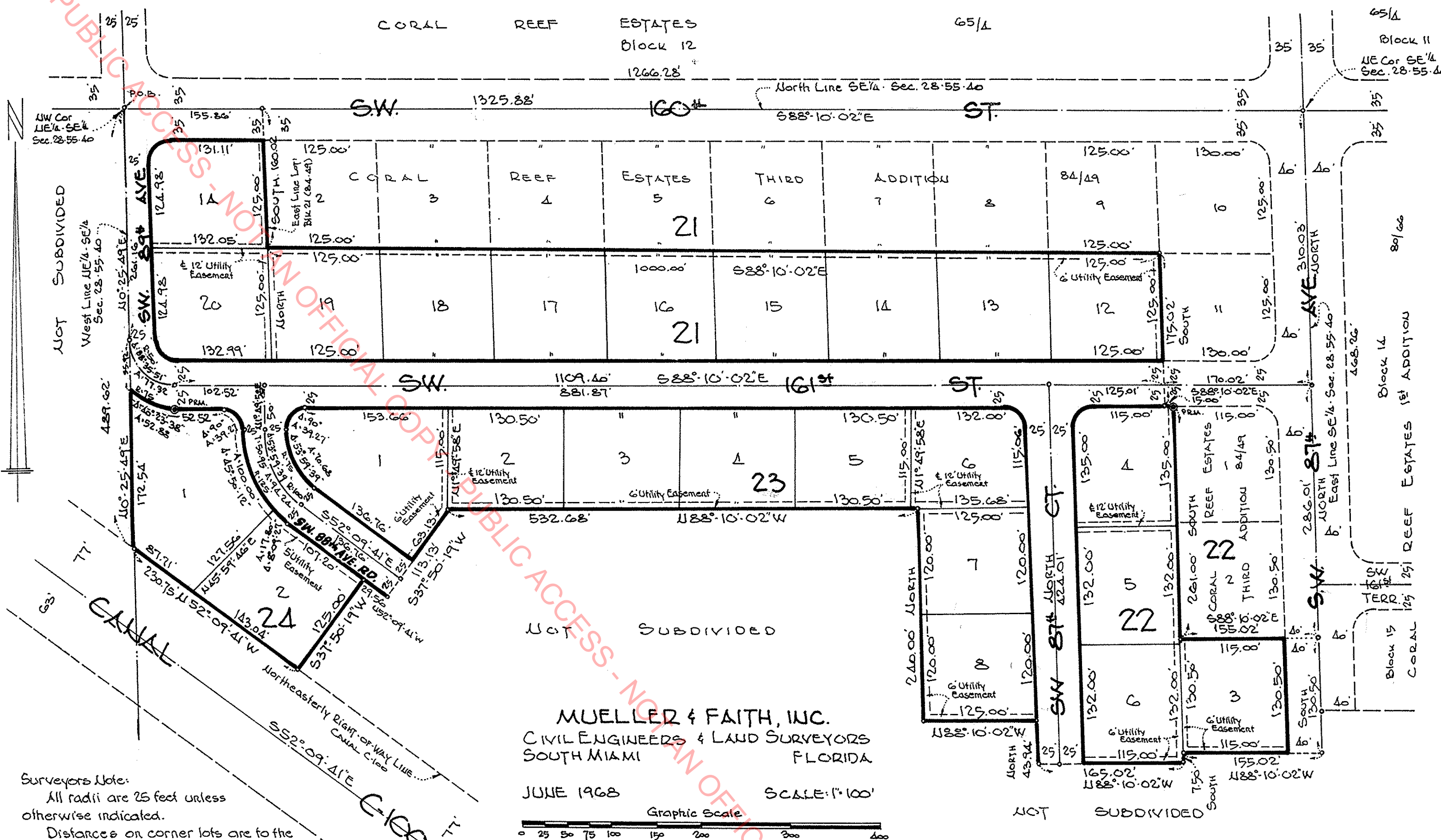


# CORAL REEF ESTATES

84-85

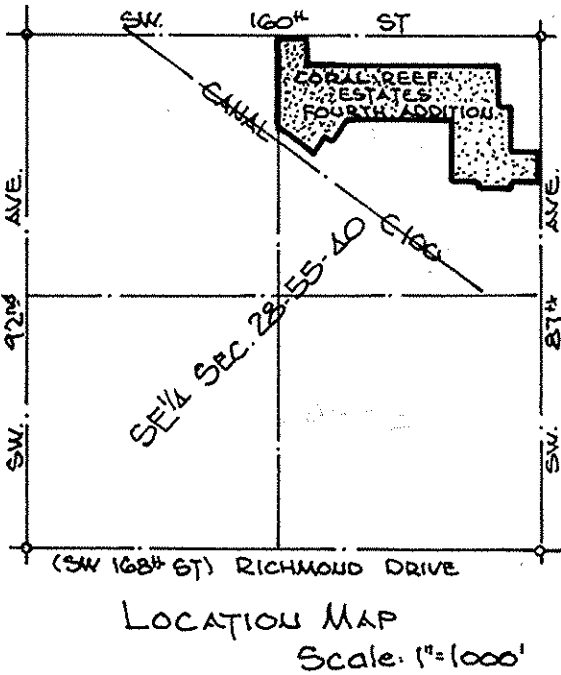
## FOURTH ADDITION

A RESUBDIVISION OF A PORTION OF CORAL REEF ESTATES THIRD ADDITION (PB. 84-P49) AND  
A SUBDIVISION IN THE NE 1/4, SE 1/4, SECTION 28, TWP. 55 S., RGE. 40 E.  
DADE COUNTY FLORIDA



### Surveyors Note:

All radii are 25 feet unless otherwise indicated.  
Distances on corner lots are to the intersection of block lines extended unless otherwise indicated.  
Bearings based on an assumed meridian.  
P.R.M. - Indicates Permanent Reference Monument.



MUELLER & FAITH, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
SOUTH MIAMI FLORIDA

JUNE 1968 SCALE: 1"=100'  
Graphic Scale

WE HEREBY CERTIFY: That the attached plat entitled "CORAL REEF ESTATES FOURTH ADDITION" is a true and correct representation of the land as recently surveyed and platted under our direction; also that the Permanent Reference Monuments were in place on the 6TH day of JUNE 1968 in accordance with Section 7, Chapter 102.75 (W-293) Laws of the State of Florida.

Mueller and Faith, Inc.

By John W. Mueller, Jr.  
Registered Engineer No. 26889  
Registered Land Surveyor No. 749  
State of Florida

Approved John F. McRae Director, Dade County Public Works Department

Filed for record this 25 day of June 1968 at 11:37 AM, in book 84 of Plats, at Page 85 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.

E. B. Leatherman, Clerk of the Circuit Court  
By C. B. Murady Deputy Clerk.

### KNOW ALL MEN BY THESE PRESENTS:

That Porter Russell Corporation, a Florida corporation, has caused to be made the attached plat entitled "CORAL REEF ESTATES FOURTH ADDITION" the same being a resubdivision of Lot 1, Block 21 of "Coral Reef Estates Third Addition" according to the plat thereof as recorded in Plat Book 84 at Page 49 of the Public Records of Dade County, Florida, and a subdivision of a portion of the NE 1/4 of the SE 1/4 of Section 28, Township 55 South, Range 40 East, Dade County, Florida, all being described as follows: Beginning at the NW corner of the NE 1/4 of the SE 1/4 of said Section 28; thence along the North line of the SE 1/4 of said Section 28 and following along the boundary lines of said "Coral Reef Estates Third Addition", run S88°10'02"E for a distance of 195.83 feet to a point of intersection with the North line of the East line of said Lot 1, Block 21; thence run South along the East line of said Lot 1, Block 21 and its Northern extension for a distance of 160.02 feet; thence run S88°10'02"E for a distance of 155.02 feet; thence run South for a distance of 175.02 feet; thence run S88°10'02"E for a distance of 15.00 feet; thence run South for a distance of 261.00 feet; thence run S88°10'02"E for a distance of 155.02 feet to a point of intersection with the East line of the SE 1/4 of said Section 28; thence leaving the boundary line of said "Coral Reef Estates Third Addition", run South along the East line of the SE 1/4 of said Section 28 for a distance of 130.50 feet; thence run N88°10'02"W for a distance of 155.02 feet; thence run South for a distance of 7.50 feet; thence run N88°10'02"E for a distance of 165.02 feet; thence run North for a distance of 43.94 feet; thence run N88°10'02"W for a distance of 125.00 feet; thence run North for a distance of 240.00 feet; thence run N88°10'02"W for a distance of 532.68 feet; thence run S37°50'19"W for a distance of 113.13 feet; thence run N52°04'41"W for a distance of 29.56 feet; thence run S37°50'19"W for a distance of 125.00 feet to a point of intersection with the Northeastly right-of-way line of Canal C-100; thence run N52°04'41"W along the Northeastly right-of-way line of said Canal C-100 for a distance of 230.75 feet to a point of intersection with the West line of the NE 1/4 of the SE 1/4 of said Section 28; thence run N10°25'49"E along the West line of the NE 1/4 of the SE 1/4 of said Section 28 for a distance of 489.02 feet to the Point of Beginning.

That the Streets, Avenues, Courts, 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, its successors or assigns the reversion or reversion thereof whenever discontinued by law.

That the official zoning regulations now in effect or as the same may be from time to time changed or amended applicable to the area in which this subdivision is located shall be observed. A strip of land, of the rear, sides and/or front of certain lots as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities. No lot as shown on this plat shall be divided or resubdivided unless all portions of said lot are used to increase the size of the adjacent lots platted, or unless the portions of such lot are used to create a lot or lots, substantially as large in frontage, depth, and area as the average of other lots in the block, all without leaving any lot or parcel smaller in any dimension than such average lots. No well will be permitted on any lot within this subdivision except for irrigation, air conditioning, or swimming pools. The use of septic tanks will not be permitted in this subdivision after sewer lines from an approved central sewerage system are available. All deeds of conveyance shall contain the foregoing statement. The requirements of the Subdivision Regulations to Public Sewer Systems (28-15 (a)) was waived by resolution of the Planning Advisory Board dated Jan. 25 1968. Such action is in accord with Chapter 28-19 of the Code of Metropolitan Dade County, Florida.

IN WITNESS WHEREOF, the said Porter Russell Corporation has caused these presents to be signed for and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary this 24th day of JUNE 1968

Attest William M. Porter Secretary By Henry H. Russell President  
William M. Porter Henry H. Russell

State of Florida ss: I HEREBY CERTIFY: Before me this day personally appeared Henry H. Russell, President, County of Dade ss: and William M. Porter, Secretary of Porter Russell Corporation, a Florida corporation, 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 this 27th day of JUNE 1968.  
My Commission expires 2-27-69

KNOW ALL MEN BY THESE PRESENTS:

That The First National Bank of South Miami, as Trustee under Land Trust 15 LT 402, the owners and holders of that certain mortgage dated February 15, 1968 and recorded under Clerk's File 15 GSR 28942 of the Public Records of Dade County, Florida, does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF, the said First National Bank of South Miami, as Trustee, has caused these presents to be signed for and on its behalf by its Vice President and Trust Officer and its corporate seal to be hereunto affixed and attested by its Vice President and Cashier, this 27th day of JUNE 1968.

The First National Bank of South Miami, as Trustee under Land Trust 15 LT 402

Attest Vincent S. Presheing Vice President & Cashier By J. T. Johnson Vice President and Trust Officer  
Vincent S. Presheing J. T. Johnson

State of Florida ss: I HEREBY CERTIFY: Before me this day personally appeared J.T. Johnson, Vice President and Trust Officer and Vincent S. Presheing, Vice President and Cashier, of The First National Bank of South Miami, as Trustee under Land Trust 15 LT 402, 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 this 27th day of JUNE 1968.  
My Commission expires February 27, 1969

Notary Public State of Florida at Large

This plat was approved by the Dade County, Florida, Planning Department this 14 day of JUNE 1968

By Reginald P. Walker Director

This plat was approved by the Dade County, Florida, Building and Zoning Department this 14 day of JUNE 1968

By R. Z. Cook Director

This plat was approved and the foregoing dedications were accepted and approved by Resolution 14-722-68 passed and adopted by the Board of County Commissioners of Dade County, Florida, on 17th day of JUNE 1968

Attest: E. B. Leatherman, Clerk of the Circuit Court  
By Edmund S. Johnson Deputy Clerk By W. B. F. Chairman of the Board