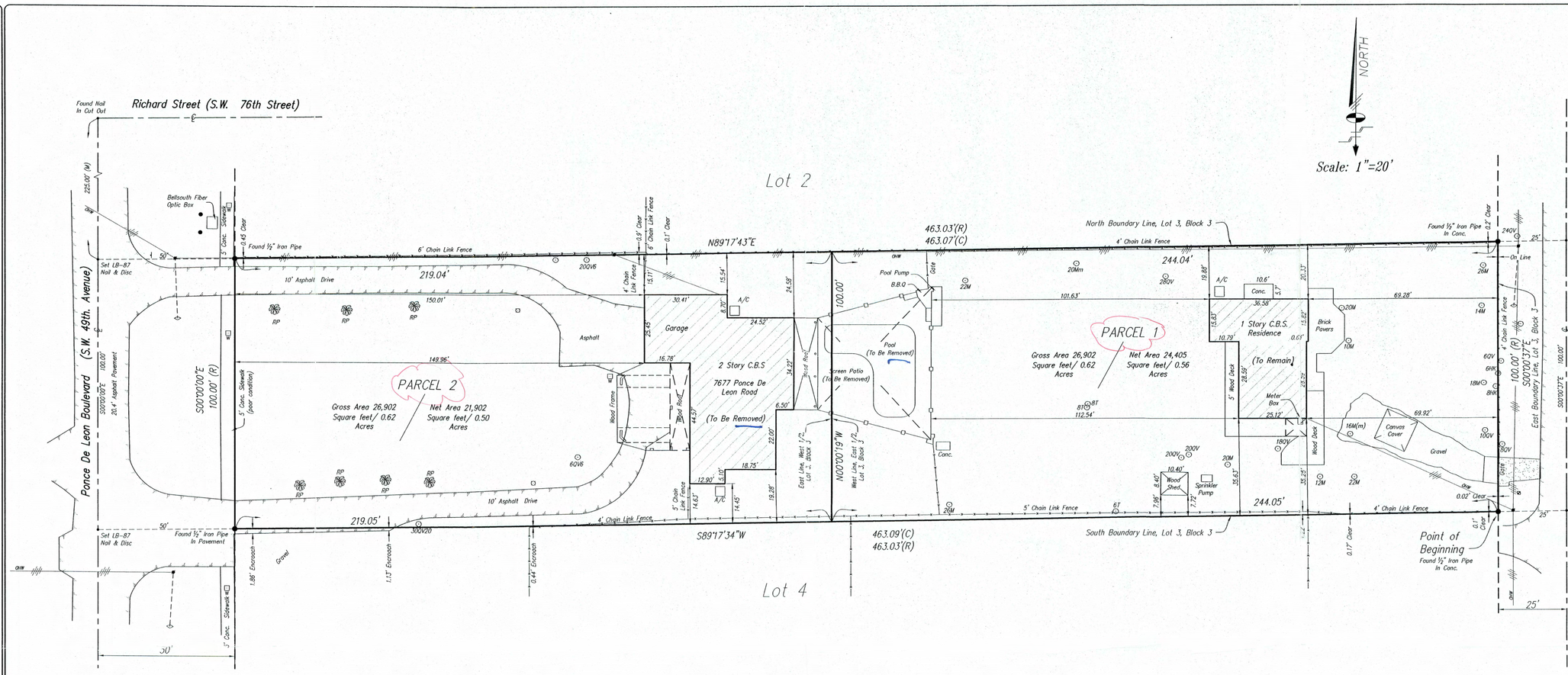
LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS PER N.G.V.D.
FIRE HYDRANT
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
PRESSURE VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM DRAIN
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP SYMBOL
PARKING BY PERMIT

R denotes RADIUS
D denotes DELTA ANGLE
A denotes ARC DISTANCE
T denotes TANGENT DISTANCE
POP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAIN/LINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND BRASS DISC & NAIL
S.N.D. denotes SET LB-87 BRASS DISC & NAIL
CL denotes CLEAR
ENC. denotes ENCROACHMENT
(C) denotes CALCULATED DISTANCE
(D) denotes DEED DISTANCE
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
(PRO) denotes PRORATED DISTANCE



SURVEYOR'S NOTES:

1. This sketch represents a "BOUNDARY SURVEY" to show existing locations of the lands shown hereon only.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, right-of-way and other matters which may be reflected by a search of title to the subject lands.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0276 J, map dated March 2, 1994, index map dated July 17, 1995.
7. Prepared For: Bilzin Sumberg Baena Price & Axelrod, P.A.
8. The type of trees as indicated on the "Tree List" attached hereto are subject to revision subsequent site inspection by a qualified botanist or other individual with similar expertise.
9. There are no visible encroachments, other thans those shown hereon.
10. No attempt was made to located wall on fence footers\foundations.
11. The distances shown along the property lines shown hereon are record and measured, unless noted otherwise.
12. This survey does not attempt to show that the subject property conforms to existing building, setback, height, floor area, or parking space zoning restrictions or requirements.
13. The bearings shown hereon relate to an assumed bearing (S00°00'00"E) along the centerline of Ponce De Leon Boulevard.
14. The property shown hereon contains 46,305 net square feet, more or less.

I HEREBY CERTIFY:

That the attached "BOUNDARY SURVEY" of the land shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

By: _____
Jose L. Sanfiel Asst' Vice President
Professional Land Surveyor No.5636
State of Florida

LEGAL DESCRIPTION:

Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida.

Parcel 1:

A portion of Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;
Begin at the Southeast corner of said Lot 3; thence run S89°17'34"W along the South boundary line of said Lot 3 for a distance of 244.05 feet to a point; thence run N00°00'19"W for a distance of 100.00 feet to a point on the North boundary line of said Lot 3; thence run N89°17'43"E along the North boundary line of said Lot 3 for a distance of 244.04 feet to a point on the East boundary line of said Lot 3; thence run S00°00'37"E along the East boundary line of said Lot 3 for a distance of 100.00 feet to the Point of Beginning.

Parcel 2:

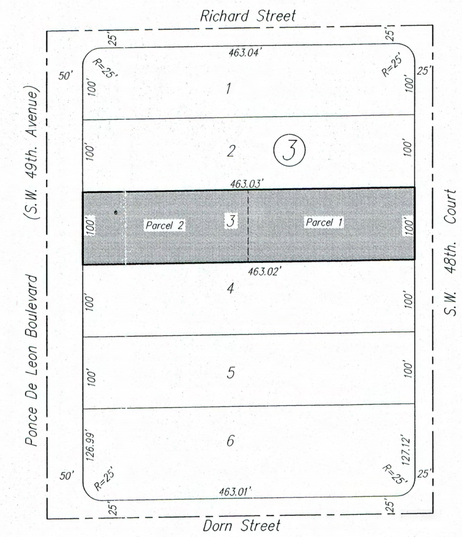
Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida, less the following described parcel of land;
Begin at the Southeast corner of said Lot 3; thence run S89°17'34"W along the South boundary line of said Lot 3 for a distance of 244.05 feet to a point; thence run N00°00'19"W for a distance of 100.00 feet to a point on the North boundary line of said Lot 3; thence run N89°17'43"E along the North boundary line of said Lot 3 for a distance of 244.04 feet to a point on the East boundary line of said Lot 3; thence run S00°00'37"E along the East boundary line of said Lot 3 for a distance of 100.00 feet to the Point of Beginning.

TREE LEGEND:

AA/BBin
denotes Multiple Trunks, where applicable
denotes Canopy Diameter in Feet
denotes Tree Species Code (see below)
denotes Trunk Diameter in Inches

QV-Oak (Quercus virginiana)
RP- Royal Palm (Roystonea elats)
T- Tamarind (Tamarindus indica)
M- Mango (Mangiferia indica)
HK- Hong Kong Bauhinia (Bauhinia blakeana)

RECEIVED
207-172
AUG 31 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



LOCATION SKETCH
A portion of Amended Plat of Granada Park
Plat Book 40, Page 21
Section 31, Township 54 South, Range 41 East
Scale: 1"=100'

BOUNDARY SURVEY

Prepared For:
Bilzin Sumberg Dunn Price & Axelrod, P.A.
2500 First Union Financial Center
Miami, Florida 33131

Section 31, Township 54 South, Range 41 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ARCHITECTS • LAND PLANNERS • ENGINEERS
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11941 S.W. 144th. STREET MIAMI, FLORIDA 33186
(305)233-3010 FAX:(954) 436-1286 (305)251-1411 FAX:(305) 232-1410

Drawn By: Vera | Survey Date: 05-19-06 | Checked By: MGJ | Date:
Order No. 444355 | F.B. No.: 30-34 Pg.51 | Scale: AS SHOWN
Sheet 1 of 1 Sheet(s) | FILE NO. SD-1446 AJ a

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

CAD FILE: K:\PROJ\03215441\Amended plat of Granada Park\dwg\Lot 3.dwg

REVISIONS

By:	Remarks:	Date:

FILE NO. SD-1446 AJ a