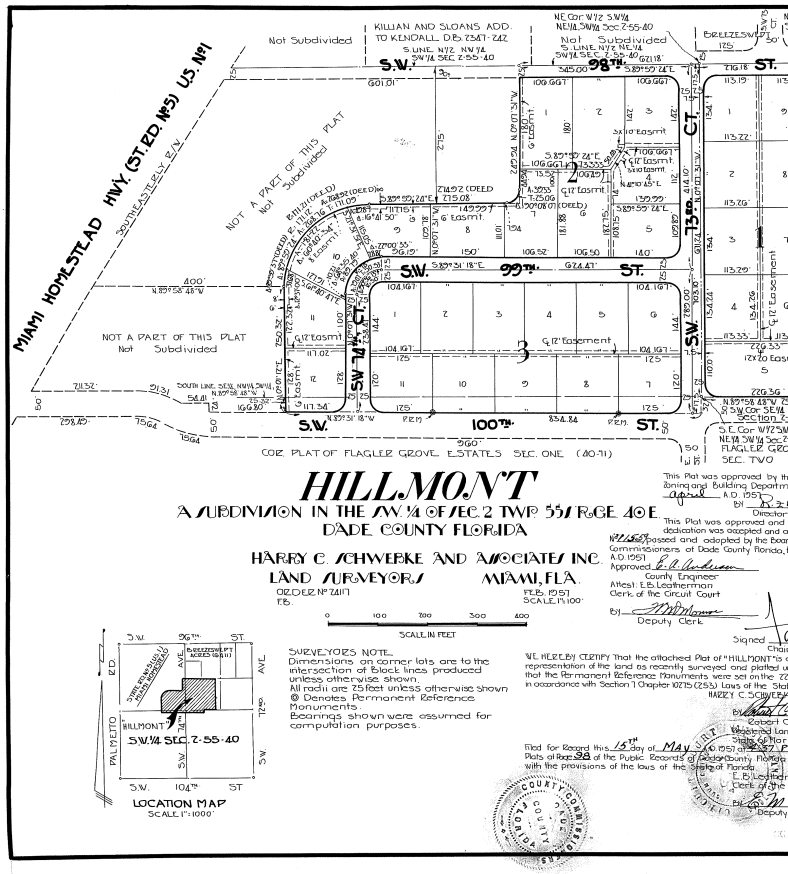
6498



HILLMONT

A SUBDIVISION IN THE SW. ¼ OF SEC. 2 TWP. 55 RGE. 40 E. DADE COUNTY FLORIDA

HARRY C. SCHWEBKE AND ASSOCIATES INC.
LAND SURVEYORS MIAMI, FLA.

DRDER Nº 2417
F.B.

FEB. 1957
SCALE: 1"=100'

0 100 200 300 400
SCALE IN FEET

LOCATION MAP
SCALE 1"=1000'

SURVEYOR'S NOTE.
Dimensions on corner lots are to the intersection of block lines produced unless otherwise shown.
All radii are 25 feet unless otherwise shown
© Denotes Permanent Reference Monuments
Bearings shown were assumed for computation purposes.

This Plat was approved by the Dade County Planning, Zoning and Building Department this 23rd day of April A.D. 1957
By R. Zlook
Director

This Plat was approved and the foregoing dedication was accepted and approved by Resolution #21,560 passed and adopted by the Board of County Commissioners of Dade County Florida, this 16 day of May A.D. 1957
Approved E. B. Anderson
County Engineer
Attest: E. B. Leatherman
Clerk of the Circuit Court
By M. Moore
Deputy Clerk

Signed Ana Mujica
Chairman

WE HEREBY CERTIFY That the attached Plat of "HILLMONT" is a true and correct representation of the land as recently surveyed and platted under our direction, also that the Permanent Reference Monuments were set on the 22 day of February 1957 in accordance with Section 7 Chapter 10275 (2.55) Laws of the State of Florida

HARRY C. SCHWEBKE & ASSOCIATES INC.
By Harry C. Schwebke V. Pres.
Registered Land Surveyor Nº 1067
State of Florida

Filed for Record this 15th day of MAY A.D. 1957 at 8:27 P.M. in Book 64 of Plats at Page 98 of the Public Records of Dade County Florida. This Plat complies with the provisions of the laws of the State of Florida.
E. B. Leatherman
Clerk of the Circuit Court
By E. M. Scharf
Deputy Clerk

C.C. 11815

KNOW ALL MEN BY THESE PRESENTS:-

(64-1) The balance of the following described parcel have caused to be made the attached plat of "HILLMONT" the same being a portion of the SW¼ of Section 2, Township 55 South, Range 40 East, said parcel being more particularly described as follows.
Beginning at the N.E. corner of the W½ of the SW¼ of the NE¼ of the SW¼ of Section 2, Township 55 South, Range 40 East, run Southerly along the Easterly line of said W½ of the SW¼ of the NE¼ of the SW¼ a distance of 1321.6 feet, more or less, to the S.E. Corner of said W½ of the SW¼ of the NE¼ of the SW¼; thence continue South along the extension of the last described course, a distance of 32 feet to a point on the Northerly sideline of Grove Avenue, as said Avenue is shown on the plat of FLAGLER GROVE ESTATES, SECTION Nº1, Corrected as recorded in Plat Book 40 at Page 71 of the Public Records of Dade County, Florida; thence run Westerly along the Northerly sideline of said Grove Avenue, a distance of 834.84 feet to a point; thence run Northerly along a line at 90° to the Southerly line of the SE¼ of the NW¼ of the SW¼ of said Section 2, a distance of 750.32 feet, more or less, to a point, which is 25 feet Northerly from the Southerly line of said SE¼ of the NW¼ of the SW¼; and is 400 feet Easterly at right angles to said Northerly line from the Southeasterly Sideline of Florida State Road Nº5, thence run Northerly and Easterly along the arc of a curve having a radius of 1170.9 feet, through a central angle of 39°55'51" a distance of 816.72 feet to a point; thence run Easterly along a line parallel to and 175 feet Southerly from the Northerly line of said SE¼ of the NW¼ of the SW¼, a distance of 276.79 feet, more or less, thence run Easterly and Northerly along the arc of a curve having a radius of 25 feet and a central angle of 90°08'30" a distance of 39.78 feet to a point, thence run Northerly along a line parallel to and 562.50 feet Westerly from the Easterly line of said W½ of the SW¼ of the NE¼ of the SW¼, a distance of 325.74 feet, more or less, to an intersection with the Northerly line of said SE¼ of the NW¼ of the SW¼, thence run Easterly along the Northerly line of the S½ of the NW¼ of the SW¼ of said Section 2, a distance of 562.50 feet to the Point of Beginning. ALSO THE E½ of the SW¼ of the NE¼ of the SW¼ of Section 2, Township 55 South, Range 40 East, excepting the Easterly 75 feet and the Westerly 75 feet thereof, lying and being in Dade County, Fla.

That the Streets, Courts and Avenue 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 the dedicators, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law.

That the Easements as indicated on the attached Plat by dashed lines, at the rear and or sides of certain lots are hereby reserved for the installation and maintenance of Public Utilities.

That no lot as shown on this Plat shall be divided or resubdivided unless both portions of said lot are used to increase the size of the adjacent lots as platted.

That the official zoning regulations, now in effect or as the same may be from time to time changed and amended, applicable to the area within which this Subdivision is located shall be observed.

IN WITNESS WHEREOF M.D.C. DEVELOPMENT CORP. has caused these presents to be signed in its corporate name by its President its corporate seal to be hereunto affixed and attested by its Secretary AND Victoria Fascell, a widow, has hereunto set her hand and seal this 1st day of April A.D. 1957

M.D.C. DEVELOPMENT CORP.
Attest: R. J. Klein Secy. By Mario Emilio President
WITNESS Karen H. Hendricks By Victoria Fascell SEAL
WITNESS Josephine H. Matthews Victoria Fascell

STATE OF FLORIDA }
COUNTY OF DADE } SS
I HEREBY CERTIFY that on this day personally appeared before me Victoria Fascell, a widow, to me well known to be the person herein described and who executed the foregoing instrument and who acknowledged that she executed the same freely and voluntarily; ALSO before me this day personally appeared MARIO EMILIO and R. J. KLEIN President and Secretary respectively of M.D.C. DEVELOPMENT CORP. a corporation under the laws of the State of Florida, to me well known to be the persons herein described and who executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily, that they affixed thereto the official seal of said corporation, all by and with the authority of the Board of Directors of said corporation as their act & the free act and deed of said corporation.
WITNESS my hand and official seal this 1st day of April A.D. 1957
My Commission Expires Feb. 14, 1959
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:-
That Victoria Fascell, a widow, the owner and holder of that certain Mortgage dated December 18, 1956 and recorded under Clerks File Nº FF 196825 of the Public Records of Dade County Florida, does hereby consent to this plat and joins in the above dedication.
IN WITNESS WHEREOF I have hereunto set my hand and seal this 1st day of April A.D. 1957
WITNESS Karen H. Hendricks By Victoria Fascell SEAL
WITNESS Josephine H. Matthews Victoria Fascell

STATE OF FLORIDA }
COUNTY OF DADE } SS
I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, Victoria Fascell a widow, to me well known to be the person named herein and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the uses and purposes therein expressed
WITNESS my hand and Official Seal this 1st day of April A.D. 1957
My Commission Expires July 6, 1958 Karen H. Hendricks SEAL
Notary Public State of Florida at Large

That Victoria Fascell, a widow, the owner of the South 100 feet of the E½ of the SW¼ of the NE¼ of the SW¼ of Section 2, Township 55 South, Range 40 East, Dade County, Florida, less the Easterly 75 feet thereof, lying and being in Dade County for Road R/W