

# DUNNWOODY LAKE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

## KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED DUNNWOODY LAKE, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

## LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESIGNATED AS PART OF PARCEL NO. 102 AND CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, PURSUANT TO THAT DEED RECORDED IN OFFICIAL RECORDS BOOK 9942, PAGE 1740, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THAT PORTION THEREOF ACQUIRED BY MIAMI-DADE COUNTY, FLORIDA PURSUANT TO THAT FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 27731, PAGE 2513, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS TO THE FOLLOWING DESCRIBED LANDS:

PARCEL NO. 1: THE EAST 40.00 FEET OF THE SOUTH 1275.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA;

AND,

PARCEL NO. 1A: THE EAST 40 FEET OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 1275.00 FEET THEREOF.

FURTHER LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE TOWN OF MIAMI LAKES PURSUANT TO THAT RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 28429, PAGE 801, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS TO THE FOLLOWING DESCRIBED LANDS:

PARCEL II: THE SOUTH 50 FEET OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, LYING EAST OF INTERSTATE 75 (STATE ROAD NUMBER 93) RAMP LIMITED ACCESS RIGHT-OF-WAY LINE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87075-2401, MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MIAMI-DADE COUNTY, FLORIDA PURSUANT TO THAT QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28634, PAGE 307, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS TO THE FOLLOWING DESCRIBED LANDS:

THE EXTERNAL AREA FORMED BY A 25-FOOT RADIUS ARC CONCAVE TO THE NORTHWEST AND TANGENT TO THE WEST LINE OF THE EAST 40 FEET OF SAID SECTION 16 AND TANGENT TO THE NORTH LINE OF THE SOUTH 50 FEET OF SAID SECTION 16, MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE S89°34'49"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, FOR A DISTANCE OF 67.90 FEET TO A POINT; THENCE N00°25'11"E FOR 50.00 FEET TO THE POINT OF BEGINNING; THENCE S89°34'49"W ALONG A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16 A DISTANCE OF 485.40 FEET TO A POINT; THENCE N00°25'11"W FOR 564.21 FEET TO A POINT; THENCE N29° 56' 58"E FOR 375.94 FEET TO A POINT; THENCE N87°24'00"E FOR 87.27 FEET TO A POINT; THENCE N02°36'00"W FOR 20.00 FEET TO A POINT; THENCE N87°24'00"E FOR 200.00 FEET; THENCE S02°36'00"E ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16 A DISTANCE OF 894.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 92°10'49", A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.22 FEET AND A CHORD DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 154TH STREET AND N.W. 87TH AVENUE, 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.

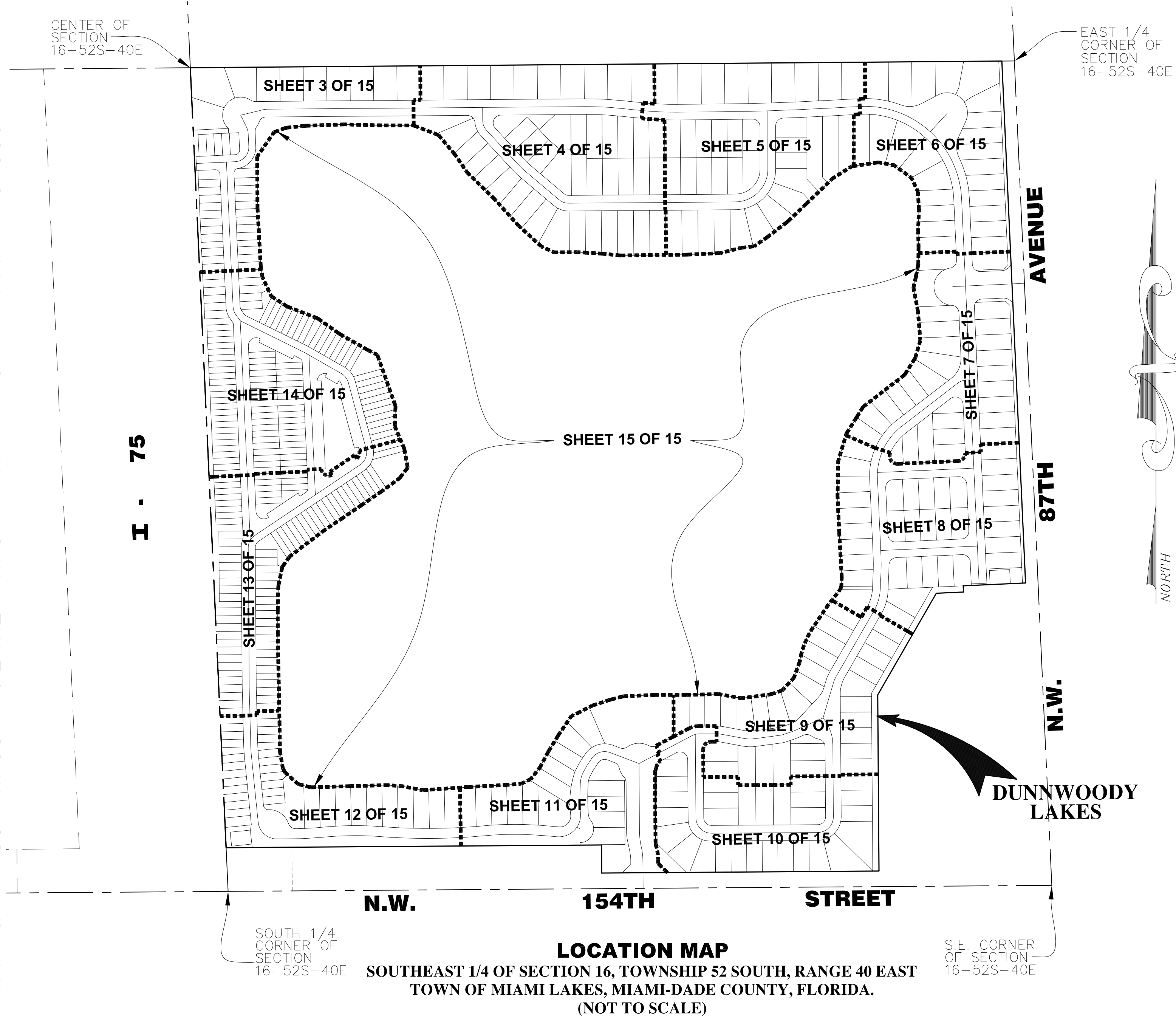
THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

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

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

THAT THE AREAS ADJACENT TO THE LAKE, ARE TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER (RUN-OFF) INTO SAID LAKE.

THAT NO POSITIVE DRAINAGE FROM THIS SUBDIVISION WILL BE ALLOWED TO ENTER THE ADJACENT LAKE, EXCEPT AS A RESULT OF THE ISSUANCE OF A CLASS II PERMIT FROM THE ENVIRONMENTAL RESOURCES MANAGEMENT DIVISION OF THE REGULATORY AND ECONOMIC RESOURCES DEPARTMENT.



## OWNER'S PLAT RESTRICTIONS:

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

## TOWN OF MIAMI LAKES PLAT RESTRICTIONS:

THAT TRACT "A", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF ALL THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND A MEANS OF PARKING, AND INGRESS-EGRESS TO THE INDIVIDUAL LOTS AND TRACTS, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A TOWN OF MIAMI LAKES APPROVED HOMEOWNERS' ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "F", "G", "O", AND "P" AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR ENTRY FEATURES AND FOR COMMON AREAS (LANDSCAPE BUFFER TRACTS), FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A TOWN OF MIAMI LAKES APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "B", "D", "E", "H", "J", "K", "M", "N", "O", "S", "T", "U", "W", "X", "Y", "Z", "A1", "C1", "D1", "E1", "F1", "G1", "H1", "I1", "J1", "K1", "L1", "M1", "N1", "O1", AND "P1", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR COMMON AREA, FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A TOWN OF MIAMI LAKES APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACT "C", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED AS A LAKE (STORM WATER MANAGEMENT AREA), FOR THE JOINT USE OF ALL THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, RESERVING A PUBLIC RIGHT IN SAID STORM WATER MANAGEMENT AREA AS A STORAGE BASIN FOR STORM WATER DISCHARGE AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A TOWN OF MIAMI LAKES APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

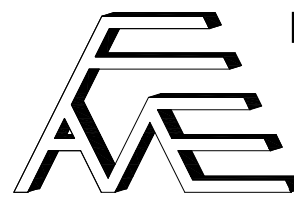
THAT TRACTS "L" AND "B1", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR COMMON AREAS (LANDSCAPE BUFFER TRACTS), FOR THE JOINT AND SEVERAL USE OF THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A TOWN OF MIAMI LAKES APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

THAT TRACTS "I", AND "V", AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR LIFT STATION SITES, AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY.

THAT TRACT "R", AS SHOWN ON THE ATTACHED PLAT, IS HEREBY RESERVED AS A CLUBHOUSE, FOR THE JOINT AND SEVERAL USE OF ALL THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED BY A PRIVATE ENTITY, AND/OR A TOWN OF MIAMI LAKES APPROVED HOMEOWNER'S ASSOCIATION PURSUANT TO CHAPTER 720, FLORIDA STATUTES, AND/OR THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY A MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

P.B. \_\_\_\_\_ PG. \_\_\_\_\_

SHEET 1 OF 15



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

APRIL, 2016

## TOWN OF MIAMI LAKES APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC UTILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE TOWN'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

ATTEST: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
TOWN CLERK TOWN MANAGER

\_\_\_\_\_  
PRINT NAME PRINT NAME

THIS PLAT HAS BEEN REVIEWED BY THE FOLLOWING PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT TO THE TOWN OF MIAMI LAKES; IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES, WHO AGREES THAT THE LOTS AND TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177.081(1), FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

BY: \_\_\_\_\_  
RAFAEL CABRERA  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, REGISTRATION NO.: 5665

## MIAMI-DADE COUNTY APPROVALS:

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

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

SIGNED \_\_\_\_\_  
DIRECTOR

## RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016, 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.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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

## SURVEYOR'S CERTIFICATE:

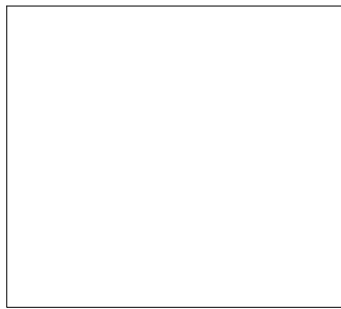
I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED DUNNWOODY LAKE, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEYING REQUIREMENTS OF THIS PART.

FORD, ARMENTEROS & FERNANDEZ, INC.  
L.B. No. 6557

BY: \_\_\_\_\_  
OMAR ARMENTEROS, P.S.M. FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, REGISTRATION NO. 3679  
APRIL \_\_\_\_\_, 2016.

FORD, ARMENTEROS, & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA. 33172  
L.B. NO. 6557

OMAR ARMENTEROS  
PROFESSIONAL SURVEYOR  
AND MAPPER  
SEAL

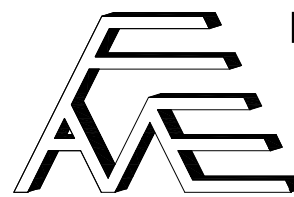


# DUNNWOODY LAKE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

P.B. \_\_\_\_\_ P.G. \_\_\_\_\_

SHEET 2 OF 15



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

APRIL, 2016

## IN WITNESS WHEREOF:

THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ AS ITS VICE-PRESIDENT AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

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

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT TITLE

WITNESSES:

1) \_\_\_\_\_ 2) \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

## ACKNOWLEDGEMENT:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ AS VICE-PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT 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 OFFICAL SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_ A.D. 2016.

\_\_\_\_\_  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

NOTARY PUBLIC STATE OF: \_\_\_\_\_

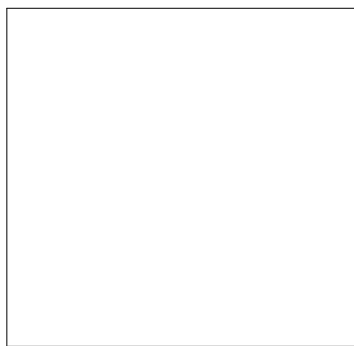
COMMISSION NUMBER: \_\_\_\_\_

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



NOTARY SEAL

LENNAR HOMES, LLC,  
A FLORIDA LIMITED  
LIABILITY COMPANY  
SEAL



## CONSENT BY COMMUNITY DEVELOPMENT DISTRICT: KNOW ALL MEN BY THESE PRESENTS:

THAT CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAVING A RIGHT AND INTEREST IN THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, PURSUANT TO THAT CERTAIN ORDINANCE NO \_\_\_\_\_ DULY PASSED AND ADOPTED ON \_\_\_\_\_ BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, EFFECTIVE \_\_\_\_\_ AND THE NOTICE OF ESTABLISHMENT OF THE CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT DATED \_\_\_\_\_ AND RECORDED ON \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE FOREGOING DEDICATIONS,

## IN WITNESS WHEREOF:

THAT CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, , HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ AS ITS \_\_\_\_\_ AND ITS SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016

CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT  
ORGANIZED UNDER CHAPTER 190, F.S.

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

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT TITLE

WITNESSES:

1) \_\_\_\_\_ 2) \_\_\_\_\_

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

## ACKNOWLEDGEMENT:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ AS \_\_\_\_\_ OF CENTRE LAKE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED PURSUANT TO CHAPTER 190, F.S., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICAL SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_ A.D. 2016

\_\_\_\_\_  
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

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

NOTARY PUBLIC STATE OF: \_\_\_\_\_

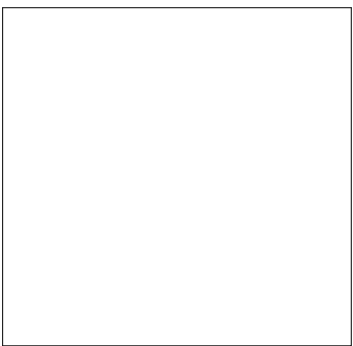
COMMISSION NUMBER: \_\_\_\_\_

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



NOTARY SEAL

CENTRE LAKE COMMUNITY  
DEVELOPMENT DISTRICT A LOCAL UNIT  
OF SPECIAL PURPOSE GOVERNMENT  
ORGANIZED PURSUANT TO CHAPTER 190, F.S.  
SEAL



THE SUBJECT PROPERTY IS AFFECTED BY:

DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 19, 2002 IN OFFICAL RECORDS BOOK 20812 AT PAGE 4767, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS IN FAVOR OF THE TOWN OF MIAMI LAKES, RECORDED JUNE 17, 2003 IN OFFICIAL RECORDS BOOK 21338 AT PAGE 639, AS AMENDED BY MODIFICATION OF DECLARATION OF RESTRICTIONS RECORDED DECEMBER 15, 2011 IN OFFICAL RECORDS BOOK 272929 AT PAGE 1276.

DECLARATION OF STORM WATER DRAINAGE EASEMENT RECORDED SEPTEMBER 18, 2014, IN OFFICIAL RECORDS BOOK 29314, PAGE 1264 OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA.

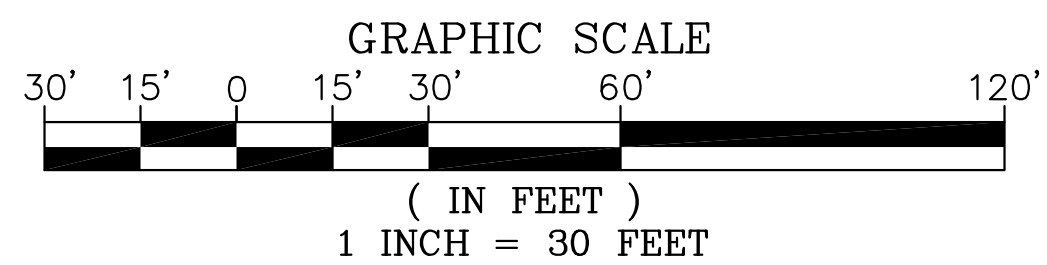
ALL THE ABOVE AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND AS MAY BE AMENDED.

## RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016, 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.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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

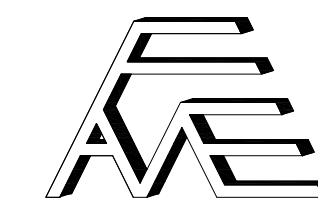


# DUNNWOODY LAKE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
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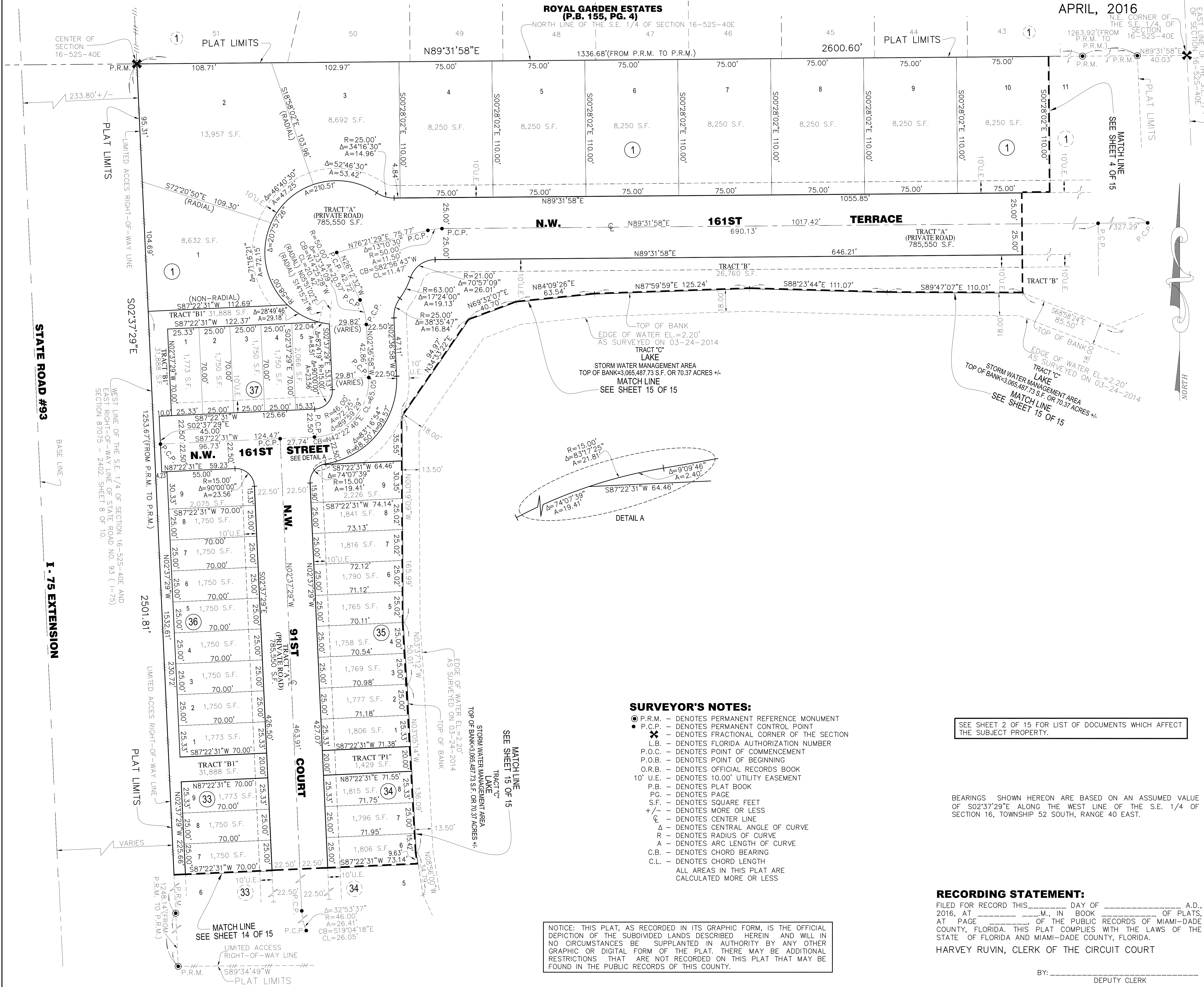
P.B. PG.

SHEET 3 OF 15



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

APRIL, 2016



## SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES FRACTIONAL CORNER OF THE SECTION
- L.B. - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- P.O.B. - DENOTES POINT OF BEGINNING
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- 10' U.E. - DENOTES 10.00' UTILITY EASEMENT
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE
- S.F. - DENOTES SQUARE FEET
- +/- - DENOTES MORE OR LESS
- CL - DENOTES CENTER LINE
- Δ - DENOTES CENTRAL ANGLE OF CURVE
- R - DENOTES RADIUS OF CURVE
- A - DENOTES ARC LENGTH OF CURVE
- C.B. - DENOTES CHORD BEARING
- C.L. - DENOTES CHORD LENGTH
- ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

SEE SHEET 2 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S02°37'29"E ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

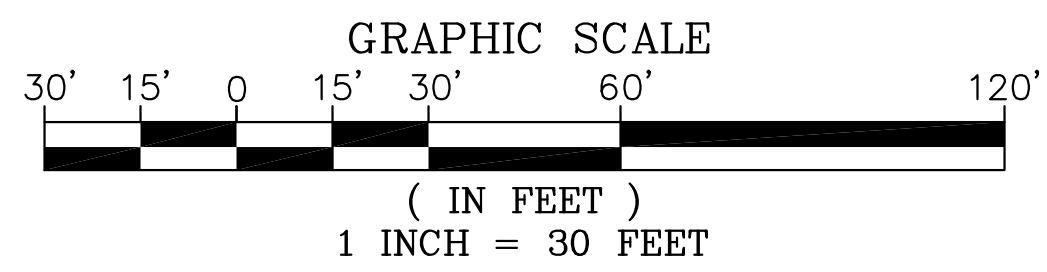
## RECORDING STATEMENT:

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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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

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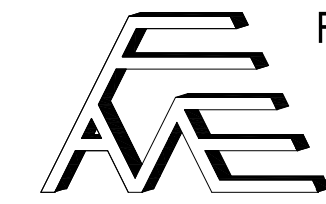


# DUNNWOODY LAKE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

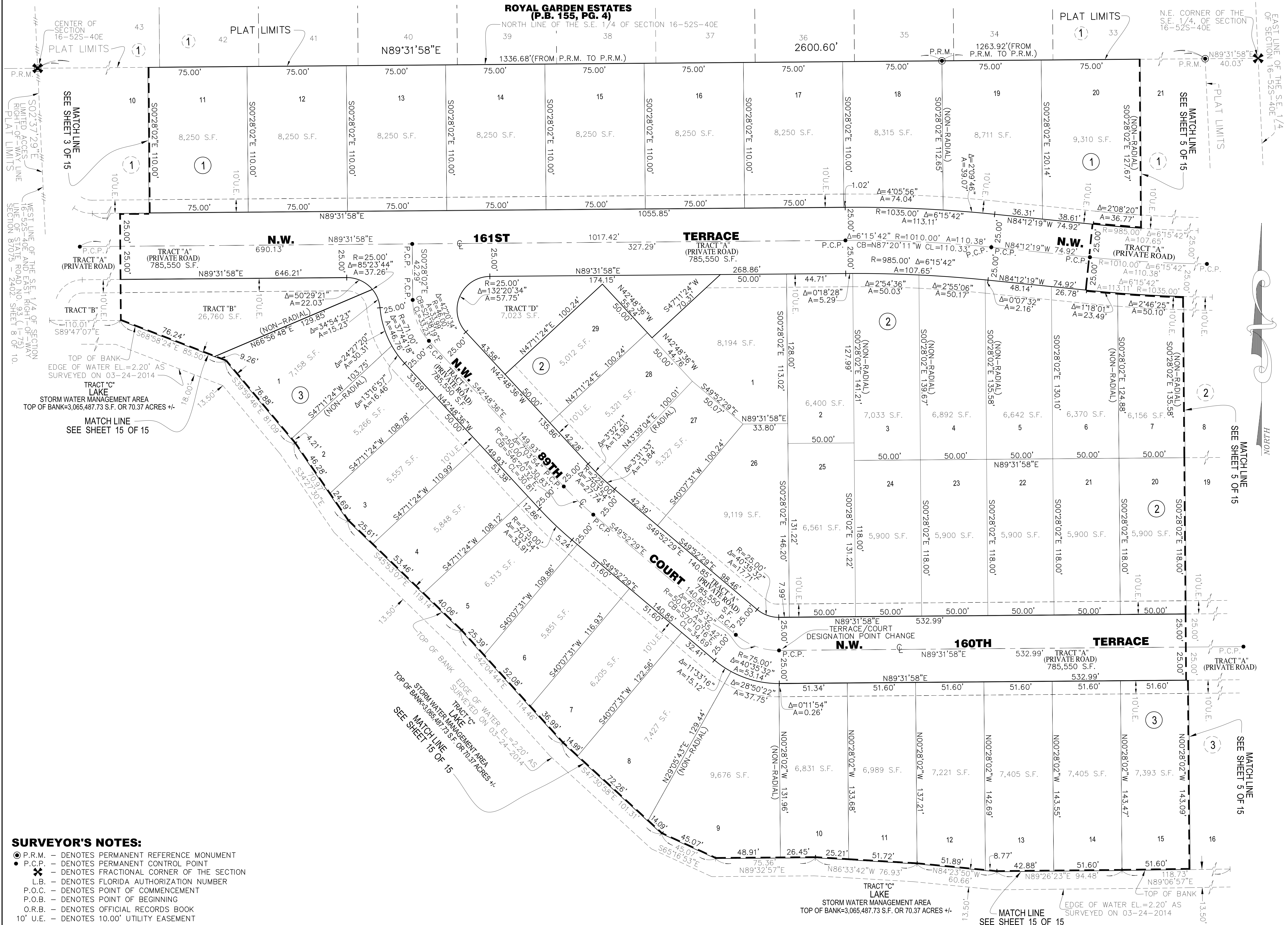
P.B. PG.

SHEET 4 OF 15



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

APRIL, 2016



## SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- ✱ - DENOTES FRACTIONAL CORNER OF THE SECTION
- L.B. - DENOTES FLORIDA AUTHORIZATION NUMBER
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SEE SHEET 2 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

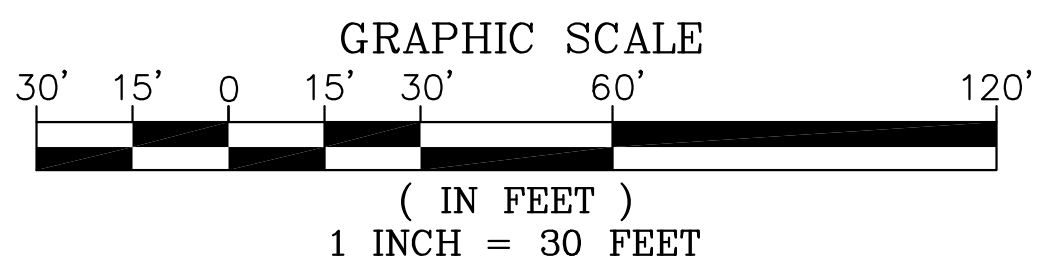
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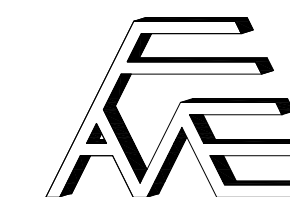


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A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
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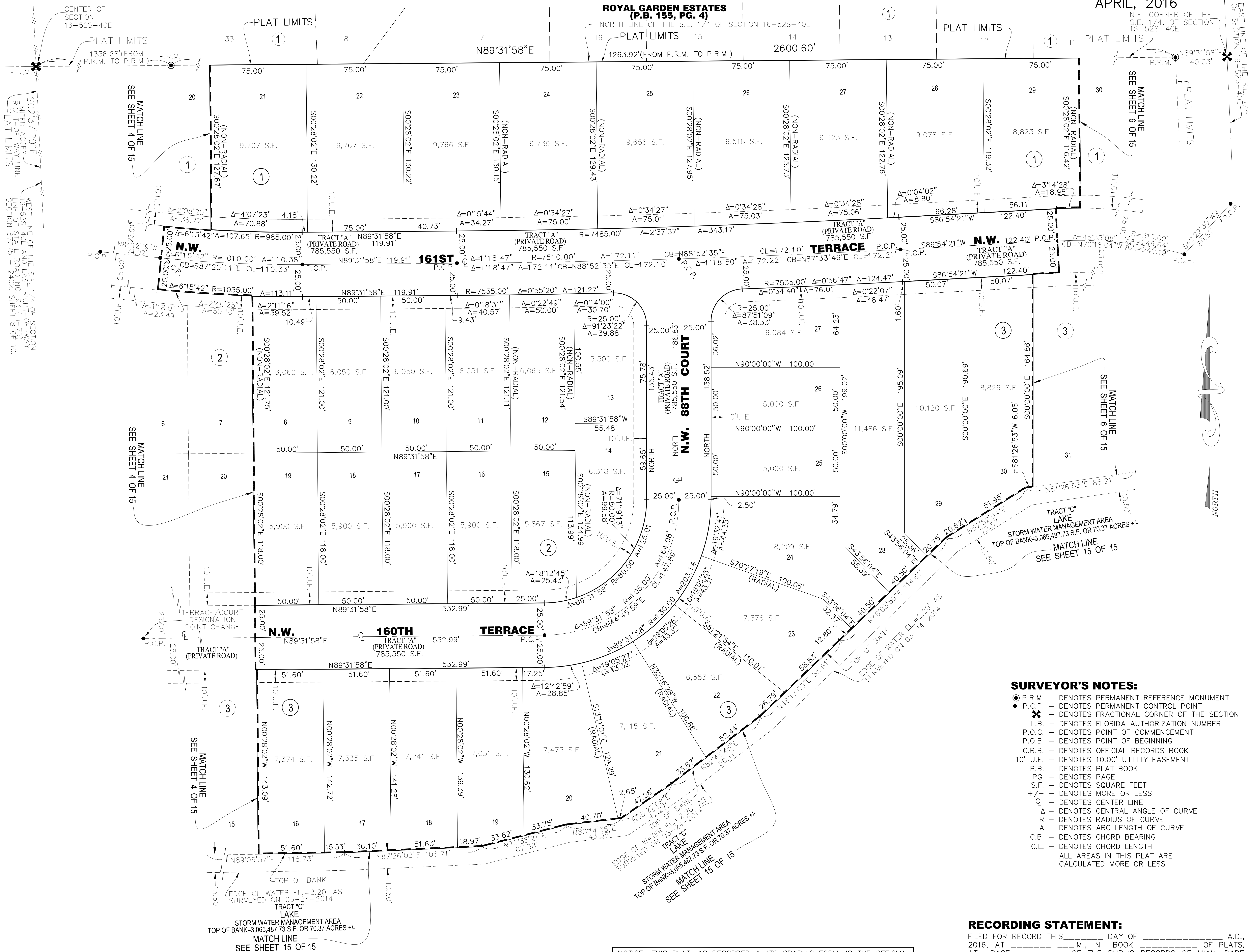
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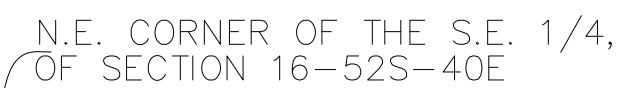
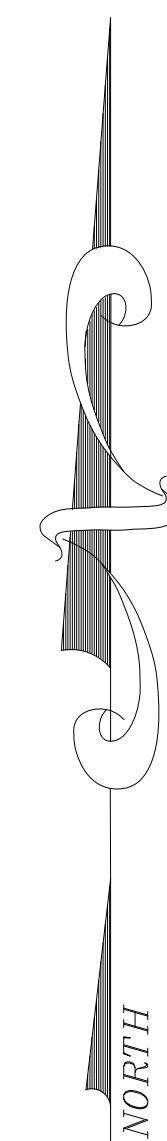
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SEE SHEET 2 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT  
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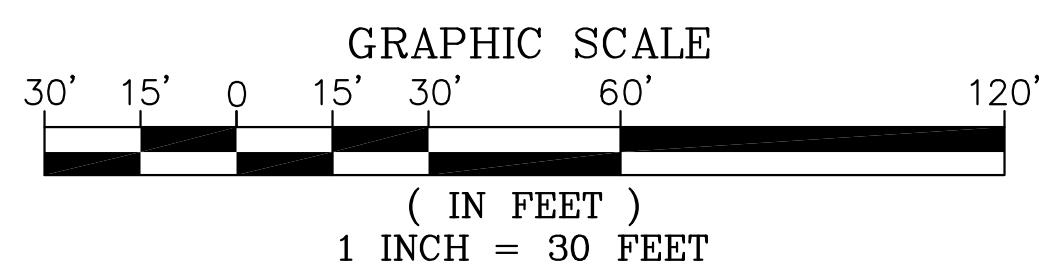
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**DUNNWOODY LAKE**  
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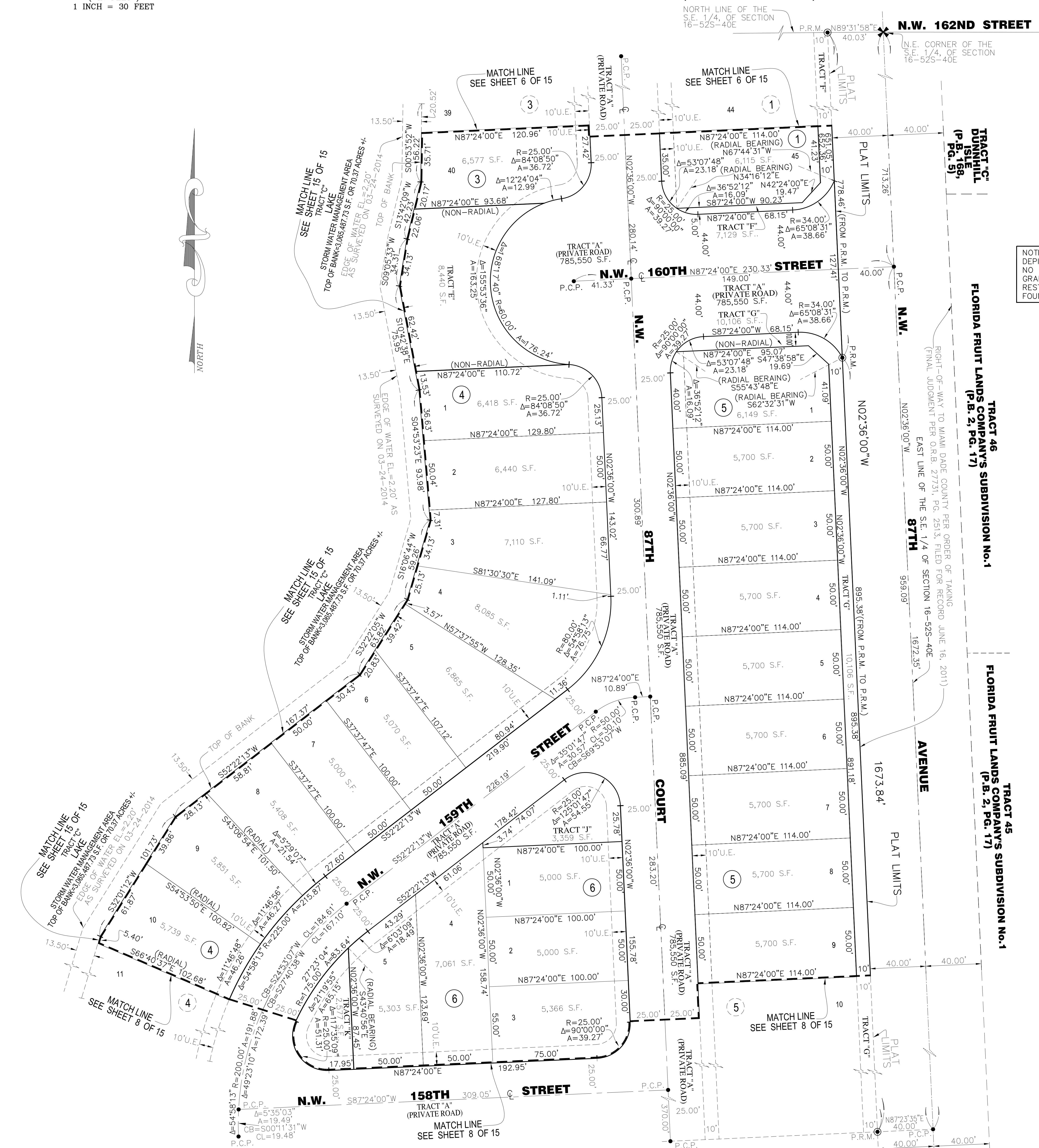
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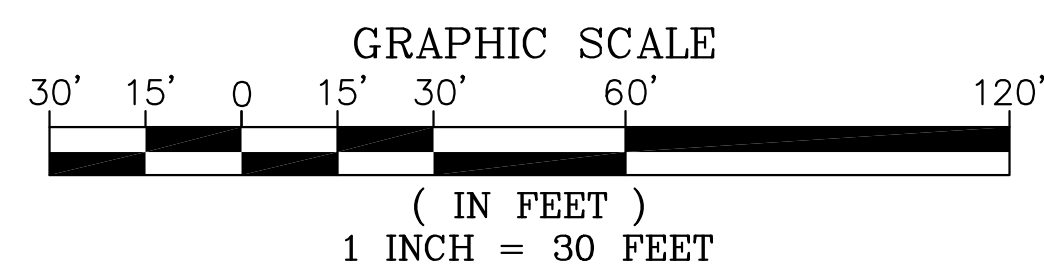
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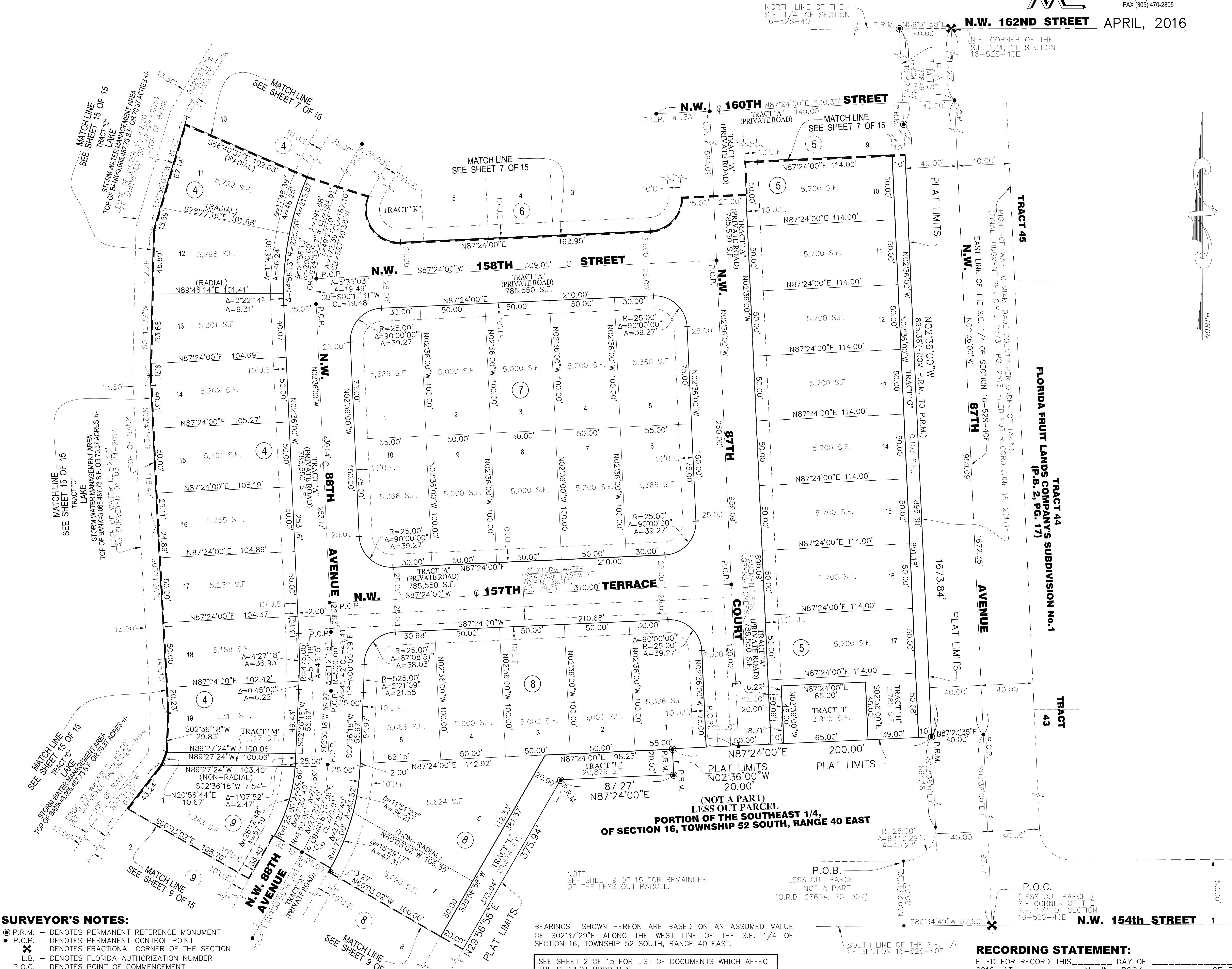
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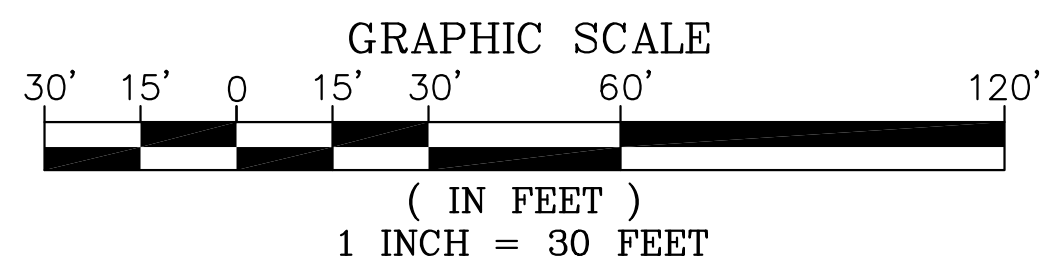
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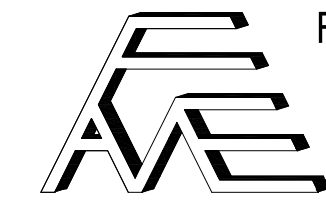


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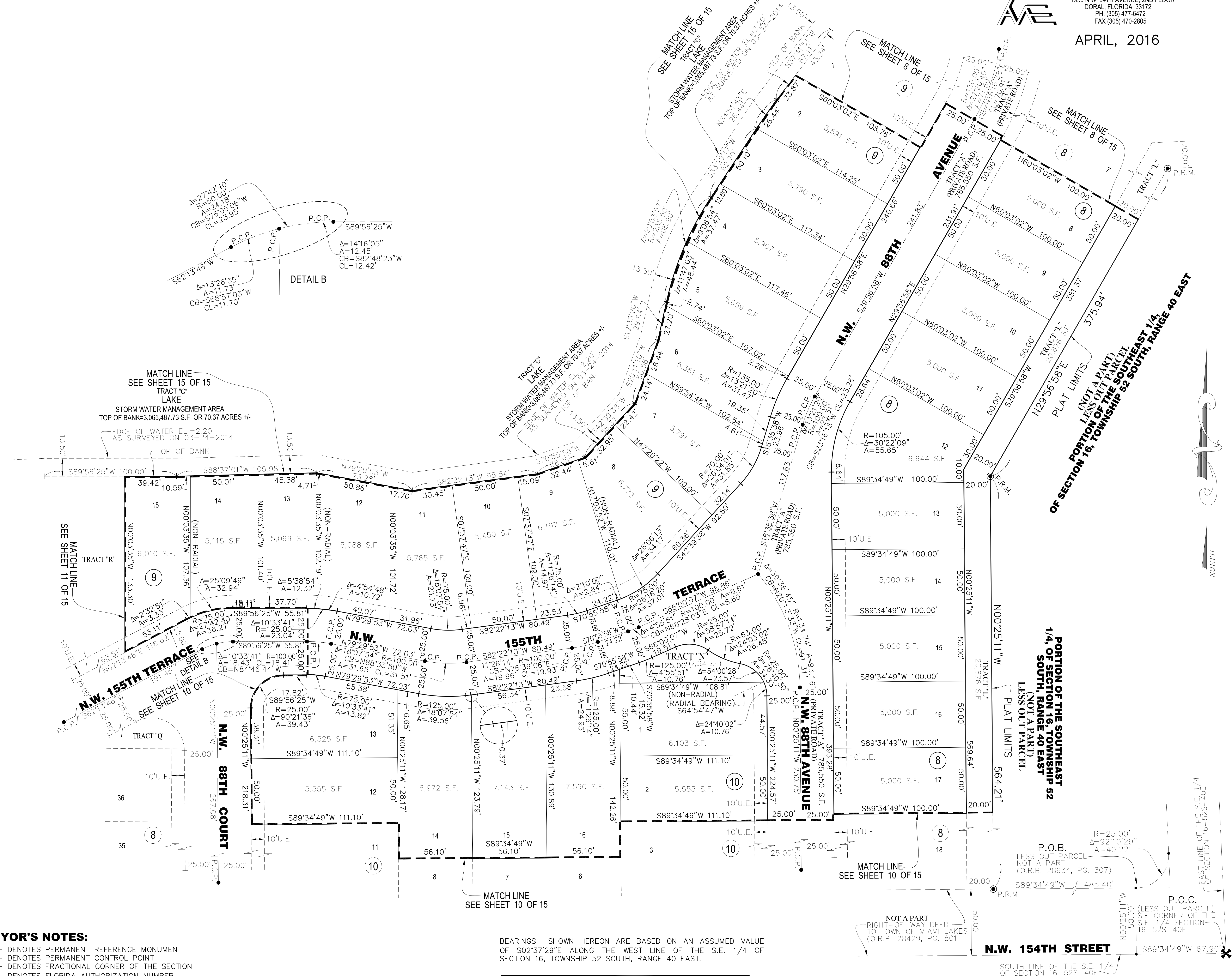
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SHEET 9 OF 15



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APRIL, 2016



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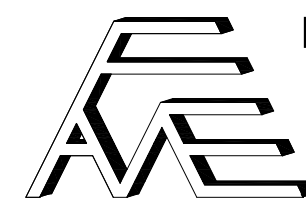
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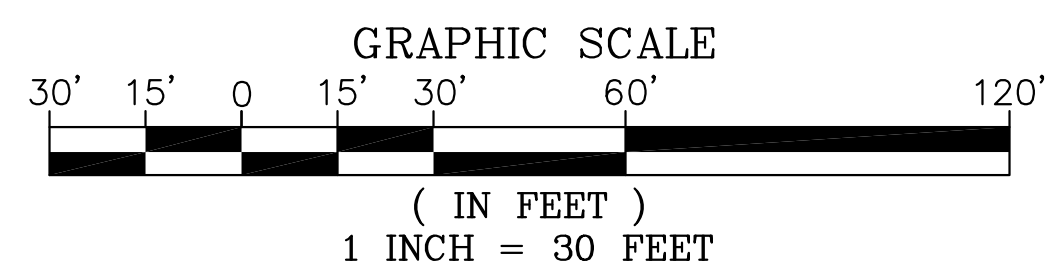


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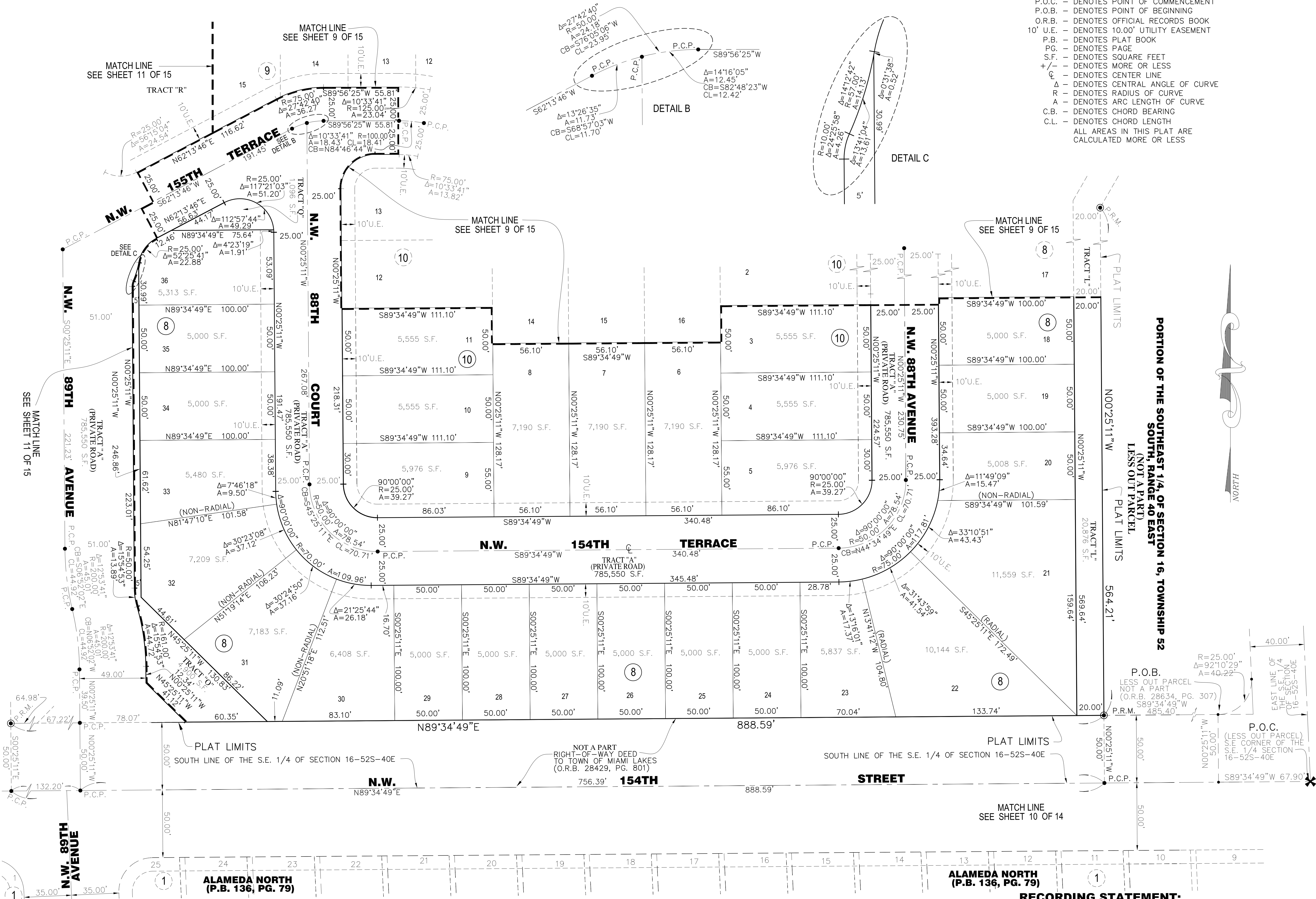
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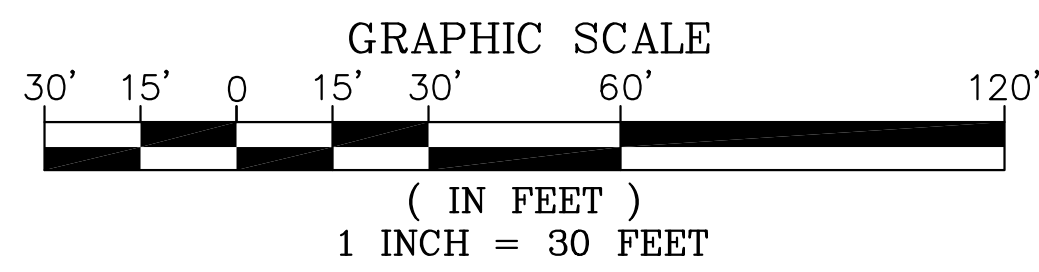
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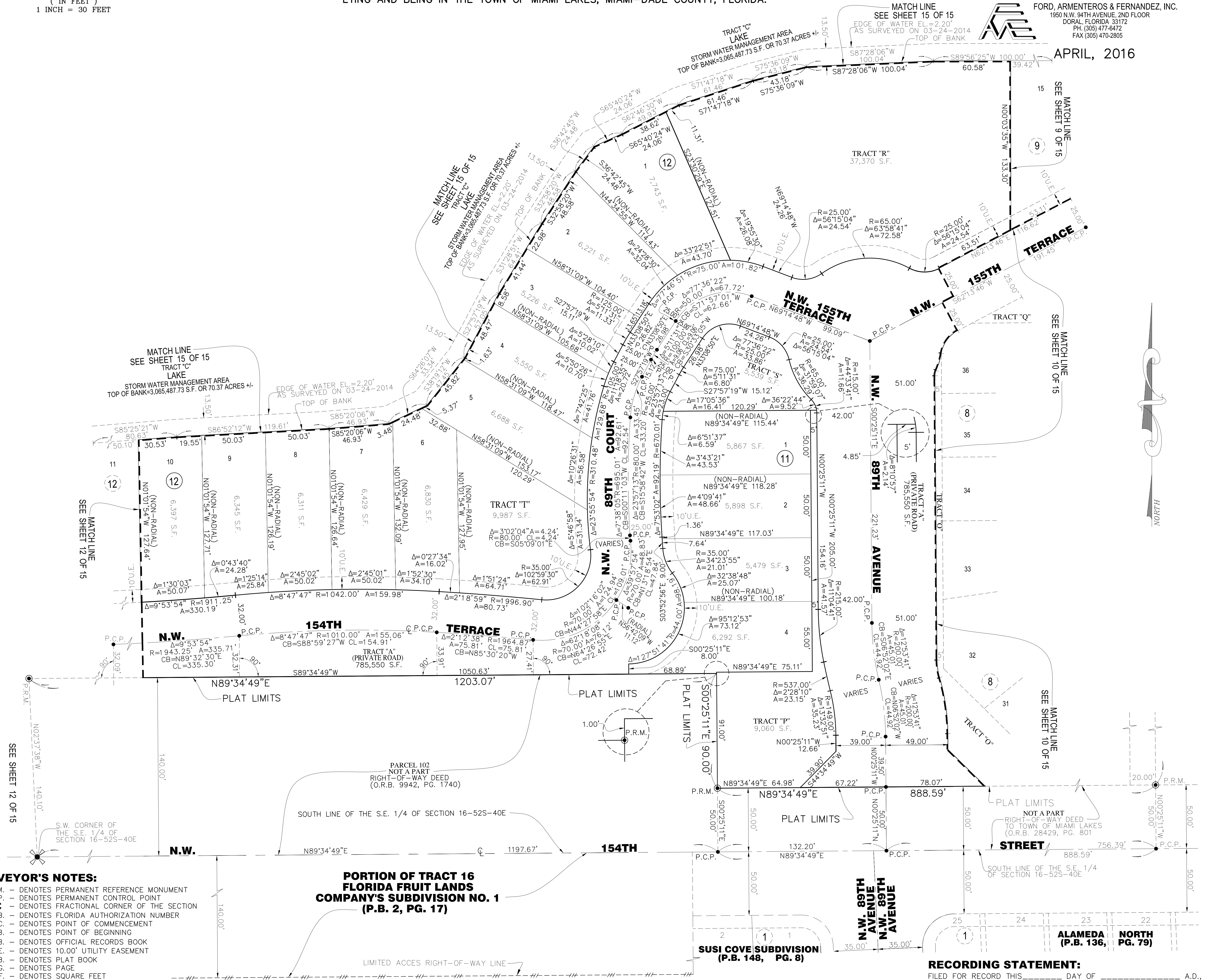
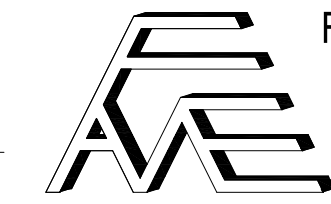
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SHEET 11 OF 15

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## PORTION OF TRACT 16 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 (P.B. 2, PG. 17)

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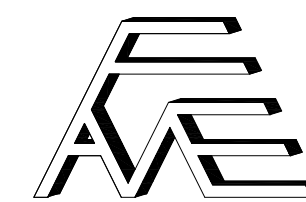
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STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

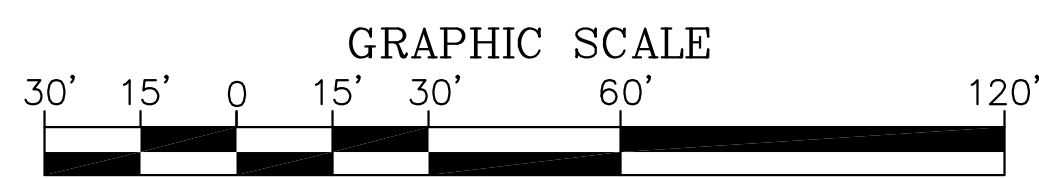
HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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

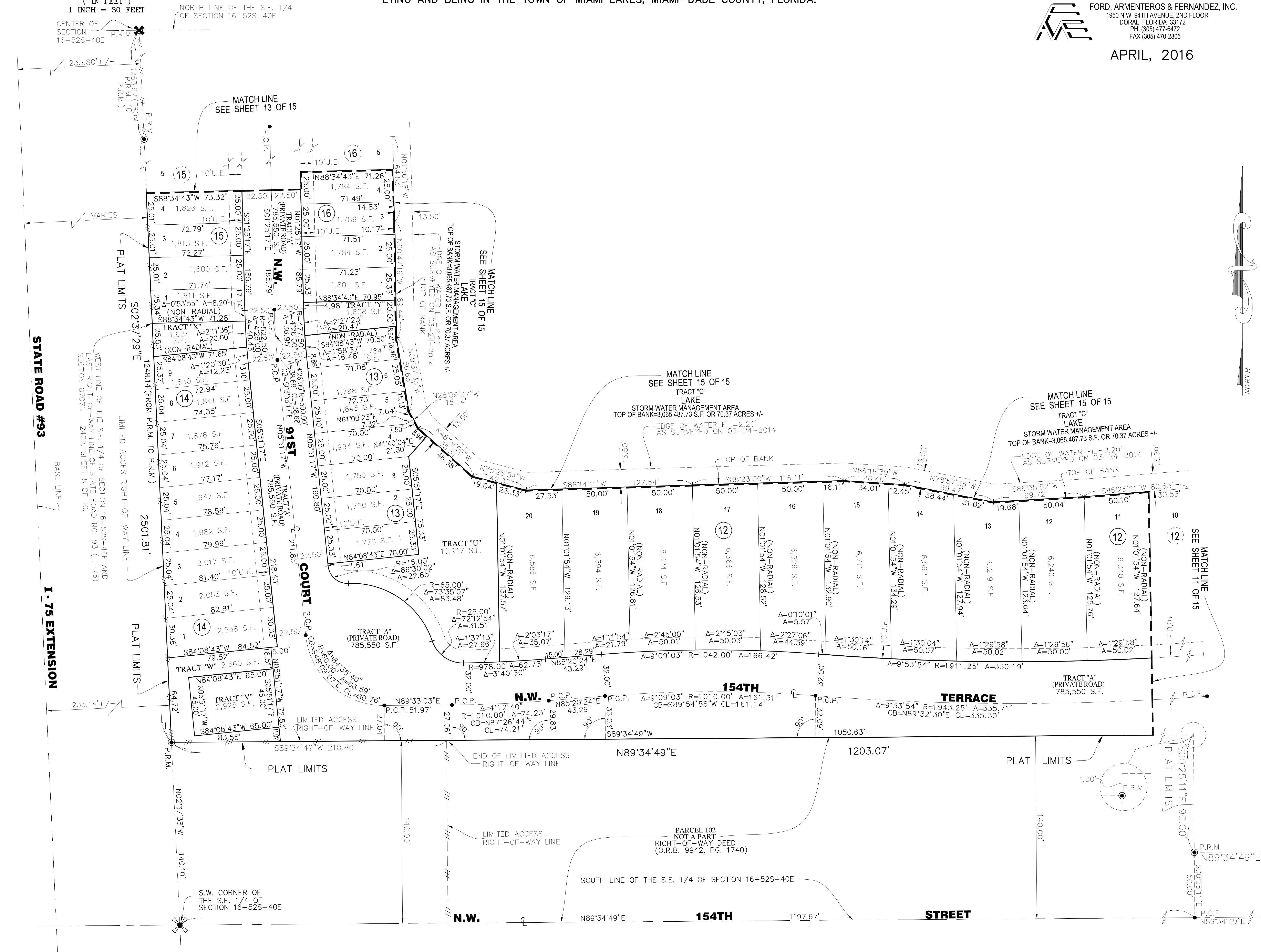


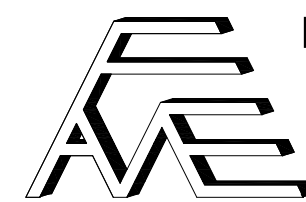
FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94TH AVENUE, 2ND FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
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APRIL, 2016



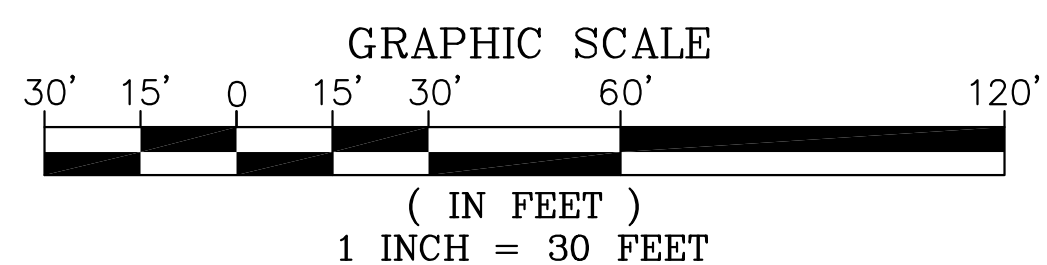
A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.



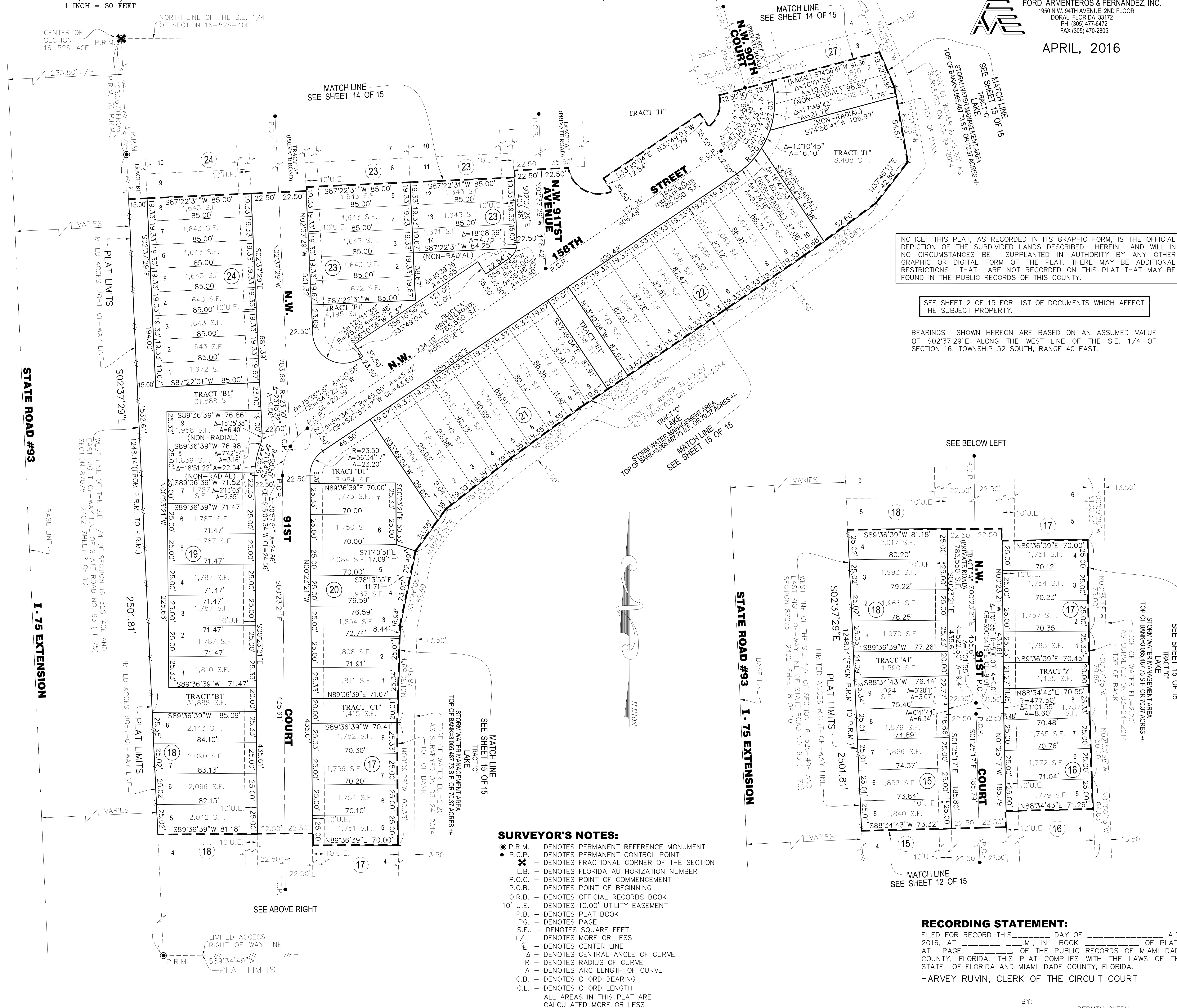


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A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.



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SEE SHEET 2 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S02°37'29"E ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

# **SURVEYOR'S NOTES:**

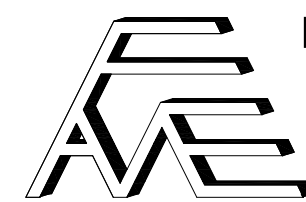
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
  - P.C.P. - DENOTES PERMANENT CONTROL POINT
  - ✱ DENOTES FRACTIONAL CORNER OF THE SECTION
  - L.B. - DENOTES FLORIDA AUTHORIZATION NUMBER
  - P.O.C. - DENOTES POINT OF COMMENCEMENT
  - P.O.B. - DENOTES POINT OF BEGINNING
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## **RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016, 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.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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



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APRIL, 2016

# DUNNWOODY LAKE

A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,  
LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

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



( IN FEET )  
1 INCH = 30 FEET  
CENTER OF  
SECTION  
16-52S-40E

NORTH LINE OF THE S.E. 1/4  
OF SECTION 16-52S-40E

MATCH LINE  
SEE SHEET 3 OF 15

STATE ROAD #93

I-75 EXTENSION

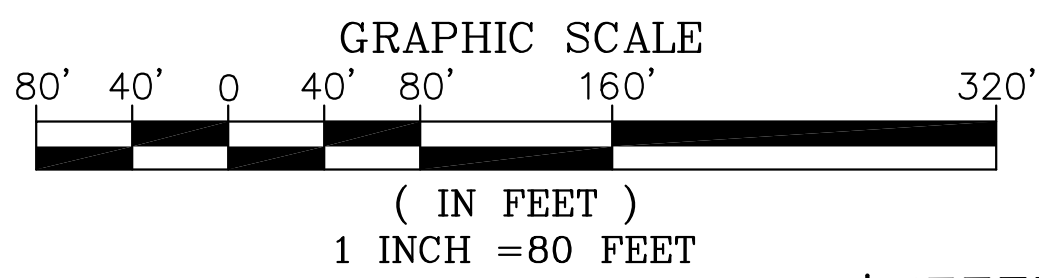
MATCH LINE  
SEE SHEET 13 OF 15

MATCH LINE  
SEE SHEET 13 OF 15

MATCH LINE  
SEE SHEET 15 OF 15

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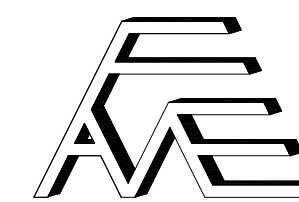


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LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

P.B. PG.

SHEET 15 OF 15



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SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

TRACT "C"  
LAKE  
STORM WATER MANAGEMENT AREA  
TOP OF BANK=3,065,487.73 S.F. OR 70.37 ACRES +/-

## RECORDING STATEMENT:

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