

ARCANA SUBDIVISION

A REPLAT OF LOTS 4 AND 5 OF PALM VISTA, RECORDED IN PLAT BOOK 49, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

LOTS 4 AND 5, PALM VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF SW 98TH TERRACE (BANYAN TRAIL) LYING WITHIN THE LIMITS OF THIS PLAT, MORE FULLY DESCRIBED IN RESOLUTION NO. 2023-99, ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THE UNITED STATES POSTAL SERVICE EASEMENT AS SHOWN BY DASHED LINES WITHIN LOT _____, BLOCK 1, IS GRANTED HEREBY AND RESERVED FOR THE USE BY THE POSTAL SERVICE TO DELIVER AND RECEIVE MAIL AND PACKAGES TO CENTRALIZED DELIVERY UNITS PROVIDED BY THE PROPERTY OWNERS AND THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR 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 THIS SUBDIVISION. THERE SHALL BE NO CHANGES OR MODIFICATION TO THE EASEMENT HEREBY GRANTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID EASEMENT IS REPLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT SW 98TH TERRACE (BANYAN TRAIL), AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTINGS, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON IS 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.

OWNER'S PLAT RESTRICTION:

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

IN WITNESS WHEREOF:

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

THIS _____ DAY OF _____, A.D., 20_____.

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

BY: _____

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

PRINT TITLE: OWNER

BY: _____

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

PRINT TITLE: OWNER

WITNESSES:

1. _____

PRINT NAME: _____

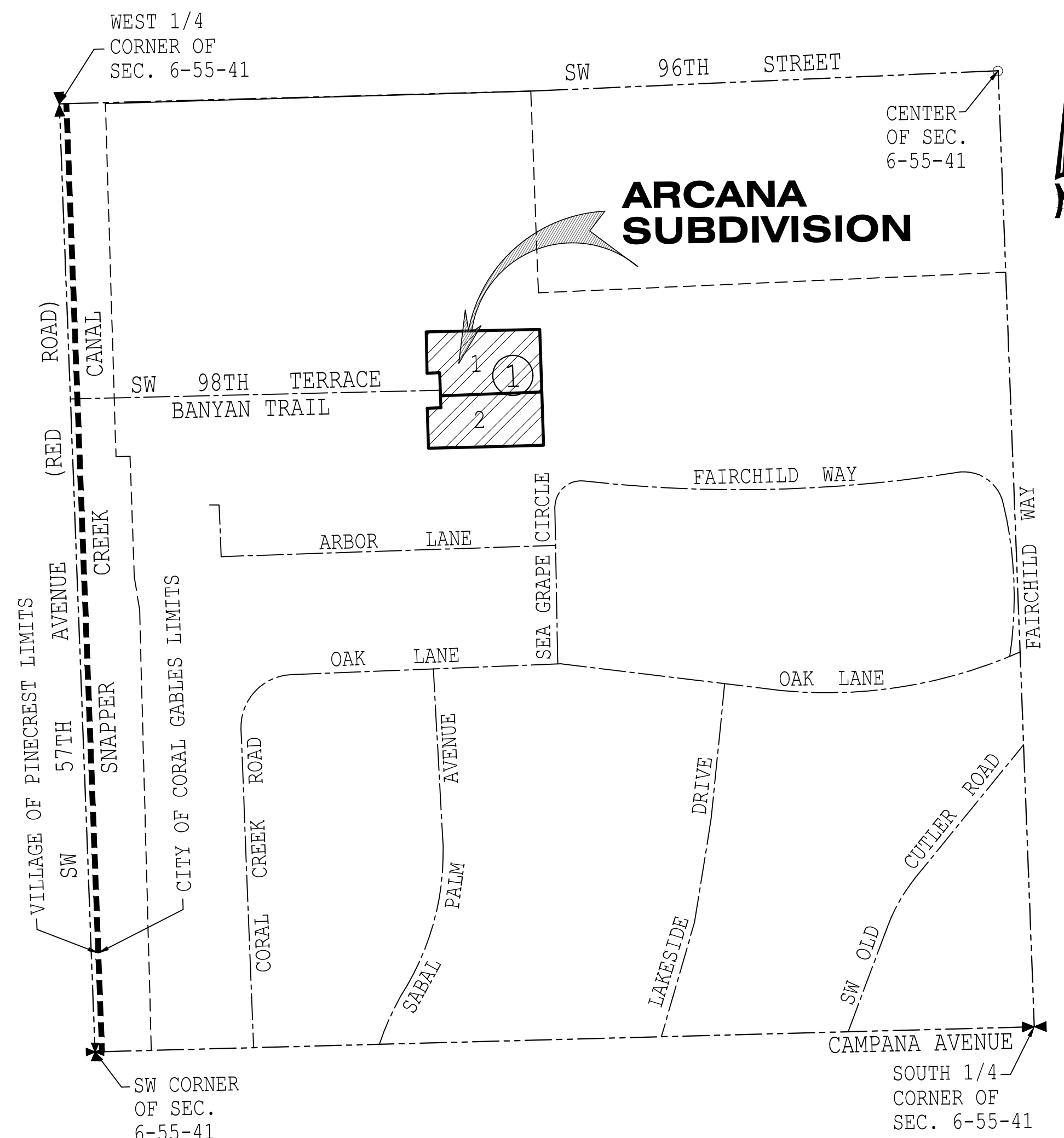
2. _____

PRINT NAME: _____



CIVIL ENGINEERS
LAND SURVEYOR AND MAPPERS
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING

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DECEMBER 2023



LOCATION MAP

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
COUNTY OF _____)

I HEREBY CERTIFY: THAT ON THIS DAY BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION PERSONALLY APPEARED BEFORE ME AS AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, **ROBERT BARLICK, JR. AND ANA MARIE CODINA-BARLICK, A/K/A ANA-MARIE CODINA BARLICK**, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED AND
AND
RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

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

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

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 117 (1-4) OF THE CODE OF ORDINANCES 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 177.081 OF THE FLORIDA STATUTES. THE LOTS AND OTHER FEATURES, AS SHOWN ON THIS PLAT, CONFORM TO CHAPTER 177, PART I, OF THE FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, A.D., 20_____.

CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS

BY: _____ DIRECTOR

PRINT NAME: HERMES DIAZ, P.E.

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICE PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS _____ DAY OF _____, A.D. 20_____.

SIGNED BY: _____, MAYOR
VINCE C. LAGO

ATTEST BY: _____, CITY CLERK
BILLY Y. URQUIA

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____, A.D., 20_____.

SIGNED BY: _____ DIRECTOR
MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20_____, AT _____: _____M., IN BOOK _____ OF PLATS, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

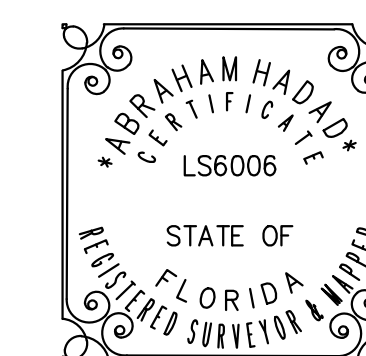
BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "**ARCANA SUBDIVISION**", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

HADONNE CORP, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION LB7097

ABRAHAM HADAD, PSM
PROFESSIONAL SURVEYOR AND MAPPER LS6006
STATE OF FLORIDA
FOR THE FIRM, HADONNE CORP



ARCANA SUBDIVISION

A REPLAT OF LOTS 4 AND 5 OF PALM VISTA, RECORDED IN PLAT BOOK 49, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

P.B. _____ PG. _____



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PREPARED BY:

CIVIL ENGINEERS
LAND SURVEYOR AND MAPPERS
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING

DECEMBER 2023

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.

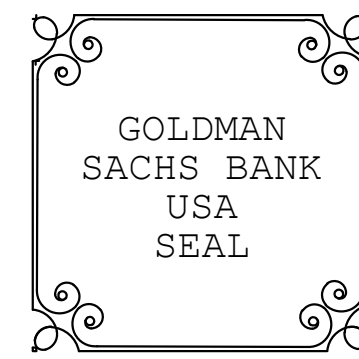
MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT **GOLDMAN SACHS BANK USA**, A NEW YORK STATE CHARTERED BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE EXECUTED BY **ROBERT BARLICK JR. AND ANA MARIE CODINA-BARLICK**, HUSBAND AND WIFE IN FAVOR OF **GOLDMAN SACHS BANK USA**, A NEW YORK STATE CHARTERED BANK, DATED APRIL 29, 2020, AND RECORDED JUNE 11, 2020, IN OFFICIAL RECORDS BOOK 31968, AT PAGE 1023, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH MORTGAGE MODIFICATION AGREEMENT AND NOTICE OF FUTURE ADVANCE EXECUTED BY **ROBERT BARLICK JR. AND ANA MARIE CODINA-BARLICK**, HUSBAND AND WIFE IN FAVOR OF **GOLDMAN SACHS BANK USA**, A NEW YORK STATE CHARTERED BANK, DATED FEBRUARY 11, 2022, AND RECORDED FEBRUARY 25, 2022, IN OFFICIAL RECORDS BOOK 33038, AT PAGE 1425, 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 **GOLDMAN SACHS BANK USA**, A NEW YORK STATE CHARTERED BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, AND ITS BANK SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES,
THIS _____ DAY OF _____, A.D., 20_____.

GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK



BY: _____
PRINT NAME: _____
TITLE: _____

WITNESSES:

1. _____
PRINT NAME: _____
2. _____
PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF _____)
) S.S.
COUNTY OF _____)

I HEREBY CERTIFY: THAT ON THIS DAY BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION PERSONALLY APPEARED BEFORE ME AS AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, AS _____ OF **GOLDMAN SACHS BANK USA**, A NEW YORK STATE CHARTERED BANK, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

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

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

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

- **DECLARATION OF RESTRICTIONS:** TUNIS BAKKER AND JANE BAKKER, HIS WIFE AND JACOB VAN ZUIDEN AND JOHANNA VAN ZUIDEN, HIS WIFE TO THE PUBLIC, DATED DECEMBER 29, 1949, FILED DECEMBER 29, 1949 IN DEED BOOK 3222, PAGE 587.
- **DECLARATION OF RETRICTIVE COVENANT:** RODOLFO PRIO TOUZET TO THE PUBLIC, DATED MAY 11, 1999, FILED JULY 23, 1999 IN OFFICIAL RECORDS BOOK 18707, PAGE 1736.
- **DECLARATION OF RETRICTIVE COVENANT:** RODOLFO PRIO TOUZET AND LYDIA PRIO TOUZET TO THE PUBLIC, DATED JUNE 28, 2000, FILED SEPTEMBER 26, 2000 IN OFFICIAL RECORDS BOOK 19295, PAGE 1614.

ALL AS MAY BE AMENDED.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20_____, AT _____: _____ M., IN BOOK _____ OF PLATS, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

BY: _____ DEPUTY CLERK

