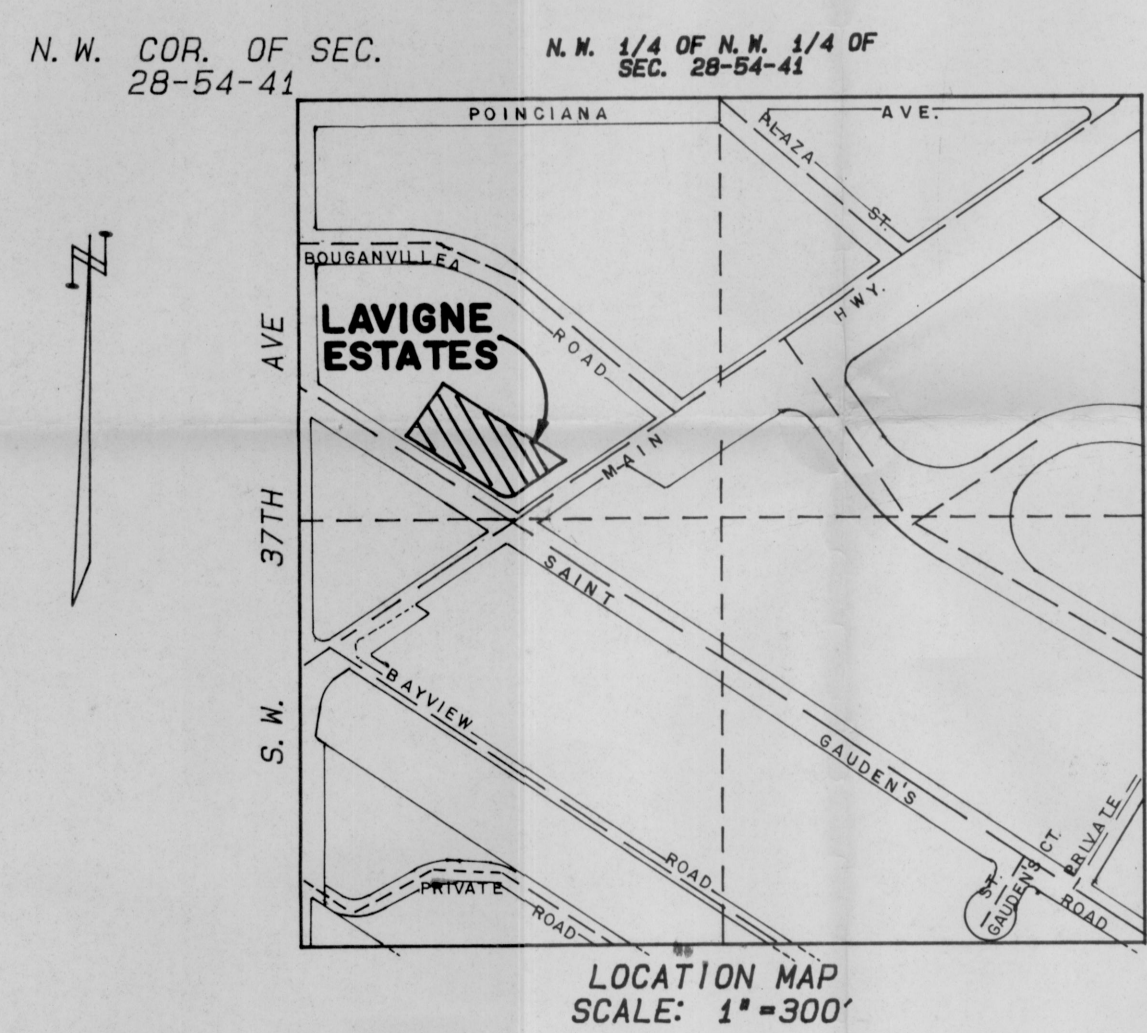
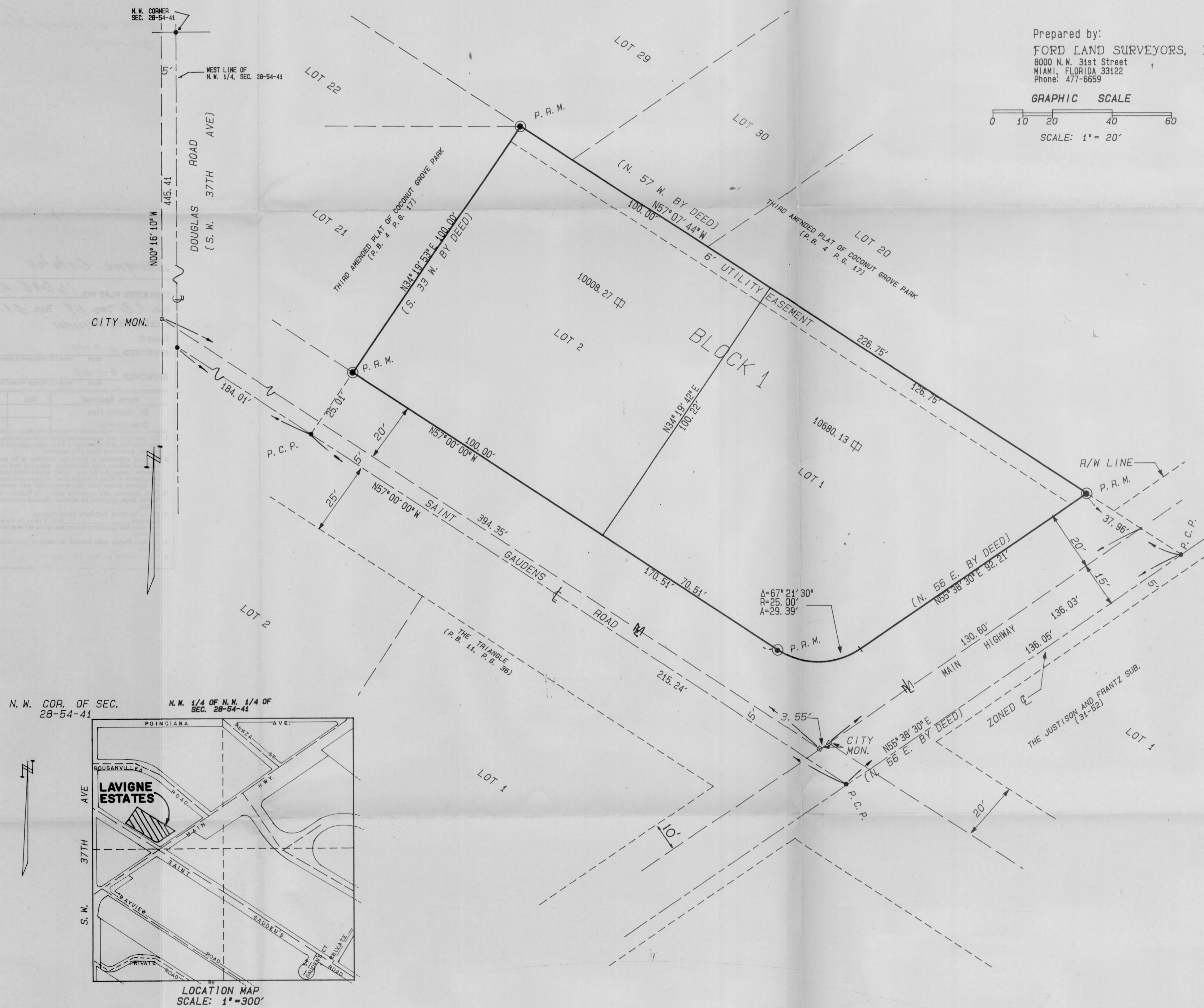
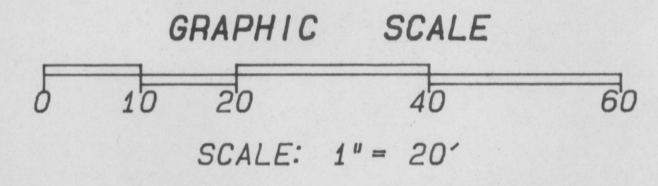


LAVIGNE ESTATES

A RESUBDIVISION OF A PORTION
OF EWANTON HEIGHTS P. B. B, PG. 52
SEC. 28, TWP. 54 SOUTH, RGE. 41 EAST
CITY OF MIAMI, DADE COUNTY, FLORIDA



Prepared by:
FORD LAND SURVEYORS, INC.
8000 N.W. 31st Street
MIAMI, FLORIDA 33122
Phone: 477-6659



KNOW ALL MEN BY THESE PRESENTS: That Sixten Ginman, a single man, has caused to be made the attached plat entitled "LAVIGNE ESTATES" the same being a Re-subdivision of the following described property.
Legal Description:
That part of Lot "J" in EWANTON HEIGHTS, a Subdivision in the N.W. 1/4 of Section 28 in Township 54 South, Range 41 East, according to the plat thereof as recorded in Plat Book "B" at Page 52 of the Public Records of Dade County, Florida, more particularly described as follows: Beginning at a pipe in the South boundary of Lot "J" EWANTON HEIGHTS, South 57 degrees East, 200.9 feet from the Southwest corner of said Lot "J", thence South 57 degrees East, along said South boundary, 198.00 feet to a pipe in the West side of the County Road; thence North 56 degrees East along the West side of the County Road 108.9 feet to a pipe; thence North 57 degrees West 237.6 feet to a pipe; thence South 33 degrees West 100.00 feet to the place of beginning.

IN WITNESS WHEREOF: I have, hereunto set my hand and seal this 7 day of MARCH 1989.
Witness: SIXTEN GINMAN

1. *[Signature]*
2. *[Signature]* By: Sixten Ginman, a single man

ACKNOWLEDGEMENT: I hereby certify: That on this day appeared before me, Sixten Ginman, to me well known to be the person County of Dade, herein described and who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes herein described. My hand and official seal this 7 day of MARCH 1989. My commission expires: MARCH 19, 1992.

[Signature]
Notary Public State of Florida, at large

DADE COUNTY PLAT RESTRICTIONS: That the Road and Highway 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 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 within this subdivision, unless approved for temporary use in accordance with County or State regulations. That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

OWNERS PLAT RESTRICTION: That the utility easement as shown by dashed lines on the attached plat are hereby reserved for the installation and maintenance of Public Utilities.

APPROVALS: This plat was approved and the foregoing dedications were accepted and approved by Resolution No. 88-332 passed and adopted by the City Commission of the City of Miami, Florida. This 13 day of APRIL 1989.

Signed *[Signature]* City Manager Attest *[Signature]* City Clerk

This is to certify that this plat appears to conform to all requirements of Chapter 54 of the City of Miami Code, and Chapter 28 of the code of Metropolitan Dade County, Florida. Certified this 21 day of MARCH 1989.

By: *[Signature]* Director, City of Miami Public Works Dept.

This is to certify that this plat appears to conform to all requirements of Dade County Code Chapter 28. Certified this day of 1989.

By: *[Signature]* Director, Dade County Public Works Department.

SURVEYOR'S CERTIFICATE: We Hereby Certify: That the attached plat entitled "LAVIGNE ESTATES" is a true and correct representation of the land described hereon as recently surveyed and platted under our direct supervision; also that the Permanent Reference Monuments were set in accordance with Part 1, Chapter 177 laws of the State of Florida.

FORD LAND SURVEYORS, INC
Date: March, 1989

OMAR ARMENTEROS, Pres.
Reg. Land Surveyor No. 3679
State of Florida.

SURVEYOR'S NOTES:
● P.C.P. Indicates Permanent Control Point.
● P.R.M. Indicates Permanent Reference Monument.
Bearings are based on an assumed meridian.

NOTICE:
There may be additional restrictions that are not recorded on this plat, that may be found in the Public Records of this County.

Filed for records this day of 1989, at in Book of the Public Records of Dade County, Florida. This plat complies with the laws of the State of Florida and Metropolitan Dade County Florida. Richard P. Brinker, Clerk of the Circuit Court.

By: Deputy Clerk