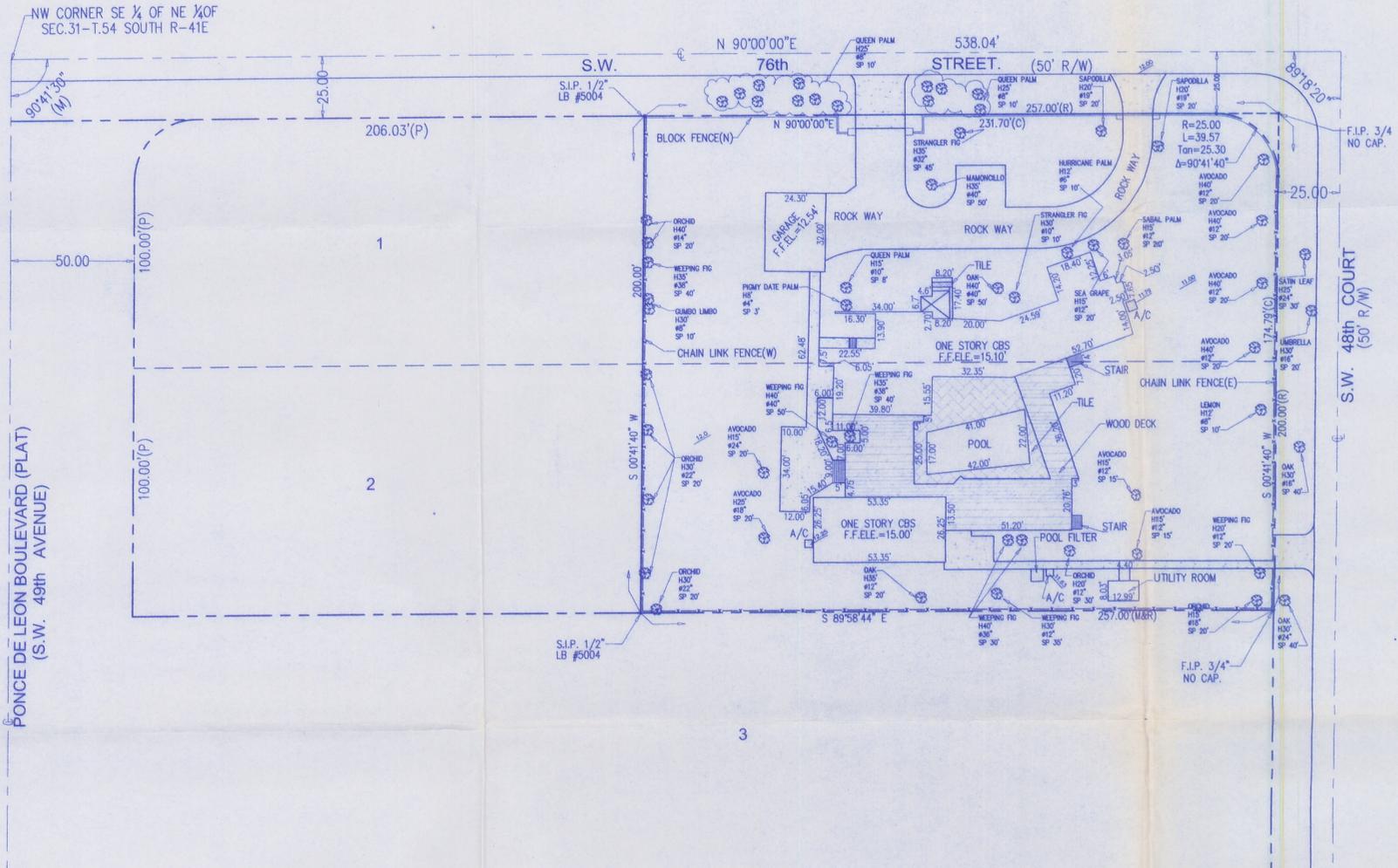


SURVEY

TOPOGRAPHIC SURVEY



LOCATION MAP
NTS

CERTIFY TO:

- IRA GRABOW AND BAMBI GRABOW
- BANK UNITED, F.S.B., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- KEYS TITLE COMPANY
- ATTORNEYS TITLE INSURANCE FUND, INC.

NOTES:

- 1). NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- 2). NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR.
- 3). 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.
- 4). RECORD AND MEASUREMENT CALLS ARE IN SUBSTANTIAL AGREEMENT.
- 5). NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6). ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE BASED ON MIAMI DADE COUNTY BENCH MARK LOCATOR NO. #4155, NAME CG-22, ELE=11.32
- 7). BEARINGS SHOWN ARE BASED UPON AN ASSUMED BEARING OF N90°00'00"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.
- 9). THE LAST DATE FIELD WORK PERFORMED WAS JUN. 14, 2004

LEGAL DESCRIPTION

THE EAST 257 FEET OF LOTS 1 AND 2, IN BLOCK 3, OF "AMENDED PLAT OF GRANADA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 21, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGEND:

A	=ARC	D.M.E.	=DRAINAGE MAINTENANCE EASEMENT	FT.	=FEET	MON.	=MONUMENT	P.C.C.	=POINT OF COMPOUND CURVATURE	PG.	=PAGE	S.F.	=SQUARE FEET
A/C	=AIR CONDITIONER PAD	DW	=DRIVEWAY	F.B.C.	=FOUND BLOCK CORNER	M	=MONUMENT LINE	P.C.	=POINT OF CURVE	PWKY.	=PARKWAY	STY.	=STORY
ASPH.	=ASPHALT	DIST.	=DISTANCE	F.N.D.	=FOUND NAIL & DISC	NGVD	=NATIONAL GEODETIC VERTICAL DATUM	P.T.	=POINT OF TANGENCY	P.R.M.	=PERMANENT REFERENCE MONUMENT	SWK.	=SIDEWALK
BLDG.	=BUILDING	EL.	=ELEVATION	F.D.H.	=FOUND DRILL HOLE	N/D	=NOT TO SCALE	P.O.C.	=POINT OF COMMENCEMENT	P.S.M.	=PROFESSIONAL SURVEYOR & MAPPER	S.I.P.	=SET IRON PIPE LB.# 5004
B.M.	=BENCH MARK	F.H.	=FIRE HYDRANT	F.N.	=FOUND NAIL	N.T.S.	=NOT TO SCALE	P.O.B.	=POINT OF BEGINNING	(R)	=RECORDED DISTANCE	S.I.R.	=SET IRON ROD LB.#5004
C.B.	=CATCH BASIN	F.I.P.	=FOUND IRON PIPE	GAR. EL.	=GARAGE ELEVATION	O/S	=OFFSET	P.R.C.	=POINT OF REVERSE CURVATURE	R.R.	=RAILROAD	T	=TANGENT
C.B.S.	=CONCRETE BLOCK STRUCTURE	F.I.R.	=FOUND IRON ROD	H	=HEIGHT OF TREE	OH.	=OVERHEAD	P.P.	=POWER POLE	R/W	=RIGHT-OF-WAY	TWP.	=TOWNSHIP
C.L.F.	=CHAIN LINK FENCE	F.B.	=FIELD BOOK	L.P.	=LIGHT POLE	O.R.B.	=OFFICIAL RECORD BOOK	P.C.P.	=PERMANENT CONTROL POINT	R	=RADIUS	U.C.	=UNDER CONSTRUCTION
CONC.	=CONCRETE	F.F.E.L.	=FINISH FLOOR ELEVATION	PL.	=LENGTH	PL.	=PLANTER	P.B.	=PLAT BOOK	RGE.	=RANGE	UTIL.	=UTILITY EASEMENT
		FD.	=FOUND	L.B. #	=LICENSED BUSINESS NUMBER	P	=PROPERTY LINE			S	=SECTION		
		(M)	=MEASURED	(M)						Sp	=TREE CANOPY SPREAD		
												U.P.	=UTILITY POLE
												W.M.	=WATER METER
												Δ	=INTERIOR ANGLE
												⊙	=CENTERLINE
												▬▬▬	=CONCRETE
												▬▬▬	=WOOD FENCE
												***	=CHAIN LINK FENCE
												----	=C.B.S. WALL
												0.0	=ELEVATION
												∅	=TREE DIAMETER

ROBAYNA AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
5828 N.W. 158th STREET
MIAMI LAKES, FL 33014
PH: (305) 823-9316

TOPOGRAPHIC SURVEY
GRANADA PARK
PREPARED FOR: IRA GRABOW

SHEET: 1
OF 1 SHEETS
DATE: 06-16-04
DATE: 06-14-04
PROJ. No: 040194

RECEIVED
204-270
JUL 07 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

SURVEY

DATE	REVISIONS

CERTIFICATION
BY: *Ritesh Chavhan* FOR THE FIRM
RITESH CHAVHAN, P.E., S.M., # 3343
STATE OF FLORIDA
DATE: 07/20/04
L.B. # 5004
NOT VALID WITHOUT IMPROVED SEAL

DESIGNED: [Blank]
DRAWN: VET
CHECKED: R.T.
SCALE: 1"=30'

04019401 TOPOGRAPHIC SURVEY.dwg 06/30/2004 08:31:22 AM EDT