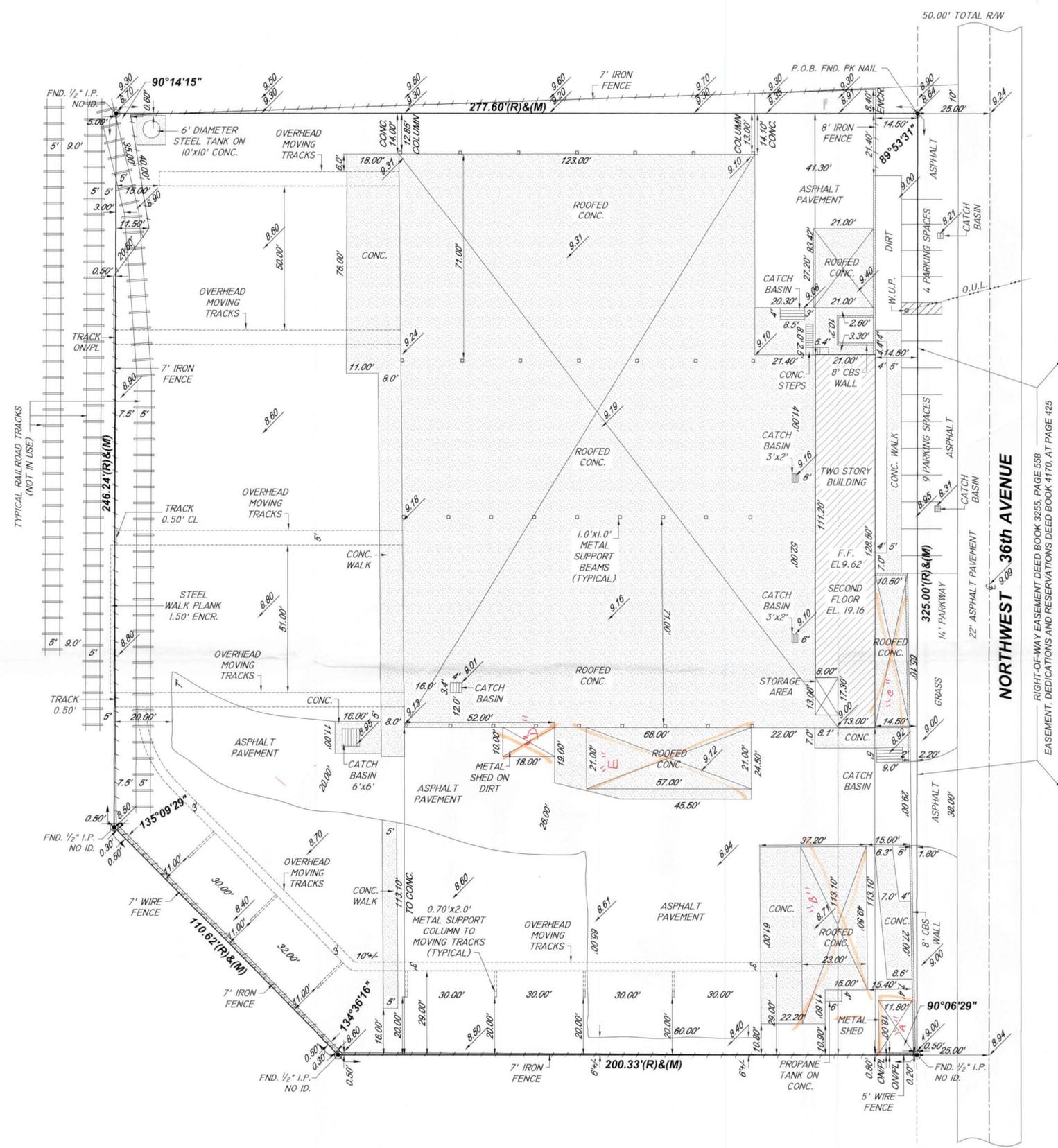


RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z11-037
 DATE: APR 04 2011
 BY: SDB

LOCATION SKETCH
 NOT TO SCALE



LEGAL DESCRIPTION:
 ALL THAT CERTAIN PARCEL OF LAND IN THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT IS 200.00 FEET SOUTH AND 50.00 FEET WEST OF THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, THENCE SOUTHERLY ALONG A LINE 50.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 325.00 FEET TO A POINT, THENCE WESTERLY PARALLEL TO THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 200.33 FEET TO A POINT, THENCE DEFLECTING TO THE RIGHT 45 DEGREES 23 MINUTES 44 SECONDS A DISTANCE OF 110.62 FEET TO A POINT, THENCE DEFLECTING TO THE RIGHT 44 DEGREES 50 MINUTES 31 SECONDS RUN A DISTANCE OF 246.24 FEET TO A POINT, THENCE DEFLECTING TO THE RIGHT 89 DEGREES 45 MINUTES 45 SECONDS RUN ALONG A LINE PARALLEL TO THE NORTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 277.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT:

SURVEYOR'S NOTE:
 TITLE COMMITMENT NUMBER 3013611, TICOR TITLE INSURANCE COMPANY, DATED DECEMBER 22, 2009 AT 11:59 PM WAS PROVIDED BY CLIENT.
 SCHEDULE B SECTION 2 EXCEPTIONS:
 ITEM 4: ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND, DOES NOT PERTAIN TO SURVEYOR.
 ITEM 5: LEASE AGREEMENT WITH PURCHASE OPTION RECORDED IN OFFICIAL RECORDS BOOK 12964, PAGE 1787, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DOES NOT PERTAIN TO SURVEYOR.
 ITEM 6: LEASE AGREEMENT WITH PURCHASE OPTION RECORDED IN OFFICIAL RECORDS BOOK 13076, PAGE 2218, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DOES NOT PERTAIN TO SURVEYOR.
 ITEM 7: RIGHT-OF-WAY EASEMENT RESERVED BY GRANTORS IN DEED RECORDED MARCH 20, 1950 IN DEED BOOK 3255, PAGE 558, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AS SHOWN ON SUBJECT DRAWING.
 ITEM 8: EASEMENT, DEDICATIONS AND RESERVATIONS CONTAINED IN DEED FROM SEABOARD AIRLINE RAILROAD COMPANY TO COUNTY OF DADE RECORDED OCTOBER 21, 1955 IN DEED BOOK 4170, AT PAGE 425, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AS SHOWN ON SUBJECT DRAWING.

SURVEYOR'S NOTE:
 *OFFICIAL RECORDS BOOK AND PAGE ESTIPULATES THAT IN THE EVENT A DAIRY FARM NO LONGER EXISTS ON ABUTTING PROPERTY FOR SIX MONTHS THE DEDICATED EASEMENT SHALL CEASE TO EXIST. CERTIFYING SURVEYOR HAS NOT VISUALLY INSPECTED SUBJECT PROPERTY TO DETERMINE IF SUCH USAGE CURRENTLY EXISTS.

NOTE:
 Structures "A", "B", "D" Have Been Removed
 And no longer exist.
 1/10/11

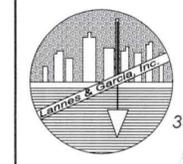
Re-numbered
 RECEIVED
 Z11-037
 APR 04 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: JH

CONCRETE	PROPERTY LINE	UG UNDERGROUND	(M) FIELD MEASURED	U.E. UTILITY EASEMENT
WIRE FENCE	P.R.M. PERMANENT REFERENCE MONUMENT	CL CLEAR	CH CHORD	± MORE OR LESS
WOOD FENCE	P.C.P. PERMANENT CONTROL POINT	FND FOUND	TAN TANGENT	ND NAIL AND DISC
PROPERTY CORNER	P.O.B. POINT OF BEGINNING	FD 4"CP FOUND 4" CONCRETE POST	L ARC LENGTH	TYP. TYPICAL
ELECTRICAL MANHOLE	P.O.C. POINT OF COMMENCEMENT	CM CONCRETE MONUMENT	R RADIUS	E EAST
SEWER MANHOLE	P.O.C.V. POINT ON CURVE	QUIR SUBJECT PROPERTY	W WITH	W WEST
LIGHT POLE	P.C. POINT OF CURVATURE	NEIGH NEIGHBORING PROPERTY	Q CONTROL VALVE	☉ COMMUNICATIONS MANHOLE
DELTA	P.I. POINT OF INTERSECTION	SRB SET 1/2" DIAMETER REBAR	FF FINISHED FLOOR	☐ DO NOT ENTER
WELL	P.T. POINT OF TANGENCY	ORB OFFICIAL RECORD BOOK	EL ELEVATION	☎ GUY WIRE
WATER VALVE	P.R.C. POINT OF REVERSE CURVE	FIP FOUND IRON PIPE	NTS NOT TO SCALE	☒ SIGN
ELECTRIC UTILITY BOX	P.C.C. POINT OF COMPOUND CURVE	FRB FOUND REBAR	☉ CENTERLINE	☉ STORM MANHOLE
PALM TREE	(R) RECORD MEASUREMENT	ENCR ENCROACHMENT	N NORTH	☐ PARKING METER
TREE	D.U.E. DRAINAGE & UTILITY EASEMENT	R/W RT-OF-WAY	S SOUTH	☐ CATCH BASIN

FLOOD ZONE: X	MAP & PANEL = 12086C0302	PROJECT SCALE: 1" = 20'
	COMMUNITY No.: 120635	DATE OF FIELD WORK: 02-17-2010
	SUFFIX: L	REVISIONS: ADDITIONAL ELEVATIONS ADDED 04-08-2010
	DATE OF FIRM: 9-11-09	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	BASE ELEV = N/A	
	L.F. ELEV = 9.62 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
	ELEVATIONS SHOWN REFER TO N.G.V.D. 1929	
	LOWEST ADJACENT GRADE = 9.00	
	B.M. # N-536 ELEV = 10.60 (MIAMI-DADE COUNTY)	
	C* RAGE ELEV = N/A	
	L.P. = N/A	

8600 NORTHWEST 36th AVENUE
 MIAMI, FLORIDA 33147

BOUNDARY SURVEY
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 11G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473-021, FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT, OTHER THAN AS SHOWN HERETO.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767
 359 ALCAZAR AVENUE, CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 559-3002