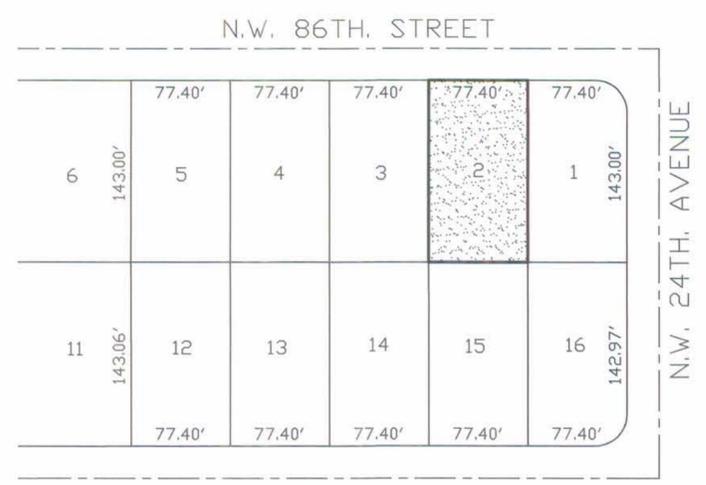


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 207-005
 JAN 02 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *JH*



Location Map (NOT TO SCALE) Boundary Survey

LEGAL DESCRIPTION:

Lot 2 of "85TH. STREET ESTATES", according to the plat thereof as recorded in Plat Book 47, at Page 65, of the Public Records of Miami-Dade County, Florida.

Property Address: 2412 N.W. 86th. Street, Miami, Florida
 Tax Folio #30-3110-003-0020

SURVEYOR'S NOTES:

- 1- Lands shown hereon were not abstracted for easements and/or rights-of-way of record, except as shown hereon, if any.
- 2- No attempt was made by this firm to locate underground utilities, footings of buildings, walls or fences, except as shown hereon, if any.
- 3- There are no encroachments either way across property lines, except as shown hereon, if any.
- 4- The North arrow and Bearings shown hereon are based on an assumed bearing of N.90°00'00"E. along the North Line of Lot 2 of "85TH. STREET ESTATES", according to the plat thereof as recorded in Plat Book 47, at Page 65, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereto.
- 5- Legal Description shown hereon furnished by client.

ABBREVIATIONS:

O/H = OVERHEAD ELECTRIC	F.E.C. = FLORIDA EAST COAST
FND. = FOUND	R.R. = RAILROAD
P.B. = PLAT BOOK	TEL. = TELEPHONE
PG. = PAGE	L.S. = LIFT STATION
R/W = RIGHT-OF-WAY	G.V. = GAS VALVE
UTIL. = UTILITY	EOPT. = EQUIPMENT
WD. = WOOD	BAL. = BALCONY
P.O.B. = POINT OF BEGINNING	P.O.C. = POINT OF COMMENCEMENT
ELECT. = ELECTRICAL	ELECT. = ELECTRICAL
M.H. = MANHOLE	M.W. = MONITOR WELL
C.B. = CATCH BASIN	R. = RADIUS
CL. = CENTERLINE	Δ = CENTRAL ANGLE
CL. = CHAIN LINK	A. = ARC
W.V. = WATER VALVE	CH. = CHORD
W.M. = WATER METER	CHB. = CHORD BEARING
SEC. = SECTION	ENCH. = ENCROACHMENT
CONC. = CONCRETE	FLR. = FLOOR
CBS. = CONCRETE BLOCK STRUCTURE	ELEV. = ELEVATION
SP. = SPACE	LB. = LICENSED BUSINESS
TR. = TRACT	FIN. = FINISHED
COVR'D = COVERED	H/C = HANDICAP
L.P. = LIGHT POLE	MED. = MEDIAN
MON. = MONUMENT	N&D = NAIL & DISC
U.P. = UTILITY POLE	O.R.B. = OFFICIAL RECORDS BOOK
W/ = WITH	CATV = CABLE TELEVISION BOX
SQ. = SQUARE	TRANS. = TRANSFORMER EQUIPMENT
SS MH = SEWER MANHOLE	TYP. = TYPICAL
F.P. = FLORIDA POWER & LIGHT	PL. = PLANTER

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Land Surveyor in the State of Florida, the following Boundary Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 12/19/2006 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

J.H. MANUCY, INC.
 BY: *JG* Dated this 20th day of Dec. 2006
 JACOB GOMIS, REG. LAND SURVEYOR NO. 6231, STATE OF FLORIDA.

DATE	REVISIONS	BY

LB 6632

J.H. MANUCY, INC.
 CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS
 LAND SURVEYORS & BUILDING INSPECTION SERVICES
 4654 PALM AVENUE • SUITE 203
 HIALEAH, FLORIDA 33012
 TEL: 305/821-1281 • FAX: 305/825-1705



PROJECT NAME:

CONLEY JOHNSON
 2412 N.W. 86TH. STREET, MIAMI, FL.

SURVEY DATE: 12/19/06
DRAWN: J.G.
CHECKED: J.G.
SCALE: 1"=15'
FIELD BOOK: A583-72
ORDER NO.: 107265

SHEET
1
OF 1 SHEETS