

**ANIANO J. GARCIA, PLSM.**

LAND SURVEYOR & PLANNER

7210 S.W. 126th. COURT

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(305) 595-2824 (305) 595-1454

**PROPERTY ADDRESS:**

7155, 7161 AND 7185 S.W. 41st. STREET, MIAMI, FLORIDA 33155

**LEGAL DESCRIPTION:**

**PARCEL 1**

ALL OF "QUECK SUBDIVISION", (A RESUBDIVISION OF THE SOUTH 110 FEET OF THE EAST 100 FEET OF TRACT 2, OF THE "AMENDED PLAT OF BIRD ROAD ESTATES, SECTION 2", PLAT BOOK 33, PAGE 19), RECORDED IN PLAT BOOK 66, AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 77R-279948 IN OFFICIAL RECORDS BOOK 9855, AT PAGE 1509, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL 2**

THE EAST 50 FEET OF THE WEST 162 FEET OF THE SOUTH 110 FEET OF TRACT TWO, OF "BIRD ROAD ESTATES, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PARCEL 3**

THE EAST 50 FEET OF THE WEST 212 FEET OF THE SOUTH 110 FEET OF TRACT 2, OF "BIRD ROAD ESTATES AMENDED, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES OR PLANS.

F.N. (B/C)

**LEGAL NOTES**

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

**LEGEND AND ABBREVIATIONS**

A = ARC DISTANCE.	CH = CHORD DISTANCE.	DIST. = DISTANCE	IN. & EG. E. = INGRESS & EGRESS EASEMENT.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PL = PLANTER OR PLACE.	R = RADIUS.	S.I.P. = SET IRON PIPE
A/C = AIR CONDITIONER PAD.	CH. B. = CHORD BEARING.	DR. = DRIVE.	L.B. = LICENSED BUSINESS.	N.T.S. = NOT TO SCALE.	P/L = PROPERTY LINE.	(R) = RECORDED DIMENSION.	WITH CAP P.L.S 5103
A.E. = ANCHOR EASEMENT.	CL = CLEAR.	DR. W. = DRIVE WAY.	L.F.E. = LOWEST FLOOR ELEVATION.	NO. OR # = NUMBER.	P.L.S = PROFESSIONAL LAND SURVEYOR.	RD = RADIAL.	S.P. = SCREENED PORCH.
B/C = BLOCK CORNER.	C/L OR C = CENTER LINE.	E = EAST.	L.M.E. = LAKE MAINTENANCE EASEMENT.	O.C. = OVERHEAD UTILITY LINES.	P.L.S.M. = PROFESSIONAL LAND SURVEYOR & MAPPER.	RD = ROAD.	ST. = STREET.
B.L.D.G. = BUILDING.	C.L.F. = CHAIN LINK FENCE.	ELEV. = ELEVATION.	LN. = LAKE.	O.H. = OVER HANG.	P.O.B. = POINT OF BEGINNING.	RES. = RESIDENCE.	STY. = STORY.
B.M. = BENCH MARK.	C.M.E. = CANAL MAINTENANCE EASEMENT.	ENCR. = ENCROACHED.	E.T.P. = ELECTRIC TRANSFORMER L.P. = LIGHT POLE.	O.S. = OFF SET.	P.O.C. = POINT OF COMMENCEMENT.	RGE. = RANGE.	S.W.K. = SIDE WALK.
B.O.B. = BASIS OF BEARINGS.	C.P. = CONCRETE POST.	F.D.H. = FOUND DRILL HOLE.	F.F.E. = FINISHED FLOOR ELEVATION.	O.R.B. = OFFICIAL RECORD BOOK.	P.O.R. = POINT OF REVERSE CURVE.	R.I.S. = REGISTERED LAND T = TANGENT.	T.W.S. = TOWNSHIP.
(C) = CALCULATED DIMENSION.	C.S. = CONCRETE SLAB.	F.H. = FIRE HYDRANT.	(M) = MEASURED DIMENSION.	P.B. = PLAT BOOK.	P.R.M. = PERMANENT REFERENCE POINT.	R.P. = RADIUS POINT.	U.E. = UTILITY EASEMENT.
C.B.S. = CONCRETE BLOCK STRUCTURE.	D.E. = DRAINAGE EASEMENT.	F.I.P. = FOUND IRON PIPE.	N./L OR N = MONUMENT LINE.	P.C. = POINT OF CURVATURE.	P.R. = RAIL ROAD.	R.R. = RAIL ROAD.	U.P. = UTILITY POLE.
C.B.S.W. = CONCRETE BLOCK WALL.	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT.	F.N. = FOUND NAIL.	MON. = MONUMENT.	P.C.C. = POINT OF COMPOUND CURVE.	PROP. COR. = PROPERTY CORNER R/W MONUMENT.	R/W = RIGHT OF WAY.	UTY. = UTILITY.
∠ = CENTRAL ANGLE.	FT. = FEET.	N.A.P.O. = NOT A PART OF.	N. = NORTH.	P.C. = POINT OF TANGENCY.	P.T. = POINT OF TANGENCY.	S = SOUTH.	W = WEST.
∩ = PROPOSED ELEVATION. X ∩ = EXISTING ELEVATION.	∩-∩ = CHAIN LINK FENCE.	N.A.P.O. = NOT A PART OF.	N.A.P.O. = NOT A PART OF.	P.V.M.T. = PAVEMENT.	P.W. = PARK-WAY.	S = SOUTH.	W = WEST.
		PG. = PAGE.		P.C.P. = PERMANENT CONTROL POINT.		SEC. = SECTION.	W.F. = WOOD FENCE.
							W.M. = WATER METER.
							W.V. = WATER VALVE.

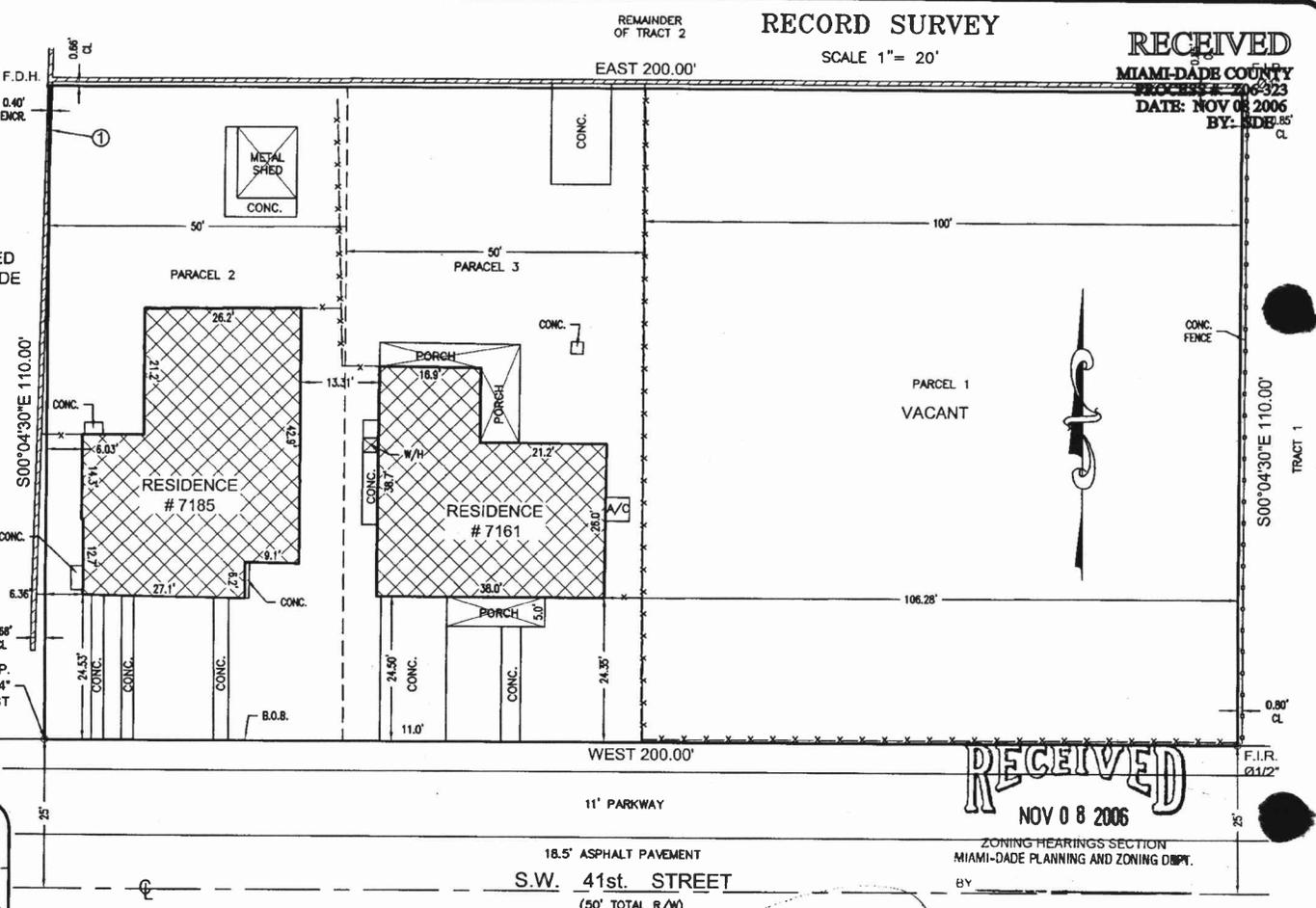
**VISUAL ENCROACHMENTS NOTED:**  
① - CONCRETE FENCE WALL, ALONG THE WEST SIDE, ENCLOSES UP TO 0.40 FEET INTO THE SUBJECT PROPERTY.

DATE OF FIELD WORK 07-24-2006  
REVISED ON \_\_\_\_\_  
REVISED ON \_\_\_\_\_

CERTIFIED TO:  
B & E MARINE INC.,  
A FLORIDA CORPORATION.  
LOYAL TITLE.  
ATTORNEYS TITLE INSURANCE FUND, INC.  
LOYAL PROPERTIES CORPORATION.

ANIANO J. GARCIA P.L.S.M 5105  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ORDER NO. 06-1176



**RECEIVED**  
MIAMI-DADE COUNTY  
PROCESS # 2006-373  
DATE: NOV 08 2006  
BY: SDE/ST

**RECEIVED**  
NOV 08 2006  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.