DESCRIPTION

The West½ of the NW¼ of the NW¼ of the NE¼ of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida, Less the North 35 feet for Right of Way,

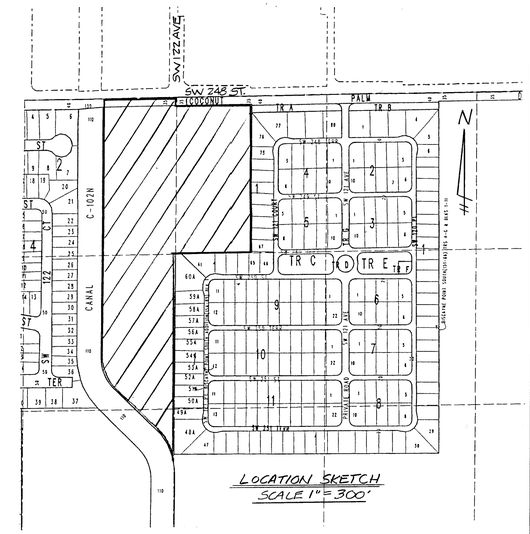
-AND-

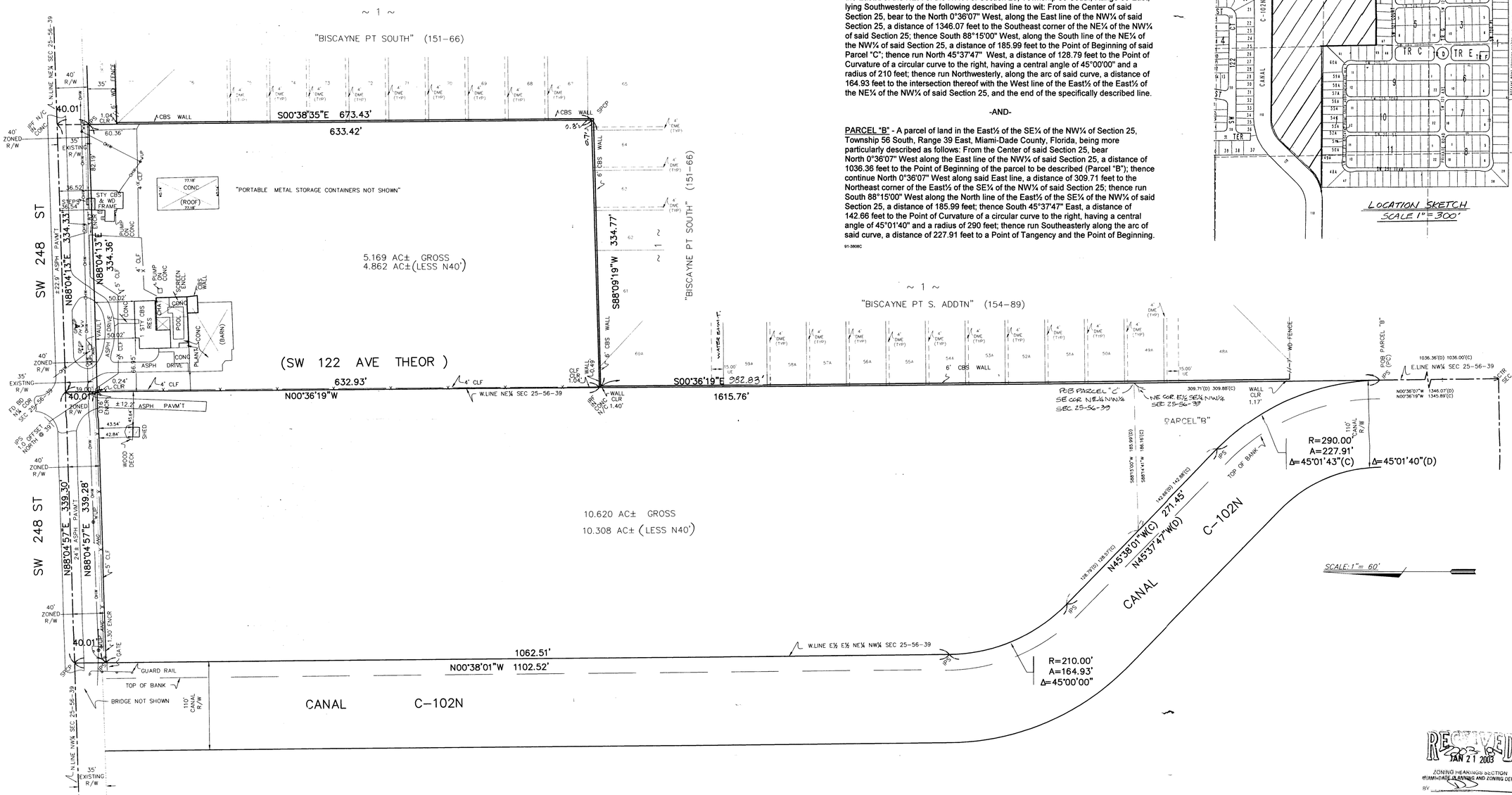
PARCEL "A" - The East½ of the East½ of the NE¼ of the NW¼ of Section 25, Township 56 South, Range 39 East, also known as the East 10 Acres, more or less, of the NE¼ of the NW¼ of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida; LESS PARCEL "C," described as follows: All that part of the East½ of the East½ of the NE¼ of the NW¼ of Section 25, Township 56 South, Range 39 East, lying Southwesterly of the following described line to wit: From the Center of said Section 25, bear to the North 0°36'07" West, along the East line of the NW¼ of said Section 25, a distance of 1346.07 feet to the Southeast corner of the NE¼ of the NW¼ of said Section 25; thence South 88°15'00" West, along the South line of the NE¼ of the NW¼ of said Section 25, a distance of 185.99 feet to the Point of Beginning of said Parcel "C"; thence run North 45°37'47" West, a distance of 128.79 feet to the Point of Curvature of a circular curve to the right, having a central angle of 45°00'00" and a radius of 210 feet; thence run Northwesterly, along the arc of said curve, a distance of 164.93 feet to the intersection thereof with the West line of the East½ of the East½ of the NE¼ of the NW¼ of said Section 25, and the end of the specifically described line.

-AND-

PARCEL "B" - A parcel of land in the East½ of the SE¼ of the NW¼ of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows: From the Center of said Section 25, bear North 0°36'07" West along the East line of the NW¼ of said Section 25, a distance of 1036.36 feet to the Point of Beginning of the parcel to be described (Parcel "B"); thence continue North 0°36'07" West along said East line, a distance of 309.71 feet to the Northeast corner of the East½ of the SE¼ of the NW¼ of said Section 25; thence run South 88°15'00" West along the North line of the East½ of the SE¼ of the NW¼ of said Section 25, a distance of 185.99 feet; thence South 45°37'47" East, a distance of 142.66 feet to the Point of Curvature of a circular curve to the right, having a central angle of 45°01'40" and a radius of 290 feet; thence run Southeasterly along the arc of said curve, a distance of 227.91 feet to a Point of Tangency and the Point of Beginning.

91-3808C





RECEIVED
JAN 21 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FOLIO # 30-6925-000-0080
FOLIO # 30-6925-000-0100

LEGEND

	CBS = CONCRETE BLOCK W/STUCCO	D/W = DRIVEWAY	IPS = 1/2" IRON PIPE SET LB#6614	P = PLAT	SEW = SEWER CLEANOUT BOX	TBM = TEMPORARY BENCHMARK
	CH = CHORD	EB = ELECTRIC BOX		P.C. = POINT OF CURVATURE	SD = STORM DRAIN	U.E. = UTILITY EASEMENT
	C/L = CENTER LINE	ENCR= ENCROACHMENT		PCP = NAIL AND DISC	SEC = SECTION	UP = UTILITY POLE
	CLF = CHAIN LINK FENCE	ETP = ELECTRIC TRANSFORMER PAD		P/L = PROPERTY LINE	S/L = SECTION LINE	W/ = WITH
	CLP = CONC LIGHT POLE	FD = FOUND		POB = POINT OF BEGINNING	SMH = SEWER MANHOLE	WD = WOOD
	CLR = CLEARANCE	FF = FINISH FLOOR		POC = POINT OF COMMENCEMENT	SN = SET NAIL	W/F = WOOD FENCE
	CONC= CONCRETE	FH = FIRE HYDRANT		POT = POINT OF TANGENCY	SPCP= SET NAIL AND DISC LB#6614	WM = WATER METER
	CTV = CABLE TV BOX	F/L = FRACTIONAL LINE		R = RADIUS	SQ. = SQUARE	WV = WATER VALVE
	D = DEED	H = HIGH		R/W = RIGHT-OF-WAY	SR = SIDE ROAD	WWF = WOOD AND WIRE FENCE
	# = DIAMETER	IPF = 1/2" IRON PIPE FOUND		OHW = OVERHEAD WIRE	S/W = SIDE WALK	W/UP = W/ UP
				O/S = OFFSET		⊕ = ELEVATION POINT

DME = DRAINAGE MAINTENANCE EASEMENT

MAKOWSKI & WRIGHT, INC. LB#6485 (305)247-1356
SURVEYORS-MAPPERS-ENGINEERS, 27 N.W. 13 STREET, HOMESTEAD, FL. 33030

PREPARED FOR: MARTINA BOREK & MARTINA M. BOREK TR

TYPE OF SURVEY: BOUNDARY

FEDERAL FLOOD ZONE: "AE" EL7' & "X" 0358J, 7-17-95

I HEREBY CERTIFY that this survey was made under my responsible charge and that the survey and sketch are accurate to the best of my knowledge, information and belief. I further certify that this survey meets the minimum technical standards in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE OF FIELD SURVEY: 9-17-02

BY: FRANK MAKOWSKI
SURVEYOR-MAPPER NO. 2614
STATE OF FLORIDA

1) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 ADJUSTMENT (NGVD29).
2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
3) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.

BENCHMARK DESCRIPTION: N/A

BASIS OF BEARING SYSTEM: AN ASSUMED BEARING OF N 88° 04 ' 13" E ALONG S/L SW 248 ST

REVISIONS		BY			
DRAWN BY	SCALE	DATE	FB/PG	DATE	JOB#
N.REID	1" = 60'	09-17-02	393/34 316/38		91-3808 C