

Paradise Gardens

P.B. 174 PG. 16¹
SHEET 1 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-0706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 146 TH ST. PH: (305) 823-3737
MIAMI LAKES, FLORIDA 33016 FAX: (305) 823-3172
OCTOBER, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT FS PARADISE GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PARADISE GARDENS", THE SAME BEING A REPLAT AND A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, PORTION OF TRACT "A" AND PORTION OF TRACT "D" OF WAL-MART AT HOMESTEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 141 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PORTIONS OF LOTS 46, 47 AND 49, AND LOTS 50 AND 51 IN BLOCK 1 OF NARANJA VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALL LAYING IN MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27 ALSO BEING THE INTERSECTION OF S.W. 260TH STREET AND S.W. 139TH AVENUE; THENCE S 89°23'24" W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27, A DISTANCE OF 727.85 FEET TO A POINT; THENCE N 00°34'07" W, A DISTANCE OF 157.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 47°55'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.23 FEET; THENCE N 41°17'49" E, A DISTANCE OF 378.63 FEET; THENCE N 48°42'11" W, A DISTANCE OF 86.00 FEET; THENCE N 41°17'49" E, A DISTANCE OF 515.21 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 163.00 FEET AND A CENTRAL ANGLE OF 47°55'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.36 FEET; THENCE N 89°13'46" E, A DISTANCE OF 60.29 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27; THENCE S 00°46'10" E, A DISTANCE OF 961.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 25 FEET THEREOF, THE SOUTH 25 FEET THEREOF AND THE AREA BOUNDED BY A 25.00 FEET RADIUS ARC CONCAVE TO THE NORTHWEST, BY THE NORTHERLY RIGHT OF WAY LINE OF SW 260TH STREET AND BY THE WESTERLY RIGHT OF WAY LINE OF SW 139TH AVENUE AS SHOWN ON SAID WAL-MART AT HOMESTEAD PLAT. SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED RIGHT OF WAY LINES.

AND

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27, ALSO BEING THE INTERSECTION OF S.W. 260TH STREET AND S.W. 139TH AVENUE; THENCE S 89°23'24" W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27, A DISTANCE OF 727.85 FEET TO A POINT; THENCE N 00°34'07" W, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE THAT IS 29.00 FEET NORTH OF AND PARALLEL WITH THE LAST DESCRIBED LINE; THENCE CONTINUE N 00°34'07" W, A DISTANCE OF 132.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY AND NORTHEAST, ALONG SAID CURVE, FOR AN ARC DISTANCE OF 29.23 FEET THROUGH A CENTRAL ANGLE OF 47°55'57" TO THE POINT OF TANGENCY; THENCE N 41°17'49" E, A DISTANCE OF 315.63 FEET; THENCE N 48°42'11" W, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE N 48°42'11" W, A DISTANCE OF 43.00 FEET; THENCE N 41°17'49" E, A DISTANCE OF 579.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 163.00 FEET AND A CENTRAL ANGLE OF 47°55'57"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 136.36 FEET; THENCE N 89°13'46" E, A DISTANCE OF 7.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'57"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE N 89°13'46" E, A DISTANCE OF 3.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 139TH AVENUE; THENCE S 00°46'10" E ALONG SAID LINE, A DISTANCE OF 68.00 FEET; THENCE S 89°13'46" W, A DISTANCE OF 35.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 47°55'57"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 100.39 FEET; THENCE S 41°17'49" W, A DISTANCE OF 579.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 433,514 SQUARE FEET OR 9.952 ACRES, MORE OR LESS.

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.

IN WITNESS WHEREOF:

THAT SAID FS PARADISE GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ROLAND FAITH, MANAGER OF FIP MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JACOB SHAKIBPANAH, MANAGERS OF FS PARADISE GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS COMPANY SEAL TO BE HEREIN AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS 17th DAY OF October, A.D., 2018.

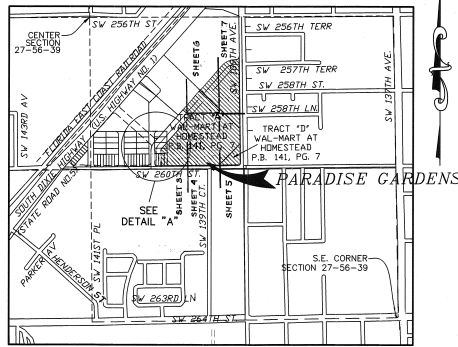
FS PARADISE GARDENS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Jacob Shakibpanah
JACOB SHAKIBPANAH
MANAGER
PRINT NAME
OF: Roland Faith
ROLAND FAITH
MANAGER/FIP MANAGEMENT, LLC
PRINT NAME
PRINT TITLE

WITNESSES

1) Antonia Robinson
PRINT NAME
2) Cristiana Tabele
PRINT NAME

FIP MANAGEMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
SEAL

FS PARADISE GARDENS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
SEAL



LOCATION MAP

THE SE 1/4 OF SECTION 27 TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
(SCALE: 1"=400')

SURVEYOR'S NOTES:

THIS PLAT IS AFFECTED BY THE FOLLOWING DOCUMENTS, RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:
COVENANT IN OFFICIAL RECORD BOOK 141M, PAGE 3924
COVENANT IN OFFICIAL RECORD BOOK 1711, PAGE 5406
EASEMENT IN OFFICIAL RECORD BOOK 15529, PAGE 638
EASEMENT IN OFFICIAL RECORD BOOK 30921, PAGE 3987
AND ALL AS MAY BE AMENDED

ACKNOWLEDGEMENT:

STATE OF FLORIDA
SS:
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, ROLAND FAITH, AS MANAGER OF FIP MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND JACOB SHAKIBPANAH, MANAGERS OF FS PARADISE GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO HAVE PRODUCED AS IDENTIFICATION 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 EXPRESSED AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF October, A.D., 2018.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Elizabeth Guirao

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: 86184775

MY COMMISSION EXPIRES: 01-06-2022



NOTARY SEAL

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.

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS 17th DAY OF October, A.D., 2018. THE SIZE OF THE LOTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THE DATE THIS PLAT WAS REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.08(1) OF THE FLORIDA STATUTES.

SIGNED: [Signature] DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS 17th DAY OF October, A.D., 2018.

SIGNED: [Signature] DIRECTOR

SIGNED: [Signature] COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 336, CODE OF MIAMI-DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENT REVIEW AGENCIES AND SAID CHAPTER 336. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS 17th DAY OF October, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY: [Signature] DEPUTY CLERK
KEITH A. KNOWLES
PRINT NAME
SIGNED: [Signature] MIAMI-DADE COUNTY, MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS 10th DAY OF August, A.D., 2018, AT 10:02 A.M. IN BOOK 174 OF PLATS, AT PAGE 16 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: [Signature] NICOLE DAVIS #79943
DEPUTY CLERK



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "PARADISE GARDENS", IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET ON NOVEMBER 26, 2018 IN ACCORDANCE WITH CHAPTER 177, PART 1 OF THE LAWS OF THE STATE OF FLORIDA.

TRI-COUNTY ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION No. LB. 8507

BY: [Signature]
JOSE M. LOPEZ, P.L.S. No. 4849
STATE OF FLORIDA
FOR THE FIRM

JOSE M. LOPEZ
PROFESSIONAL SURVEYOR
AND MAPPER
SEAL



RECORDED IN OFFICIAL RECORD BOOK 174, PAGE 16

Paradise Gardens

P.B. 174 PG. 16²
SHEET 2 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA



PREPARED BY: TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 146 TH ST. PH: (305) 823-3737
MIAMI LAKES, FLORIDA 33016 FAX: (305) 823-3172

OCTOBER, 2018

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT S.W. 280TH STREET, SW 139TH AVENUE AND SW 140TH COURT 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 COUNTY AND STATE REGULATIONS.

THAT TRACT "A" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED FOR COMMON AREA FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS OF THE SUBDIVISION AND AS A MEANS OF INGRESS AND EGRESS TO THE INDIVIDUAL LOTS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION.

TRACTS "B", "S" AND "BB" ARE HEREBY RESERVED FOR THE PURPOSE OF PARK SITES AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION.

TRACTS "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "AB" AND "CC" ARE HEREBY RESERVED FOR COMMON AREAS FOR THE JOINT AND SEVERAL USE OF PROPERTY OWNERS WITHIN THIS SUBDIVISION AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH A MIAMI-DADE COUNTY APPROVED HOMEOWNERS ASSOCIATION AND/OR A MIAMI-DADE COUNTY APPROVED COMMUNITY DEVELOPMENT DISTRICT OR MAINTAINED BY MIAMI-DADE COUNTY APPROVED SPECIAL TAXING DISTRICT.

LOTS AND TRACTS — AS COMMON AREAS — PRIVATE

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.

20190505723

RECORDING STATEMENT:

FILED FOR RECORD THIS 12TH DAY OF August, A.D. 2019, AT 1:00 P.M., IN BOOK 174 OF PLATS, AT PAGE 16² OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT



BY: Nicole Davis, DEPUTY CLERK



Paradise Gardens

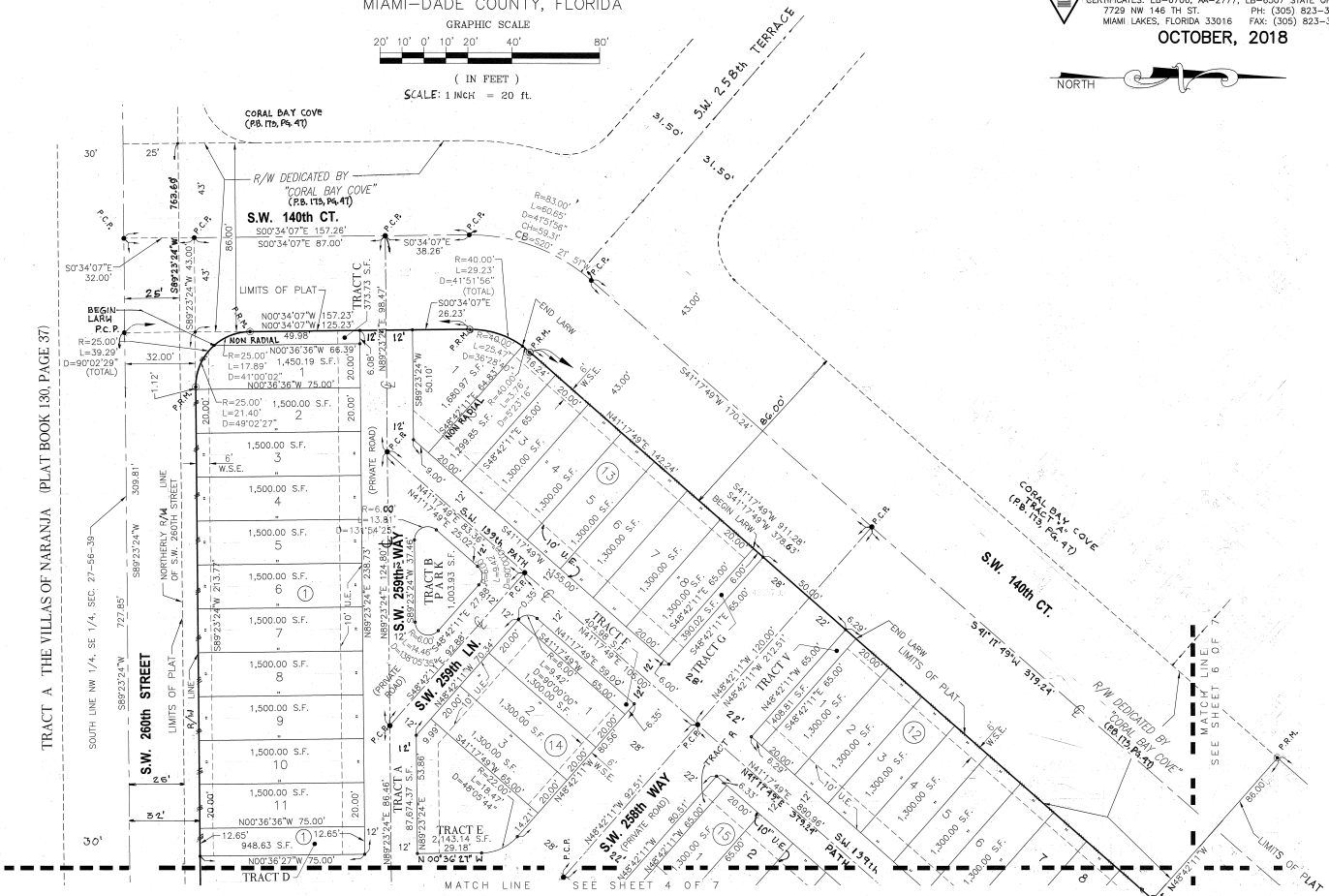
P.B. 174 PG. 16²
SHEET 3 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 146 TH ST. PH: (305) 823-3737
MIAMI LAKES, FLORIDA 33016 FAX: (305) 823-3172
OCTOBER, 2018

GRAPHIC SCALE
20' 10' 0' 10' 20' 40' 80'
(IN FEET)
SCALE: 1 INCH = 20 FT.

NORTH



SURVEYOR'S NOTES:

- *P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT LABELED LB 6507, UNLESS OTHERWISE NOTED
- *P.C.P. - DENOTES PERMANENT CONTROL POINT LABELED LB 6507, UNLESS OTHERWISE NOTED
- P.O.B. - INDICATES POINT OF BEGINNING
- P.G. - INDICATES PAGE
- CB - INDICATES CHORD BEARING
- CH - INDICATES CHORD LENGTH
- U.E. - INDICATES UTILITY EASEMENT
- R - INDICATES RADIUS
- L - INDICATES CURVE LENGTH
- C - INDICATES CENTER LINE
- O.R.B. - INDICATES MIAMI-DADE COUNTY OFFICIAL RECORDS BOOK
- S.F. - INDICATES SQUARE FEET
- R/W - INDICATES RIGHT OF WAY

- W.S.E. - INDICATES WATER SERVICE EASEMENT
- - - INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE
- LARW - INDICATES LIMITED ACCESS RIGHT-OF-WAY

SEC. 27-56-39 - INDICATES SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED
VALUE OF S89°23'24"W ALONG THE SOUTH LINE OF THE NW 1/4
OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39
EAST, 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.

RECORDING STATEMENT:

FILED FOR RECORD THIS 12th DAY OF August
2018 AT 10:02 A.M. IN BOOK 174 OF PLATS, AT PAGE
162 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: *Nicole Davis* NICOLE DAVIS 07800
DEPUTY CLERK



SHEET 4 OF 7

PREPARED BY: **TRI-COUNTY ENGINEERING, INC.**
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 146 TH ST. PH: (305) 823-3737
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OCTOBER, 2018

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SEC. 27-56-39 - INDICATES SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED
VALUE OF S89°23'24"W ALONG THE SOUTH LINE OF THE NW 1/4
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EAST, MIAMI-DADE COUNTY, FLORIDA.

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HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: N. Davis ^{12:30} **NICOLE**
DEPUTY CLERK

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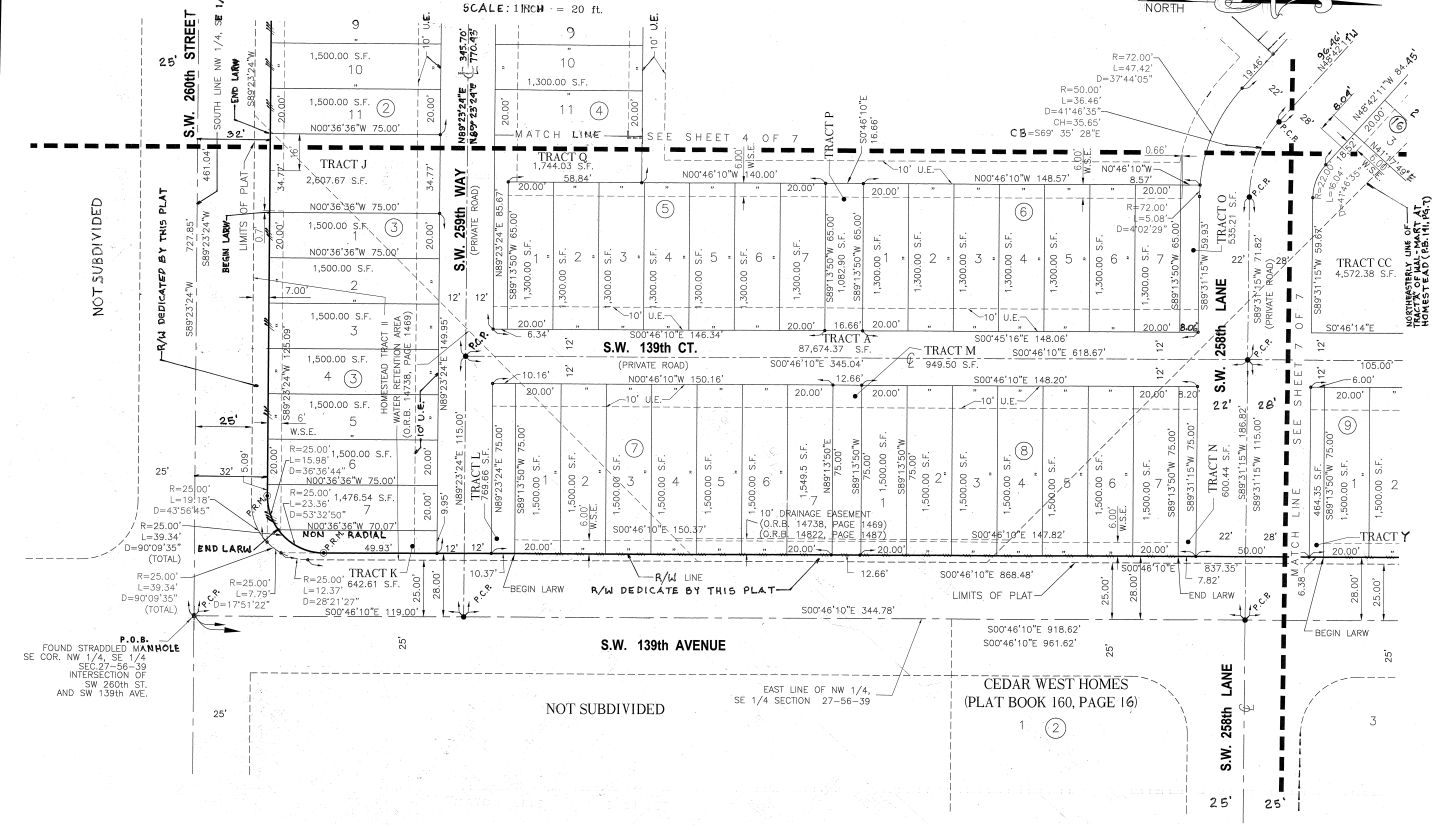
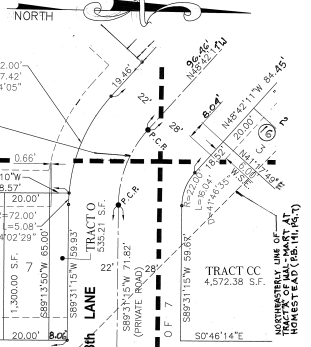
Paradise Gardens

P.B. 174 PG. 16²
SHEET 5 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 148 TH ST MIAMI LAKES, FLORIDA 33016 PH: (305) 823-3737
FAX: (305) 823-3172
OCTOBER, 2018

GRAPHIC SCALE
(IN FEET)
SCALE: 1"=20' ft



SURVEYOR'S NOTES:
* P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT LABELED LB 6507, UNLESS OTHERWISE NOTED
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L.A.R.W. - INDICATES LIMITED ACCESS RIGHT-OF-WAY

SEC. 27-56-39 - INDICATES SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S89°23'24"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

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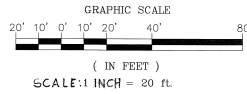
RECORDING STATEMENT:
FILED FOR RECORD THIS 18th DAY OF August A.D. 2018, AT 10:02 A.M. IN BOOK 174 OF PLATS, AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
HARVEY RUVIN, CLERK OF THE CIRCUIT COURT
BY: *[Signature]* DEPUTY CLERK

Paradise Gardens

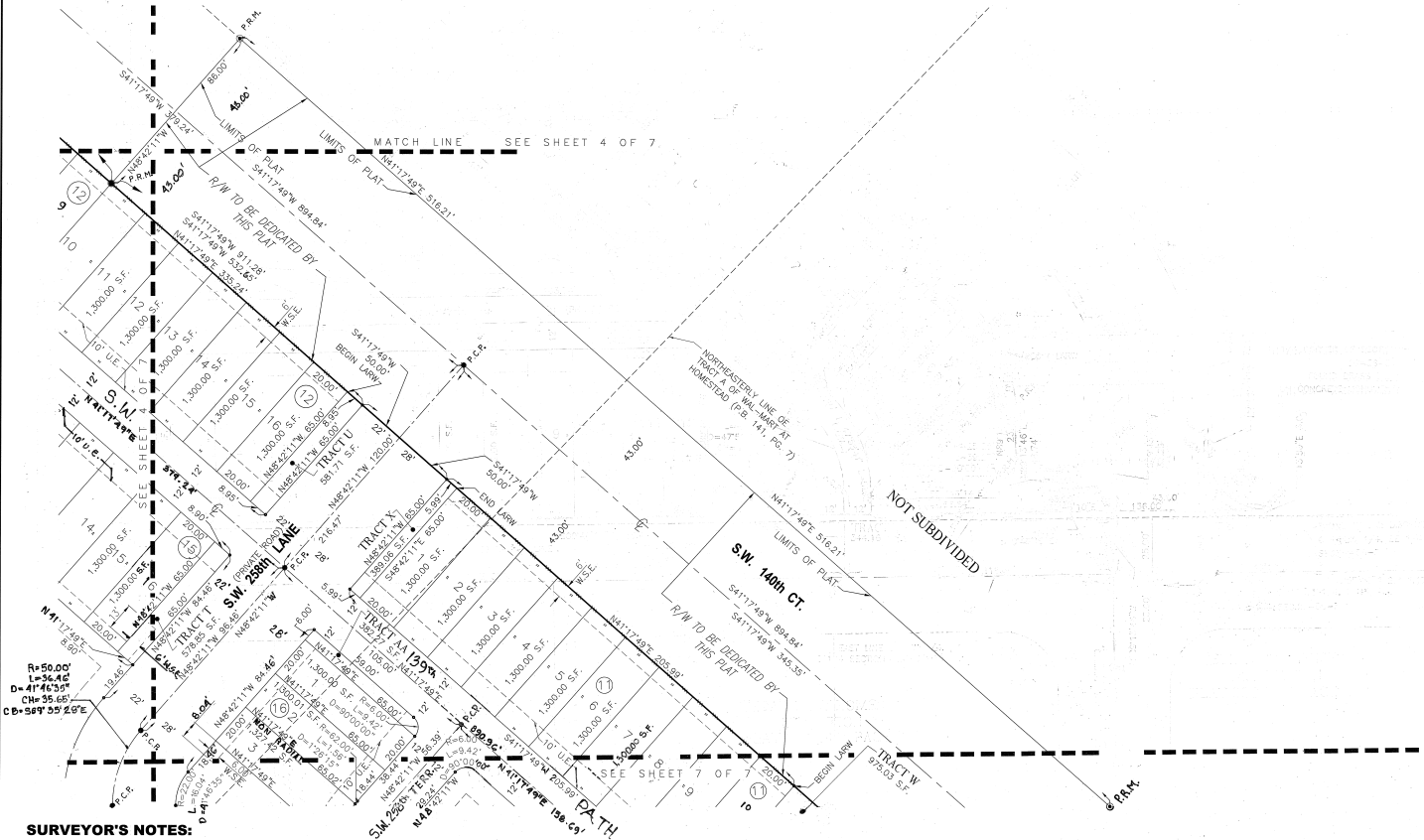
P.B. 174 PG. 16^e
SHEET 6 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART-AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
7729 NW 146 TH ST. PH: (305) 823-3737
MIAMI LAKES, FLORIDA 33016 FAX: (305) 823-3172
OCTOBER, 2018



NORTH



SURVEYOR'S NOTES:

- * P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT LABELED LB 6507, UNLESS OTHERWISE NOTED
- * P.C.P. - DENOTES PERMANENT CONTROL POINT LABELED LB 6507, UNLESS OTHERWISE NOTED
- P.O.B. - INDICATES POINT OF BEGINNING
- P.B. - INDICATES PLAT BOOK
- P.G. - INDICATES PAGE
- CB - INDICATES CHORD BEARING
- CH - INDICATES CHORD LENGTH
- U.E. - INDICATES UTILITY EASEMENT
- D - INDICATES CENTRAL ANGLE
- R - INDICATES RADIUS
- L - INDICATES CURVE LENGTH
- C - INDICATES CENTER LINE
- O.R.B. - INDICATES MIAMI-DADE COUNTY OFFICIAL RECORDS BOOK
- S.F. - INDICATES SQUARE FEET
- R/W - INDICATES RIGHT OF WAY

W.S.E. - INDICATES WATER SERVICE EASEMENT
L.A.R.W. - INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE

SEC. 27-56-59 - INDICATES SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST
BEARINGS SHOWN HEREIN ARE BASED ON AN ASSUMED VALUE OF S89°23'24"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, 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.

RECORDING STATEMENT:

FILED FOR RECORD THIS 12th DAY OF August A.D. 2018 AT 10:02 A.M. IN BOOK 174 OF PLATS, AT PAGE 16^e OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: *Nicole Davis* DEPUTY CLERK

Paradise Gardens

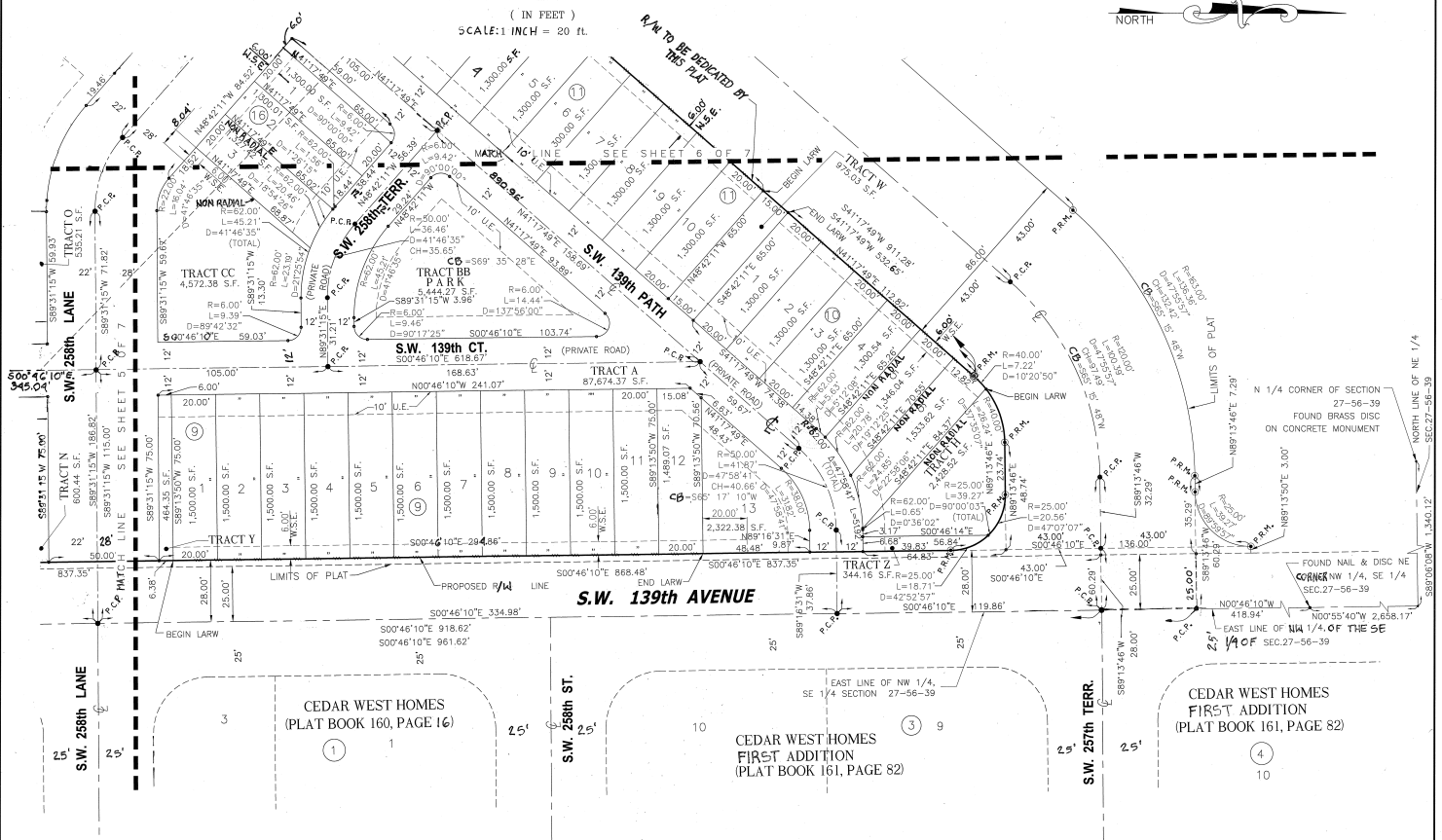
P.B. 174 PG. 167
SHEET 7 OF 7

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "D" OF WAL-MART AT HOMESTEAD, AS RECORDED IN PLAT BOOK 141 AT PAGE 7, PORTIONS OF LOTS 46, 47 AND 49 IN BLOCK 1, LOTS 50 AND 51 IN BLOCK 1 AS SHOWN IN NARANJA VILLAS, AS RECORDED IN PLAT BOOK 29 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: TRI-COUNTY ENGINEERING, INC.
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CERTIFICATES: EB-6706, AA-2777, LB-6507 STATE OF FLORIDA
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MIAMI LAKES, FLORIDA 33016 FAX: (305) 823-3172
OCTOBER, 2018

GRAPHIC SCALE
20' 10' 0' 10' 20' 40' 80'
(IN FEET)
SCALE: 1 INCH = 20 FT

NORTH



SURVEYOR'S NOTES:

- *P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT LABELED LB 6507, UNLESS OTHERWISE NOTED
- *P.C.P. - DENOTES PERMANENT CONTROL POINT LABELED LB 6507, UNLESS OTHERWISE NOTED
- P.O.B. - INDICATES POINT OF BEGINNING
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- S.F. - INDICATES SQUARE FEET
- R/W - INDICATES RIGHT OF WAY

W.S.E. - INDICATES WATER SERVICE EASEMENT
- INDICATES LIMITED ACCESS RIGHT-OF-WAY LINE
L.A.R.W. - INDICATES LIMITED ACCESS RIGHT-OF-WAY

SEC. 27-56-39 - INDICATES SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST.
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED
VALUE OF S89°23'24\"W ALONG THE SOUTH LINE OF THE NW 1/4
OF THE SE 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39
EAST, 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.

RECORDING STATEMENT:

FILED FOR RECORD THIS 12th DAY OF August, A.D. 2018, AT 10:02 A.M. IN BOOK 174 OF PLATS, AT PAGE 167 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: Nicole Davis, DEPUTY CLERK

