ponce | 1.06    |
| 12/11/17 | J. Ponce | 1.07    |
| 12/11/17 | J. Ponce | 1.08    |
| 12/11/17 | J. Ponce | 1.09    |
| 12/11/17 | J. Ponce | 1.10    |
| 12/11/17 | J. Ponce | 1.11    |
| 12/11/17 | J. Ponce | 1.12    |
| 12/11/17 | J. Ponce | 1.13    |
| 12/11/17 | J. Ponce | 1.14    |
| 12/11/17 | J. Ponce | 1.15    |
| 12/11/17 | J. Ponce | 1.16    |
| 12/11/17 | J. Ponce | 1.17    |
| 12/11/17 | J. Ponce | 1.18    |
| 12/11/17 | J. Ponce | 1.19    |
| 12/11/17 | J. Ponce | 1.20    |

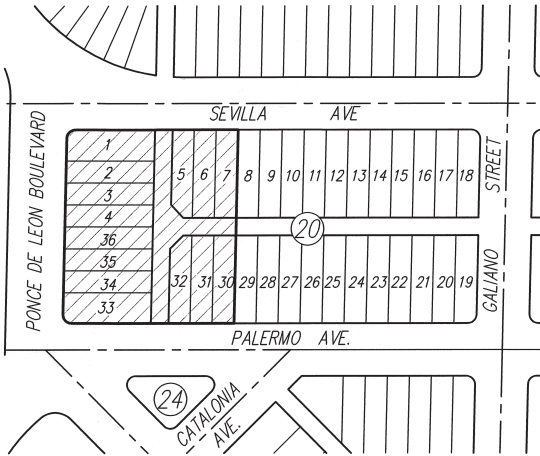
Schwabke-Shiskin & Associates, Inc. (LB-97)  
LAND SURVEYORS  
3200 CORPORATE WAY MIAMI, FLORIDA 33133  
PHONE (305) 435-7010 FAX (305) 438-3308

| Survey Date | Checked By | Date   |
|-------------|------------|--------|
| 8-7-2011    | MSJ        |        |
| Order No.   | Scale      | Sheet  |
| 19-5174/46  | AS SHOWN   | 4 of 4 |
| Order No.   | Scale      | Sheet  |
| 19-5174/46  | AS SHOWN   | 4 of 4 |
| Order No.   | Scale      | Sheet  |
| 19-5174/46  | AS SHOWN   | 4 of 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."

LEGEND:
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
ELECTRIC HAND HOLE
ELEVATIONS PER N.G.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-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
SEWER CONNECTION
SIDE POST
SPRINKLER PUMP
STANDPIPE
STORM DRAIN
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (S.D. 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 WIRES
ORS denotes OPTICAL RECORD BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLP denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.U.P. denotes FOUNDED IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-67 CAP
F.N.D. denotes FOUND IRON DISC & NAIL
S.N.D. denotes SET LB-67 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
(PRO) denotes PROMINENT DISTANCE
CAP denotes CORRUGATED METAL PIPE
UCP denotes WITRIFIED CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE



LOCATION MAP  
SCALE=1"=100'

LEGAL DESCRIPTION:

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.

TOGETHER WITH

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.

containing 42,821 square feet, more or less (0.98 acres, more or less)

SURVEYOR'S NOTES:

- This sketch represents an "A.L.T.A./A.C.S.M. LAND TITLE SURVEY."
- There are no visible encroachments, other than those shown herein.
- The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.
- Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
- No attempt was made by this firm to locate wall or fence footers/foundations.
- The distances shown along the property lines hereon are record and measured, unless noted otherwise.
- The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency (the Property lies within Federal Flood Zone "X" of the Flood Insurance Rate Map No. 12086C0457L, identified as Community No. 120650, Panel No. 0457, Suffix L, bearing an effective date of September 11, 2009.
- This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.
- All those exceptions, to which they are a matter of survey, as contained in Schedule Bill of that certain title commitment no. 5011612-1062-2944045 prepared by First American Title Insurance Company, effective Date March 28, 2013 at 11:59 p.m., to the extent that can be plotted, are shown hereon.
- Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon. Variances from code may exist based on site plan approvals obtained during permitting processes.
- Benchmark A: P.K. nail & brass washer on top of curb at front of sidewalk at the southwest corner of Ponce De Leon Boulevard and Almeria Avenue. Elevation=10.81 N.G.V.D..
- Benchmark B: 2' square on top of curb at the northwest corner of Malaga Avenue and Galiano Court. Elevation=12.46 N.G.V.D..
- The underground water and sewer utility items shown hereon represent an approximate location of said utilities as shown on certain atlas sheets obtained from Miami-Dade Water & Sewer Authority and augmented by field locations by this firm and are subject to the accuracy of the information provided.
- The lands described hereon contain 42,821 square feet, more or less (0.98 acres, more or less).
- Unless stated otherwise, this firm does not certify the extent to which the subject property complies with applicable zoning requirements, regulations and/or restrictions.
- The bearings shown hereon relate to an assumed bearing (East) along the centerline of Palermo Avenue per Plat Book 168, Page 42, of the Public Records of Miami-Dade County, Florida.
- 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 form 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 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.

CERTIFIED TO:  
Agave Ponce, LLC  
2901 Ponce, LLC  
First American Title Insurance Company  
Blizin Sumberg Baena Price & Axelrod, LLP

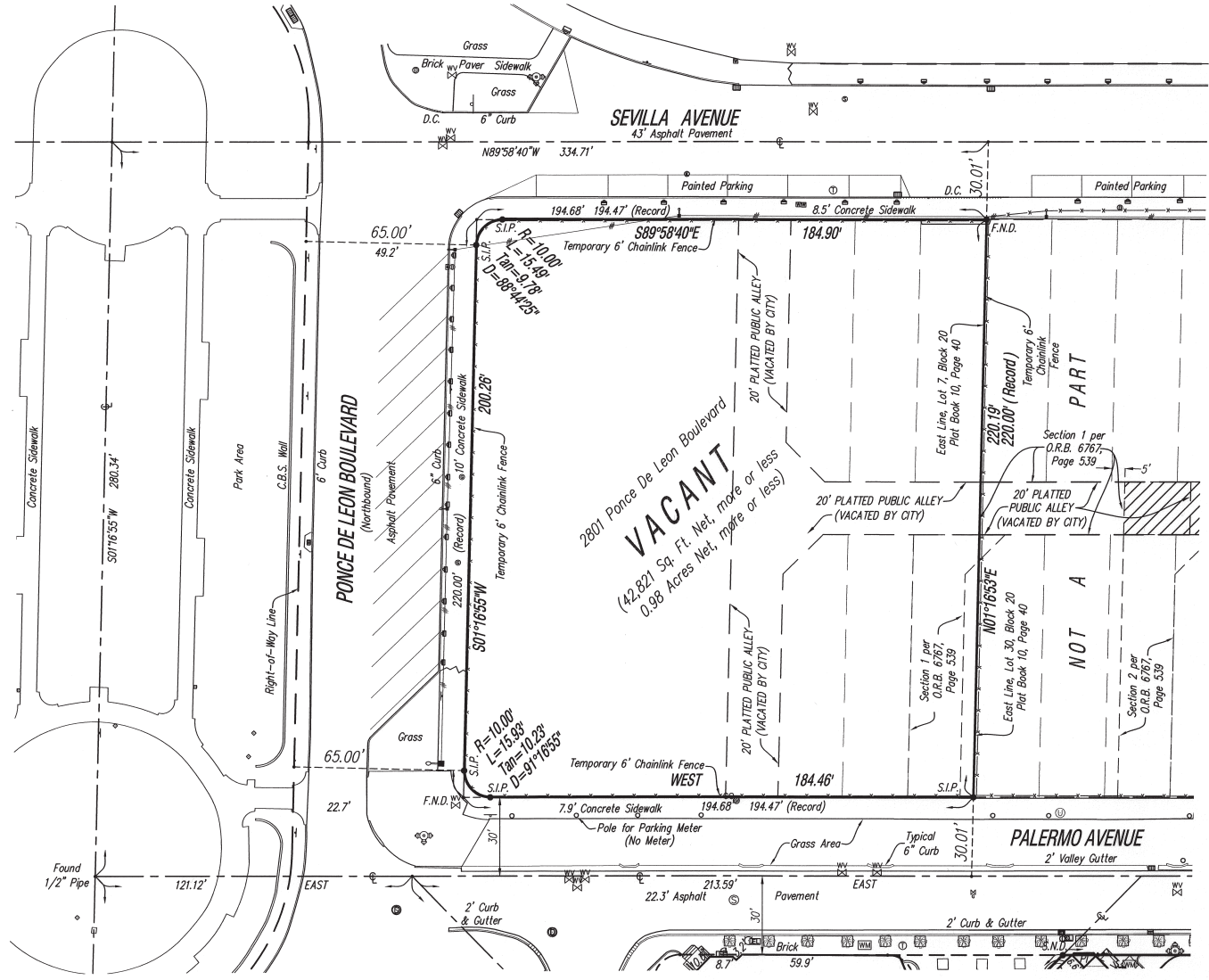
I HEREBY CERTIFY:

That this map or plat 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.

This Survey complies with the "Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

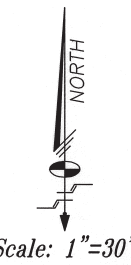
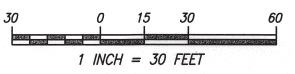
Schwelke-Siskin & Associates, Inc.

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



TITLE DATA:

All those exceptions contained in Schedule Bill of that certain title commitment no. 5011612-1062-2944045 prepared by First American Title Insurance Company, effective Date March 28, 2013 at 11:59 p.m., are as follows:  
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 839, Page 443 (affects property, blanket)  
Item 11b) Indenture, ORB 1004, Page 489 (affects property, blanket)  
Item 12a) ORB 839, Page 435 (affects property, blanket)  
Item 12b) Deed, ORB 1004, Page 496 (affects property, blanket)  
Item 13) Deed For Alley, ORB 6767, Page 539 (as platted hereon)  
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)



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

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

REVISIONS

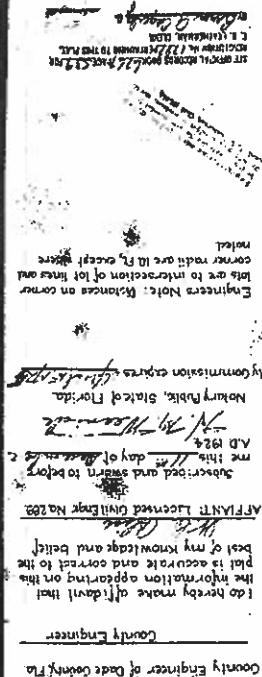
| Date   | Revised | By | Remarks                                      |
|--------|---------|----|----------------------------------------------|
| 2/2/14 |         |    | Initial Survey, Order No. 2013-01, Pgs. 1-14 |
| 2/2/14 |         |    | Revised Survey, Order No. 2013-01, Pgs. 1-14 |

FILE NO. AJ-4843

Schwelke-Siskin & Associates, Inc. (LB-87)  
LAND SURVEYORS  
ENGINEERS  
LAND PLANNERS  
MEMBER, FLORIDA SURVEYORS ASSOCIATION  
MEMBER, FLORIDA ENGINEERS ASSOCIATION  
MEMBER, FLORIDA LAND PLANNERS ASSOCIATION  
Drawn By: Date: 6-7-2011  
Checked By: MSJ  
Scale: AS SHOWN  
Order No. 198827  
File No. AJ-4843  
Sheet 1 of 1 Sheet(s)  
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

A DIVISION OF THE N.E. 1/4 OF SECT. 12, T. 12 N., R. 10 E., S. 1 E.,  
A RESUBDIVISION OF CORAL WAY SECTION, PART ONE AS PER  
RECORDED IN PLAT BOOK 10, PAGE 1004, DATED 1964.  
BRANDED PLAT OF SAID CORAL WAY, SECTION ONE  
RECORDED IN PLAT BOOK 10, PAGE 1004, DATED 1964.  
D. 1004



THE BOSTON POST & COURIER  
PUBLISHED DAILY  
125 NASSAU ST. N. Y. C.  
W. B. BOSTON, N. Y. C.

04-01

# 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 ENGINEERS LAND SURVEYORS  
BUSINESS LICENSE No. LB # 87  
1240 CORPORATE WAY, MIAMI, FLORIDA 33156 TEL: (305) 435-7010 FAX: (305) 435-7010  
11941 S.W. 144th STREET, MIAMI, FLORIDA 33186 TEL: (305) 833-9210 FAX: (305) 231-1183  
JANUARY, 2008

CFN 20070372212  
AT & ORANGE COUNTY, FLA  
HARRY RAYMOND  
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 TRANSMISSIONS 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: John V. DeLa Jarama  
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) 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 Niewtacht-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) 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 23 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 [Signature] SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREON AFFIXED AND ATTESTED BY [Signature] SENIOR VICE PRESIDENT, THIS 2 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: Edie Diaz  
BY: [Signature] SENIOR VICE PRESIDENT  
PRINT NAME: John V. DeLa Jarama

## ACKNOWLEDGMENT:

STATE OF FLORIDA) ss. I HEREBY CERTIFY: THAT ON THIS DAY, COUNTY OF MIAMI-DADE) PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, [Signature] SENIOR VICE PRESIDENT AND [Signature] SENIOR VICE PRESIDENT AND [Signature] 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 2 DAY OF April, A.D. 2008.

COMMISSION NO. DD687499

MY COMMISSION EXPIRES: June 20, 2011



PRINT NAME: E. Contreiras  
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 DELAHO, 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 23 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: HARRY RAYMOND  
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.

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

PLAT BOOK **168**

PAGE **42**

SHEET 2 OF 2 SHEETS

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, 8.06'

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 ± |
|         | LOT 4 | 1,587 ± |
| TOTAL   |       | 4,777 ± |

|         |       |         |
|---------|-------|---------|
| BLOCK 4 | LOT 1 | 1,820 ± |
|         | LOT 2 | 1,570 ± |
|         | LOT 3 | 1,582 ± |
|         | LOT 4 | 1,700 ± |
| TOTAL   |       | 4,700 ± |

|         |       |         |
|---------|-------|---------|
| BLOCK 5 | LOT 1 | 1,638 ± |
|         | LOT 2 | 1,503 ± |
|         | LOT 3 | 1,586 ± |
|         | LOT 4 | 1,817 ± |
| TOTAL   |       | 4,817 ± |

|         |       |         |
|---------|-------|---------|
| BLOCK 6 | LOT 1 | 1,275 ± |
|         | LOT 2 | 1,248 ± |
|         | LOT 3 | 1,291 ± |
|         | LOT 4 | 1,818 ± |
| TOTAL   |       | 2,521 ± |

|         |       |         |
|---------|-------|---------|
| BLOCK 7 | LOT 1 | 1,230 ± |
|         | LOT 2 | 1,287 ± |
|         | LOT 3 | 1,291 ± |
|         | LOT 4 | 1,818 ± |
| TOTAL   |       | 5,716 ± |

TRACT AREA TABULATION:

| TRACT     | Sq. Ft.  |
|-----------|----------|
| TRACT "A" | 3,828 ±  |
| TRACT "B" | 3,980 ±  |
| 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:

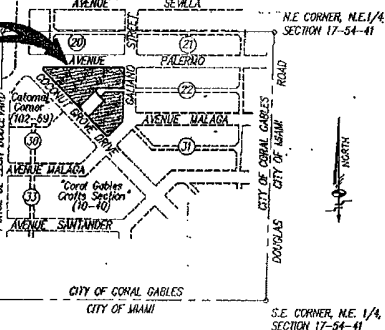
BEARINGS SHOWN HEREIN REFER TO AN ASSUMED VALUE OF N44°27'35"W ALONG THE CENTERLINE OF COCONUT GROVE DRIVE.

- 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 CORNER PLATE BOOK 10, PAGE 40
- R. DENOTES RADIUS
- D. DENOTES DELTA ANGLE
 Sq. Ft. DENOTES AREA DISTANCE | Denotes THICKET | 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 SUPPLEMENTED IN 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:



## RECORDING STATEMENT:

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

## RECORDING STATEMENT:

FILED FOR RECORD, THIS 22<sup>ND</sup> 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: HANNEY KAHN  
CLERK OF THE CIRCUIT COURT

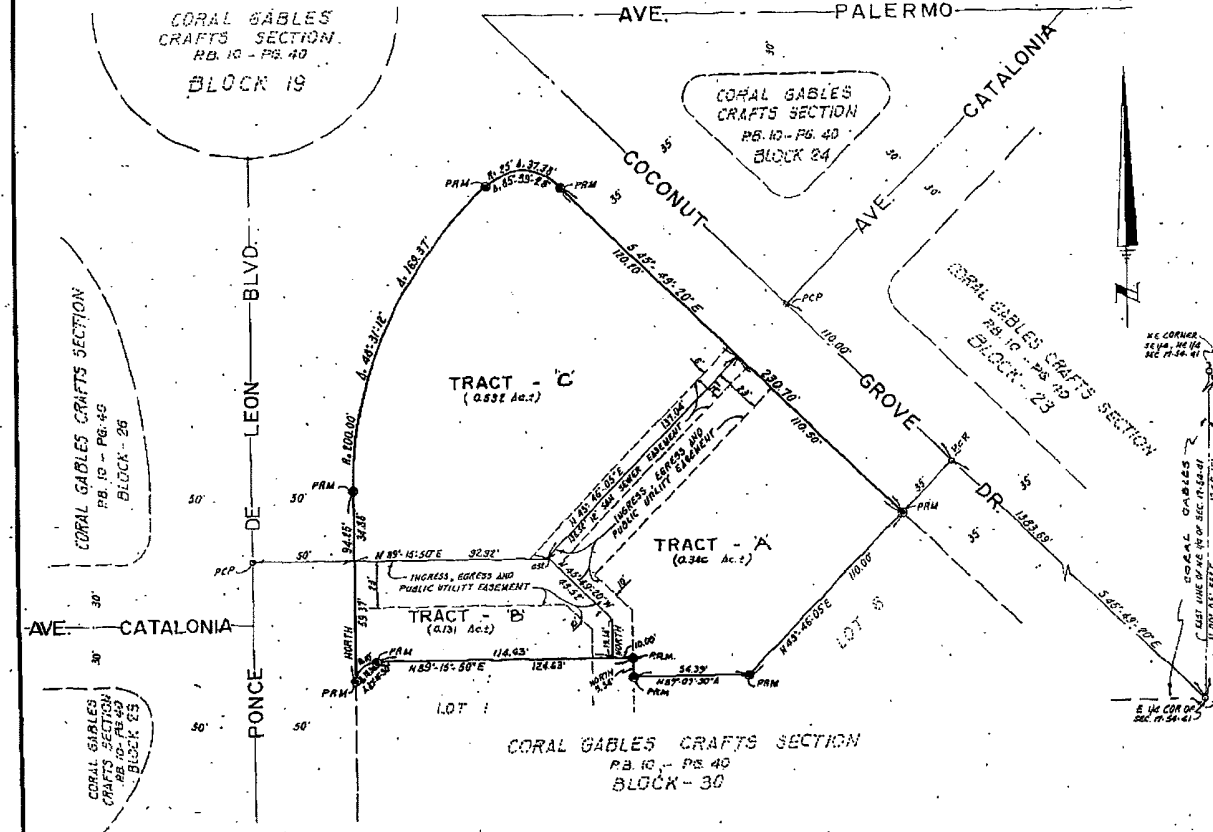
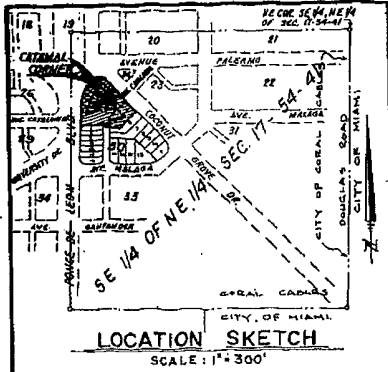
By *[Signature]* Deputy Clerk



# 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 19 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 1375 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 A 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.

DATE: AUGUST 27, 1974  
Prepared by:  
DONALD W. MINTOSH AND ASSOCIATES, INC.  
301 N.E. 9th Street MIAMI SHORES, FLORIDA 33138

**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 12th 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 12th day of September, 1974.  
By: John H. Smith Director  
This Plat was approved by the Dade County, Florida, Building and Zoning Department, this 12th day of September, 1974.  
By: John H. Smith Director  
This Plat was approved by the Dade County, Florida, Public Works Department, this 25th day of September, 1974.  
By: John H. Smith 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 September, 1975.  
Attest: John H. Smith Mayor  
Deputy Clerk  
Filed for record this 30th day of September, 1975, at 2:21 P.M. in Book 10262 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: John H. Smith Mayor  
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.  
Attest: Helen R. Toomey Secretary  
Rainforth Foundation  
By: Tom Morley President  
Tom Morley

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.  
Attest: Helen R. Toomey Secretary  
Catamal Realty, Inc.  
By: Barbara M. Morley President  
Barbara M. Morley

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.  
Attest: Helen R. Toomey Secretary  
Rainforth Foundation  
By: Tom Morley President  
Tom Morley

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 plotted under my direction; also that the Permanent Reference Monuments were in place on the 12th day of September, 1974 in accordance with Section 17.091, Chapter 17.09, Laws of the State of Florida.

John H. Smith  
Deputy Clerk  
September 23, 1974