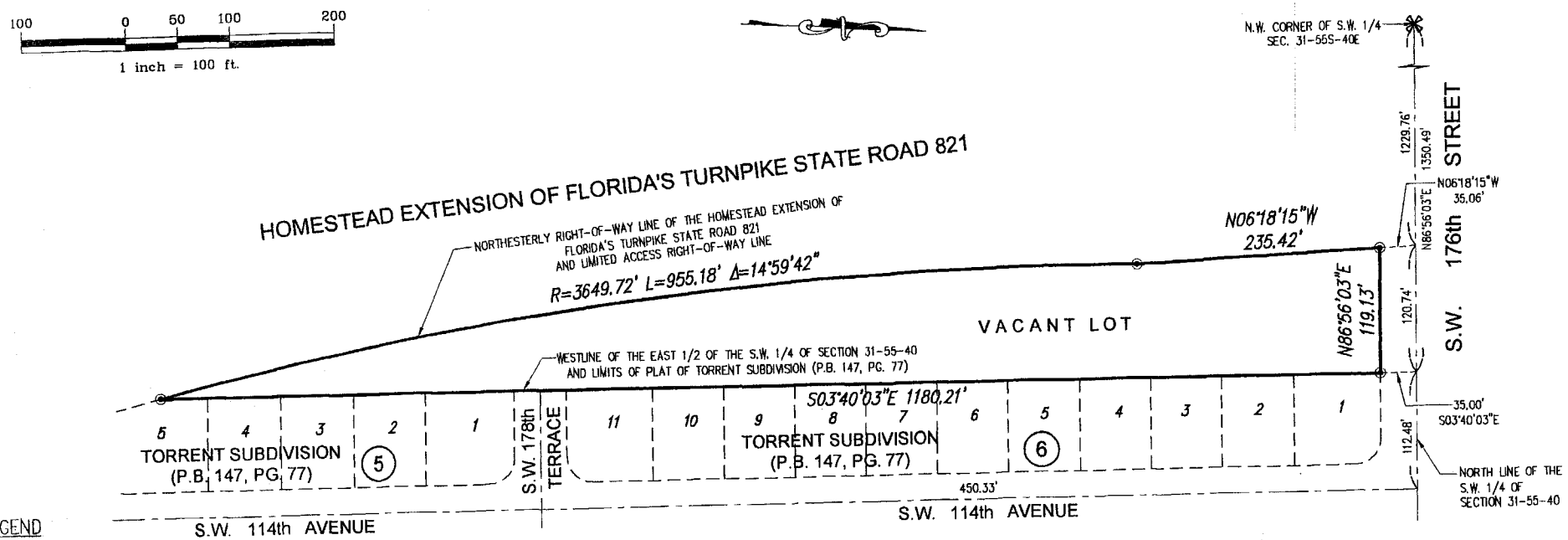

LEGEND

A.C. = Air Conditioner
A.E. = Access Easement
B.M. = Bench Mark
(C) = Calculated
℄ = Center line
CONC. = Concrete
D.C. = Dade County
D.E. = Drainage Easement
(D) = Deed
Δ = Delta
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F(d) = Found
F.N. = Found Nail
F.P.L. = Florida Power & Light
F.P.K.N. = Found Parker Kalon Nail
F.# = From Job#
L = Arc Distance
N.G.V.D. = National Geodetic Vertical Datum
R&D = Rod & Disc
T&T = Tab & Tab
Pg. = Page
P.B.C. = Palm Beach County
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.R.M. = Point of Reference Monument
(R) = Recorded
R = Radius
R/W = Right of Way
U.E. = Utility Easement
x 0.00 = Elevation Spot

RECEIVED
2006-003
JAN 03 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CERTIFIED TO: ALBERT VIVAS
PRECISION TITLE SERVICES, INC.
STEWART TITLE GUARANTY
WACHOVIA, ISAOA/ATIMA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE(STATE ROAD #821), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP, SECTION 87005-23-6, SHEET 11 OF 25, DATED MAY 1970, AND BOUNDED ON THE EAST BY THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, ALSO BEING THE WESTERLY BOUNDARY LINE OF "TORRENT SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, AT PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 35.0 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 31, ALL LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY FLORIDA.

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

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 100'
COMMUNITY PANEL No.: 120635/ 0268J	FLOOD ZONE: X	BASIS OF BEARING: NORTH LOT LINE	DRAWN BY: ELF. / CHECKED BY: W.H.
DATE OF FIRM: 7/17/95	BASE FLOOD EL.: N/A.	BENCHMARK REFERENCES: F.J.#	
PROPERTY ADDRESS:			

NOTES/REVISIONS

DWG: GL8847 PAGE: N/A
PARTY CHIEF:
SURVEY DATE: 11/17/05

GENERAL NOTES:
- BASIS OF BEARING: AS PER PLAT
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM(N.G.V.D.)
- LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENTTO THE PROPERTY WERE NOT SECURE AS SUCH INFORMATION WAS NOT REQUESTED.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES
- ENCROACHMENTS AND VIOLATIONS ON SURVEY (IF ANY):

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULIO S. PITA, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. PSM 6789 STATE OF FLORIDA

JSP SURVEYORS, INC.
LAND SURVEYORS
LB 6971
7805 CORAL WAY, SUITE 116A
MIAMI, FLORIDA 33155
PHONE: (305) 262-2404

SECTION: 31-55-40	COUNTY: DADE
REF: ALBERTO	SHEET NO. 1