4

Survey, Legal Description and Plat

LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
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- COLUMN (CIRCULAR)
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- ELEVATIONS PER N.G.V.D.
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VCP denotes VITRIFIED CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

Parcel 1:

Lots 8 through 13, inclusive and Lots 26 through 29, inclusive, all in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

All of the North-South Alley, which extends from Sevilla Avenue to Palermo Avenue, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

And

All that part of the East-West Alley in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof; as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, which lies west of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

LESS

That portion of the North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 14 through 25, inclusive, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 10:

Lot 45, Block 31, of CRAFTS SECTION OF CORAL GABLES, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 12:

Lots 12 and 13, in Block 33, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 14:

Lots 1, 2, 3, 16, 17, 18 and 19, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public Records of Miami-Dade County, Florida; AND Lots 6 and 7, less the northeasterly 107.5 ft. thereof, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 15:

INTENTIONALLY DELETED (Partial Release recorded in O.R. Book 27291, Page 2036)

Parcel 16:

Lots 14 and 15 and the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

Lots 10 and 11, in Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 19:

Northeasterly 107.5 feet of Lots 6 and 7, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 20:

Lots 8 and 9, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Together With:

All of the lands as contained in that certain record plat of "PONCE PLACE VILLAS EAST," according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida.

Together With:

All that portion of the East-West Alley in Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, which lies East of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Together With:

All that portion of the North-South Alley in Block 30, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, which lies South of the Easterly extension of the North line of Lot 1, Block 30, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

Agave Ponce, LLC
2901 Ponce, LLC
First American Title Insurance Company
Bilzin Sumberg Baena Price & Axelrod, LLP

I HEREBY CERTIFY:

That the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Schwebke-shiskin & Associates, Inc.

By:__________________ Date:
Mark Steven Johnson, Secretary-Treasurer
Professional Land Surveyor No.4775
State of Florida

NOTE:

The following exceptions are contained within Schedule B, Section II of that certain Title Commitment No. 3534770 prepared by Fidelity National Title Insurance Company, effective date June 7, 2011 at 8:00 a.m., and, to the extent they are a matter of survey and can be plotted on this survey, are shown hereon or otherwise noted (numbers refer to the exceptions as specifically noted in the referenced commitment).

8. Easements recorded December 16, 1924 under Clerk's File Number 117788 in Deed Book 466, Page 399, of the Public Records of Miami-Dade County, Florida. (As to Parcel 2, 5 and 14) - "Merrick Easements" (affect property, not plotted on survey - see Surveyor's Notes)

9. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded at Deed Book 1304 at Page 9, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1, 3 through 9, 11, 12, 13, 14 and 19) - "Merrick Easements" (affect property, not plotted on survey - see Surveyor's Notes)

10. Telephone and Telegraph Easement in favor of South Atlantic Telephone and Telegraph Company granted in Deed recorded in Deed Book 839, at Page 106, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) - (affects property - transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

11. Water Service Easement in favor of Consumers Water Company referenced in Bill of Sale recorded in Deed Book 939, at Page 443, assigned to Consumer's Water Company by instrument recorded in Deed Book 1004, at Page 499, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) - (affects property - transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

12. Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, at Page 435, assigned to Florida Power & Light Company by instrument recorded in Deed Book 1004, at Page 496, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) - (affects property - transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

13. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the following Deeds recorded in Deed Book 1000, Page 197; Deed Book 1054, Page 504; Deed Book 1331, Page 474; Deed Book 756, Page 468; Deed Book 1104, Page 100; Deed Book 905, Page 229; Deed Book 1045, Page 433 and Deed Book 576, Page 98, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 and 3) - "Merrick Easements" (affect property, not plotted on survey - see Surveyor's Notes)

14. Easement and Right-of-Way recorded in Official Records Book 6988, Page 708, of the Public Records of Miami-Dade County, Florida. (As to Parcel 1)(terminated by City of Coral Gables Ordinance 2006-24 and therefore not plotted).

15. Easements and Restrictions contained in Ordinance No. 2527 recorded December 5, 1984 in Official Records Book 12344, Page 1016, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4, 5, 6, 7, 8, 9, 11 and 13) - (vacates Avenue Catalonia and reserves a 20 foot utility easement designated therein, the utility easement was later vacated by City of Coral Gables Ordinance 2006-24, terminated and therefore not plotted).

16. Easements contained in Warranty Deed recorded in Deed Book 1305, Page 433 and Restrictions contained in Deed recorded in Deed Book 1143, Page 370, of the Public Records of Miami-Dade County, Florida. (As to Parcel 5) - "Merrick Easements" (affect property, not plotted on survey - see Surveyor's Notes)

17. Easement recorded June 22, 1951 in Deed Book 3457, Page 274, of the Public Records of Miami-Dade County, Florida. (As to Parcels 6, 7, 8, 9 and 11) (10 foot water easement plotted hereon, noting that this easement is or can be terminated in coordination of the donation of newly completed water facilities abandoning and replacing water lines previously necessitating this easement)

18. Easements and Restrictions contained in Ordinance No. 2129 recorded in Official Records Book 8994, Page 1545, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14) (Ordinance vacating road in Catamal Corner, see exception 19, reserving easements as noted in Catamal Corner, said easements were vacated by City of Coral Gables Ordinance 2006-24 and therefore not plotted)

19. Dedications, Easements, Reservations and other matters, as shown on the Plat of CATAMAL CORNER, as recorded in Plat Book 102, Page 69, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14)(easements reserved herein were terminated by City of Coral Gables Ordinance 2006-24 and therefore are not plotted)

20. Easements and Covenants in the Agreement by and between the City of Coral Gables, Florida and Catamal Realty, Inc., and Rainforth Foundation recorded August 28, 1970 in Official Records Book 6959, Page 33, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14)(not plottable and "platted over" by Catamal Corner, see exception 19)

21. Declaration of Restrictive Covenants recorded April 3, 2007 in Official Records Book 25500, Page 2577, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 to 14 and Parcels 16 to 20)(not plottable, permits construction fence within public right-of-way to protect site and public subject to conditions)

22. Agreement for Water Facilities Between Miami-Dade County and Ponce Circle Developers, LLC, recorded June 18, 2007 in Official Records Book 25712, Page 959, amended by Addendum Number One recorded September 16, 2008 in Official Records Book 26568, Page 2267, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 to 14 and Parcels 16 to 20)(affects property as a whole, not plottable)

23. Hold Harmless & Restrictive Covenant Encroachment Agreement between Ponce Circle Developers, LLC, and the City of Coral Gables recorded April 2, 2008 in Official Records Book 26302, Page 3634, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (affects property as a whole, not plottable)

24. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3215, of the Public Records of Miami-Dade County, Florida. (As to Parcel 11)(not plottable)

Continued to right

Note (continued):

25. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3217, of the Public Records of Miami-Dade County, Florida. (As to Parcel 8) (not plottable)

26. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3219, of the Public Records of Miami-Dade County, Florida. (As to Parcel 9) (not plottable)

27. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4986, of the Public Records of Miami-Dade County, Florida. (As to Parcel 4) (not plottable)

28. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4988, of the Public Records of Miami-Dade County, Florida. (As to Parcel 13) (not plottable)

29. Covenants, conditions and restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income , as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the Declaration of Restrictive Covenants recorded June 13, 2008 in Official Records Book 26429, Page 4087, affected by Affidavit recorded April 27, 2011 in Official Records Book 27667, Page 4816, as may be amended from time to time, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (not plottable)

30. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of PONCE PLACE VILLAS EAST recorded in Plat Book 168, Page(s) 42, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4 through 9, 11 and 13) (not plottable)

31. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal "Helping Families Save Their Homes Act" of 2009. (not plottable)

SURVEYOR'S NOTES:

1. This sketch represents a "Boundary Survey" with elevations.

2. There are no visible encroachments, other than those shown hereon.

3. The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. No attempt was made by this firm to locate wall or fence footers/foundations.

6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.

7. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 12086C0457L, Community No. 120639, Panel No. 0457, Suffix L, of map dated September 11, 2009.

8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.

9. All those exceptions, to which they are a matter of survey, as contained in that certain Title Commitment No. 3534770 prepared by Fidelity National Title Insurance Company, effective date June 7, 2011 at 8:00 a.m..

10. Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon.

11. Benchmark A: P.K. nail & brass washer on top of curb at front of sidewalk at the southwest corner of Ponce De Leon Boulevard and Avenue Almeria. Elevation=10.81 N.G.V.D. (11.07 City of Miami Mean Low Water Bay Datum).

12. Benchmark B: 2" square on top of curb at the northwest corner of Avenue Malaga and Galiano Street. Elevation=12.46 N.G.V.D. (12.72 City of Miami Mean Low Water Bay Datum).

13. The underground water and sewer utility items shown hereon represent an approximate location of said utilities as shown on certain atlas sheets obtained from Miami-Dade Water & Sewer Authority and augmented by field locations by this firm and are subject to the accuracy of the information provided.

14. Portions of the lands described herein are subject to utility easements pursuant to Deed Book 1304, Page 9, of the Public Records of Miami-Dade County, Florida.

15. The lots contained within the subject property were first platted and conveyed subject to many standard conditions and reservations established by Coral Gables Corporation in form deeds. Among these reservations were five foot rear easements and three foot easements along side lot lines "when necessary". While encumbering the underlying lands, historically they are generally not enforced unless they are accommodating existing facilities. It is important to note that the particular lands included in this survey have completed a development review process which the current project improvements are part of. Although incomplete, the improvements and utility services related to them have been coordinated and approved by all participating utility providers without the reliance on any of these historic easements.

16. The title description for the subject lands contains an equivalent reference for Parcels 4 through 9, 11 and 13 to PONCE PLACE VILLAS EAST as recorded in Plat Book 168 at Page 42. While these parcels have all been re-platted and are wholly within PONCE PLACE VILLAS EAST, they do not comprise all of the lands within said plat, further the limit of the reference parcels at the northwest limit (in proximity to former Avenue Catalonia) is not coincident within the re-platted Lot lines and Tract lines within said plat.

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD: (954) 435-7010 FAX: (954) 438-3288

Drawn By: Dino	Survey Date: 6-21-2011	Checked By: MSJ	Date:
Order No. 198957	F.B. No.: SD-5174/40 Pg.11	Scale: AS SHOWN
FILE NO. AJ-4843 A		Sheet 1 of 4 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

Date:	Remarks:	By:
4/26/13	UpDate Survey; Order No.200056; SD-517c, Pg. 11	Dino
2/4/14	UpDate Survey; Order No.202436; sketch	J.G.H.

FILE NO. AJ-4843 A

K:\175441\PONCE PLACE PROJECT 2011\dwg\Ponce Place Project ALTA 04-2013.dwg

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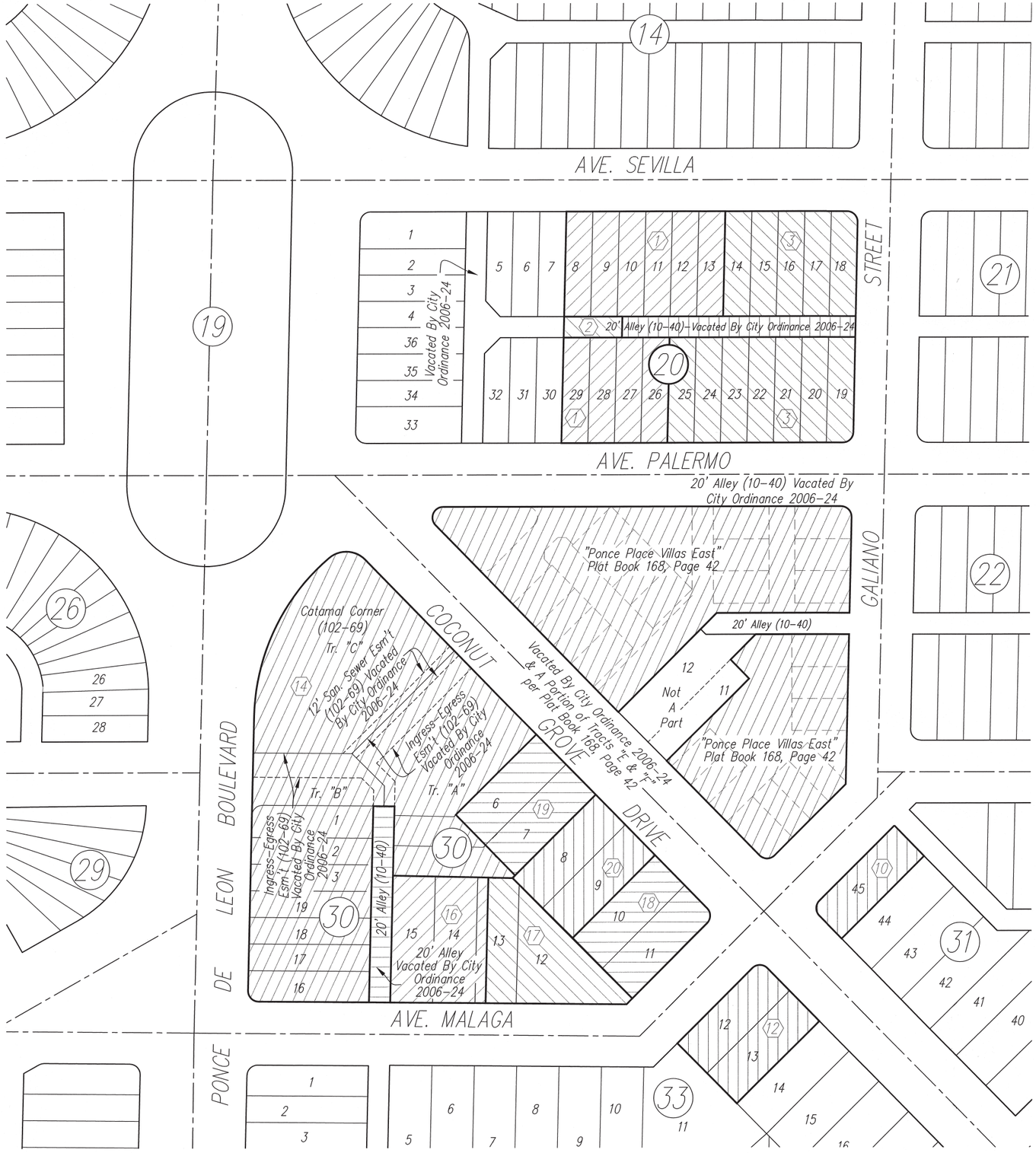

Scale: 1"=50'

NORTH

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD: (954) 435-7010 FAX: (954) 435-3388

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

Drawn By: Dino	Survey Date: 9-21-2011
Drawn No. 168857	F.B. No.: SD-57/40 Pg.11
Checked By: MG	Date:
Scale: AS SHOWN	
Sheet 2 of 4	Sheet(s)
FILE NO. AJ-4843 A	

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Ponce, LLC.
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

Date:	Remarks:	By:
1/25/13	Update Survey, Enter No.000008, SD-57/6, Pg. 11	Dino
2/21/13	Update Survey, Enter No.000008, sheets	JJSK

FILE NO. AJ-4843 A

K:\J75443\PONCE PLACE PROJECT 2013\dwg\Ponce Place Project ALTA 04-2013.dwg

See Sheet 4 of 4

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- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-5 INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- PRESSURE VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM DRAIN
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY TYPE
- UTILITY HAND HOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP SYMBOL
- PARKING BY PERMIT

R denotes RADIUS
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CONC denotes CONCRETE
CLF denotes CHAIN LINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND BRASS DISC & NAIL
S.N.D. denotes SET LB-87 BRASS DISC & NAIL
CL. denotes CLEAR
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VCP denotes VITRIFIED CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE

PALERMO AVENUE
GALIANO STREET
MALAGA AVENUE
PONCE DE LEON BOULEVARD
COCONUT GROVE DRIVE
VACANT
NOT A PART
20' PUBLIC ALLEY (P.B. 10, Page 40)
3 Story C.B.S. Historic Building # 3001
2 Story C.B.S Building # 3001
1 Story C.B.S. No.3101
3-STORY C.B.S. Condominium
1-STORY C.B.S.
Crossed-Hatched Area is Alley Vacated By City Ordinance 2006-24
Temporary Chain Link Construction Fence
Limited Access Right-of-Way Line
Ramp with Dimple Warning Strip
Scale: 1"=30'
NORTH

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS
LAND PLANNERS • ENGINEERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD: (954) 435-7010 FAX: (954) 435-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch, represents a "Boundary Survey."

Drawn By: Dino	Survey Date: 4-21-2011	Checked By: MSJ	Date:
Order No. 188857	F.B. No.: SS-3176/40 Pg's1	Scale: AS SHOWN	
FILE NO. AJ-4943 A		Sheet 3 of 4	Sheet(s)

REVISIONS

Date:	Remarks:	By:
7/5/11	Update Survey, Add Ex. Pg. 11	JDA
10/6/11	Update Survey, Order No.188857, per SSS	JDA

FILE NO. AJ-4943 A

K:\37543\PONCE PLACE PROJECT 2011\dwg\Ponce Place Project ALTA 04-2011.dwg

LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS PER M.G.V.D.
- FIRE HYDRANT
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- F.P.L. TRANSMISSION POLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
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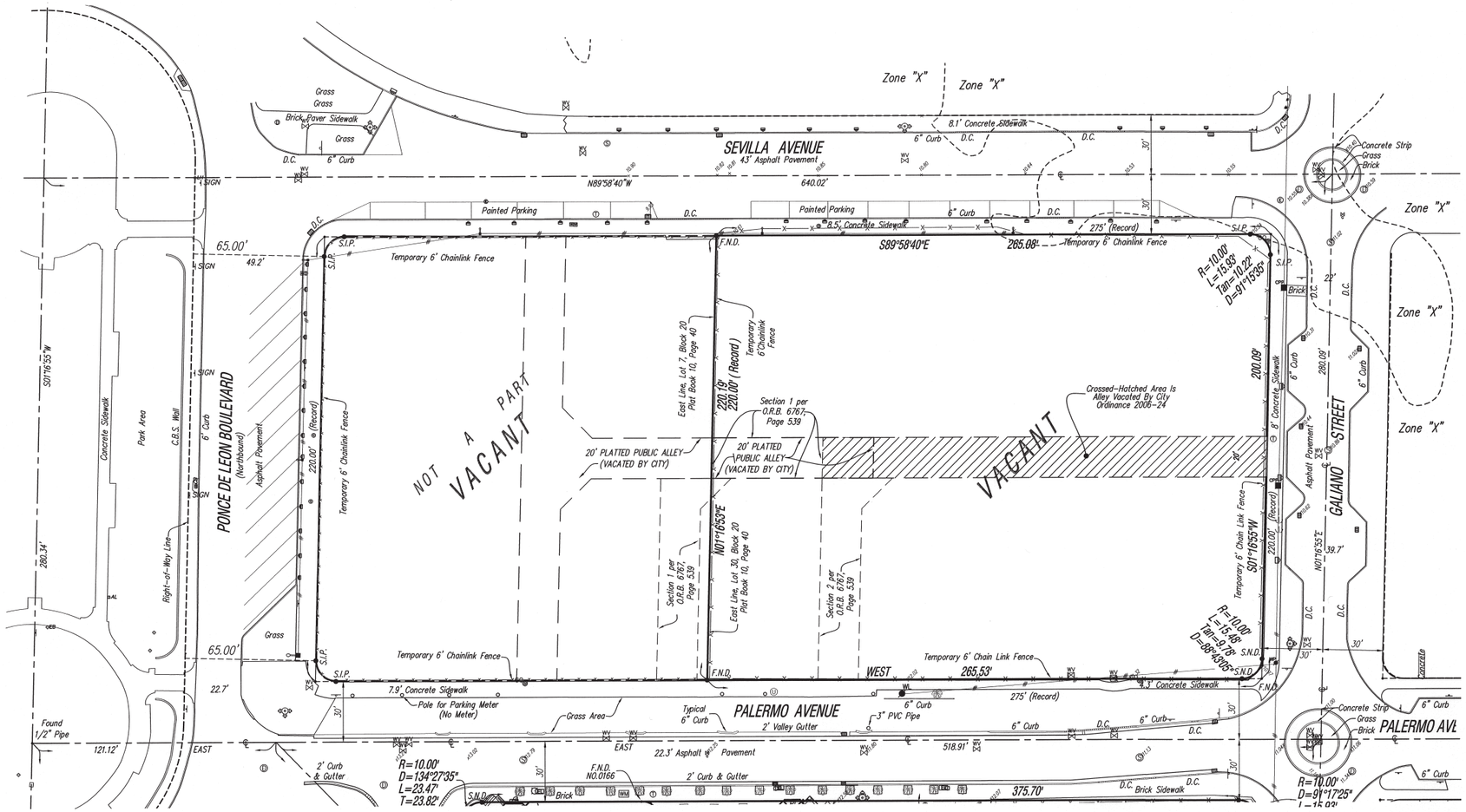

See Sheet 3 of 4

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc. (LB-87)
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Drawn By: Dino	Survey Date: 6-21-2011	Checked By: MSI	Date:
Order No. 198837	F.B. No.: SS-5170/40 Pg.17	Scale: AS SHOWN	
FILE NO. AJ-4843 A		Sheet 4 of 4	Sheet(s)

REVISIONS

Date	Remarks	By:
7/5/13	Update Survey, Order No.198837	JDA
7/17/13	Update Survey, Order No.198837A sheets 1to, 3 & 11	

FILE NO. AJ-4843 A

R:\37544\PONCE PLACE PROJECT 2013\dwg\Ponce Place Project ALTA 04-2013.dwg

LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
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CHECK VALVE ASSEMBLY
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COLUMN (CIRCULAR)
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GAS PUMP
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GROUND LIGHTING
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IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
PRESSURE VACUUM BREAKER ASSEMBLY
PROPERTY LINE
CO OR SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM DRAIN
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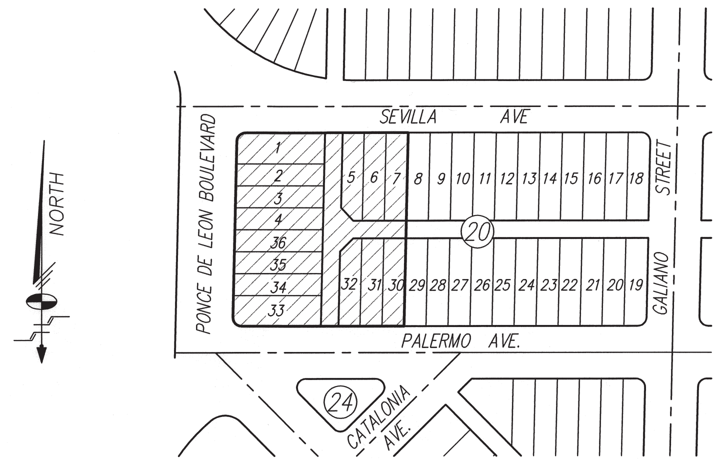


LOCATION MAP

SCALE=1'=100'

LEGAL DESCRIPTION:

Lots 1 through 7, inclusive, and Lots 30 through 36, all in Block 20, of "CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

That portion of North-South alley and the portion of East-West alley which lies West of the East property line Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

containing 42,821 square feet, more or less (0.98 acres, more or less)

SURVEYOR'S NOTES:

1. This sketch represents an "A.L.T.A./A.C.S.M. LAND TITLE SURVEY."

2. There are no visible encroachments, other than those shown hereon.

3. The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. No attempt was made by this firm to locate wall or fence footers/foundations.

6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.

7. The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency (the Property lies within Federal Flood Zone "X" of the Flood Insurance Rate Map No. 12086C0457L, identified as Community No. 120650, Panel No. 0457, Suffix L, bearing an effective date of September 11, 2009.

8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.

9. All those exceptions, to which they are a matter of survey, as contained in Schedule BII of that certain title commitment no. 5011612-1062-2944045 prepared by First American Title Insurance Company, effective Date March 28, 2013 at 11:59 p.m., to the extent that can be plotted, are shown hereon..

10. Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon. Variances from code may exist based on site plan approvals obtained during permitting processes

11. Benchmark A: P.K. nail & brass washer on top of curb at front of sidewalk at the southwest corner of Ponce De Leon Boulevard and Almeria Avenue. Elevation=10.81 N.G.V.D..

12. Benchmark B: 2" square on top of curb at the northwest corner of Malaga Avenue and Galiano Court. Elevation=12.46 N.G.V.D..

13. The underground water and sewer utility items shown hereon represent an approximate location of said utilities as shown on certain atlas sheets obtained from Miami-Dade Water & Sewer Authority and augmented by field locations by this firm and are subject to the accuracy of the information provided.

14. The lands described hereon contain 42,821 square feet, more or less (0.98 acres, more or less).

13. Unless stated otherwise, this firm does not certify the extent to which the subject property complies with applicable zoning requirements, regulations and/or restrictions.

14. The bearings shown hereon relate to an assumed bearing (East) along the centerline of Palermo Avenue per Plat Book 168, Page 42, of the Public Records of Miami-Dade County, Florida.

15. The lots contained within the subject property were first platted and conveyed subject to many standard conditions and reservations established by Coral Gables Corporation in form deeds. Among these reservations were five foot rear easements and three foot easements along side lot lines "when necessary". While encumbering the underlying lands, historically they are generally not enforced unless they are accommodating existing facilities. It is important to note that the particular lands included in this survey have completed a development review process which the current project improvements are part of. Although incomplete, the improvements and utility services related to them have been coordinated and approved by all participating utility providers without the reliance on any of these historic easements.

CERTIFIED TO:
Agave Ponce, LLC
2901 Ponce, LLC
First American Title Insurance Company
Bilzin Sumberg Baena Price & Axelrod, LLP

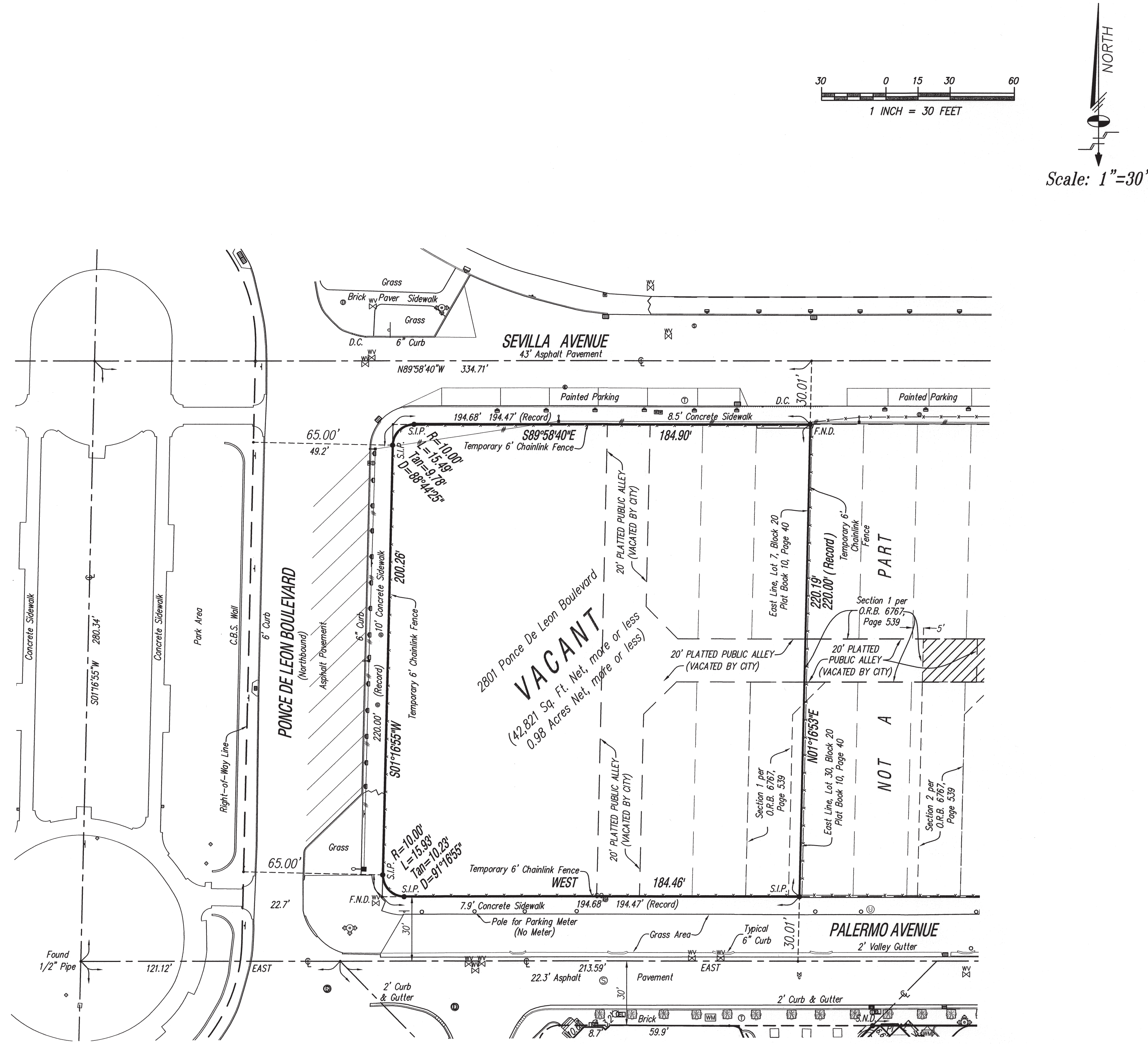
I HEREBY CERTIFY:

That this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by American Land Title Association and National Society of Professional Surveyors, and includes Items 1, 2, 3, 4, 8, 9, 11(a) and 14 of Table "A" thereof. The field was completed on April 26, 2013.

This Survey complies with the "Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Schwebke-Shiskin & Associates, Inc.

By:______________________________
Mark Steven Johnson Sec'y/Treasurer
Professional Surveyor & Mapper No.4775
State of Florida



TITLE DATA:

All those exceptions contained in Schedule BII of that certain title commitment no. 5011612-1062-2944045 prepared by First American Title Insurance Company, effective Date March 28, 2013 at 11:59 p.m., are as follows:

- Item 9) Warranty Deed, ORB 1304, Page 9 (does not affect property)
- Item 10a) Easements, ORB 839, Page 106 (affects property, blanket)
- Item 10b) Assignment, ORB 506, Page 37
- Item 11a) Easements, ORB 939, Page 443 (affects property, blanket)
- Item 11b) Indenture, ORB 1004, Page 499 (affects property, blanket)
- Item 12a) ORB 939, Page 435 (affects property, blanket)
- Item 12b) Deed, ORB 1004, Page 496 (affects property, blanket)
- Item 13) Deed For Alley, ORB 6767, Page 539 (as plotted hereon)
- Item 14) Declaration of Restrictive Covenants, ORB 25500, Page 2577 (affects property, blanket)
- Item 15) Agreement for Water Facilities..., ORB 25712, Page 959 (affects property, blanket)
- Item 16) Partial Assignment and Assumption of Approvals, ORB 26229, Page 493 (affects property, blanket)
- Item 17) Declaration of Restrictive Covenants, ORB 26429, Page 4087 (affects property, blanket)
- Item 18) Ordinance No. 2006-24, ORB 27780, Page 2628 (affects property, blanket)

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LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD: (954) 435-7010 FAX: (954) 438-3288

Drawn By: Dino	Survey Date: 6-21-2011	Checked By: MSJ	Date:
Order No. 198957	F.B. No.: SD-5174/40 Pg.11	Scale:	AS SHOWN
FILE NO.	AJ-4843	Sheet 1 of 1 Sheet(s)	

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

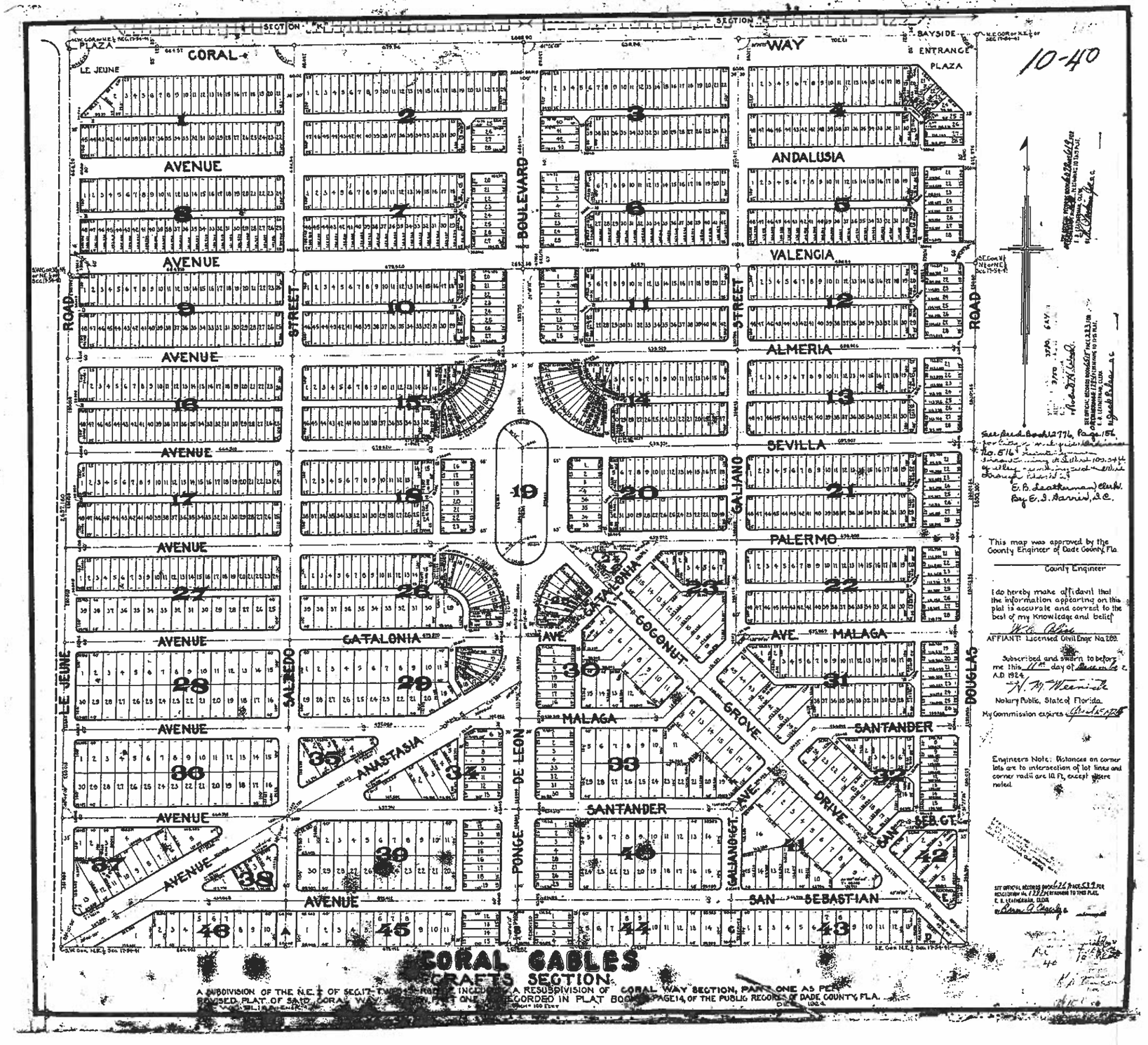
Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

Date:	Remarks:	By:
4/26/13	UpDate Survey; Order No.200056; SD-517e, Pg. 14	Dino
2/4/14	UpDate Survey; Order No.202438; sketch	J.G.H.

FILE NO. AJ-4843

K:\175441\PONCE PLACE PROJECT 2011\dwg\Ponce Place Project ALTA 04-2013-West Half Block 20.dwg


10-40
CORAL WAY
LE JEUNE PLAZA
BAYSIDE ENTRANCE PLAZA
SECTION
AVENUE
ANDALUSIA
VALENCIA
ALMERIA
SEVILLA
PALERMO
CATALONIA
MALAGA
SANTANDER
SAN SEBASTIAN
ROAD
STREET
BOULEVARD
GALIANO
DOUGLAS
SALZEDO
PONCE DE LEON
GALIANO CT.
COCONUT GROVE DRIVE
ANASTASIA
LE JEUNE
CORAL GABLES
CRAFTS SECTION
A SUBDIVISION OF THE N.E. ¼ OF SEC. 17-T. 54 S. - R. 41 E. INCLUDING A RESUBDIVISION OF CORAL WAY SECTION, PART ONE AS PER REVISED PLAT OF SAID CORAL WAY SECTION, PART ONE AS RECORDED IN PLAT BOOK PAGE 14, OF THE PUBLIC RECORDS OF DADE COUNTY, FLA.
DEC. 1924.
See Deed Book 12776, Page 156 for Lots 1 & 2 of Lot 1 Block No. 516 [illegible]
E. B. Leatherman, Clerk.
By E. J. Harris, D.C.
This map was approved by the County Engineer of Dade County, Fla.
County Engineer
I do hereby make affidavit that the information appearing on this plat is accurate and correct to the best of my knowledge and belief
AFFIANT: Licensed Civil Engr. No. 289.
Subscribed and sworn to before me this 11th day of December A.D. 1924.
Notary Public, State of Florida.
My Commission expires
Engineers Note: Distances on corner lots are to intersection of lot lines and corner radii are 10 ft, except where noted.
SEE OFFICIAL RECORDS BOOK 626 PAGE 539 FOR RESCISSION No. 12776 REFERENCE TO THIS PLAT.
E. B. LEATHERMAN, CLERK
BY

PONCE PLACE VILLAS EAST

PLAT BOOK 168
PAGE 42

SHEET 1 OF 2 SHEETS

BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 24, "CORAL GABLES CRAFTS SECTION", PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 2006-24. LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
BUSINESS LICENSE No. LB # 87
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288 DADE: (305)652-7010 FAX: (305)652-8284
11941 S.W. 144th. STREET, MIAMI, FLORIDA 33186 TEL: (305) 233-9210 FAX: (305) 251-1183
JANUARY, 2008

CFN 2007R0376212
PLT Bk 00168 Pg 0042I (2pgs)
RECORDED 05/22/2009 14:52:04
HARVEY RUVIN, CLERK OF COURT
LAST PAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "PONCE PLACE VILLAS EAST," THE SAME BEING A REPLAT OF A PORTION OF BLOCKS 23 AND ALL BLOCK 24, "CORAL GABLES CRAFTS SECTION," PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE NUMBER 2006-24. LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL OF BLOCK 23 AND 24, "CORAL GABLES CRAFTS SECTION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THOSE PORTIONS OF AVENUE CATALONIA AND THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY LYING ADJACENT AND WITHIN SAID BLOCKS AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527 (ADOPTED NOVEMBER 20, 1984) AND CITY OF CORAL GABLES ORDINANCE NO. 2006-24.

LESS AND EXCEPT THEREFROM LOT 12 AND THE SOUTHWEST 110.00 FEET OF THE NORTHWEST 25.00 FEET OF LOT 11, BLOCK 23 OF SAID "CORAL GABLES CRAFTS SECTION."

THAT AN EXPRESSED PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND THAT PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 2006-24, LYING WITHIN THE LIMITS OF THIS PLAT.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT THE AVENUE PALERMO, GALIANO STREET, AVENUE MALAGA AND COCONUT GROVE DRIVE 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 INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS AND AIR-CONDITIONERS.
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 ALL NEW ELECTRIC AND COMMUNICATION LINES , EXCEPT TRANSMISSIONS LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

TRACTS "B" AND "E" AS SHOWN ON THE ATTACHED PLAT ARE NOT BUILDING SITES AND ARE HEREBY RESERVED FOR COMMON AREA, AS A MEANS OF PUBLIC INGRESS-EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNER'S ASSOCIATION.

TRACTS "C" AND "F" AS SHOWN ON THE ATTACHED PLAT ARE NOT . BUILDING SITES AND ARE HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE ABUTTING PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND AS A MEANS OF ..... INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNERS ASSOCIATION.

TRACT "D" AS SHOWN ON THE ATTACHED PLAT IS NOT A BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA, AND AS A MEANS OF OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNER'S ASSOCIATION.

TRACTS "G" AS SHOWN ON THE ATTACHED PLAT IS NOT A BUILDING SITE AND IS HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE ABUTTING PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND AS A MEANS OF INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A CITY OF CORAL GABLES APPROVED HOMEOWNER'S ASSOCIATION.

THE LIMITED ACCESS RIGHT OF WAY LINES AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ADJOINING ROADS.

OWNER'S PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PONCE PLACE VILLAS EAST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PARTS I AND III), FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc. (LB#87)
11941 S.W. 144th. STREET, MIAMI, FLORIDA 33186 TEL. NO.(305) 233-9210 FAX NO.(305) 251-1183

BY: [signature] SECRETARY AND TREASURER DATE April 11, 2008
MARK STEVEN JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 4775
STATE OF FLORIDA

IN WITNESS WHEREOF:

THAT PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 8 DAY OF APRIL A.D.2008.

Ponce Circle Developers, L.L.C., a Florida Limited Liability Company

WITNESS: [signature]
PRINT NAME: John V. De la Vignoni
WITNESS: [signature]
PRINT NAME: Vanessa Ballestas

BY: [signature] PRESIDENT
PRINT NAME: RALPH A. SANCHEZ

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) S.S.

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RALPH A. SANCHEZ, PRESIDENT OF PONCE CIRCLE DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 8 DAY OF April A.D., 2008.
COMMISSION NO. DD738158
MY COMMISSION EXPIRES: DECEMBER 2, 2011

[signature]
PRINT NAME: Rosella Nientschk-Suhr
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT, DATED JANUARY 24, 2007, AND RECORDED ON JANUARY 26, 2007 IN OFFICIAL RECORDS BOOK 25312, AT PAGE 4275, 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 U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY EDDIE DIAZ, SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ROBERT YON, VICE PRESIDENT, THIS 8 DAY OF May A.D., 2008.

U.S CENTURY BANK,
a Florida Banking Corporation

ATTESTED: [signature] VICE PRESIDENT
PRINT NAME: Robert Yon
BY: [signature] SENIOR VICE PRESIDENT
PRINT NAME: EDDIE DIAZ

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) S.S.

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDDIE DIAZ, AND Robert Yon, SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF U.S. CENTURY BANK, A FLORIDA BANKING CORPORATION, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 8th DAY OF May A.D., 2008.
COMMISSION NO. DD671677
MY COMMISSION EXPIRES: May 8, 2011

[signature]
PRINT NAME: Carmen O. Guardarrama
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

NOTE: LANDS SUBJECT TO EASEMENTS AND RESERVATIONS, AS APPLICABLE, PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 1304 AT PAGE 9 OF PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

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 FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED MAY 26, 2005, AND RECORDED ON MAY 31, 2005 IN OFFICIAL RECORDS BOOK 23423, AT PAGE 0571, 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 FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF, BY James J. Partridge SENIOR VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY Elsie M. Alvarez SENIOR VICE PRESIDENT, THIS 9 DAY OF April A.D., 2008.

FIRSTBANK PUERTO RICO (MIAMI AGENCY),
an International Banking Agency under the Laws of the State of Florida

ATTESTED: [signature] SENIOR VICE PRESIDENT
PRINT NAME: Elsie M Alvarez
BY: [signature] SENIOR VICE PRESIDENT
PRINT NAME: James J Partridge

SEAL

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) S.S.

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, James J. Partridge, SENIOR VICE PRESIDENT AND Elsie M Alvarez, SENIOR VICEPRESIDENT AND ..., RESPECTIVELY OF FIRSTBANK PUERTO RICO (MIAMI AGENCY), AN INTERNATIONAL BANKING AGENCY UNDER THE LAWS OF THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME, TO BE THE OFFICERS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 9 DAY OF April A.D., 2008.
COMMISSION NO. DD687499
MY COMMISSION EXPIRES: June 20, 2011

E. Contreras
PRINT NAME: Evelina Contreras
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVALS:

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF SECTION 23 (66-68) OF THE CODE OF ORDINANCE 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(1) OF THE FLORIDA STATUTES.

CERTIFIED THIS 10th DAY OF July A.D., 2008.

BY: [signature] DIRECTOR
ALBERTO DELGADO, P.E.
CITY OF CORAL GABLES
DEPARTMENT PUBLIC WORKS

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 MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY Resolution NO.2008-78, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS 27th DAY OF MAY A.D. 2008.

SIGNED: [signature] MAYOR
DONALD D. SLESNICK

ATTEST: [signature] CITY CLERK
WALTER FOEMAN

MIAMI-DADE COUNTY APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS 23 DAY OF April A.D., 2009.

BY: [signature] DIRECTOR
MIAMI-DADE COUNTY, DEPARTMENT OF PUBLIC WORKS

RECORDING STATEMENT:

FILED FOR RECORD, THIS 22 DAY OF May A.D., 2009, AT 2:52 P.M., IN BOOK 168 OF PLATS, AT PAGE 42, 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: S.S. Edwards DEPUTY CLERK
5920

PONCE PLACE VILLAS EAST

PLAT BOOK 168
PAGE 42 ±

SHEET 2 OF 2 SHEETS

BEING A REPLAT OF BLOCKS 23 AND 24, "CORAL GABLES CRAFTS SECTION", PLAT BOOK 10 AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND PORTION OF THE RIGHTS-OF-WAY OF AVENUE CATALONIA, AND PORTION OF THAT CERTAIN 20 FOOT WIDE PLATTED ALLEY, AS VACATED PURSUANT TO CITY OF CORAL GABLES ORDINANCE 2527, ADOPTED NOVEMBER 20, 1984, AND ORDINANCE No. 2006-24. LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

Schwebke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS

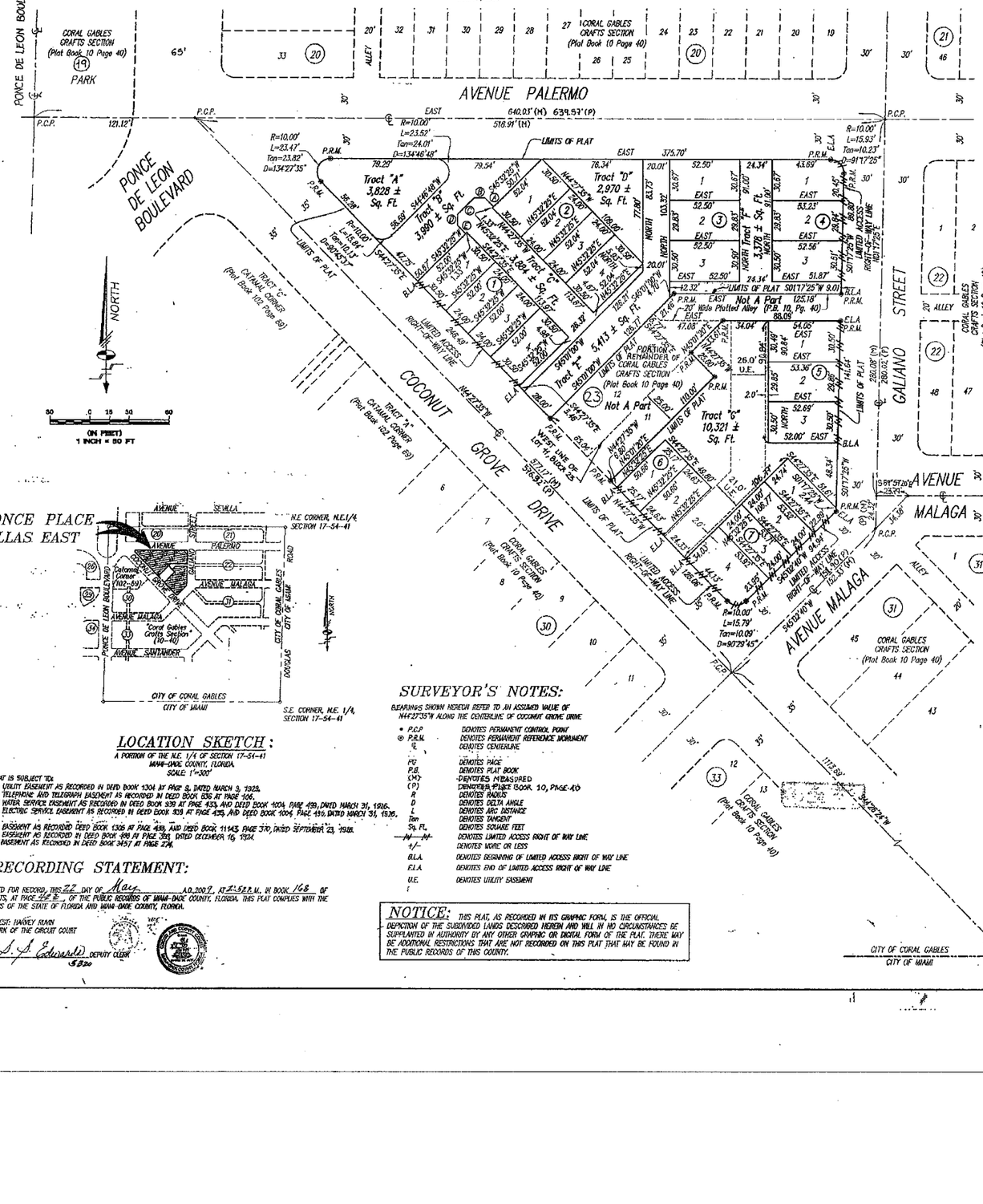
BUSINESS LICENSE No. LB # 87

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)436-7388 EMAIL: (305)652-7010 FAX: (305)652-8284

16941 S.W. 144th. STREET, MIAMI, FLORIDA 33196 TEL: (305) 233-9210 FAX: (305) 251-1163

JANUARY, 2008

20090376212



BEARING, DISTANCE TABLE:

(A)	N44°27'35"W, 9.06'
(B)	S00°32'25"W, 8.00'
(C)	S45°32'25"W, 17.62'
(D)	N89°27'35"W, 8.00'
(E)	S44°27'35"E, 8.99'

LOT AREA TABULATION:

BLOCK	LOT	(Sq. Ft.)
BLOCK 1	LOT 1	1,588 ±
	LOT 2	1,248 ±
	LOT 3	1,848 ±
	LOT 4	1,586 ±
TOTAL		6,868 ±
BLOCK 2	LOT 1	1,597 ±
	LOT 2	1,249 ±
	LOT 3	1,249 ±
	LOT 4	1,587 ±
TOTAL		5,672 ±
BLOCK 3	LOT 1	1,610 ±
	LOT 2	1,586 ±
	LOT 3	1,601 ±
TOTAL		4,777 ±
BLOCK 4	LOT 1	1,620 ±
	LOT 2	1,578 ±
	LOT 3	1,592 ±
TOTAL		4,790 ±
BLOCK 5	LOT 1	1,638 ±
	LOT 2	1,583 ±
	LOT 3	1,596 ±
TOTAL		4,817 ±
BLOCK 6	LOT 1	1,275 ±
	LOT 2	1,248 ±
TOTAL		2,523 ±
BLOCK 7	LOT 1	1,320 ±
	LOT 2	1,287 ±
	LOT 3	1,291 ±
	LOT 4	1,818 ±
TOTAL		5,716 ±

TRACT AREA TABULATION

TRACT	(Sq. Ft.)
TRACT "A"	3,828 ±
TRACT "B"	3,990 ±
TRACT "C"	3,884 ±
TRACT "D"	2,970 ±
TRACT "E"	5,413 ±
TRACT "F"	3,378 ±
TRACT "G"	10,321 ±
TOTAL	33,784 ±

LOCATION SKETCH:

A PORTION OF THE N.E. 1/4 OF SECTION 17-54-41
MIAMI-DADE COUNTY, FLORIDA.
SCALE: 1"=300'

THIS PLAT IS SUBJECT TO:
CERTAIN UTILITY EASEMENT AS RECORDED IN DEED BOOK 1304 AT PAGE 9, DATED MARCH 3, 1923.
CERTAIN TELEPHONE AND TELEGRAPH EASEMENT AS RECORDED IN DEED BOOK 836 AT PAGE 106.
CERTAIN WATER SERVICE EASEMENT AS RECORDED IN DEED BOOK 939 AT PAGE 433, AND DEED BOOK 1004, PAGE 439, DATED MARCH 31, 1916.
CERTAIN ELECTRIC SERVICE EASEMENT AS RECORDED IN DEED BOOK 939 AT PAGE 439, AND DEED BOOK 1004, PAGE 436, DATED MARCH 31, 1926.
CERTAIN EASEMENT AS RECORDED DEED BOOK 1306 AT PAGE 439, AND DEED BOOK 11143, PAGE 370, DATED SEPTEMBER 23, 1918.
CERTAIN EASEMENT AS RECORDED IN DEED BOOK 698 AT PAGE 201, DATED DECEMBER 16, 1924.
CERTAIN EASEMENT AS RECORDED IN DEED BOOK 3457 AT PAGE 274.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON REFER TO AN ASSUMED VALUE OF N44°27'35"W ALONG THE CENTERLINE OF COCONUT GROVE DRIVE.

• P.C.P.	DENOTES PERMANENT CONTROL POINT
⊙ P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
℄	DENOTES CENTERLINE
Pg	DENOTES PAGE
P.B.	DENOTES PLAT BOOK
(M')	DENOTES MEASURED
(P)	DENOTES PLACE BOOK 10, PAGE 40
R	DENOTES RADIUS
D	DENOTES DELTA ANGLE
L	DENOTES ARC DISTANCE
Tan	DENOTES TANGENT
Sq. Ft.	DENOTES SQUARE FEET
—LA—	DENOTES LIMITED ACCESS RIGHT OF WAY LINE
+/-	DENOTES MORE OR LESS
B.L.A.	DENOTES BEGINNING OF LIMITED ACCESS RIGHT OF WAY LINE
E.L.A.	DENOTES END OF LIMITED ACCESS RIGHT OF WAY LINE
U.E.	DENOTES UTILITY EASEMENT

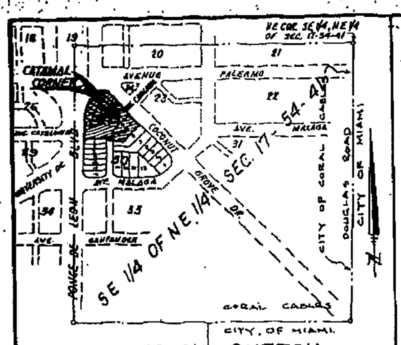
RECORDING STATEMENT:

FILED FOR RECORD, THIS 22 DAY OF May A.D. 2009, AT 2:52 P.M. IN BOOK 168 OF PLATS, AT PAGE 42 ±, 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: S. A. Edwards DEPUTY CLERK
$320

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.



LOCATION SKETCH
SCALE: 1" = 300'

102-69

CATAMAL CORNER

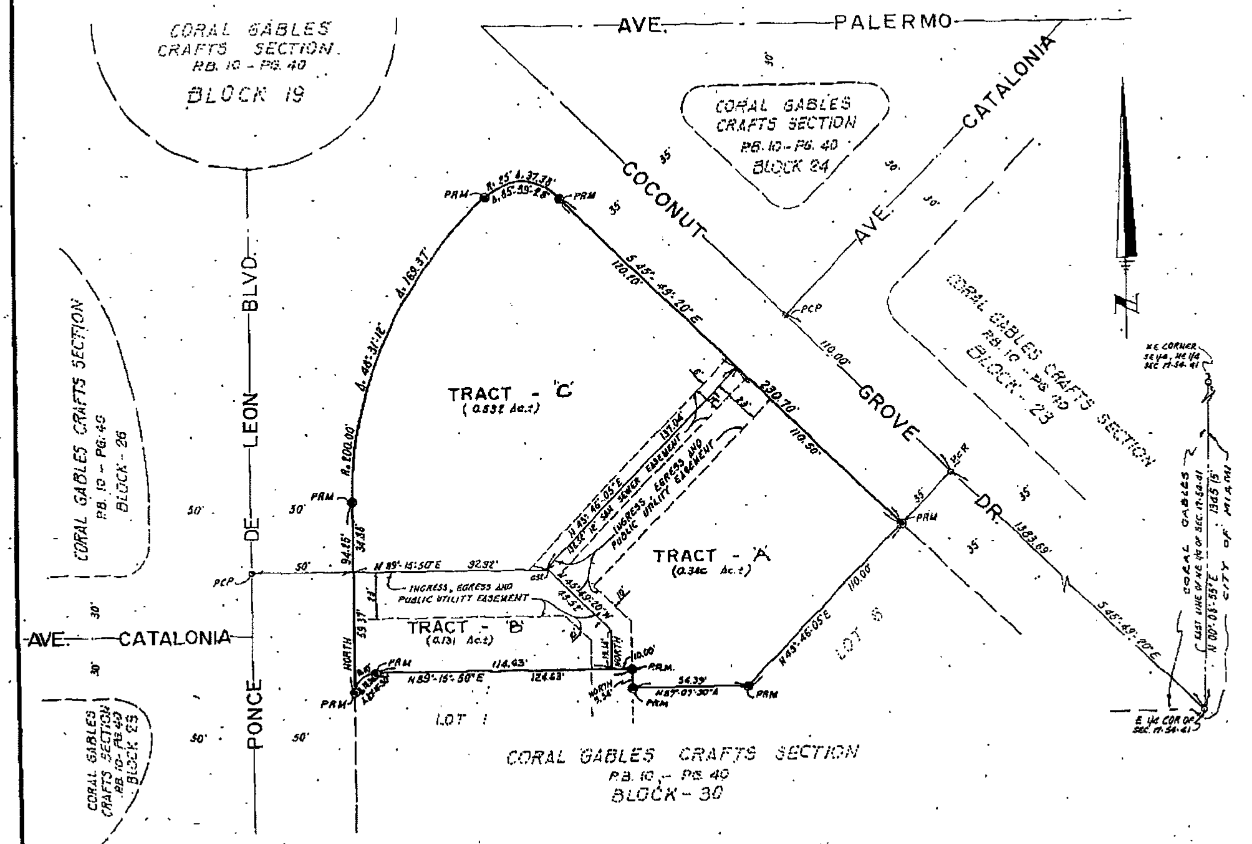
A REPLAT OF ALL BLOCK 25 AND LOTS 4 AND 5 OF BLOCK 30 "CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT BOOK 10, PAGE 40 OF THE DADE COUNTY, FLORIDA. LYING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST.
CITY OF CORAL GABLES, DADE COUNTY, FLORIDA.

GRAPHIC SCALE

DATE: AUGUST 27, 1974

SCALE: 1" = 30'

Prepared by:
DONALD W. McINTOSH AND ASSOCIATES INC.
581 N.E. 91st. Street MIAMI SHORES, FLORIDA, 33138



APPROVALS:

This Plat was approved and the foregoing dedications were accepted and approved by Ordinance No. 2129 passed and adopted by the City Commission of the City of Coral Gables, Florida this ___ 1974.

Approved: William W. Fagan, DIRECTOR OF PUBLIC WORKS — Attest: ___, CITY CLERK — ___, MAYOR

This Plat was approved by the Dade County, Florida, Planning Department, this ___ June 1975
By: ___ Director

This Plat was approved by the Dade County, Florida, Building and Zoning Department this 16th day of June 1975
By: ___ Director

This Plat was approved by the Dade County, Florida, Public Works Department this 25 day of June 1975
By: Ellis Holleman Jr. Director.

This Plat was approved and the foregoing dedications were accepted and approved by Resolution No. R-637-75 passed and adopted by the Board of County Commissioners of Dade County Florida this 17 day of June 1975

Attest: Clerk of Circuit Court
By: ___ Deputy Clerk
Signed: ___ Mayor

Filed for record this 30 day of June 1975, at 3:21 P.M. in Book 102 of Plats at Page 69 of the Public Records of Dade County, Florida. This Plat complies with the requirements of the laws of the State of Florida, and Metropolitan Dade County, Florida.
Richard P. Brinker, Clerk Circuit Court
By R.M. Bauel, D.C.
75R 131577

SURVEYORS NOTE:
● PRM Indicates Permanent Reference Monuments
○ PCP Indicates Permanent Control Points.
All bearings are based upon an assumed meridian.

IN WITNESS WHEREOF: RAINFORTH FOUNDATION has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its secretary this 10th day of September 1974.

RAINFORTH FOUNDATION

Attest: Helen R. Toomey, Secretary — By: Tom Maxey, President

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That before me this day personally appeared Tom Maxey and Helen R Toomey President and Secretary, respectively, of RAINFORTH FOUNDATION, a corporation organized under the laws of the State of Florida and authorized to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and Notarial seal at Coral Gables, Florida, this 10th day of September 1974.
My Commission expires: September 22, 1977

Carolyn Ball, Notary Public State of Florida

IN WITNESS WHEREOF: CATAMAL REALTY, INC. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its secretary this 10th day of September 1974

CATAMAL REALTY, INC.

Attest: Helen R. Toomey, Secretary — By: Barbara M. Maxey, President

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That before me this day personally appeared Barbara M. Maxey and Helen R. Toomey, President and Secretary respectively, of CATAMAL REALTY, INC. a corporation organized under the laws of the State of Florida and authorized to do business in the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation for the uses and purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and Notarial seal at Coral Gables, Florida, this 10th day of September 1974.
My Commission expires: September 22, 1977

Carolyn Ball, Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That RAINFORTH FOUNDATION, the owner and holder of that certain mortgage dated March 18, 1959 and filed for record April 11, 1959 in Official Records Book 1348 at Page 475 of the Public Records of Dade County, Florida, does hereby consent to the attached plat and joins in the above dedication.
IN WITNESS WHEREOF: The said RAINFORTH FOUNDATION has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 10th day of September 1974.

RAINFORTH FOUNDATION

Attest: Helen R. Toomey, Secretary — By: Tom Maxey, President

STATE OF FLORIDA SS
COUNTY OF DADE

I HEREBY CERTIFY: That before me this day personally appeared Tom Maxey, President, and Helen R. Toomey, Secretary, respectively of RAINFORTH FOUNDATION, to me well known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation and that it is the free act and deed of said corporation.

Witness my hand and official seal at Coral Gables, Florida, this 10th day of September 1974.
My Commission expires September 22, 1977

Carolyn Ball, Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That CATAMAL REALTY, INC., a Florida Corporation, and RAINFORTH FOUNDATION, a Florida Corporation, have caused to be made the attached plat entitled "CATAMAL CORNER" the same being a replat of the following described Property:

LEGAL DESCRIPTION:
All of Block 25 and also Lots 4 and 5 of Block 30 of CORAL GABLES CRAFTS SECTION as recorded in Plat Book 10, Page 40 of the Public Records of Dade County, Florida; Avenue Catalonia extending from Coconut Grove Drive to Ponce de Leon Boulevard and lying between Blocks 25 and 30 of said plat of Coral Gables Crafts Section, lying in Section 17, Township 54 South, Range 41 East, and also all the alley lying North of a line drawn from the Northeast corner of Lot 1 of said Block 30 along the northerly boundary of said Lot 1 extended to the intersection of the westerly Boundary of Lot 5 of said Block 30 also abutting said Lots 4 and 5, Block 30 Coral Gables Crafts Section, Dade County, Florida.

The express purpose of this plat is to comply with the provisions of Ordinance 1373 of the City of Coral Gables, Florida, vacating that portion of Avenue Catalonia, and that portion of the alley lying within the boundary of this plat.

CORAL GABLES AND DADE COUNTY PLAT RESTRICTIONS:
That Ponce de Leon Boulevard and Coconut Grove Drive as shown on the attached plat, together with all existing and future planting, trees, and shrubbery and fire hydrants thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving unto Catamal Realty, Inc. and Rainforth Foundation, their successors or assigns, the reversion or reversions thereof whenever discontinued by law or otherwise. That no individual wells shall be permitted within this subdivision except for irrigation, swimming pools or air conditioners. That no septic tanks will be permitted in this subdivision, unless approved for temporary use in accordance with County or State regulations. That the official zoning regulations, now in effect or as the same may from time to time be lawfully changed or amended, applicable to the area within which this subdivision is located will be observed.

OWNERS PLAT RESTRICTIONS:
That easements are hereby reserved, for the purpose of a right of way or pass-through for vehicular and pedestrian traffic and for the installation and maintenance of public utilities through Tracts A and B as indicated by dashed lines, to be used jointly by Catamal Realty, Inc. and Rainforth Foundation, and their successors and assigns, the City of Coral Gables, and the public generally; and, for the installation and maintenance of sanitary sewers, through the Southeasterly 6.00 feet of Tract C and the Northwesterly 6.00 feet of Tract A, as indicated by dashed lines, to be used jointly by Catamal Realty, Inc. and Rainforth Foundation, and their successors or assigns, and the City of Coral Gables; reserving unto Catamal Realty, Inc. and Rainforth Foundation, and their successors or assigns, the reversion or reversions of each or all of said easements through Tracts A, B and C whenever discontinued by law or otherwise.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY: That the attached plat entitled "CATAMAL CORNER" is a true and correct representation of the land as recently surveyed and platted under my direction; also that the Permanent Reference Monuments were in place on the 11th day of September 1974 in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida.

James W. Lavy
JA[illegible] VY
Re[illegible] 2034