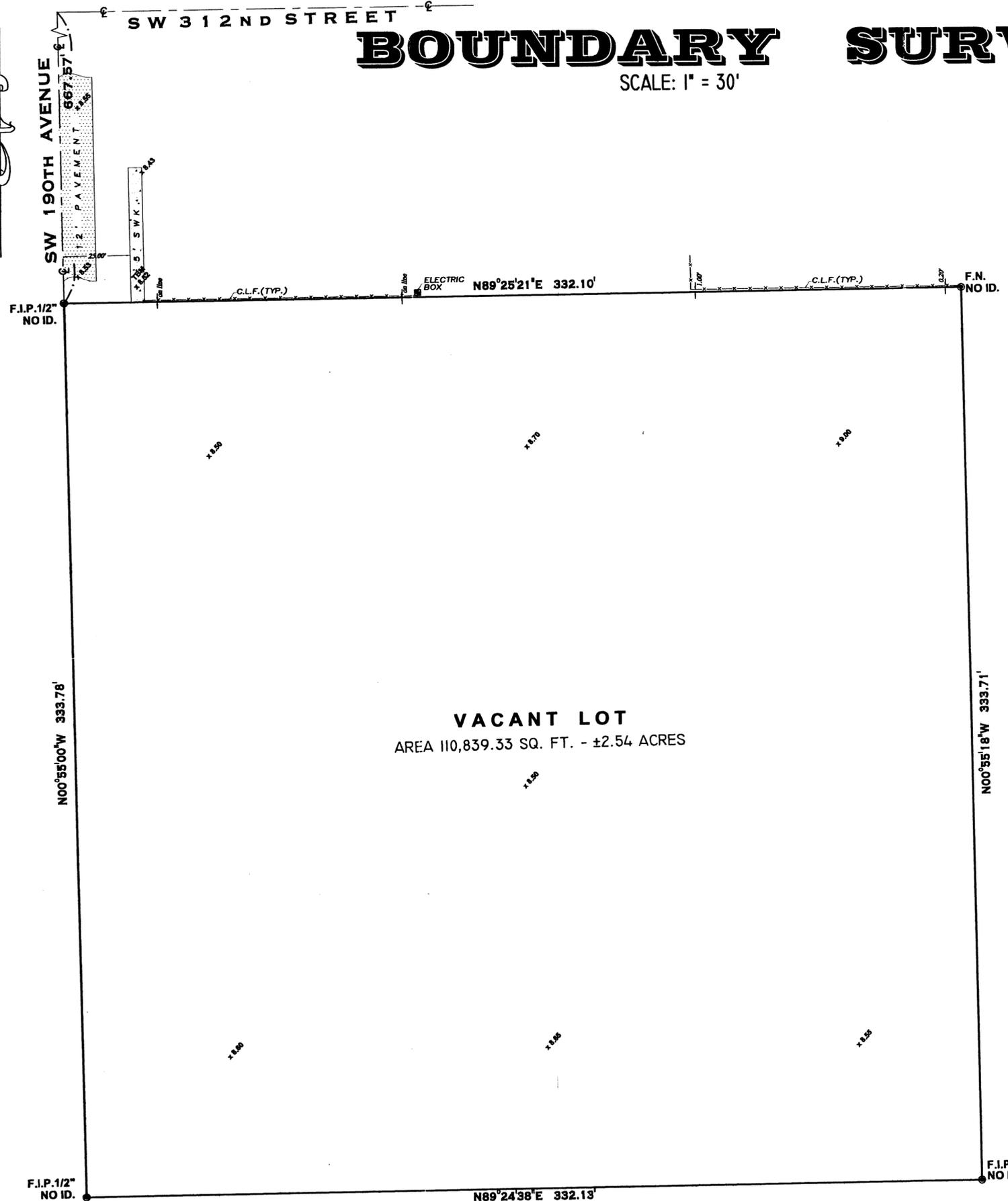


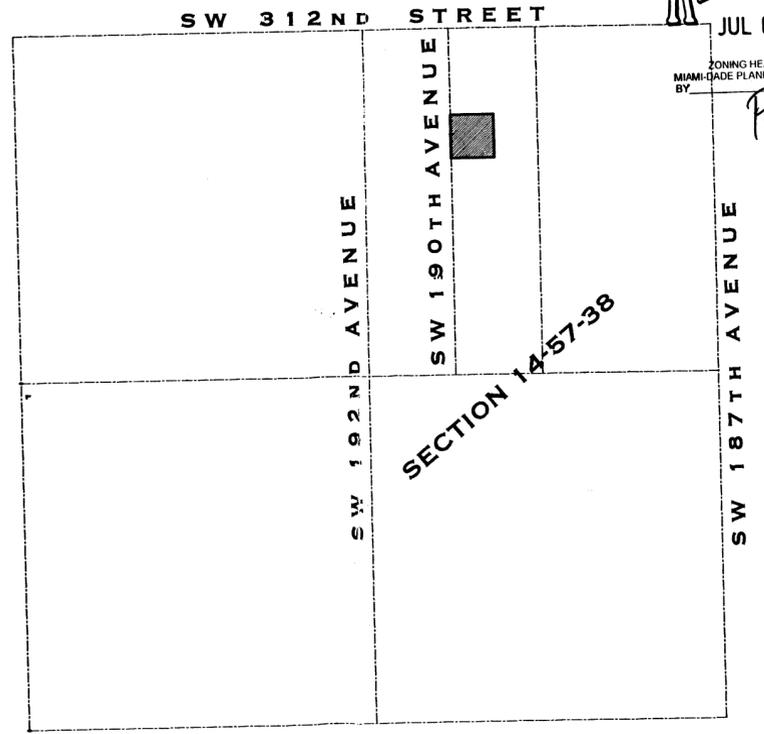
# BOUNDARY SURVEY

SCALE: 1" = 30'



**VACANT LOT**  
AREA 110,839.33 SQ. FT. - ±2.54 ACRES

205-188  
**RECEIVED**  
JUL 06 2005



**LOCATION SKETCH**  
N.T.S.

**PROPERTY ADDRESS:**

THE NORTH 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. THIS IS A BOUNDARY SURVEY.
2. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments any, affecting this property and is subject to dedications, limitations, restrictions, and/or easements of records.
3. Unless otherwise noted, this survey has not attempted to locate any footing and/or underground utilities on and/or adjacent to the property.
4. Ownership is subject to OPINION OF TITLE.
5. If shown, bearing are referred to an assumed meridian.
6. This survey has been prepared for the exclusive use of the entities named hereon.
7. NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR' SEAL.
8. Elevation are referred to N.G.V.D. 1929. BM. F-5, Elev.: 8.30, Locator Index: 7812.

NOTE: WE DO NOT RECEIVED ANY EASEMENT INFORMATION FROM CLIENT OR ATTORNEY FIRM.

**GENERAL SYMBOLS**

- +—+— CHAIN LINK FENCE
- //— WOOD FENCE
- IRON PIPE
- ELEVATIONS

**GENERAL LEGEND**

P.O.C. POINT OF COMMENCE	C/L CENTER LINE
P.O.B. POINT OF BEGINNING	P/L PROPERTY LINE
P.R.M. PERMANENT REFERENCE MONUMENT	C.S. CONCRETE SLAB
P.C.P. PERMANENT CONTROL POINT	CONC. CONCRETE BLOCK STRUCTURE
F.I.P. FOUND IRON PIPE 1/2" STAMPED	M. MEASURE
S.I.B. SET IRON BAR 1/2" STAMPED	(D) RECORD
F.I.B. FOUND IRON BAR 1/2" STAMPED	(O) DEED
F.D.H. FOUND DRILL HOLE	P PROPERTY LINE
S.N.D. SET NAIL & DISC TAMPED P.L.S.	M MONUMENT LINE
F.N.D. FOUND NAIL & DISC	C CENTERLINE
RES. RESIDENCE	R/W RIGHT-OF-WAY
L.F.E. LOWEST FLOOR ELEVATION	ENC. ENCROACHMENT
F.F.E. FINISH FLOOR ELEVATION	CL CLEAR
U.E. UTILITY EASEMENT	

**MANUEL FELIPE**  
PROFESSIONAL LAND SURVEYOR  
8500 SW 8th STREET, SUITE 220 MIAMI, FL. 33144  
PH: 305-265-8308 FAX: 305-265-9082

PREPARED TO:  
**JAVIER L. VAZQUEZ**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.

MANUEL FELIPE  
 (FOR THE FIRM.)

<b>REVISIONS</b>		<b>FIELD WORK DATE:</b>	<b>DRAWN DATE:</b>	<b>BY:</b>
PREVIOUSLY SURVEY (J.N.-5838) 36/28	03/91	06/24/05	06/30/05	RMB
		<b>ISSUED DATE:</b>	<b>F.B.P.G.</b>	
		06/30/05	222/65, FILE	
<b>UPDATE SURVEY</b>				
<b>WORK ORDER: 4572</b>			<b>SHEET 1 of 1</b>	