

MIAMI LAKES - LAKE CYNTHIA SECTION THREE

BEING A REPLAT OF LOTS 1 THRU 36, BLOCK 2, "MIAMI LAKES-LAKE CYNTHIA SECTION TWO," P.B. 127, P.G. 95, IN SECTION 22-52-40, DADE COUNTY, FLORIDA

SCHWEBKE SHISKIN & ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, LAND SURVEYORS, LAND PLANNERS
1859 N.W. 2ND AVENUE MIAMI, FLORIDA 33139
ORDER # 159266 SCALE: 1"=40'
MAY, 1966

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: That the GRAHAM COMPANIES, a Florida Corporation, has caused to be made the attached plat of "MIAMI LAKES-LAKE CYNTHIA SECTION THREE," the same being a replat of Lots 1 thru 36, Block 2, "MIAMI LAKES-LAKE CYNTHIA SECTION TWO," as recorded in Plat Book 127 at Page 95 of the Public Records of Dade County, Florida, and being in Dade County, Florida and containing 52.4 acres, more or less.

DADE COUNTY PLAT RESTRICTIONS

The piece, as shown on the attached plat together with all existing and future planting, trees, shrubbery and the hydrants, thereon, are hereby dedicated to the perpetual use of the public for proper purposes, subject to the conditions, then or hereafter, as ordered, the revision or revocations thereof whenever discontinued by law.
Individual wells shall not be permitted within this subdivision, except for irrigation, swimming pools and/or air conditioning.
Septic tanks shall not be permitted within this subdivision, unless approved for temporary use in accordance with county or state regulations.
All new, electric and communication lines within this subdivision, except transmission lines, shall be installed underground.
The lake shown herein is hereby dedicated to the joint use of all abutting property owners, reserving a public right in said lake up to storage basin for storm water discharge.
No use shall be made of the lake which would interfere with storm water discharge into said lake.
Top of lake banks shall be graded to prevent overland discharge of storm water runoff.
The access easements as shown in Block 2A, are hereby reserved for vehicular and pedestrian access to all lots and parks in this block.
The express purpose of this plat is to clear, vacate and abandon from public use those various portions of utility easements shown on the said plat of "MIAMI LAKES-LAKE CYNTHIA SECTION TWO" that are not shown at this plat and to create the utility, drainage and access easements as shown herein.

OWNER'S PLAT RESTRICTIONS

The utility lines shown on the attached plat by dashed lines, are hereby reserved for the installation and maintenance of public utilities and drainage.
The drainage easements in Block 2A as shown on the attached plat are hereby reserved for use by a proper Homeowners' Association for the installation and maintenance of drainage facilities.
The lands within Block 2A not included in the building areas shown, shall be utility and/or access and/or drainage easements.
IN WITNESS WHEREOF: The GRAHAM COMPANIES has caused these presents to be signed to its corporate name by its president, its corporate seal to be hereunto affixed and attested by its secretary this 17TH day of June, A.D. 1966.

GRAHAM COMPANIES
Attest: John J. Graham Secretary
By: Paul H. Hecker President
Attest: Robert L. Lewis

ACKNOWLEDGEMENT

STATE OF FLORIDA: I, HERBERT CHERRY, that on this day of June, A.D. 1966, at Miami, Florida, I personally appeared Paul H. Hecker, an officer duly authorized to administer oaths and take acknowledgments, before me, and he being duly sworn, he acknowledged to me well known to be the officers herein described and who executed the foregoing instrument and they acknowledged the execution thereof to be their free act and deed of each officer for the use and purposes therein described.
Witness: My hand and official seal, this 17TH day of June, A.D. 1966.
My Commission expires April 1, 1968
Paul H. Hecker
Notary Public, State of Florida at Large

APPROVALS

This plat was approved by the Dade County, Florida, **PLANNING DEPARTMENT** this 22ND day of June, A.D. 1966, by John P. O'Connell Director.
This plat was approved by the Dade County, Florida, **PUBLIC WORKS DEPARTMENT** this 15TH day of June, A.D. 1966, by W. W. O'Connell Director.
This plat was approved by the Dade County, Florida, **BUILDING AND ZONING DEPARTMENT** this 14TH day of June, A.D. 1966, the size of lots and other features as shown on this plat conform to all requirements of the existing zoning as of this date, by W. W. O'Connell Director.
The plat was approved and the foregoing dedications were recorded and approved by resolution No. 2-601-86, passed and approved by the **BOARD OF COUNTY COMMISSIONERS** of Dade County, Florida, this 17TH day of June, A.D. 1966.
Attest: The Clerk of the Circuit Court
By: Richard E. Brinkley Deputy Clerk
Filed for record this 22ND day of June, A.D. 1966 at 1:07 P.M. in Book 129 of Plats at Page 63 of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida, and Metropolitan Dade County.
Richard E. Brinkley, The Clerk of the Circuit Court
By: Richard E. Brinkley Deputy Clerk
58125151

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY: That the attached plat of "MIAMI LAKES-LAKE CYNTHIA SECTION THREE" is a true and correct representation of the lands herein as recently surveyed under our direction, also that the permanent reference measurements indicated were set. The Survey was done in accordance with Chapter 171 (Part 1) Florida Statutes.

SCHWEBKE SHISKIN & ASSOCIATES, INC.
By: James P. Shiskin Sec. - Treas.
James P. Shiskin
Professional Land Surveyor # 1195
State of Florida

SURVEYOR'S NOTES

Bearings shown based on an assumed meridian.
+ x x x Denotes Permanent Control Point.
o o o o o Denotes Permanent Reference Measurement.
Water's edge as shown hereon represents average conditions only.
Square footage shown is to the nearest 10th.

