

# GABLES VILLAGE

BEING A REPLAT OF LOTS 1 THROUGH 22 BLOCK 28, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

**GABLES VILLAGE PROPCO, LLC**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT GABLES VILLAGE PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "GABLES VILLAGE" THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS: LOTS 1 THROUGH 22 BLOCK 28, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**IN WITNESS WHEREOF:**

THAT GABLES VILLAGE PROPCO LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ALIRIO TORREALBA, ITS AUTHORIZED SIGNATORY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2023

BY: \_\_\_\_\_  
ALIRIO TORREALBA

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

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

GABLES VILLAGE PROPCO LLC.

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ALIRIO TORREALBA, AUTHORIZED, DIRECTED AND EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF GABLES VILLAGE PROPCO LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS IDENTIFICATION \_\_\_\_\_ TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023

SIGNATURE OF ACKNOWLEDGER: \_\_\_\_\_

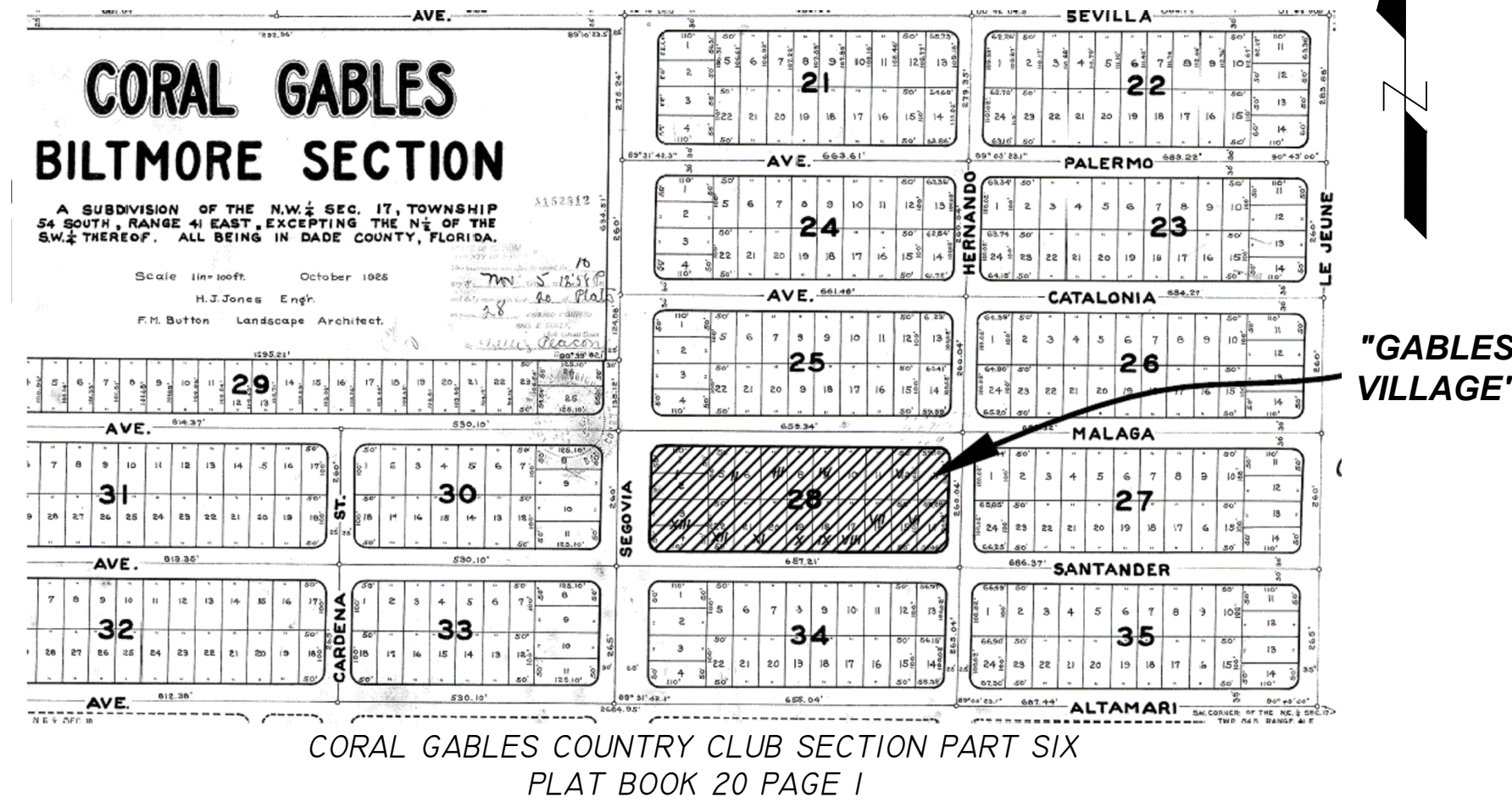
PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PREPARED BY:  
**LANNES AND GARCIA, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
FEBRUARY 2023



**LOCATION MAP**  
SCALE 1" = 300'

A PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**CITY OF CORAL GABLES PLAT RESTRICTIONS:**

THAT SANTANDER AVENUE, SEGOVIA STREET, MALAGA AVENUE, AND HERNANDO STREET 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 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 INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

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

**OWNER'S PLAT RESTRICTIONS:**

THAT THE UNITED STATES POSTAL SERVICE EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT ARE HEREBY RESERVED FOR THE DELIVERY OF MAIL AND PACKAGES.

THE UNITED STATES POSTAL SERVICE EASEMENTS AS SHOWN BY DASHED LINES WITHIN TRACT "A" AND TRACT "B", ARE GRANTED HEREBY AND RESERVED FOR THE USE BY THE POSTAL SERVICE TO DELIVER AND RECEIVE MAIL AND PACKAGES TO A CENTRALIZED DELIVERY UNITS PROVIDED BY THE PROPERTY OWNERS AND THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR TENANTS, LESSEES AND OTHER GUESTS OR INVITEES, AS A MEANS OF PEDESTRIAN INGRESS AND EGRESS TO THE CENTRALIZED DELIVERY UNITS, THE PROVISION, MAINTENANCE, AND REPAIR OF THE CENTRALIZED DELIVERY UNITS SHALL BE THE SHARED RESPONSIBILITY OF ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. THERE SHALL BE NO CHANGES OR MODIFICATION TO THE EASEMENTS HEREBY GRANTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID EASEMENTS ARE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY.

**CITY OF CORAL GABLES APPROVALS:**

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 117 (1-4) OF THE CODE OF ORDINANCES OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023

BY: \_\_\_\_\_, DIRECTOR  
CITY OF CORAL GABLES  
DEPARTMENT OF PUBLIC WORKS  
SIGNED: \_\_\_\_\_

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 MUNICIPALITIES COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY \_\_\_\_\_ NUMBER \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023

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

SIGNED: \_\_\_\_\_  
CITY CLERK

**MIAMI-DADE COUNTY APPROVALS:**

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023

SIGNED: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF GABLES VILLAGE, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES.

LANNES & GARCIA, INC. (LB #2098)  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155



BY: \_\_\_\_\_  
FRANCISCO F. FAJARDO  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4767  
STATE OF FLORIDA

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023, 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 COUNTY, FLORIDA.

ATTEST: LUIS G. MONTALDO,  
CLERK OF THE CIRCUIT OF COURT

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

**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.

# GABLES VILLAGE

BEING A REPLAT OF LOTS 1 THROUGH 22 BLOCK 28, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:  
**LANNES AND GARCIA, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
FEBRUARY 2023

**MORTGAGE APPROVAL:**

KNOW ALL MEN BY THESE PRESENTS:  
KHRE SMA FUNDING, LLC., A DELAWARE LIMITED LIABILITY COMPANY,  
LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THAT CERTAIN MORTGAGE,  
DATED APRIL 5, 2022 IN OFFICIAL RECORDS BOOK 33126, PAGE 1782, BEING IN THE PUBLIC RECORDS OF MIAMI-DADE  
COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

**IN WITNESS WHEREOF:**

THAT KHRE SMA FUNDING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, HAS  
CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF  
BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE  
PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF  
2023.

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

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

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

KHRE SMA FUNDING, LLC., A DELAWARE LIMITED LIABILITY COMPANY,

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA } SS  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE  
\_\_\_\_\_, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE  
ACKNOWLEDGMENTS, \_\_\_\_\_, AUTHORIZED, DIRECTED AND  
EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF KHRE SMA FUNDING, LLC., A DELAWARE LIMITED  
LIABILITY COMPANY,, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS  
IDENTIFICATION \_\_\_\_\_. TO BE THE PERSON HEREIN DESCRIBED  
AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF  
TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023

SIGNATURE OF ACKNOWLEDGER: \_\_\_\_\_

PRINTED NAME OF ACKNOWLEDGER : \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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\_\_\_\_\_.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 COUNTY, FLORIDA.

ATTEST: LUIS G. MONTALDO,  
CLERK OF THE CIRCUIT OF COURT

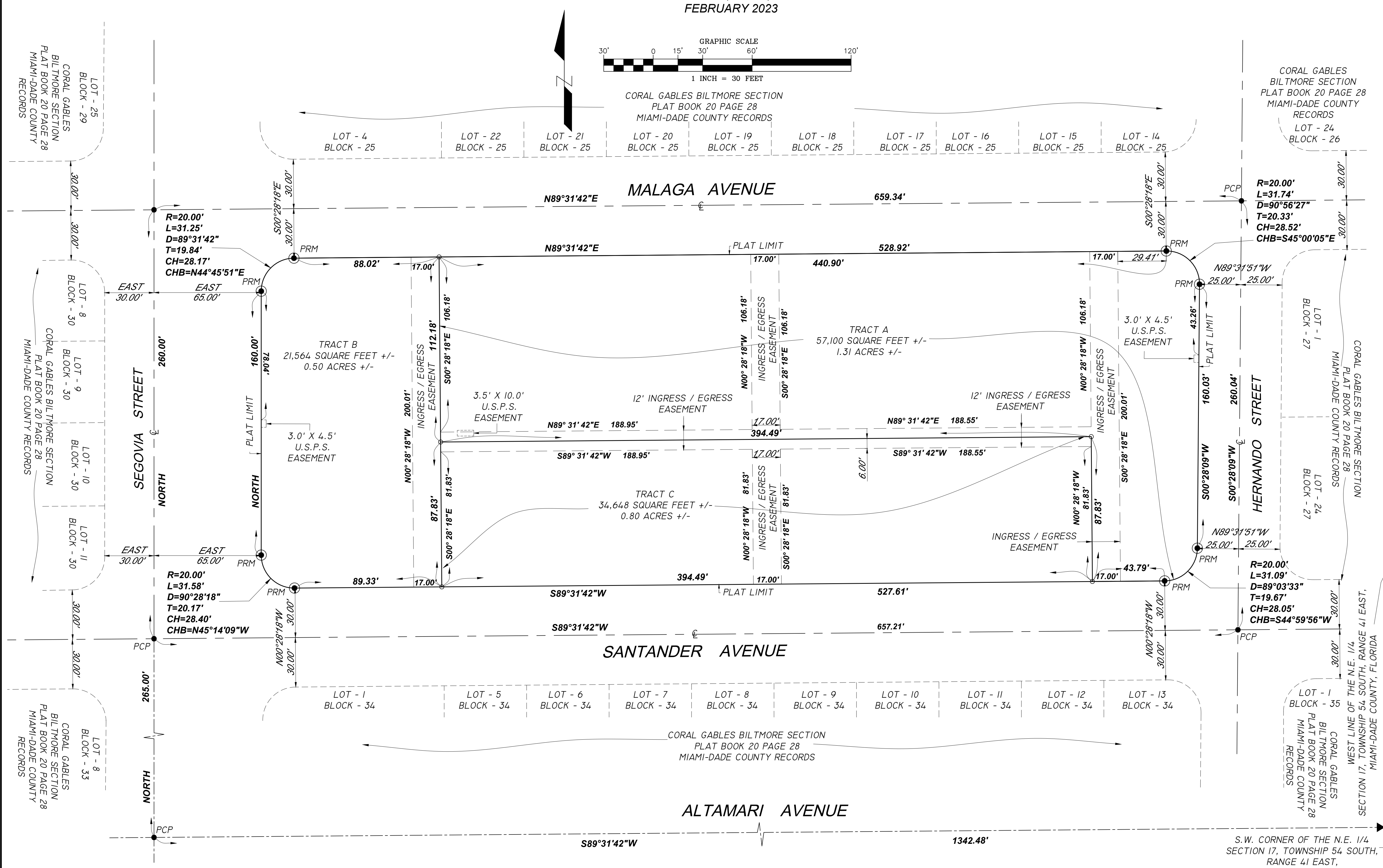
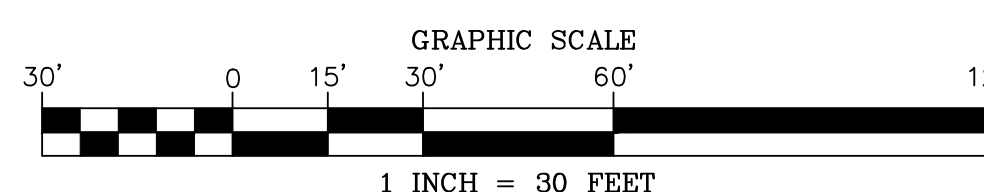
BY: \_\_\_\_\_ DEPUTY CLERK

**NOTICE:**  
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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.

# GABLES VILLAGE

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PREPARED BY:  
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 PROFESSIONAL SURVEYING AND MAPPING  
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155  
 FEBRUARY 2023



- LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS**
- ☒ QUARTER SECTION CORNER
  - INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
  - INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
  - L ARC LENGTH
  - ⊙ CENTERLINE
  - D CENTRAL ANGLE
  - CHB CHORD BEARING
  - CH CHORD DISTANCE
  - E EAST
  - L.B. LICENSED BUSINESS
  - +/- MORE OR LESS
  - N NORTH
  - NO. NUMBER
  - R RADIUS
  - S SOUTH
  - T TANGENT
  - U.S.P.S. UNITED STATES POSTAL SERVICE
  - W WEST

**SURVEYOR'S NOTES:**  
 BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF SEGOVIA STREET, HAVING AN ASSUMED BEARING OF "NORTH"

THIS REPLAT AND ALL PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING:

1. EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 3, 1926, IN DEED BOOK 839, AT PAGE 106, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED, RECORDED DECEMBER 31, 1924, IN DEED BOOK 506, AT PAGE 37
2. EASEMENT GRANTED TO UTILITIES LAND COMPANY, RECORDED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 435, AS ASSIGNED TO FLORIDA POWER AND LIGHT COMPANY BY DEED, RECORDED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 496.
3. EASEMENT GRANTED TO UTILITIES LAND COMPANY, RECORDED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 443, AS ASSIGNED TO CONSUMERS WATER COMPANY BY DEED, RECORDED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 499.
4. RESERVATION OF UTILITY EASEMENTS AS SET FORTH IN PARAGRAPH 16 OF WARRANTY DEED RECORDED IN DEED BOOK 1304, AT PAGE 9, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (LOT 42).
5. RESERVATION OF UTILITY EASEMENTS AS SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 1314, AT PAGE 57, BUT NOT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (LOT 1, 2 AND 43).
6. CITY OF CORAL GABLES RESOLUTION NO. 3639, RECORDED MAY 12, 1988, IN OFFICIAL RECORDS BOOK 13676, AT PAGE 3708.
7. MULTI-DWELLING UNIT CABLE TELEVISION WIRING AGREEMENT WITH DYNAMIC CABLEVISION OF FLORIDA, INC., RECORDED SEPTEMBER 22, 1989, IN OFFICIAL RECORDS BOOK 14265, AT PAGE 1191.
8. POST WIRE AGREEMENT FOR CABLE TELEVISION SERVICE WITH MEDIA ONE OF SOUTH FLORIDA, INC., RECORDED FEBRUARY 11, 1998, IN OFFICIAL RECORDS BOOK 17976, AT PAGE 3598.

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ATTEST: LUIS G. MONTALDO,  
 CLERK OF THE CIRCUIT OF COURT

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