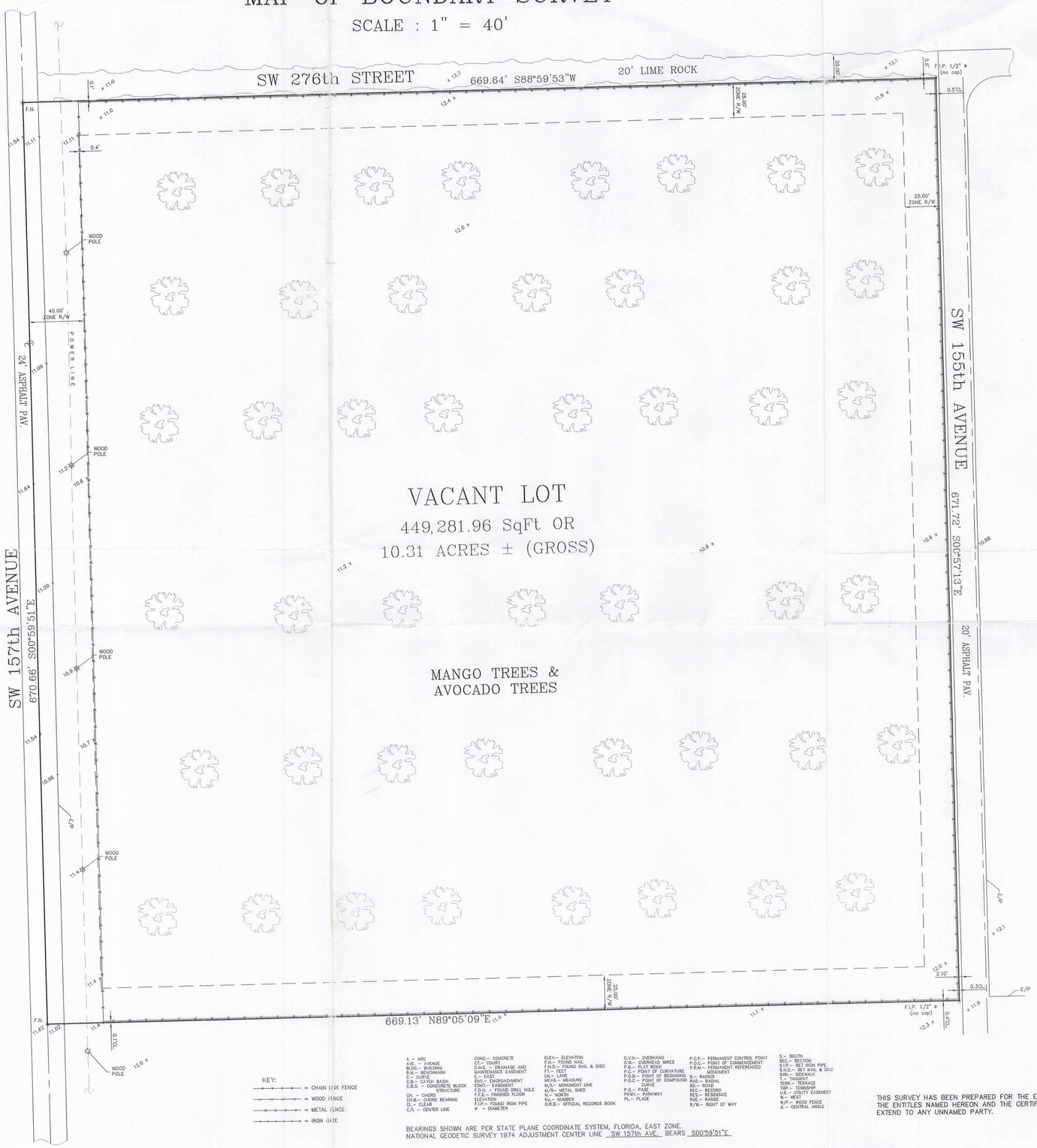
MAP OF BOUNDARY SURVEY

SCALE : 1" = 40'



KEY:

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= IRON GATE

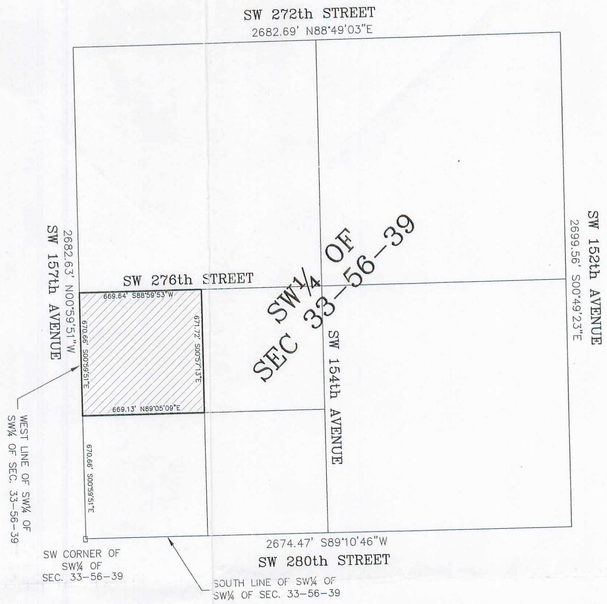
A – ARC
AVE. – AVENUE
BLDG.– BUILDING
B.M.– BENCHMARK
C.B.– CURB
C.B. – CATCH BASIN
C.B.S. – CONCCRETE BLOCK STRUCTURE
CH. – CHORD
CH.B.– CHORD BEARING
CL.– CLEAR
C/L – CENTER LINE
CONC.– CONCRETE
CT.– COURT
D.I.E.– DRAINAGE AND MAINTENANCE EASEMENT
E.– EAST
ENC.– ENCROACHMENT
ESMT.– EASEMENT
F.D.H. – FOUND DRILL HOLE
F.F.E.– FINISHED FLOOR ELEVATION
F.I.P.– FOUND IRON PIPE
ø – DIAMETER
ELEV.– ELEVATION
F.N.– FOUND NAIL
F.N.D.– FOUND NAIL & DISC
FT.– FEET
LN.– LANE
MEAS.– MEASURE
M/A– MONUMENT LINE
M/S– METAL SHED
N.– NORTH
No.– NUMBER
O.R.B.– OFFICIAL RECORDS BOOK
O.V.H.– OVERHANG
O.W.– OVERHEAD WIRES
P.– PLATE ROAD
P.C.– POINT OF CURVATURE
P.O.B.– POINT OF BEGINNING
P.O.C.– POINT OF COMPOUND CURVE
P.G.– PAGE
PKWY.– PARKWAY
PL.– PLACE
P.C.P.– PERMANENT CONTROL POINT
P.O.C.– POINT OF COMMENCEMENT
P.R.M.– PERMANENT REFERENCED MONUMENT
R.– RADIUS
RAD.– RADIAL
RD.– ROAD
REC.– RECORD
RES.– RESIDENCE
RGE.– RANGE
R/W.– RIGHT OF WAY
S.– SOUTH
SEC.– SECTION
S.I.P.– SET IRON PIPE
S.N.D.– SET NAIL & DISC
SWK.– SIDEWALK
T.– TANGENT
TERR.– TERRACE
TWP.– TOWNSHIP
U.E.– UTILITY EASEMENT
W.– WEST
W/F.– WOOD FENCE
Δ – CENTRAL ANGLE

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 ENTITLES 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 5-57-39

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
Z05-099
MAR 23 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ___

VACANT LOT
SW 157th AVENUE & SW 278th STREET
MIAMI – FL
FOLIO N° 30-6933-000-0410

DATE OF FIELD SURVEY: 03/02/2005

FLOOD ZONE: AH COMMUNITY No. 120635 PANEL: 362 SUFFIX: J DATE OF FIRM: 07/17/95 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.: 0502-119

DATE: 03/03/2005

DRAWN BY: A.L.

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

PREVIOUS REF.:

REVISIONS

ORDER No	DATE	DESCRIPTION	DRAWN BY

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