

# MARLIN ESTATES

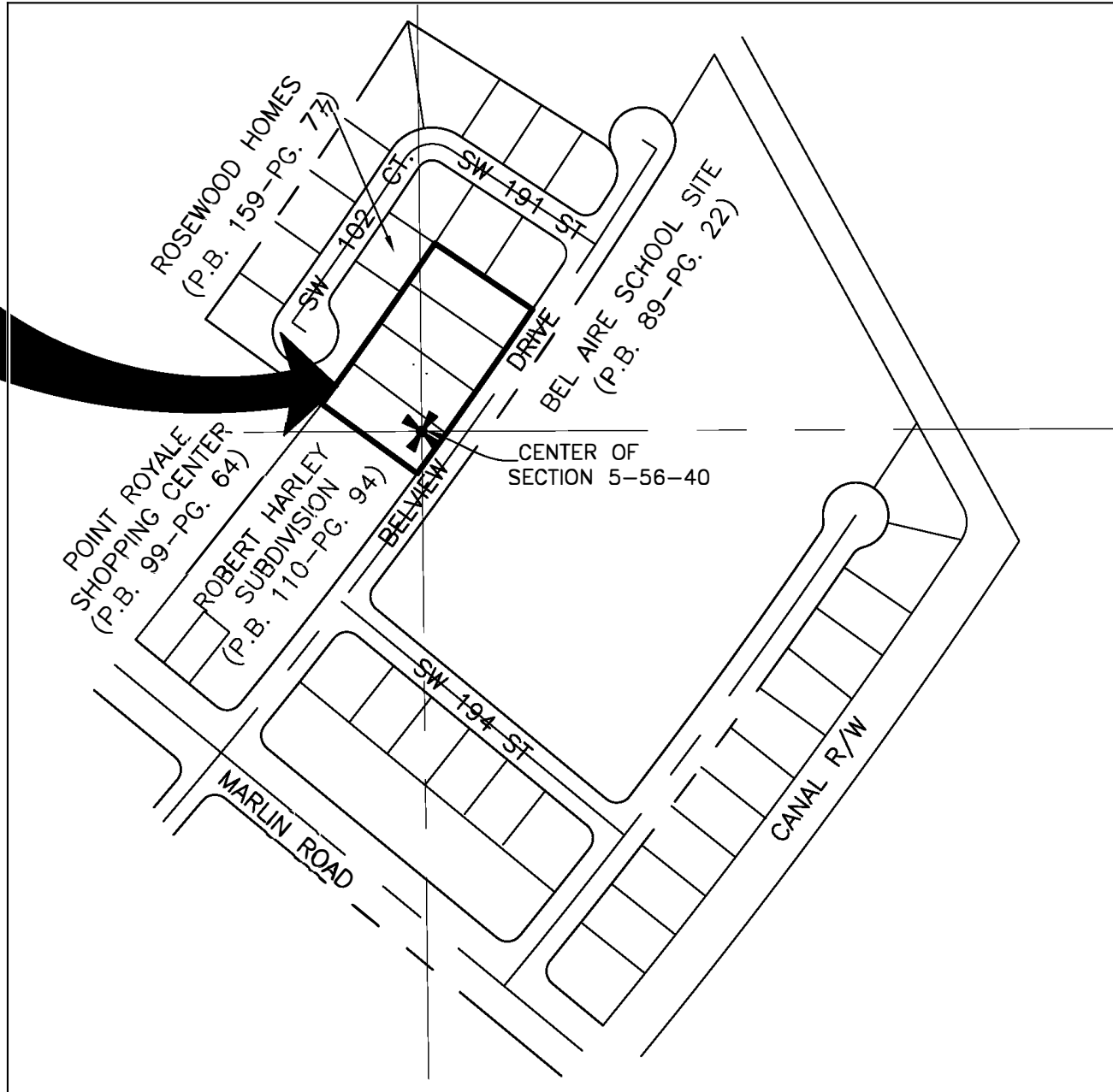
A RE-PLAT OF A PORTION OF TRACTS 36, 37, 44 AND 45 OF PERRINE GRANT, IN SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF CUTLER BAY, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:  
AMERICAN SERVICES OF MIAMI, CORP.  
CONSULTING ENGINEERS LAND SURVEYORS  
3195 PONCE DE LEON BLVD, #200, CORAL GABLES, FLORIDA 33134  
PHONE:(305) 598-5101 FAX:(305) 598-8627  
JANUARY 2020

## LOCATION MAP

SCALE: 1"=300'

MARLIN ESTATES



## PORTION OF SEC. 5-56-40 MIAMI-DADE COUNTY, FLORIDA.

### TOWN OF CUTLER BAY APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES, BELOW THE LEVEL OF SERVICES PROVIDED IN THE TOWN OF CUTLER BAY COMPREHENSIVE PLAN, THEREOF, IT WAS APPROVED AND THE FORGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY DEVELOPMENT ORDER NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA. THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

SIGNED: \_\_\_\_\_ TOWN MAYOR  
TIM MEERBOTT

ATTEST: \_\_\_\_\_ DEPUTY  
TOWN CLERK

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF CUTLER BAY AND IT IS IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES. THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS STATED IN THE TOWN OF CUTLER BAY LAND DEVELOPMENT CODE, AS AMENDED.

DEPARTMENT OF COMMUNITY DEVELOPMENT

SIGNED: \_\_\_\_\_  
ALEX A. DAVID, AICP,  
INTERIM PLANNING AND ZONING  
DIRECTOR

### MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE CODE. CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

SIGNED BY: \_\_\_\_\_  
DIRECTOR

THIS PLAT WAS APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNED: \_\_\_\_\_ COUNTY ENGINEER  
SIGNED: \_\_\_\_\_ DIRECTOR

P.B. \_\_\_\_\_ PG. \_\_\_\_\_  
SHEET 1 OF 2

### TOWN OF CUTLER BAY PLAT RESTRICTIONS:

THAT THE DRIVE 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 OF REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

### MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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 AND STATE REGULATIONS.

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

THE UNITED STATES POSTAL SERVICE EASEMENT AS SHOWN BY DASHED LINES WITHIN LOT 4, BLOCK 1 IS GRANTED HEREBY AND RESERVED FOR THE USE BY THE POSTAL SERVICE TO DELIVER AND RECEIVE MAIL AND PACKAGES TO CENTRALIZED DELIVERY UNITS PROVIDED BY THE PROPERTY OWNERS AND THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR TENANTS, LESSEES AND OTHER GUESTS OR INVITEES, AS A MEANS OF PEDESTRIAN INGRESS AND EGRESS TO THE CENTRALIZED DELIVERY UNITS. THE PROVISION MAINTENANCE AND REPAIR OF THE CENTRALIZED DELIVERY UNITS SHALL BE THE SHARED RESPONSIBILITY OF ALL THE PROPERTY OWNERS WITHIN THE SUBDIVISION. THERE SHALL BE NO CHANGES OR MODIFICATIONS TO THE EASEMENT HEREBY GRANTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID EASEMENT IS REPLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY

### OWNER'S PLAT RESTRICTION:

THE 10' UTILITY EASEMENT, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

### KNOW ALL MEN BY THESE PRESENTS:

THAT RAFAEL PUIG AND MIRTA PUIG, HUSBAND AND WIFE HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED MARLIN ESTATES, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A PORTION OF TRACTS 36, 37, 44 AND 45 OF PERRINE GRANT SUBDIVISION OF SECTION 5, TOWNSHIP 56 SOUTH RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 5; THENCE RUN NORTH 89 DEGREES 11 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 5 FOR 94.61 FEET OF THE POINT OF BEGINNING; THENCE RUN NORTH 53 DEGREES 53 MINUTES 58 SECONDS WEST, RADIAL TO STATE ROAD NO. 5 (US#1) AS RECORDED IN PLAT BOOK 50 AT PAGE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 71.54 FEET; THENCE RUN NORTHEASTERLY CONCENTRIC TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 AND 775 FEET SOUTHEASTERLY OF AS MEASURED RADIALLY THERETO, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 8,497.49 FEET AND A CENTRAL ANGLE OF 2 DEGREES 01 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 300 FEET; THENCE RUN SOUTH 55 DEGREES 55 MINUTES 20 SECONDS EAST, RADIAL TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR 180 FEET; THENCE RUN SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 AND HAVING A RADIUS OF 8,677.49 FEET AND A CENTRAL ANGLE OF 2 DEGREES 01 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 306.35 FEET; THENCE RUN NORTH 53 DEGREES 53 MINUTES 58 SECONDS WEST, RADIAL TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 FOR 108.46 FEET TO THE POINT OF BEGINNING.

### IN WITNESS WHEREOF:

RAFAEL PUIG AND MIRTA PUIG HAVE SET THEIR HAND AND SEAL IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

WITNESSES: \_\_\_\_\_ BY: \_\_\_\_\_  
RAFAEL PUIG

BY: \_\_\_\_\_  
MIRTA PUIG

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

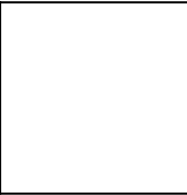
SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RAFAEL PUIG AND MIRTA PUIG, WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH INDIVIDUALS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 2020.

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF  
FLORIDA

COMMISSION NUMBER: \_\_\_\_\_  
PRINTED NAME OF ACKNOWLEDGER



### RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020. 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. ATTEST: HARVEY RUVIN, CLERK OF CIRCUIT COURT

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

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.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED MARLIN ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

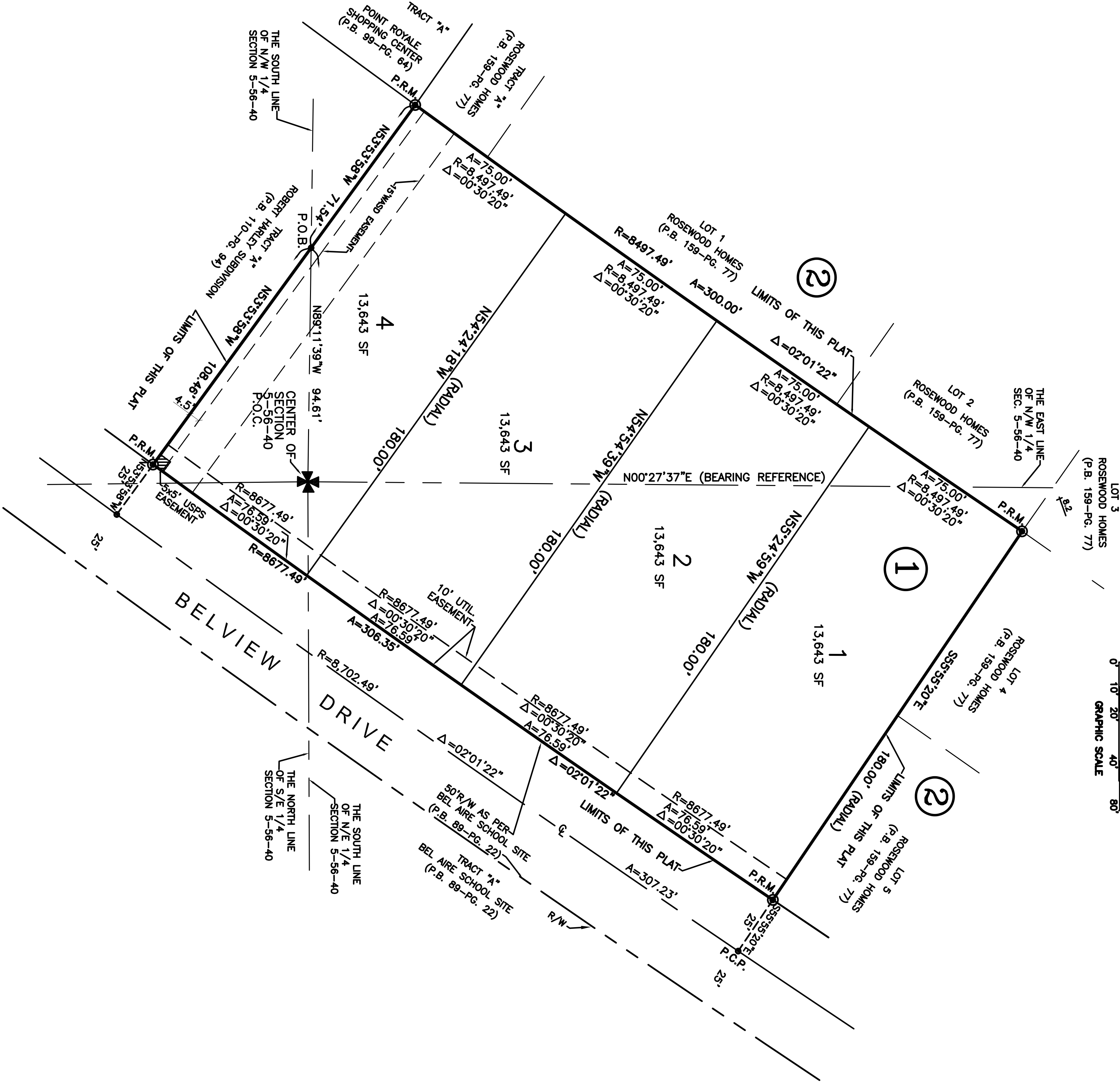
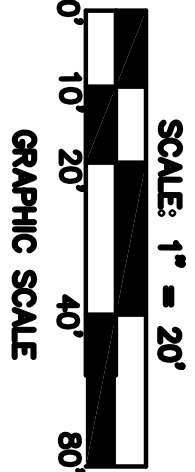
AMERICAN SERVICES OF MIAMI, CORP.  
3195 PONCE DE LEON BOULEVARD, SUITE 200  
CORAL GABLES, FLORIDA 33134  
CERTIFICATE OF AUTHORIZATION No.LB 6683

\_\_\_\_\_  
ED PINO, PRESIDENT  
PROFESSIONAL LAND SURVEYOR AND  
MAPPER #6771  
STATE OF FLORIDA

MARLIN ESTATES

A RE-PLAT OF A PORTION OF TRACTS 36, 37, 44 AND 45 OF PERLINE GRANT, IN SECTION 5, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:  
AMERICAN SERVICES OF MIAMI, CORP.  
CONSULTING ENGINEERS  
LAND SURVEYORS  
3195 PONCE DE LEON BLVD., #200, CORAL GABLES, FLORIDA 33134  
PHONE:(305) 598-5101 FAX:(305) 598-8627  
JANUARY 2020



SURVEYOR'S NOTES:

- ☉ = DENOTES CENTERLINE
- P.R.M. = DENOTES PERMANENT REFERENCE MONUMENT
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- R = DENOTES RADII
- A = DENOTES ARC LENGTH
- D = DENOTES CURVE INTERIOR ANGLE
- SEC. = DENOTES SECTION
- UTIL. = DENOTES UTILITY
- P.B. = DENOTES PLAT BOOK
- P.G. = DENOTES PAGE
- SF = DENOTES SQUARE FEET (+/-)
- R/W = DENOTES RIGHT-OF-WAY LINE
- WASD = DENOTES WATER AND SEWER DEPARTMENT
- ✕ = DENOTES SECTION CORNER
- USPS = DENOTES UNITED STATES POSTAL SERVICE
- SEC. 4-57-39 = DENOTES SECTION 4, TOWNSHIP 57, SOUTH RANGE 39 EAST
- P.O.B. = DENOTES POINT OF BEGINNING
- P.O.C. = DENOTES POINT OF COMMENCEMENT

P.B. \_\_\_\_\_ P.C. \_\_\_\_\_  
SHEET 2 OF 2

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, ALONG EAST LINE OF THE NW 1/4 OF SEC. 5 TOWNSHIP 56S, RANGE 40E, MIAMI-DADE COUNTY.

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 MAP OR SURVEY. THE SURVEYOR'S LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND TO THE INFORMATION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED MARLIN ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

AMERICAN SERVICES OF MIAMI, CORP.  
3195 PONCE DE LEON BOULEVARD, SUITE 200  
CORAL GABLES, FLORIDA 33134  
CERTIFICATE OF AUTHORIZATION No. LB 6683

ED PINO, PRESIDENT  
PROFESSIONAL LAND SURVEYOR AND  
MAPPER #6771  
STATE OF FLORIDA

RECORDING STATEMENT:

FILED FOR RECORD THIS DAY OF \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ A.D. 2020. AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUAN, CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_ DEPUTY CLERK