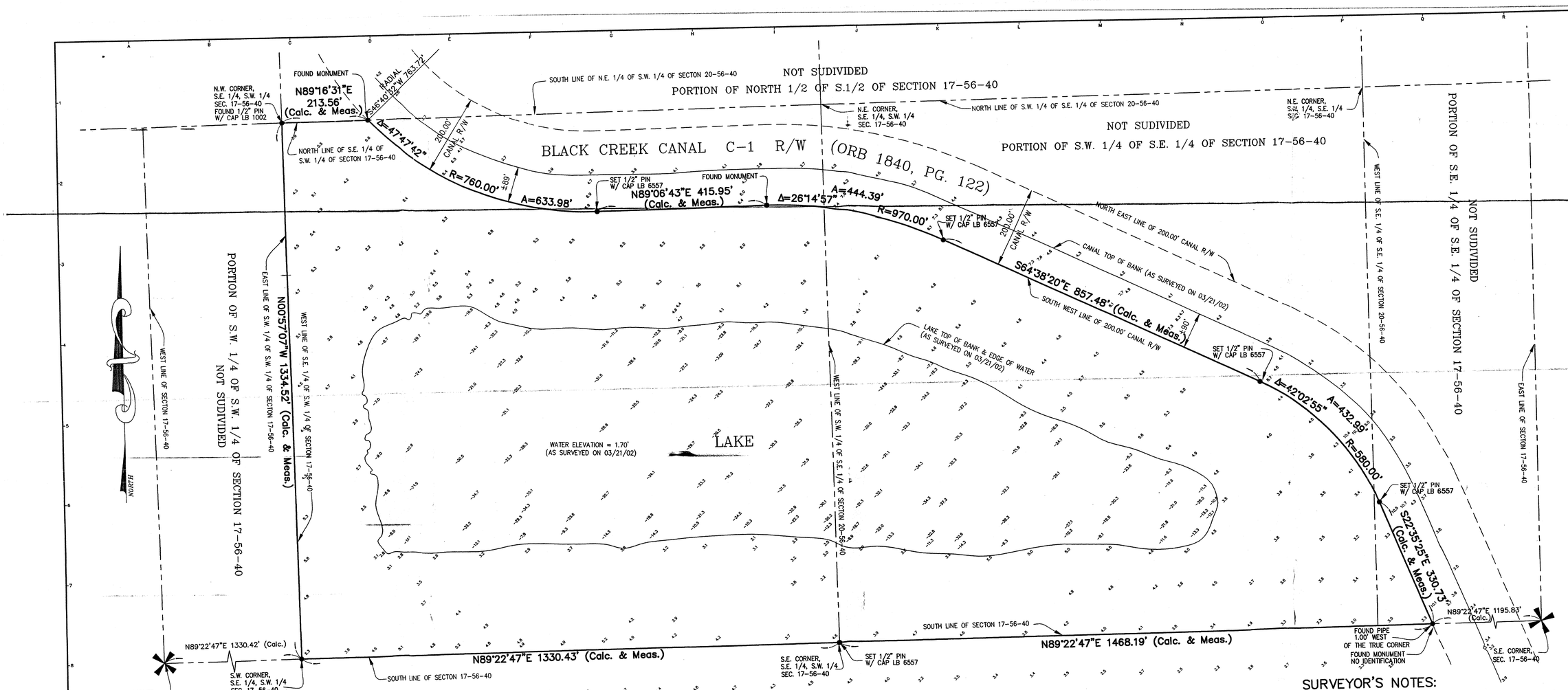

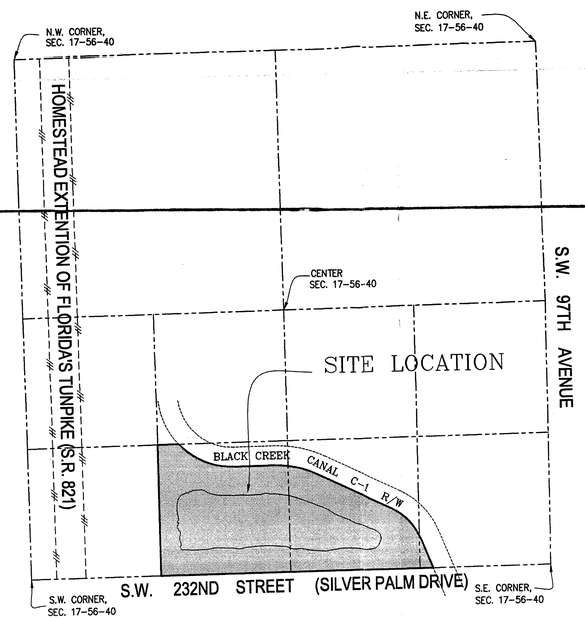

LOCTION MAP
SECTION 17-56-40
SCALE: 1"=600'

SURVEY LEGEND

ABBREVIATION	SYMBOL	DEFINITION
C.B.S.		Concrete Block Structure
C.B.		Catch Basin
Conc.		Concrete
Cr.		Clear
C.L.F.		Chain Linked Fence
C/L		Centerline
Elev.		Elevation
EB.		Electric Box
F.H.		Fire Hydrant
Fig.		Figured
Fnd.		Found
Gr.		Ground
I.F.		Iron Fence
I.P.		Iron Pipe
L.A. R/W		Limited Access R/W
L.P.		Street Light Pole
D.M.H.		Drainage Manhole
M/L		Monument Line
N & D		Nail & Disc
O/L		On Line
P.C.		Point of Curvature
P.C.P.		Permanent Control Point
P/L		Property Line
P.R.M.		Permanent Reference Monument
P.B.		Plat Book
Pg.		Page
Rec.		Recorded
RGE.		Range
R/W		Right of Way Line
SEC.		Section
S.S.M.		Sanitary Sewer Manhole
S.C.		Section Corner
S.P.		Sprinkler
S.S.		Stop Sign
Swk.		Sidewalk
TWP.		Township
T.S.		Traffic Signal
W.P.		Wood Pole
W.Fence		Wood Fence
W.M.		Water Meter
W.V.		Water Valve
E.W.O.H.		Electric Wire Over Head
		Concrete Pole
		Bell South Box
		Anchor
		Telephone Box
		Cleanout
		Electric Box
		Traffic Sign Box
		FPL Cable
		Cable Box
		Force Main Valve
		Street Light Box

LEGAL DESCRIPTION:

All of the S.E. 1/4 of the S.W. 1/4 and all of the S.E. 1/4 of the S.E. 1/4 and all of the S.W. 1/4 of the S.E. 1/4 of Section 17, Township 56 South, Range 40 East, lying Southerly and Westerly of the Southerly and Westerly Right of Way of Black Creek Canal (Canal C-1), Dade County, Florida.

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: 03/21/2002
Revision 1: 04/15/2002
Revision 2:

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

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 "Suberban".
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: LAKE AREA: 966,449.49 S.F. OR 22.18 ACRES ±
USABLE LAND: 1,656,092.25 S.F. OR 38.02 ACRES ±
TOTAL AREA: 2,622,541.74 S.F. or 60.21 Acres ±
10) Ownership subject to OPINION OF TITLE.
11) Type of Survey: Boundary Survey
12) North arrow direction and bearing shown hereon are based on: a value of N00°57min07secW along the West line of S.E. 1/4 of S.W. 1/4 of Section 17-56-40.
13) Elevations are based on: National Geodetic Vertical Datum of 1929
14) City of Miami Bench Mark Used: BC-50-1 Elev.: 12.64'
15) Bench Mark Location: Old cutler RD (approx SW 224 St.) --- bridge Black Creek Canal (approx SW 103 Ct.)--- 40' west of NE corner of bridge
16) Property Address: — Vacant Miami, Florida
17) Flood Zone: "AE" Base Flood Elev.= 8.0' (40%) West, 9.0' (60%) East FEMA Panel Number:120635 356 J Date: March 2, 1994
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. H.R. REALTY & INVESTMENT INC.
b.
19) Field Book: A-364-14, 15 Order No.: 02-051-5300

RECEIVED OCT 17 2002 ZONING HEARINGS SECTION MIAMI-DADE REZONING AND ZONING

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. THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE ASSIGNED TO ANY THIRD PARTIES WITHOUT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & MANUCY, INC.

RECORD OF REVISION

No.	DATE	BY	APP.
1	04/15/02	Cherif	Edwin
		DESCRIPTION	
		RE-CERTIFY ONLY	

H.R. REALTY & INVESTMENT INC.

TYPE OF PROJECT: BOUNDARY SURVEY
SHEET NAME: SKETCH, LOCATION MAP, LEGEND, LEGAL DESCRIPTION AND NOTES
CLIENT: H.R. REALTY & INVESTMENT INC.
CLIENT ADDRESS: 780 ARVIDA PARKWAY CORAL GABLES, FLORIDA 33156
PROJECT LOCATION: SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST MIAMI-DADE, FLORIDA

SCALE: 1" = 100'
DRAWN BY: Cherif
CHK. CHECKED BY:
QUALITY CONTROL:
DATE: 03/20/2002
PROJECT No: 02-051
SHEET: 1 OF 1 SHEETS

Q:\...\SURVEY\BOUNDARY SURVEY\02-051-5300.DWG