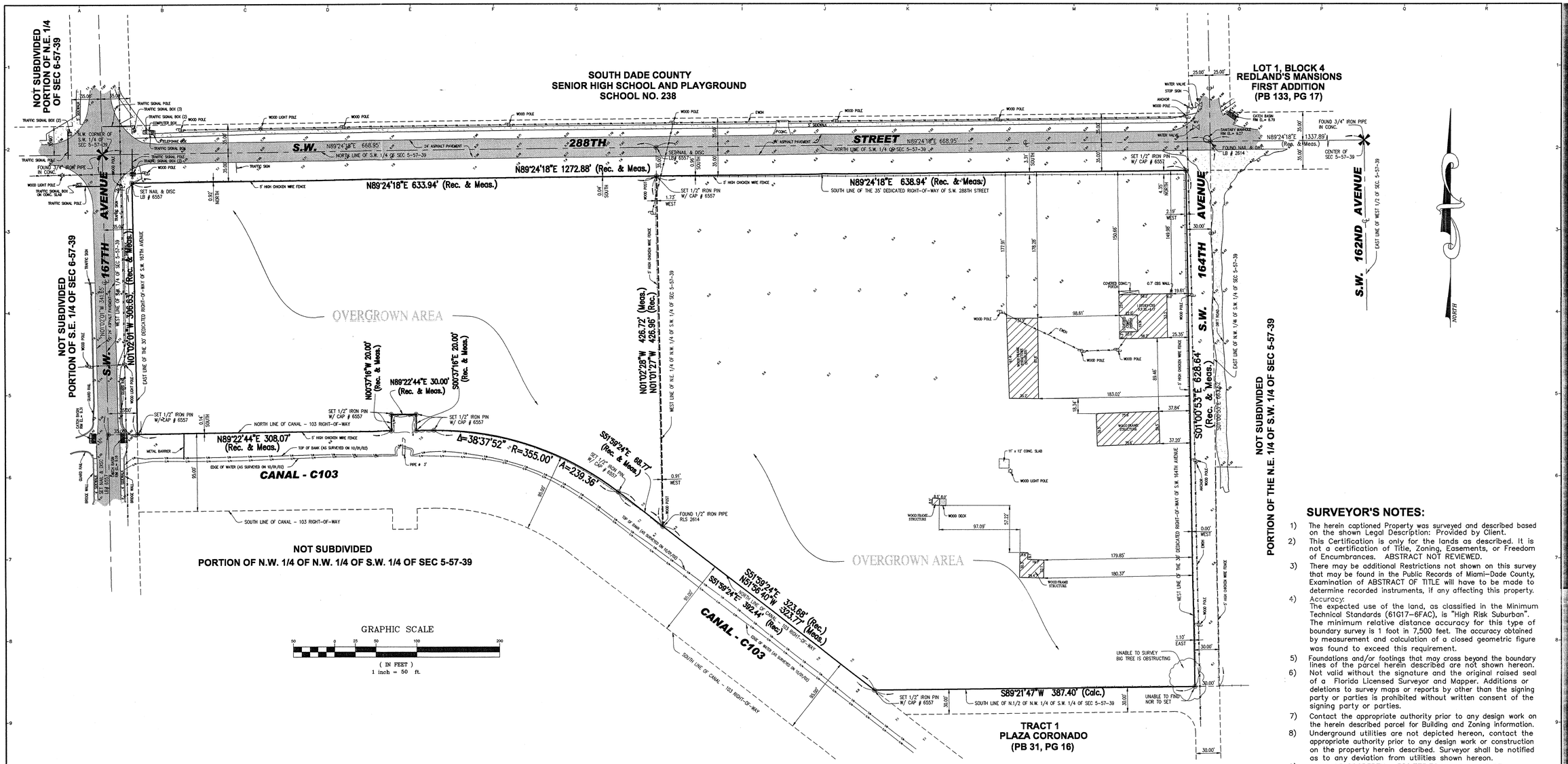
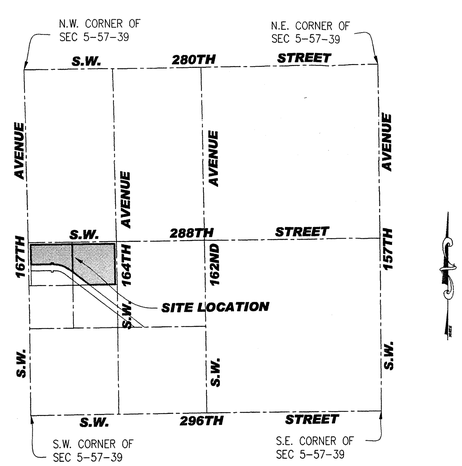


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.	5.25	ELEVATION (EXISTING)
ELEV.	5.25	ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
		FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
		LIGHT POLE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD LIGHT POLE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

LEGAL DESCRIPTION:

That part of the NE 1/4 of the NW 1/4 of the SW 1/4 less the North 35 feet and less the East 30 feet thereof, in Section 5, Township 57 South, Range 39 East, all lying North and Northeasterly of C-103, Canal Right-of-Way, lying, being and situate in Miami-Dade County, Florida.
And:
That part of the NW 1/4 of the NW 1/4 of the SW 1/4, less the North 35 feet and the West 35 feet thereof, in Section 5, Township 57 South, Range 39 East, all lying North and Northeasterly of C-103, canal Right-of-Way, lying, being and situate in Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4) Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9) AREA OF PROPERTY: 580,773.70 sq. ft. or 13.33 acres.
10) Ownership subject to OPINION OF TITLE.
11) Type of Survey: Boundary Survey
12) North arrow direction shown hereon is based on: assumed value of N89°24'18"E along the north line of S.W. 1/4 of Sec 5-57-39, as shown on Miami-Dade Township map 57-39
13) Elevations are based on: National Geodetic Vertical Datum of 1929
14) Bench Mark Used: MB-16 Elev.: 12.02'
15) Bench Mark Location:
S.W. 296 ST --- 35' SOUTH OF C/L
S.W. 167 AVE --- 28' EAST OF C/L
4.3' S.E. OF AN IRON PIPE IN CENTER OF INTERSECTION
BRASS BAR IN CONC. MON.
16) Property Address:
16400 S.W. 288th Street &
S.W. 167th Avenue & 288th Street
Miami, Florida
17) Flood Zone: "AH"
Base Flood Elev.= 10.0'
FEMA Panel Number:120635 365 J
Date: July 17, 1995
18) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:
a. SHORES DEVELOPMENT
b.
c.
d.
19) Field Book: A-380, 29-33 Order No.: 02-201-5300
Data Colector File: 02-201.CR5
GPS File: 02-201.CSV

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD, ARMENTEROS & MANUCY, INC, LB 6557

Original Date Field: 09-30-2002
Revision 1: 05/01/2003 (Legal Description)
Revision 2:

RECEIVED
202-285
MAY 13 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

By:
Edwin J. Fernández, for the firm
Professional Surveyor & Mapper
State of Florida, LS No. 5676

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE AREA AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & MANUCY, INC. PREPARED FOR THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT AGREEMENT BY WRITTEN AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & MANUCY, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	05/01/03	Legal Description	JAER	E.J.F.

EVE ESTATES FIRST ADDITION

TYPE OF PROJECT: BOUNDARY SURVEY
SHEET NAME: SKETCH OF SURVEY, LOCATION MAP, LEGAL DESCRIPTION AND NOTES
CLIENT: SHORES DEVELOPEMENT
CLIENT ADDRESS: 441 VALENCIA AVENUE MIAMI, FLORIDA 33134
PROJECT LOCATION: SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI, FLORIDA

SCALE: 1" = 50'
DRAWN BY: CherifJAER
ENG. CHECKED BY:
QUALITY CONTROL:
DATE: 09-30-2002
PROJECT No: 02-201
SHEET: 1 OF 1 SHEETS

O:\...\SURVEY\BOUNDARY SURVEY\02-201 EVE ESTATES FIRST ADDITION\02-201-5300 EVE ESTATES FIRST ADDITION.DWG