BELMONT RESIDENCES AT CORAL GABLES

BEING A REPLAT OF LOTS 12 TO 31, A PORTION OF LOTS 11 AND 32, AND A PORTION OF THE 30 FOOT PLATTED ALLEY, ALL WITHIN BLOCK 3, REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, RECORDED IN PLAT BOOK 28, PAGE 22, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA. PLAT BOOK $PAGE_{-}$

SHEET 3 OF 3 SHEETS

PREPARED BY: SSA SCHWEBKE SHISKIN + ASSOCIATES

LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 ORDER NO. 211400

SURVEYOR'S NOTES:

THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88°09'42"W ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE ALTARA BETWEEN SALZEDO STREET AND AURORA STREET.

DENOTES PERMANENT CONTROL POINT *P.C.P.* ● P.R.M. **⊙** DENOTES PERMANENT REFERENCE MONUMENT

DENOTES CENTERLINE P.B.DENOTES PLAT BOOK

DENOTES PAGE PG. O.R.B. DENOTES OFFICIAL RECORDS BOOK

T54S-R41E DENOTES TOWNSHIP 54 SOUTH-RANGE 41 EAST (R) DENOTES RECORD INFORMATION

DENOTES MORE OR LESS \pm DENOTES SECTION CORNER

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS MAY BE AMENDED:

DEED BOOK 3416, PAGE 94 OFFICIAL RECORDS BOOK 31451, PG. 911

DEED BOOK 1304, PAGE 9 (a) DEED BOOK 839, PAGE 106, DEED BOOK 506, PAGE 37 (b) DEED BOOK 939, PAGE 435, DEED BOOK 1004, PAGE 496 (c) DEED BOOK 939, PAGE 443, DEED BOOK 1004, PAGE 499

OFFICIAL RECORDS BOOK 10966, PAGE 1275 OFFICIAL RECORDS BOOK 12066, PAGE 1838 OFFICIAL RECORDS BOOK 18872, PAGE 1985 OFFICIAL RECORDS BOOK 20575, PAGE 1753 OFFICIAL RECORDS BOOK 12670, PAGE 1223

OFFICIAL RECORDS BOOK 12786, PAGE 903 OFFICIAL RECORDS BOOK 13476, PAGE 3245 OFFICIAL RECORDS BOOK 27196, PAGE 2990 OFFICIAL RECORDS BOOK 27373, PAGE 3568 OFFICIAL RECORDS BOOK 27853, PAGE 1707

OFFICIAL RECORDS BOOK 28252, PAGE 220 OFFICIAL RECORDS BOOK 28252, PAGE 244 OFFICIAL RECORDS BOOK 31451, PAGE 911 OFFICIAL RECORDS BOOK 32798, PAGE 3180

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND | WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER | GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

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

ATTEST: HARVEY RUVIN CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

19°07'15"W 12RNER, N.E. 1/4, 120-54S-41E 120-54S-41E 120-54S-41E 120-54S-41E	1.B. 28, PG. 22) 571.36		n <u>STREET</u> ROAD)		-		N FEET) H = 20 FEE	T		
	N00°00'02"W 337.53' (P.B. 28, PG. 22)		BLOC BLOC REVISED PLAT INDUSTRIAL (P.B. 28,	CORAL GABLES L SECTION GABLES PG. 22)	BL REVISED PLA INDUSTR (P.B. 2 9: 0:	——————————————————————————————————————	10			33
11 	P.C.P. 30'	7.R. 30.00' P.R. 30.00' P.R. 30' P.R. 3	M. S89°07'43"E	PLAT	230.0'(REMAINDER OF LOT 11 (R) 230.13'	P.R.M.	\$89°07'43"E 30.00' (P.C.P.	32
	7		NORTH LINE, SOUTH 7.50' LOT 32, BLOCK 3 ^J (P.B. 28, PG. 22)	NORTH LIN VACATED ALL ORDINANCE NO. (O.R.B. 31451,	LEY PER . 2015—08	TH LINE, SOUTH 7.50' LOT 11, BLOCK 3 - (P.B. 28, PG. 22)				31
	, * *	267.54"	15' GRANT OF PUBLIC TO OPEN SPACE EA O.R.B. 32798, P SHOWN FOR INFORMATIONAL PU ONLY—NOT DEDICATED BY THA	ASEMENT PG. 3180 - JRPOSES				267.57'		30
	SALZEDO STREET 297.54	WESTERLY BOUNDARY LINE, BLOCK 3 (P.B. 28, PG. 22) LIMITS OF PLAT		RASOLASSI (61,50) ANS	ARE FEETI ARE FEETI ARE FEETI			LIMITS OF PLAT EASTERLY BOUNDARY LINE, BLOCK 3 (P.B. 28, PG. 22)	– – – – – – – – – – – – – – – – – – –	52 28 28 3 27 27 28 3 3 3 3 3 3 3 3 3
	N00°00'W	W,, ZO,,00,00,0M						SO0°00'26"E S N00°00'26"W		24
$-\underbrace{\left(\frac{1}{2}\right)^{2}}_{0}$	S. Lo	P.R.M. POINT OF EGINNING T.W. CORNER, OT 22, BLOCK 3 P.B. 28, PG. 22,	SOUTHERLY I	LIMITS OF PLAT - BOUNDARY LINE, B. 28, PG. 22)		5' 230.0'(R)		P.R.M.	N89°07'15'	$\frac{1}{22}$ $\frac{1}{\sqrt{0}}$ $\frac{1}{\sqrt{0}}$
BLOCK 8 BLOCK 8 REVISED PLAT CORAL GABLES NDUSTRIAL SECTION (P.B. 28, PG. 22)	30°, — — — — — — — — — — — — — — — — — — —		LOT 2 MERRICK PLAT (P.B. 168, PG. 22)	60' PRIVATE ROADWAY AND UTILITY EASEMENT	B. 168,	LOT 2 MERRICK PLAT B. 168, PG. 22)		30 '	30'-	REVISED PLAT CORAL GABLES INDUSTRIAL SECTION (P.B. 28, PG. 22)