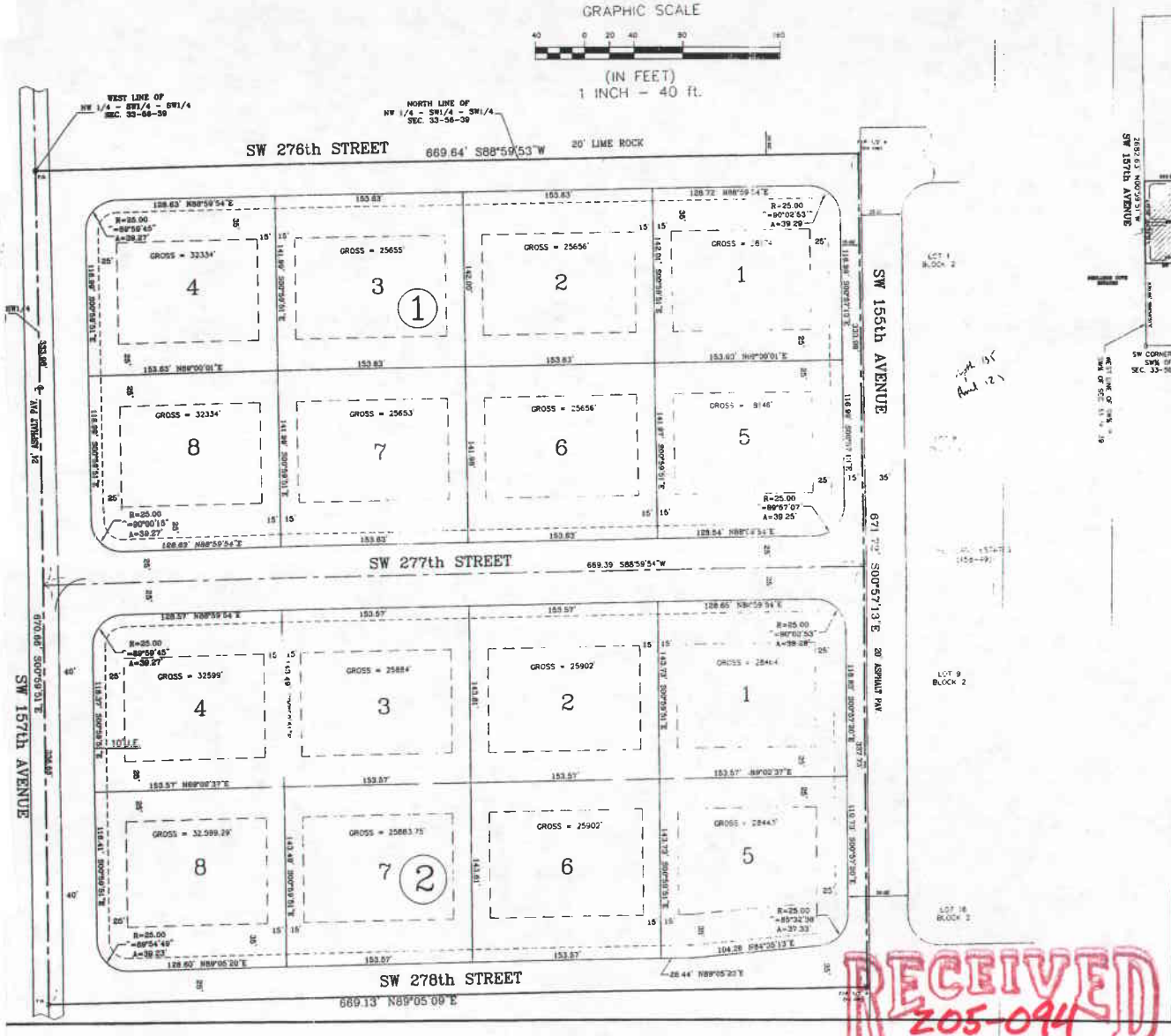
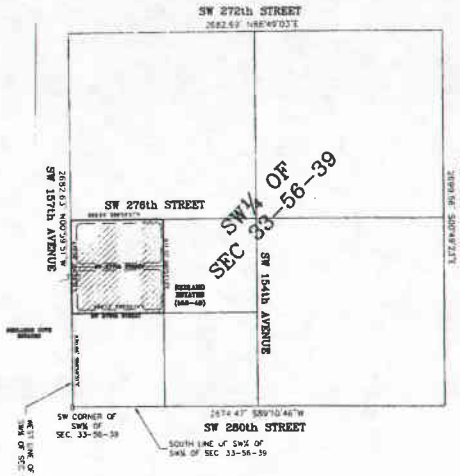
SITE PLAN OF REDLANDS COVE ESTATES



LOCATION SKETCH

SCALE : 1"= 4000'



SITE INFORMATION

ITEM	DESCRIPTION DATA	
1	GROSS AREA	449281.98 SqFt 10.31 ACRES±
2	NET AREA	249258.95 SqFt 8.02 ACRES±
3	LOT ZONING	EU-S
4	MINIMUM LOT SIZE	25000 SqFt GROSS
5	MINIMUM LOT WIDTH	153.57'
6	FRONT SETBACK	35.00 FEET
7	REAR SETBACK	25.00 FEET
8	SIDE SETBACK	25.00 FEET
9	INTERIOR SETBACK	15.00 FEET

LEGAL DESCRIPTION:

THE NORTHWEST¼ OF THE SOUTHWEST¼ OF THE SOUTHWEST¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 10.31 ACRES ± (GROSS)

VACANT LOT
SW 157th AVENUE & SW 278th STREET
MIAMI - FL
TRAM # 30-6833-000-0402
DATE OF FIELD SURVEY: 03/02/2006

FLOOD ZONE: [illegible] COMMUNITY No. [illegible] PANEL: [illegible] SUFFIX: J DATE OF FIRM: [illegible] BASE FLOOD: [illegible]

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY, LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR: REDLANDS COVE DEVELOPMENT
ORDER No.: 0602-119
DATE: 03/02/2006
DRAWN BY: A.L.

WALTER E. VENEGA
PROFESSIONAL SURVEYOR AND MAPPER No. [illegible]
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL

PREVIOUS REF.:

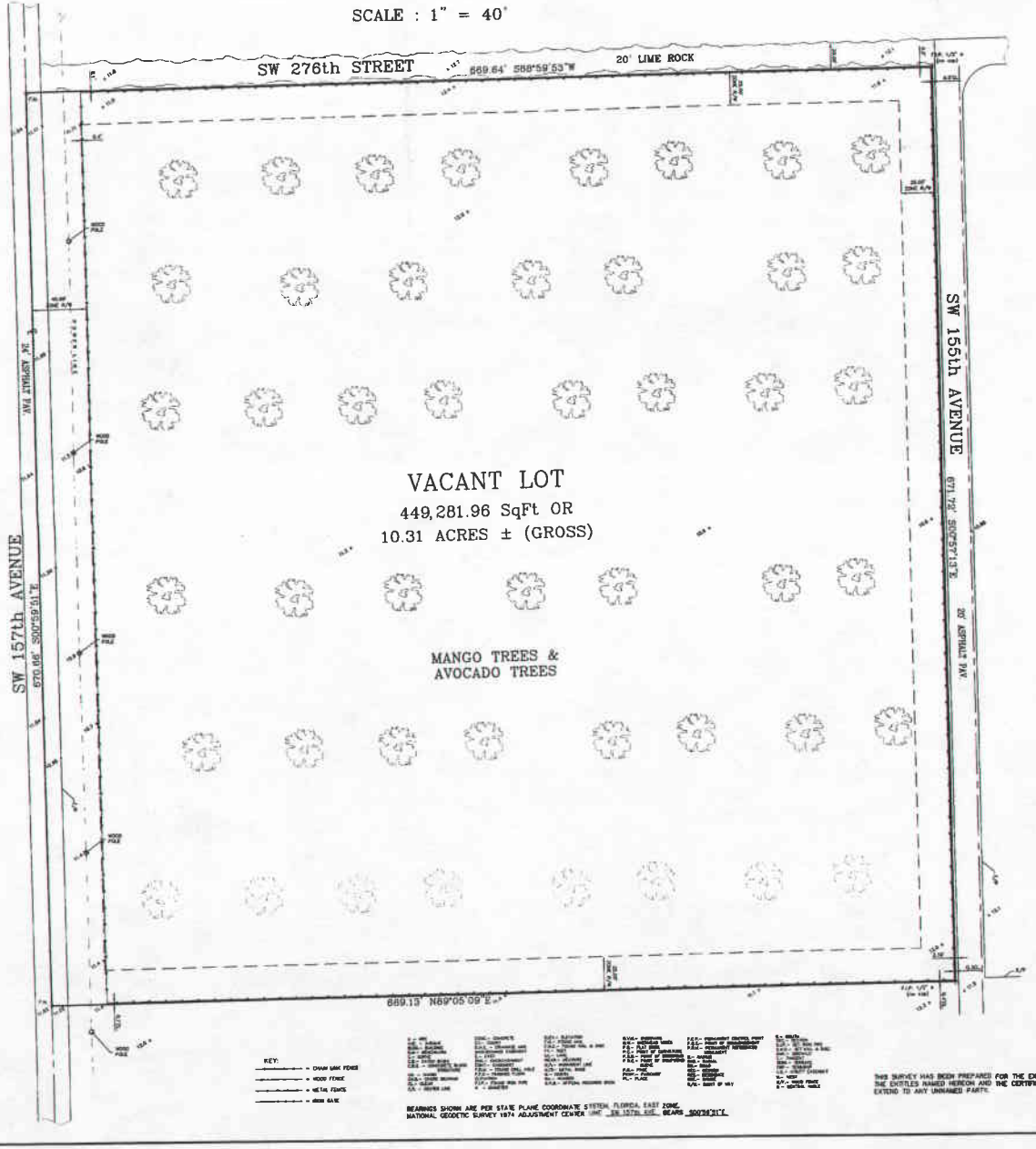
ORDER No.	DATE	DESCRIPTION	DRAWN BY
[illegible]	[illegible]	SITE PLAN	A.L.

CARIBBEAN LAND SURVEYORS, INC.
11865 SW 26th ST. BLDG. I, SUITE 13, MIAMI, FL 33175
TELEPHONE: (305) 227-6967 FAX: (305) 227-7142
E-MAIL: CARIBBEANSURVEY@AOL.COM

RECEIVED
205-094
APR 13 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JBA

MAP OF BOUNDARY SURVEY

SCALE : 1" = 40'



KEY:

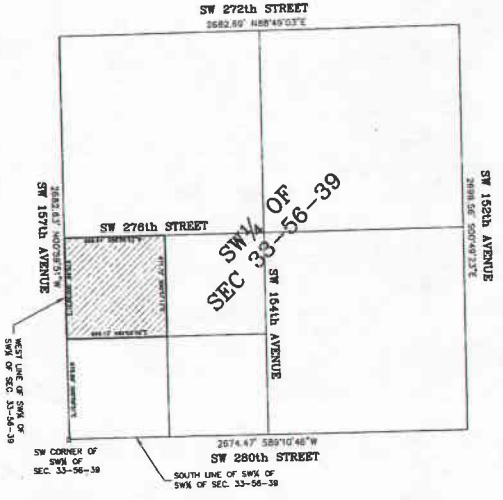
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- GATE

BEARINGS SHOWN ARE PER STATE PLANE COORDINATE SYSTEM, FLORIDA, EAST ZONE, NATIONAL GEODETIC SURVEY 1974 ADJUSTMENT CENTER LINE SW 157th AVE. BEARS S00°59'51"E.

This SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

LOCATION SKETCH

SCALE : 1"= 200'



BENCH MARK USED:

LOCATOR	NAME	ELEVATION
7940	MB-15	11.13

SW 280 ST --- 25' SOUTH OF C/L
SW 157 AVE --- 25' WEST OF C/L
35.6' SW OF NE CORNER S-87-39

BRASS BAR IN CONC. MON.
N.G.V.D. 1929.

LEGAL DESCRIPTION:

THE NORTHWEST¼ OF THE SOUTHWEST¼ OF THE SOUTHWEST¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA.
CONTAINING: 10.31 ACRES ± (GROSS)

RECEIVED
2005-099
MAR 23 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

VACANT LOT
SW 157th AVENUE & SW 276th STREET
MIAMI - FL
FOLIO N° 30-6853-000-0410
DATE OF FIELD SURVEY: 03/02/2005

FLOOD ZONE: AH, COMMUNITY No. 120635, PANEL: 383, SUFFIX: J, DATE OF FIRM: 07/17/96 BASE FLOOD: 10.00

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY, LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE. UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR: REDLANDS COVE DEVELOPMENT
ORDER No.: 0202-119
DATE: 03/02/2005
DRAWN BY: A.L.

WALTER E. VERDECIA
PROFESSIONAL SURVEYOR AND MAPPER No. 3106
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL.

REVISIONS	PREVIOUS REF.: ORDER No.	DATE	DESCRIPTION	DRAWN BY

CARIBBEAN LAND SURVEYORS, INC.
11865 SW 26th ST. BLDG. I, SUITE 13, MIAMI, FL 33175
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