# MIAMI LAKES - LAKE CYNTHIA SECTION TWO

SHEET ONE OF TWO SHEETS

BEING A REPLAT OF PORTION OF "CHAMBER'S LAND COMPANY SUBDIVISION" (PB. 2, PG. 68) IN SECTION 22, TOWNSHIP 52 S., RANGE 40 E., DADE COUNTY, FLORIDA

## LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE SEUGRA CORPORATION, A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "MIAMI LAKES LAKE CYNTHIA SECTION TWO" THE SAME BEING A REPLAT OF PORTION OF TRACTS 17, 18, 20, 21, AND 22, AND ALL OF TRACT 19, AND THE ROAD RIGHTS-OF-WAY ADJACENT THERETO IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 52 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF "CHAMBER'S LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N.87°42'55"W., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, FOR 114.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N. 87°47' 25"E., AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 126.15 FEET; THENCE N. 2°12'35"W., FOR 126.14 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, NORTHEASTERLY, AND EASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, AND A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 86.39 FEET TO A POINT OF TANGENCY; THENCE N.87° 47' 35"E., FOR 274.34 FEET; THENCE N. 2°12' 25"W., AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, AND RADIAL TO THE NEXT DESCRIBED CURVE, FOR 50.00 FEET; THENCE EASTERLY AND NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 42°54'18", FOR AN ARC DISTANCE OF 18.56 FEET TO A POINT OF TANGENCY; THENCE N. 47°53'07" E., FOR 85.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 109°19'39" FOR AN ARC DISTANCE OF 47.72 FEET TO A POINT OF REVERSE CURVATURE (LAST MENTIONED FOUR COURSES BEING CONCIDENT WITH THE BOUNDARY OF "MIAMI LAKES-LAKE CAROL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA); THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 0°38'30" FOR AN ARC DISTANCE OF 0.56 FEET TO A POINT OF TANGENCY; THENCE N.62°34'41.64"W., FOR 89.60 FEET; (LAST TWO MENTIONED COURSES BEING CONCIDENT WITH THE BOUNDARY LINE OF "MIAMI LAKE - LAKE SHARON" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, AT PAGES 2, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.); THENCE N.84°09'05"W. AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 150.00 FEET; THENCE N. 5°50'55" E. FOR 17.00 FEET; THENCE N.87°47'31.75"W. FOR 605.60 FEET; THENCE S.29°44'28" W. FOR 6.20 FEET; THENCE S. 9°12'35"E. FOR 277.20; THENCE S.87°47'25"W. FOR 470.00 FEET; (LAST SIX MENTIONED COURSES BEING CONCIDENT WITH THE BOUNDARY LINE OF "MIAMI LAKES - LAKE CYNTHIA SECTION ONE" AS RECORDED IN PLAT BOOK 119, AT PAGE 69 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA); THENCE S.2°12'35" E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, FOR 577.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN DADE COUNTY, FLORIDA, AND CONTAINING 14.62 ACRES MORE OR LESS.

## DADE COUNTY PLAT RESTRICTIONS

THE PLACE, ROAD, AND AVENUE ; AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE, BRIDGES, CULVERTS, AND APPURTENANCES THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, AS RESERVED TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS. THE REVERSION OR REVERSIONS THEREOF, HOWEVER DISCONTINUED BY LAW.

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

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 PARCEL DESIGNATED AS P.80 AND P.81 AS SHOWN ON THE ATTACHED PLAT, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES IN ACCORDANCE WITH THE INSTRUMENT OF DEDICATION DATED APRIL 28, 1986 AND RECORDED SIMULTANEOUSLY WITH THIS PLAT.

THE LAKE SHOWN HEREON IS HEREBY DEDICATED TO THE JOINT USE OF ALL ABUTTING PROPERTY OWNERS, RESERVING A PUBLIC RIGHT IN SAID LAKE AS A STORAGE BASIN FOR STORM WATER DISCHARGE.

NO USE SHALL BE MADE OF THE LAKE WHICH WOULD INTERFERE WITH STORM WATER DISCHARGE INTO AND LAKE.

THE LIMITED ACCESS RIGHT-OF-WAY LINE AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED FOR THE EXPRESS PURPOSE OF PROHIBITING DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE ADJOINING ARTERIOL ROAD.

TOP OF LAKE BANKS SHALL BE GRADED TO PERMIT OVERLAND DISCHARGE OF STORM WATER RUNOFF.

THE ACCESS EASEMENTS AS SHOWN IN BLOCK 2, ARE HEREBY RESERVED FOR VEHICULAR AND PEDESTRIAN ACCESS TO ALL LOTS AND PARKS IN THIS BLOCK.

## OWNERS' PLAT RESTRICTIONS

THE UTILITY AND DRAINAGE EASEMENTS IN BLOCK 2, AS 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 2, SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR USE BY A PRIVATE HOMEOWNERS' ASSOCIATION, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE LANDS WITHIN BLOCK 2 NOT INCLUDED IN THE BUILDING AREAS SHOWN, SHALL BE UTILITY AND/OR ACCESS AND/OR DRAINAGE EASEMENTS, NOT INCLUDING TRACTS P-80 AND P-81.

IN WITNESS WHEREOF: THE SEUGRA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY THIS 15TH DAY OF April A.D. 1986.

THE SEUGRA CORPORATION

ATTEST: _____ SECRETARY BY: _____ PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF DADE }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT L. KOHUS AND DONALD E. PRATHER, 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 AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 15 TH DAY OF April A.D. 1986.

MY COMMISSION EXPIRES: April 13, 1988

Carol Leach
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

## APPROVALS

THIS PLAT WAS APPROVED BY THE DADE COUNTY, FLORIDA PLANNING DEPARTMENT THIS 1 DAY OF MAY A.D. 1986.

BY: Reginald D. Walters DIRECTOR

THIS PLAT WAS APPROVED BY THE DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 28 DAY OF MAY A.D. 1986.

BY: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE DADE COUNTY, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 30 DAY OF MAY A.D. 1986. 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: _____ DIRECTOR

THIS PLAT WAS APPROVED, AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND ADOPTED BY RESOLUTION NO. R-659-85, PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, THIS 21 DAY OF MAY A.D. 1986.

ATTEST: THE CLERK OF THE CIRCUIT COURT

By: Ann Stauffer DEPUTY CLERK — Stephen P. Clark MAYOR

FILED FOR RECORD THIS 2nd DAY OF JULY A.D. 1986, AT 10:53 AM, IN BOOK 127 OF PLATS, AT PAGE 35 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA, AND METROPOLITAN DADE COUNTY.

RICHARD P. BRINKER THE CLERK OF THE CIRCUIT COURT

BY: Violette C. Fowler DEPUTY CLERK

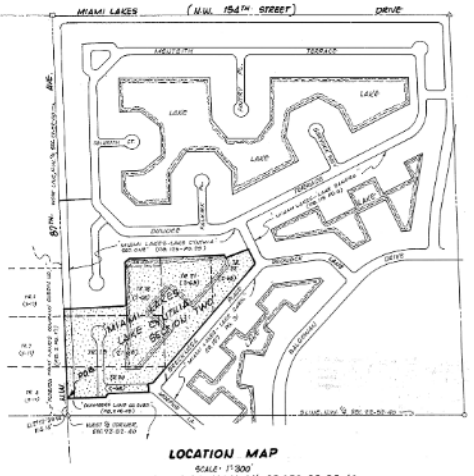
## SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY:

THAT THE ATTACHED PLAT OF "MIAMI LAKES-LAKE CYNTHIA SECTION TWO" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED UNDER OUR DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH CHAPTER 177 (PART I) FLORIDA STATUTES.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

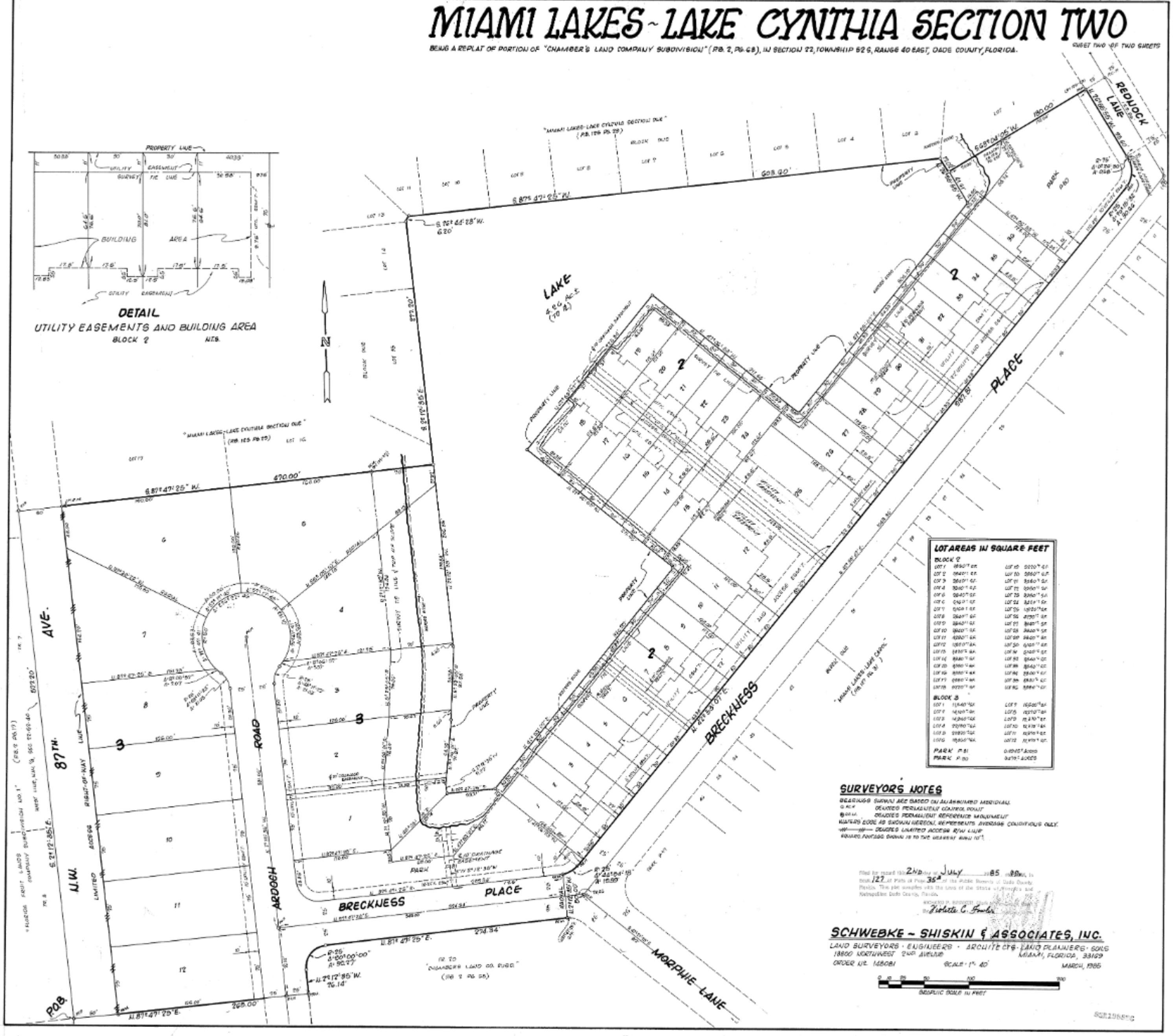
BY: _____ SEC. - TWP. - RGE.
JAMES P. SHISKIN
PROFESSIONAL LAND SURVEYOR # 1115
STATE OF FLORIDA




LOCATION MAP
SCALE: 1" 300'
PORTION OF THE N.W. 1/4 OF SEC. 22-52-40

SCHWEBKE - SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS · ENGINEERS · ARCHITECTS · LAND PLANNERS · SOILS
16500 NORTHWEST 2 ND AVENUE · MIAMI, FLORIDA, 33169
ORDER: LR 145081 SCALE: 1" 40' MARCH, 1986

0 20 40 80 120
GRAPHIC SCALE IN FEET


MIAMI LAKES~LAKE CYNTHIA SECTION TWO
BEING A REPLAT OF PORTION OF "CHAMBER'S LAND COMPANY SUBDIVISION" (P.B. 2, PG. 68), IN SECTION 22, TOWNSHIP 52 S, RANGE 40 EAST, DADE COUNTY, FLORIDA.
SHEET TWO OF TWO SHEETS
DETAIL
UTILITY EASEMENTS AND BUILDING AREA
BLOCK 2
N.T.S.
PROPERTY LINE
UTILITY EASEMENT
SURVEY TIE LINE
BUILDING AREA
LAKE
REDLOCK LANE
BRECKNESS PLACE
N.W. 87TH AVE.
ARDOCH ROAD
MORPHIE LANE
P.O.B.
PARK
LIMITED ACCESS RIGHT-OF-WAY LINE
"MIAMI LAKES-LAKE CYNTHIA SECTION ONE" (P.B. 125 PG. 25)
"CHAMBERS LAND CO. SUBD." (P.B. 2 PG. 68)
LOT AREAS IN SQUARE FEET
BLOCK 2
BLOCK 3
PARK P-81
PARK P-80
SURVEYORS NOTES
BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
P.C.P. DENOTES PERMANENT CONTROL POINT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
WATERS EDGE AS SHOWN HEREON, REPRESENTS AVERAGE CONDITIONS ONLY.
DENOTES LIMITED ACCESS R/W LINE
SQUARE FOOTAGE SHOWN IS TO THE NEAREST EVEN 10'±
Filed for record this 2ND day of JULY 1985
Book 127 of Plats at Page 35² of the Public Records of Dade County, Florida. This plat complies with the Laws of the State of Florida and Metropolitan Dade County, Florida.
By Violette C. Fowler
SCHWEBKE ~ SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS · ENGINEERS · ARCHITECTS · LAND PLANNERS · SOILS
18800 NORTHWEST 2ND AVENUE
MIAMI, FLORIDA, 33169
ORDER NO. 148081
SCALE: 1" = 40'
MARCH, 1985
GRAPHIC SCALE IN FEET