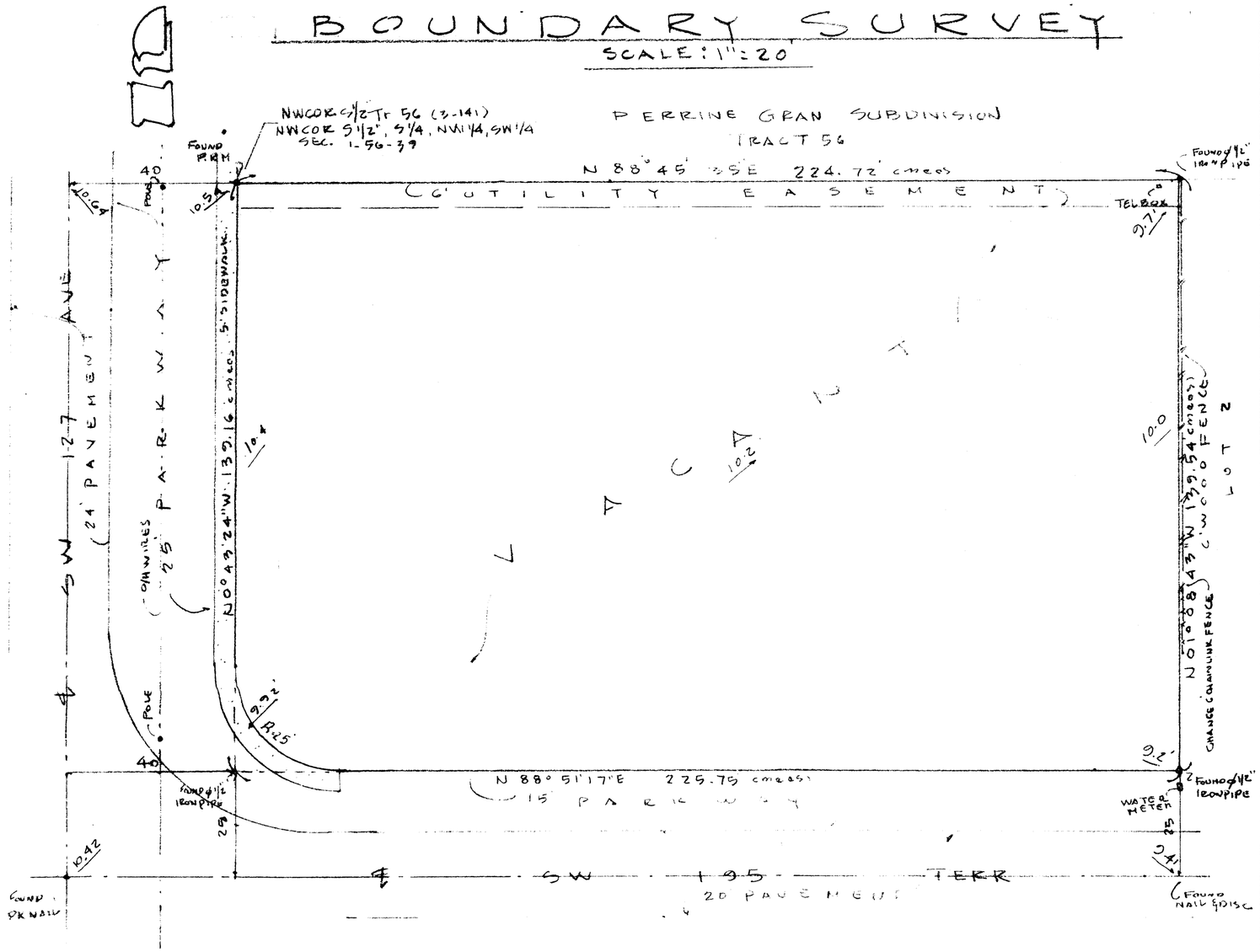
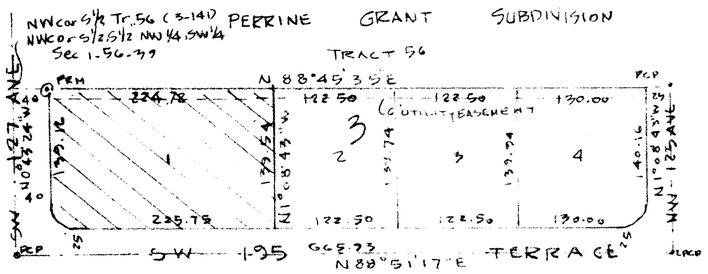
BOUNDARY SURVEY

SCALE: 1" = 20'





LOCATION SKETCH

SCALE: 1" = 100'

LEGAL DESCRIPTION:

LOT 1, IN BLOCK 3, OF **DUKE ESTATES**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, AT PAGE 86, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ORDER NO. M-7989
FIELD BOOK: "TNM"

DATE: OCTOBER 28, 2003
SCALE: AS SHOWN

FOR:
ERROL DUNKEN
12555 SW 195th Terrace
Miami, FL. 33177

NOTE: All bearings shown refer to an assumed meridian as per said Plat's Block.
Basis for bearings is centerline of SW 195th Terrace
All elevations shown refer to National Geodetic Vertical Datum of 1929.
Bench mark used No. BC-17-R, with elevation: 9.38'

PROPERTY LOCATED IN FLOOD ZONE: X, PANEL 0268 J, COMMUNITY NO. 120635,
DATE OF FIRM: JULY 17, 1995.

RECEIVED
20435
FEB 4 - 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY REPRESENTS A RECENT SURVEY MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

ATLANTIC SERVICES OF FLORIDA
8341 SUNSET DRIVE
MIAMI, FLORIDA 33143
TEL. (305) 596-0888

NARCISO JOSE RAMIREZ
REGISTERED LAND SURVEYOR NO. 2779
STATE OF FLORIDA.

NOTE: NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL

DRAWING No M-7989