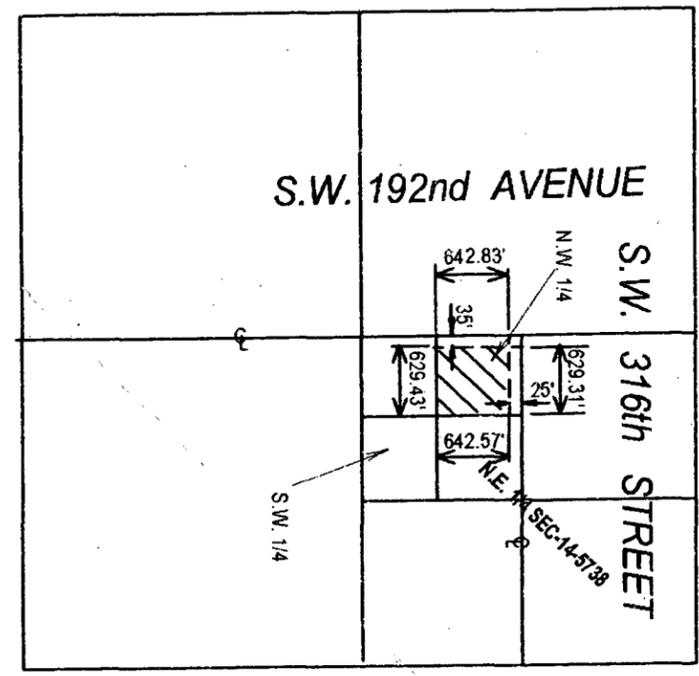


LOCATION SKETCH
SCALE: NTS



SCALE: 1"=100'

RECEIVED
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MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

CERTIFIED TO: JAVIER VAZQUEZ, MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, CAPITOL TITLE SERVICES, INC., ATTORNEYS' TITLE INSURANCE FUND, INC.
PROPERTY ADDRESS: VACANT LOT @ S.W. 192ND AVE. & 316TH ST., MIAMI, FLORIDA.

LEGAL DESCRIPTION:
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 35 FEET AND LESS THE NORTH 25 FEET FOR ROAD, SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:
S/WK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IR F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, O=DIAMETER, TYP=T M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASPH=ASPHALT, N/D=NAIL & DISC, S=SET, F.F.E.=FINISH FLOOR ELE
O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, VM=WATER METER
WOOD FENCE= [Symbol] ELEVATION BASED ON LOC. #
MASONRY WALL= [Symbol] CBM# ELV.
CONCRETE= [Symbol] TYPE OF SURVEY: BOUNDARY SURVEY
MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNA AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE I COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIEN UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEO VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITI RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUN CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND Z INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECO INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID SEC. 14-57-38

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED: _____

i HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

FLOOD ZONE:	AH	SUFFIX:	J	DATE:	7/17/95	BASE:	9'
PANEL:	0350	COMMUNITY #			120635		
DATE:	2/26/03	SCALE:	1"=100'	DWN. BY:	F. Blanco	JOB No.:	03-384

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Fax: (305) 865-7810