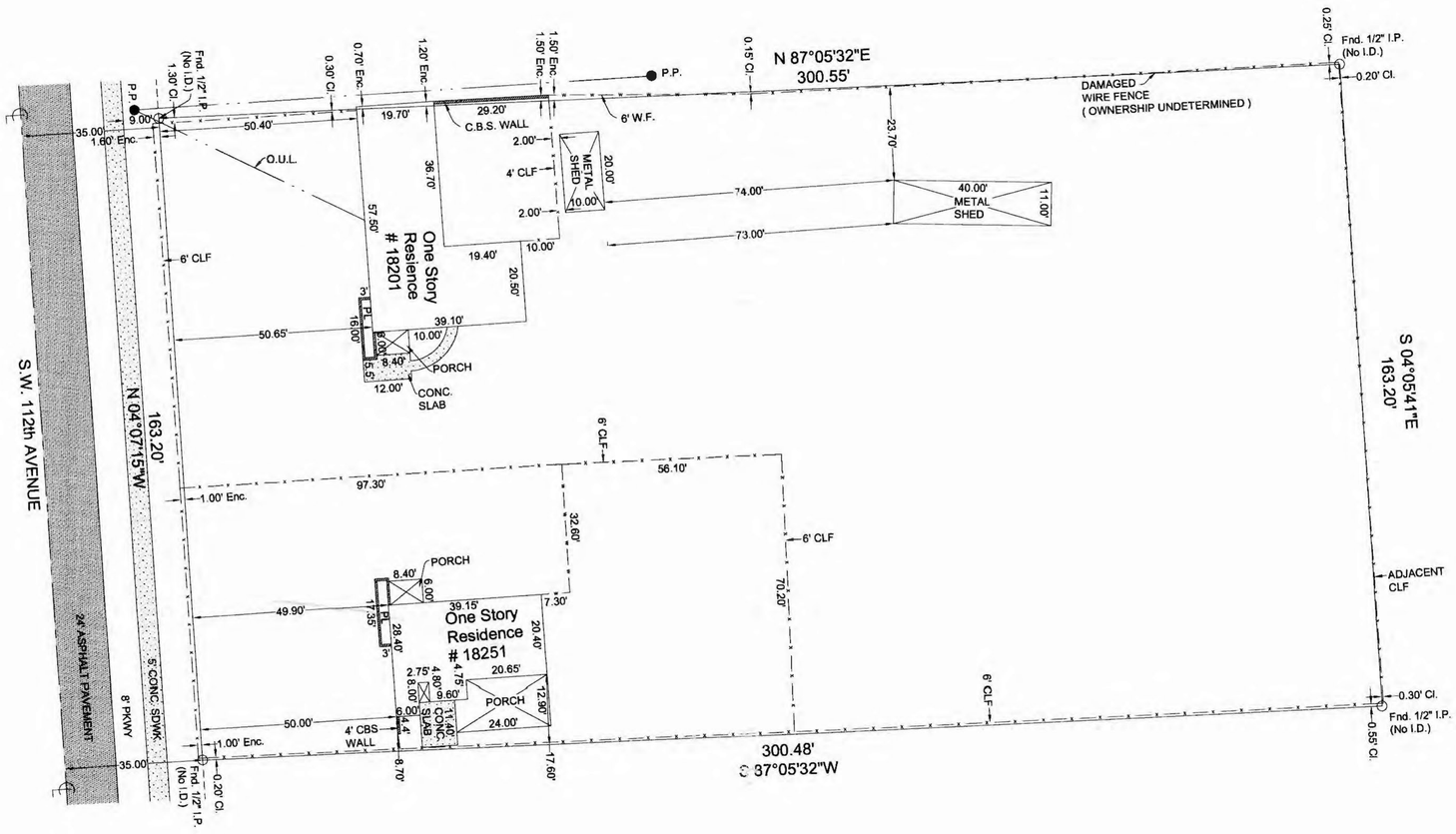

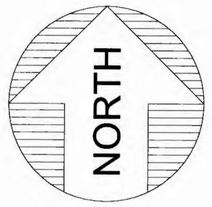

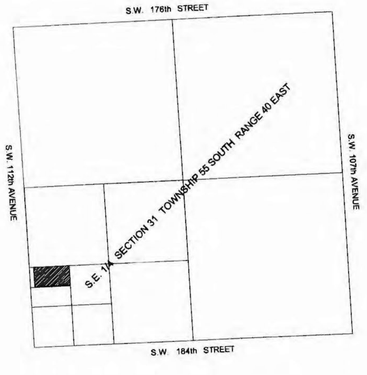

Location Sketch
NTS

LEGAL DESCRIPTION:
The North 163.16 feet of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 55 South, Range 40 East, less the West 35 feet thereof, lying and being in MIAMI-DADE County, Florida.

CERTIFIED TO: Eureka Builders 184, LLC; Cristina DeOliveira, Esq.; Attorneys' Title Insurance Fund, Inc.; BBU Bank, its successors and/or assigns.

PREPARED FOR: Eureka Builders 184, LLC, 18201-51 S.W. 112 Avenue, Miami, FL 33157

Encroachments:
1. Overhead utility lines.
2. Portion of the 6 foot high chain link fence is encroaching over the West boundary line.
3. Portion of the subject residence, a CBS wall, and portion of a 6 foot high wood fence are encroaching over the North boundary line.

Note:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments Noted: 3
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of record.
- Legal description provided by client.

RECEIVED
306-309
NOV 14 2007
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LEGEND

Δ	= Central Angle	℄	= Center Line	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A	= Arc	CLF	= Chain Link Fence	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	PLS	= Professional Land Surveyor	RNG	= Range	Trans.	= Transformer
A/C	= Air Conditioner	Cl	= Clear	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat	P.O.B.	= Point of Beginning	R/R	= Railroad	TWP	= Township
ASPH	= Asphalt	Conc	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PB	= Plat Book	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	Typ.	= Typical
BBQ	= Barbecue	D	= Deed	ID	= Identification	℄	= Monument Line	PC	= Point of Curvature	P.P.	= Power Pole	R/W	= Right-of-Way	U.E.	= Utility Easement
CB	= Catch Basin	Ø	= Diameter	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Sdwk	= Sidewalk	UTIL.	= Utility
CBS	= Concrete Block Structure	DH	= Drill Hole	LB	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
CH	= Chord	DME	= Drainage & Maintenance Easm't	LME	= Lake Maintenance Easement	N/D	= Nail & Disc	P.I.	= Point of Intersection	PT	= Point of Tangency	SD	= Storm Drain	W.M.	= Water Meter
Chatta	= Chattahoochee	Easm't	= Easement	LP	= Light Pole	N°	= Number	PKWY	= Parkway	R	= Radius	SMH	= Sanitary Manhole	WME	= Wall Maintenance Easement
		Enc.	= Encroachment	L.S.	= Land Surveyor	NTS	= Not to Scale	℄	= Property Line	Res.	= Residence	SSMH	= Sanitary Sewer Manhole		

SURVEYOR'S SEAL
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:

BOUNDARY SURVEY
I HEREBY CERTIFY: That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

C:\DOCUME~1\OWNER\LOCALS~1\TEMP\ASC00733B1F.DWG

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
12925 S.W. 132nd Avenue
Miami, Florida 33186 (305) 278-2494

FLOOD ZONE:	X	BASE:	N/A
DATE: 04-25-06	SCALE: 1" = 20'	DWN. BY M.M.	JOB NO. 06-0305