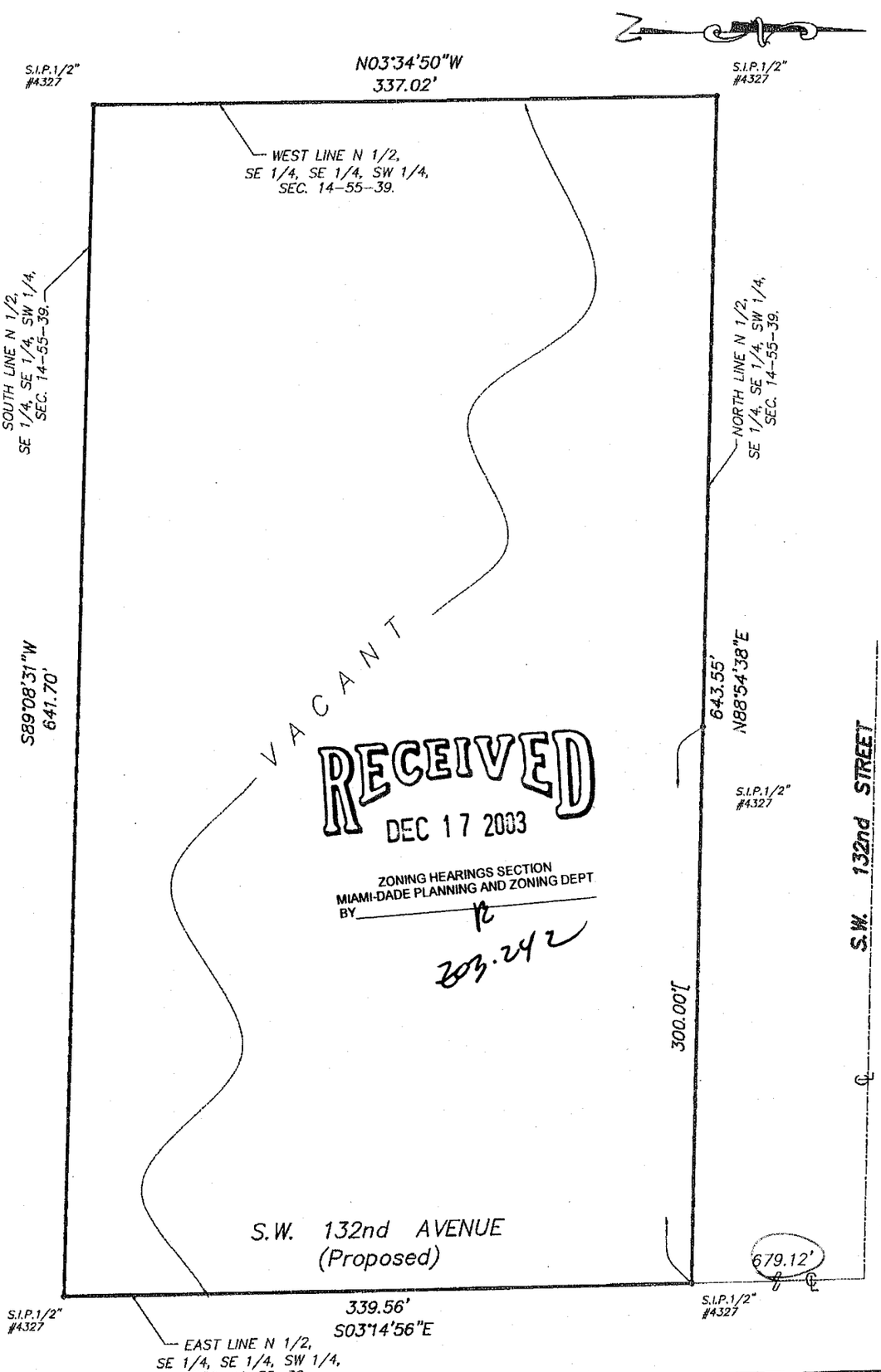
LEGAL DESCRIPTION:
THE NORTH ONE HALF (N1/2), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
MIAMI-DADE COUNTY
T.C.A.G., LLC
PARLADE & FIGUERAS



RECEIVED
DEC 17 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY
203.242

ABBREVIATIONS:
U.E.=Utility Easement
CONC.=Concrete
CL= Clear
ENCR=Encroaching
℄ = Center Line
F.R.=Found Rebar
A/C=Air Conditioner
C.B.=Catch Basin
℄ =Property Line
B.C.=Block Corner
R/W=Right-of-Way
O.U.L.=Overhead Utility Line
F.N.&D.=Found NAIL & Disc
CBS=Concrete Block Stucco
O/H=Roof Overhang
BM=Bench Mark
Chatta.=Chattahoochee
F.D.H.=Found Drill Hole
W/M=Water Meter
F.I.P.= Found Iron Pipe
F.N.=Found Nail
P.I.=Point of Intersection
P.C.=Point of Curvature
P.T.=Point of Tangency
P.C.P.=Permanent Control Point
P.L.S.=Professional Land Surveyor
Res.=Residence
CLF=Chain Link Fence
Pl.=Planter
Pkwy=Parkway
N.T.S.=Not to Scale
LB=Licenced Business
L.S.=Land Surveyor
T=Tangent
Sec.=Section
RNG=Range
P.O.B.=Point of Beginning
M=Monument Line
N/A=Non applicable
O/S=Off Set
BBQ=Barbecue
P.P.=Power Pole
R/R=RailRoad
SWK=Sidewalk
F.H.=Fire Hydrant
M=Measured
D=Deed
P=Plat
Asph.=Asphalt
S.I.P.=Set Iron Pipe & cap
Δ Angle of Deflection
P.O.C.=Point of Commencement
P.C.C.=Point of Compound Curvature
D.M.E.=Drainage&MaintenanceEasement
P.R.M.= Permanent ReferenceMonument
PRC= Point of Reverse Curvature
F.P.L.=Florida Power & Light
D.E.=Drainage Easement

NOTES:

a)The flood information shown heron does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
b)The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
c)Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted.Underground features, if any, not identified nor located except as may be indicated hereon.
d)All clearences and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
e)The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
f)Code restrictions and title search not reflected in this survey.
g)Underground utilities and encroachments, if any not located.
h)Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
i)All roads shown hereon are public unless otherwise noted.
j)No identification cap found on property corners unless otherwise noted.
k)Distance along boundary are recorded and measured unless otherwise noted.
l)The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted.Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

PROPERTY ADDRESS: VACANT (S.W. 132nd AVE. & S.W. 132nd STREET, MIAMI, FLORIDA)

LOWEST FLOOR ELEVATION N/A	FLOOD ZONE N/A	COMM/PANEL No. N/A	BENCH MARK USED N/A
LOWEST ADJACENT GRADE N/A	BASE FLOOD ELEV. N/A	DATE OF FIRM N/A	ELEVATION N/A
			COUNTY N/A

NOT VALID UNLESS SEALED WITH THE EMBOSSED SEAL OF CERTIFYING SURVEYOR

BOUNDARY SURVEY
I hereby certify that this Survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
Date: 11/21/03
Fl Reg. No. 4327 Rene Alvarez

Alvarez, Aiguesvives & Associates, Inc.
Professional Land Surveyors
8230 Coral Way, Suite B, Miami, FL 33155
(305)385-0385 Office
(305)385-0623 Fax
(305)298-2706

NOTES\REVISIONS
BASIS OF BEARING: DADE COUNTY TOWNSHIP MAP: EAST PROP. LINE=S03°14'56"E
SCALE: 1"=30'
JOB No. 03-10120