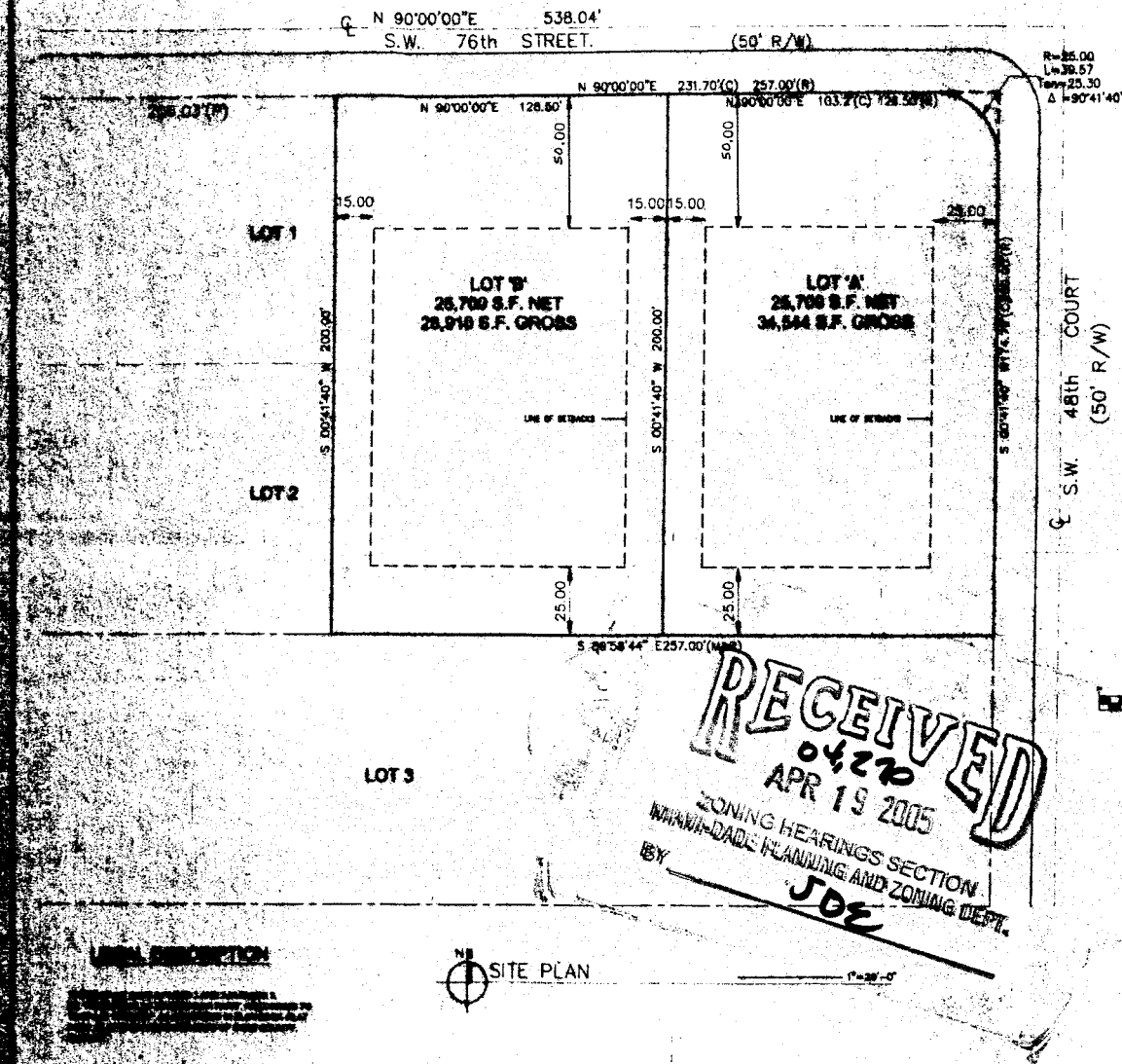
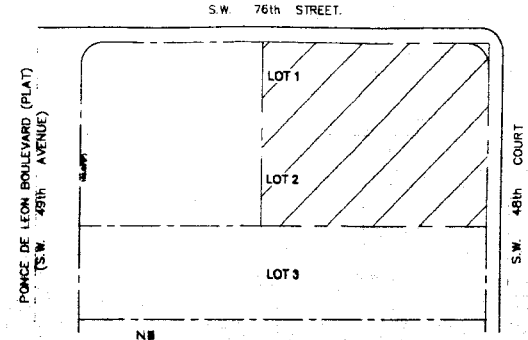
## SPECIFIC PURPOSE SURVEY




LOCATION MAP — NOT TO SCALE

MR. & MRS. IRA GRABOW
4620 SW 76 STREET
MIAMI, FLORIDA 33143

GRAPHIC SCALE

### SITE SUMMARY

LEGAL DESCRIPTION:

THE EAST 167 FEET OF LOTS 1 AND 2, IN BLOCK 3, OF "AMENDED PLAT OF SHANNON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-4123-006-0310

PROPERTY ADDRESS: 4620 SW 76 STREET, MIAMI, FLORIDA 33143

ZONING: SU-1

LOT AREA: GROSS: 63,444 S.F. (1.46 ACRES) NET: 51,400 S.F. (1.18 ACRES)

PROPOSED DEVELOPMENT: 2 HOMES

LOT DESIGNATIONS:

LOT 'A': 130.0' x 200.0'
LOT AREA: GROSS = 34,544 S.F. NET = 26,700 S.F.
BUILDING LOT COVERAGE (10% ALLOWED)
SETBACKS

| | PROVIDED | REQUIRED |
|---|---|---|
| FRONT | 50'-0" | 25'-0" |
| REAR | 50'-0" | 25'-0" |
| SIDE STREET | 15'-0" | 15'-0" |
| INTERIOR SIDE | 15'-0" | 15'-0" |

LOT 'B': 130.0' x 200.0'
LOT AREA: GROSS = 28,910 S.F. NET = 26,700 S.F.
BUILDING LOT COVERAGE (10% ALLOWED)
SETBACKS

| | PROVIDED | REQUIRED |
|---|---|---|
| FRONT | 50'-0" | 25'-0" |
| REAR | 50'-0" | 25'-0" |
| SIDE STREET | 15'-0" | 15'-0" |
| INTERIOR SIDE | 15'-0" | 15'-0" |

### NOTES:

1) THIS IS NOT A SURVEY THE SPECIFIC PURPOSE OF THIS MAP IS TO DEPICT THE SITE PLAN WITH THE BUILDING SETBACKS ONLY.
2) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
3) NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND /OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR.
4) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND THE CERTIFICATION HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.
5) RECORD AND MEASUREMENT CALLS ARE IN SUBSTANTIAL AGREEMENT.
6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7) BEARINGS SHOWN ARE BASED UPON AN ASSUMED BEARING OF N90°00'E ALONG THE CENTERLINE OF SW 76th STREET AND REFER TO ANGLE AS SHOWN HEREON.
8) DIMENSIONS SHOWN ARE MEASURED AND RECORD ON LESS OTHERWISE NOTED.

RECEIVED
04220
APR 19 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JDE

LEGAL DESCRIPTION:

[redacted]

| | |
|---|---|
| DRAWN | R.T. |
| CHECKED | R.T. |
| SCALE | 1"=20' |

ROBCYNA AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
9000 SW 124 AVE. SUITE 200
MIAMI, FLORIDA 33186
PH. (305) 233-3318

SPECIFIC PURPOSE SURVEY
SITE PLAN
IRA GRABOW

SHEET 1 OF 1 SHEETS
08-23-2004
08-23-2004
FILE No. 040266

PURPOSE SURVEY

38

℄ N 90°00'00"E 538.04'
S.W. 76th STREET. (50' R/W)

R=25.00
L=39.57
Tan=25.30
Δ =90°41'40"

N 90°00'00"E 231.70'(C) 257.00'(R)

'(P)

N 90°00'00"E 128.50'

N 90°00'00"E 103.2'(C) 128.50'(R)

LOT 1

LOT 'B'
25,700 S.F. NET
28,910 S.F. GROSS

LOT 'A'
25,700 S.F. NET
34,544 S.F. GROSS

LINE OF SETBACKS

LINE OF SETBACKS

S 00°41'40" W 206.00'

S 00°41'40" W 206.00'

S 00°41'40" W174.79'(C)206.00'(R)

LOT 2

℄ S.W. 48th COURT (50' R/W)

PONCE DE LEON BOULEVARD (PLAT)
(S.W. 49th AVENUE)

S 89°58'44" E257.00'(M&R)

GRAPHIC SCALE

LOT 3

RECEIVED
204-270
SEP 22 2004