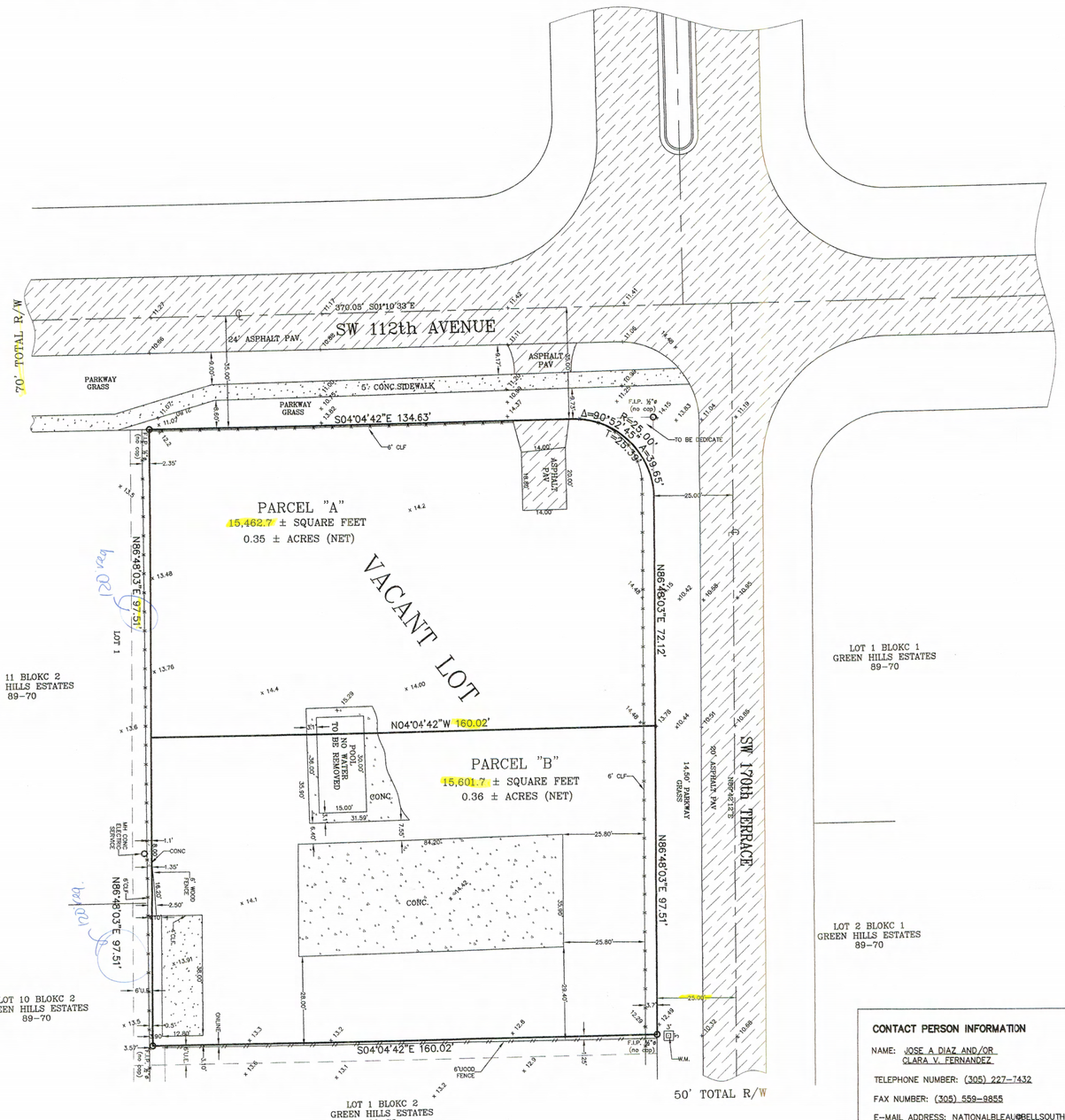
WAIVER OF PLAT

GRAPHIC SCALE

20 0 10 20 40 80

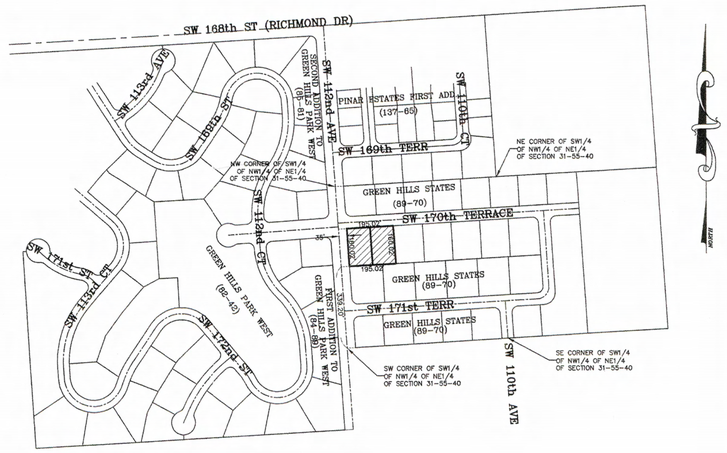
(IN FEET)
1 inch = 20 ft.

NORTH



LOCATION SKETCH

SCALE: 1"=300'
SEC. 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST



LEGAL DESCRIPTION:

PARENT TRACT:
THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA

PARCEL "A"
THE WEST ½ OF THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA

PARCEL "B"
THE EAST ½ OF THE WEST 230 FEET OF THE SOUTH 160 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE WEST 35 FEET FOR ROAD RIGHT OF WAY MIAMI-DADE COUNTY, FLORIDA

RECEIVED
2005 295
MAY 03 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CONTACT PERSON INFORMATION

NAME: JOSE A DIAZ AND/OR CLARA V. FERNANDEZ

TELEPHONE NUMBER: (305) 227-7432

FAX NUMBER: (305) 559-9855

E-MAIL ADDRESS: NATIONALBLEAU@BELLSOUTH.NET

SURVEYOR'S NOTE:

1) ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
2) BENCH MARK USED:
   5055W BC-34 11.85
   SW 168 ST - 36' SOUTH OF C/L
   SW 112 AVE - 34' WEST OF C/L
   49.85' SW OF NE CORNER OF NW 1/4 OF SEC 31-55-40 (IPCM)
   14' NE OF A PEDESTRIAN LIGHT POLE
   BRASS BAR IN CONC. MON.
   NGVD 1929
3) PRESENT ZONING = AU
4) PROPOSED ZONING = EU-M
5) FLOOD CRITERIA = 7.50 FEET BASED ON FLOOD CRITERIA MAP, P.B. 120, AT PAGE 13, SHEET 3 OF 4 MIAMI-DADE COUNTY, FLORIDA.
6) PROPOSED:
   TO BUILT TWO RESIDENCES

PREPARED FOR: MIGUEL BRIZUELA
10251 SW 72 STREET # 105
MIAMI, FLORIDA 33173
TEL. 786-487 4132

FLOOD ZONE INFORMATION		LOCATION SKETCH		Scale 1"=
1.COMMUNITY NUMBER	2.PANEL NUMBER	3.SUFFIX	4.DATE OF FIRM	5.FIRM ZONE	6.BASE FLOOD ELEVATION
120635	268	J	7/17/95	X	N/A

ABBREVIATIONS & LEGENDS

A.- ARC DISTANCE
AC.- AIR CONDITIONER PAD
ASPH.- ASPHALT
B.- BEARING
BK.- BEARING
BLVD.- BOULEVARD
BM.- BENCHMARK
C.- CURVE
C.B.- CATCH BASIN
C.B.S.- CONCRETE BLOCK STRUCTURE
CG.- CURB & GUTTER
CH.- CHORD DISTANCE
CIR.- CIRCLE
CHB.- CHORD BEARING
CL.- CLEAR
C/L.- CENTER LINE
CLF.- CHAIN LINK FENCE
CONC.- CONCRETE
CS.- CONCRETE SLAB
CT.- COURT
D.- DEG
DIST.- DISTANCE
E.- EAST
ELV.- ELEVATION
ENC.- ENCROACH
ESMT.- EASEMENT
ETP.- ELECTRIC TRANSFORMER PAD
F.- FOUND
F.D.H.- FOUND DRILL HOLE
F.F.E.- FINISHED FLOOR ELEVATION
FH.- FIRE HYDRANT
F.I.P.- FOUND IRON PIPE
F.N.- FOUND NAIL
ø - DIAMETER
F.N.D.- FOUND NAIL & DISC.
FIR - FOUND IRC-BAR
FRA - FRAME
FT.- FEET.
H - HEIGHT (NADH)
INT.- INTERSECT
LFF.- LOWEST FLOOR ELEVATION
LN.- LANE.
MSL - MEAN SEA LEVEL
MEAS.- MEASURE
MON - MONUMENT
M/L.- MONUMENT LINE.
M/S.- METAL SHED.
N.- NORTH
NGVD - NATIONAL GEODETIC VERTICAL DATUM
No.- NUMBER.
NTS - NOT TO SCALE
O.R.B.- OFFICIAL RECORDS BOOK.
O.V.H.- OVERHANG.
O.W.- OVERHEAD WIRES.
POINT
P.AVM.T.- PAVEMENT
P.B.- PLAT BOOK.
P.C.- POINT OF CURVATURE.
P.O.B.- POINT OF BEGINNING.
P.O.C.- POINT OF COMPOUND CURVE.
P.G.- PAGE.
PKWY.- PARKWAY.
PL.- PLATE.
P/L - PROPERTY LINE
PLA - PLANTER
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR & MAPPER
R - RADIUS
RAD.- RADIAL.
RB - RADIAL BEARING
RD.- ROAD.
REC.- RECORDS.
RES.- RESIDENCE.
RGE.- RANGE.
R/W.- RIGHT OF WAY.
RR - RAILROAD
S - SOUTH
SEC - SECTION
S.I.P.- SET IRON PIPE
S.N.D.- SET NAIL & DISC.
SPRD.- SPREAD FOOTING
STY - STORY
SWK.- SIDEWALK
T.- TANGENT.
TERR.- TERRACE.
TWP.- TOWNSHIP.
TYP - TYPICAL
U.E.- UTILITY EASEMENT.
U.P. - UTILITY POLE
UTL - UTILITY
W.- WEST.
W/F.- WOOD FENCE.
WM - WATER METER
WRF - WIRE FENCE
Δ - CENTRAL ANGLE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENCED SURVEYOR AND MAPPER.

Examination of the abstract of title will 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. The survey depicted here is not covered by professional liability insurance.

REVISIONS		
JOSE A. DIAZ PSM 2798	DATE: 08/01/2006	
	DATE:	
	DATE:	
	DATE:	

JOSE A DIAZ
PROFESSIONAL SURVEYOR
AND MAPPER
CERTIFICATE NUMBER LS 2798

11865 SW 26th. ST.
BUILDING I
SUITE 14
MIAMI, FL 33175
PH.(305)267-9016

PSM NO. 2798
STATE OF FLORIDA

DATE OF FIELD 8/17/05
SURVEY

AMERICA FIRST FINANCIAL CORPORATION

ORDER NO. 25-16142