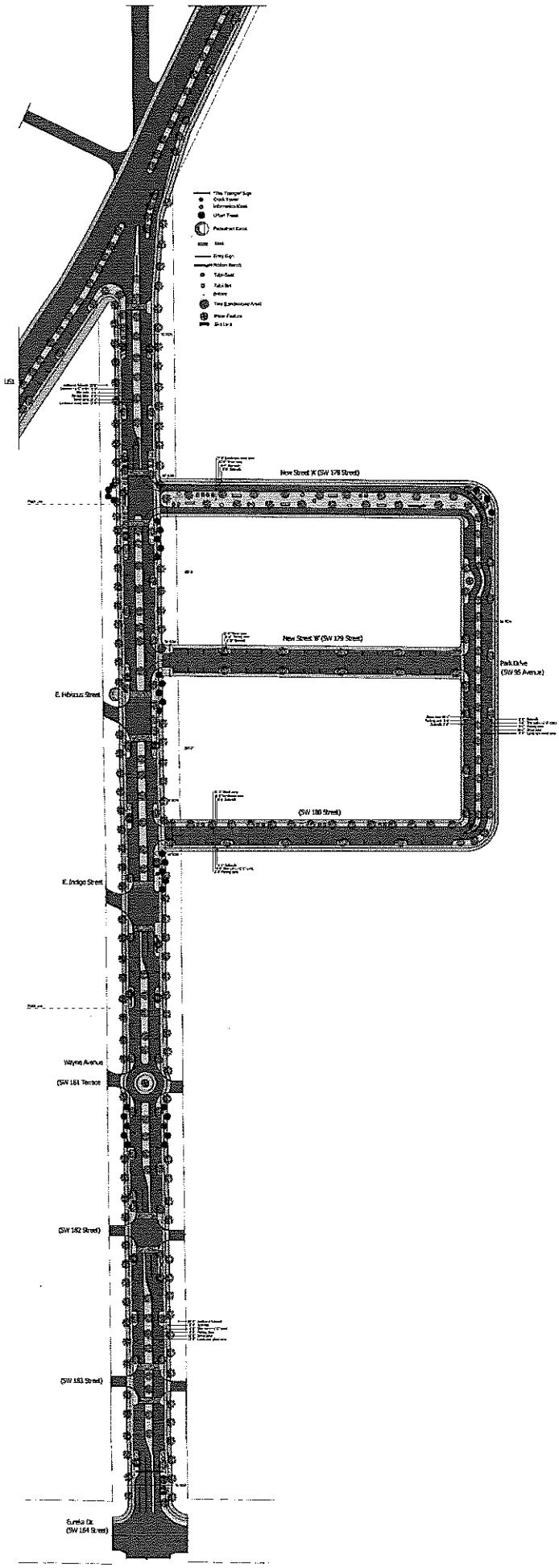
FRANJO ROAD (US1- SW 184 Street)- Master plan

Section 1

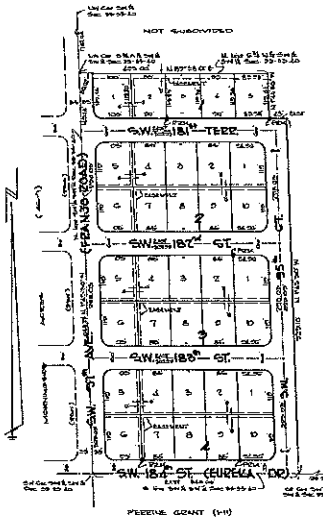
Section 2

Section 3



65-25

Restrictions against use of individual water supply (well) shall not be enforceable unless quality of service by utility system and rate schedule are within standards established by the Florida Public Service Commission, including the utility system is operating under licensed and rate schedules established by governmental jurisdiction or regulatory body.

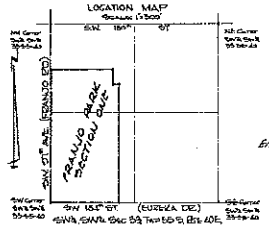


FRANJO PARK SECTION ONE

A SUBDIVISION IN THE SW¼ OF THE SW¼ OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, DADE COUNTY, FLA.

ATLANTIC ENGINEERING COMPANY
CORAL GABLES, FLA.
MARCH 1961
Scale 1"=100'

LOCATION MAP
Scale (1"=500')



DADE COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT E. ALGER, as Attorney-in-Fact for ROBERT E. ALGER, JACK E. ALGER, Sr. and ELIZABETH GLORIA CAVE, doing business as and sole owners of Alger Realty, a partnership; RALPH W. TAFLINGER and ELIZABETH WILLIAMS, the owners and holders of a certain mortgage dated March 20, 1956 and filed for record on April 9, 1956 in Mortgage Book 2062, at Page 90, and as amended by that certain release agreement dated November 7, 1956, and filed for record on December 12, 1956, under Clerk's File No. FF-140168 all of the Public Records of Dade County, Florida, also hereby consent to this plat and join in the above dedication.

IN WITNESS WHEREOF I have hereunto affixed my hand and seal this 10th day of April A.D. 1961.

Witnesses: [illegible] / [illegible]

Robert E. Alger (Seal)
Robert E. Alger as Attorney-in-Fact for Robert E. Alger, Jack E. Alger, Sr. and Elizabeth Gloria Cave, doing business as and sole owners of Alger Realty, a partnership; Ralph W. Taflinger and Elizabeth Williams.

STATE OF FLORIDA
COUNTY OF DADE } ss

Power of Attorney recorded in O.R. Book [illegible] Page [illegible] of the Clerk of the Circuit Court, Dade County, Florida in Official Records Book [illegible] Page [illegible]

Before me this day personally appeared Robert E. Alger as Attorney-in-Fact for Robert E. Alger, Jack E. Alger, Sr. and Elizabeth Gloria Cave, doing business as and sole owners of Alger Realty, a partnership; Ralph W. Taflinger and Elizabeth Williams, to me well known to be the persons described to and who executed the foregoing instrument and who acknowledged that he executed the same in such capacity for the uses and purposes therein expressed.

Witness my hand and official seal at Miami, Florida, this 10th day of April A.D. 1961.

My Commission expires 1-27-60 — Elizabeth Perry Smith (Seal)
Notary Public - State of Florida at Large
(within FRANJO PARK SECTION ONE)

We Hardy Certify that the attached plat is a true and correct representation of the land as recently surveyed and platted under our direction and that the Permanent Reference Monuments were set on the 27th day of March, 1961 in accordance with Section 7, Chapter 10029 (No. 2001) Laws of the State of Florida.

ATLANTIC ENGINEERING COMPANY

By H. S. Hardy (Seal)
H. S. Hardy
Registered Engineer No. 0029
Registered Surveyor No. 420
State of Florida

This plat was approved by the Dade County, Florida, Planning, Zoning and Building Department this 11th day of June, 1961.

By [illegible] Director

This plat was approved and the foregoing dedication was accepted and approved by Resolution No. [illegible] passed and adopted by the Board of County Commissioners of Dade County, Florida, this 11th day of May, 1961.

Clerk of the Board
Signed: [illegible] K. Chairman

Approved: [illegible] County Engineer

Attest: E. R. Leatherman, Clerk of the Board of County Commissioners
By [illegible] Deputy Clerk

This plat was filed for record this 21 day of May, 1961, in Plat Book 62 of Plats, at Page 45 of the Public Records of Dade County, Florida. This plat complies with the provisions of the Laws of the State of Florida.

E. R. Leatherman
Clerk of the Circuit Court
By [illegible] Deputy Clerk

Engineers Notes:
- Indicates Permanent Reference Monuments set.
All Radii are 20 feet.
Distances on corner lots are to the intersection of Block lines produced.
Bearings are based on an assumed meridian.

KNOW ALL MEN BY THESE PRESENTS:

That PORTER-WAGOR-RUSSELL, INC., a Florida corporation, has caused to be made the attached plat of FRANJO PARK SECTION ONE, the same being a subdivision of the South 828.50 feet of the West 828.50 feet of the W½ of the SW½ of the SW½ of Section 33, Township 55 South, Range 40 East, and the West 828.50 feet of the S¾ of the W½ of the SW½ of the SW½ of Section 33, Township 55 South, Range 40 East, less the South 828.50 feet thereof, all lying and being in Dade County, Florida.

The Avenue, Road, Court, Terrace, Streets and Drive as shown on the attached plat together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes reserving to said Corporation its successors or assigns, the reversion or reversions thereof whenever discontinued by law.

The official zoning regulations of Dade County, Florida, 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.

No lot as shown on the attached plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lots as platted.

No individual wells are permitted on any lot in this subdivision except for swimming pools, sprinkling and air conditioning.

A strip of land of the rear and/or side of certain lots, as indicated by dashed lines on the attached plat, is reserved for the installation and maintenance of public utilities.

IN WITNESS WHEREOF the said PORTER-WAGOR-RUSSELL, INC. has caused these presents to be signed in its corporate name by its Vice President its corporate seal to be hereunto affixed by its Secretary this 8th day of March A.D. 1961.

PORTER-WAGOR-RUSSELL, INC.
Signed: Henry H. Russell, Vice President
Attest: Wm Porter, Secretary

STATE OF FLORIDA
COUNTY OF DADE } ss

Before me this day personally appeared Henry H. Russell, Vice President, and W. M. Porter, Secretary of PORTER-WAGOR-RUSSELL, INC., a Florida corporation, 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 as such officers of said corporation and the said Secretary did affix the official seal of said corporation all by and with the authority of the Board of Directors of said corporation and that this is the free act and deed of said corporation.

Witness my hand and official seal at Miami, Florida, this 8th day of March 1961.

My Commission expires Feb. 3 1961 — Martha S. Crawford (Seal)
Notary Public - State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

That ANNETTE KAHN the owner and holder of a certain mortgage dated January 28, 1955 and recorded on February 4, 1955, in Mortgage Book 2067, at Page 302, of the Public Records of Dade County, Florida, does hereby consent to the plat and joins in the above dedication.

IN WITNESS WHEREOF I have hereunto affixed my hand and seal this 6th day of April A.D. 1961.

Witnesses: [illegible] / Norton C. Goldberg

Annette Kahn (Seal)
Annette Kahn

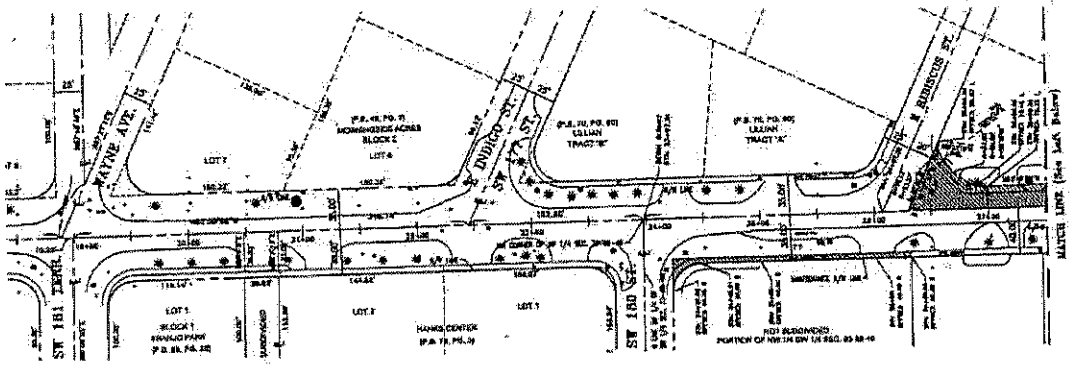
STATE OF MICHIGAN }
COUNTY OF WAYNE } ss

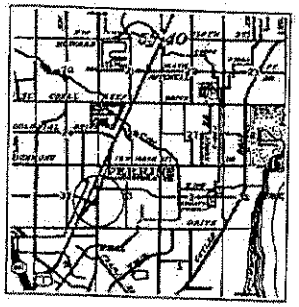
Before me this day personally appeared Annette Kahn to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and official seal at Detroit, Michigan, this 6th day of April A.D. 1961.

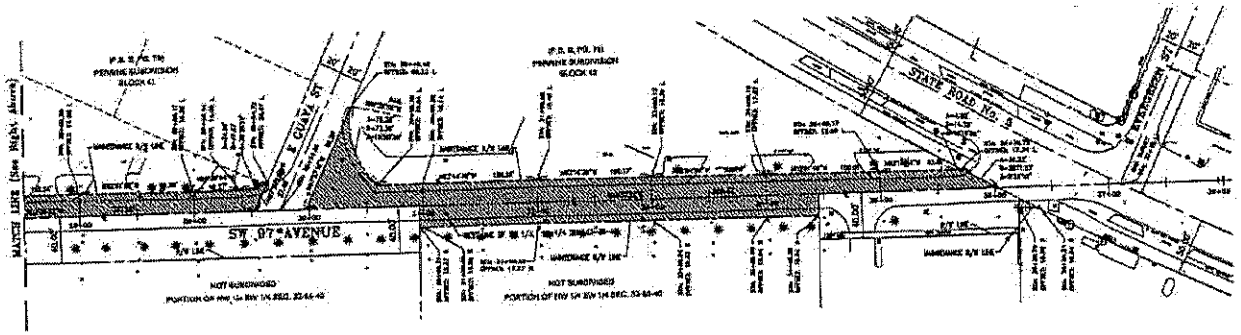
My Commission expires [illegible] — Norton C. Goldberg (Seal)
Notary Public - State of Michigan at Large

152-69





LOCATION MAP



THIS IS TO CERTIFY that this Map numbered sheet one (1) of one (1) constitutes the official Maintenance Map showing location and survey by Miami-Dade County Public Works Department for a portion of Hanks Road in Miami-Dade County, Florida.

THE PROPERTY shown cross-hatched on said Map has been vested in Miami-Dade County, Florida, pursuant to the provisions of Chapter 95.361, Florida Statutes of 1981 or by other formal conveyance and other instruments.

THIS MAINTENANCE MAP was approved by Resolution No. R-54-10 adopted and enacted by the Board of County Commissioners of Miami-Dade County, Florida, on this 16th day of February A.D. 2010.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of the Board of County Commissioners of Miami-Dade County, Florida, on this 7th day of December, A.D. 2010.

Attest:
HARVEY RUVIN, Clerk

by [signature]
Deputy Clerk

MIAMI-DADE COUNTY, FLORIDA,
by the Board of County Commissioners

by [signature]
Chairman

THIS IS TO CERTIFY that the limits of the roadways as shown cross-hatched on the Map have been maintained continuously for four (4) years immediately past, without interruption or disturbance between SW 180 Street and State Road No. 5 (US-1) North Bound in Sections 33 & 34, Township 56 South, Range 41 East, Miami-Dade County, Florida

[signature]
Chief, Roadways, Canal and Causeways, Maintenance Division

ACCEPTED FOR FILES and recorded in the Public Records of Miami-Dade County, Florida, this day 18 of October A.D. 2010, at 11:00 A.M. in Road Map Book 152 at Page 69

Harvey Ruvin
Clerk of the Circuit Court
Miami-Dade County, Florida,

by [signature]
Deputy Clerk

SURVEYOR'S NOTES:

- STATE PLANE COORDINATE REFERENCE AS PER N.A.D. 83 FLORIDA EAST ZONE SUBJECT CONVERSION FROM NOAA/NGS USA NGS PUBLIC WORKS DEP. SURVEY SECTION DATED DECEMBER 1977.
- BASIS OF BEARINGS AS PER WEST LINE OF SECTION 33-56-41
- BASE LINE BEARS N 03°33'33" W
- BASE LINE STATIONING IS AT 100 FOOT INTERVALS
- PROPERTY BOUNDARIES DETERMINED FROM PLATS OF RECORD, FIELD SURVEY AND RECORD TITLE.
- THIS MAINTENANCE MAP IS SUPPORTED BY A TOPOGRAPHIC SURVEY DATED 11-14-09 PREPARED UNDER THE RESPONSIBLE CHARGE OF RICARDO JORGE PROFESSIONAL SURVEYOR AND MAPPER MIAMI-DADE COUNTY PUBLIC WORK DEPARTMENT, SURVEY SECTION, 8TH FLOOR 140 W FLAGLER STREET S-8, MIAMI, FLORIDA 33130-1570 (305) 375-2537
- ALL DISTANCES AND BEARINGS ARE COMPUTED UNLESS OTHERWISE INDICATED.
- ALL DISTANCES ARE BASED UPON THE U.S. SURVEY FOOT (1-12/39.37METRS).

MAINTENANCE MAP

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT OF WAY DIVISION

MIAMI-DADE

REVISED	BY	DATE

PLAN					
DRAWN					
DESIGNED					

SCALE		DATE	
PROJECT NO.			

HANKS ROAD
(FT ST AVE)

SW 180 St. TO STATE ROAD No. 5 (US 1) N.Bound

DATE PREPARED BY
MIAMI DADE PUBLIC WORKS DEPARTMENT
SURVEY SECTION

FIELD BOOK NO. 1170 Pages 88 to 90

SCALE 1" = 50'

PREPARED BY

SHEET 1 OF 1