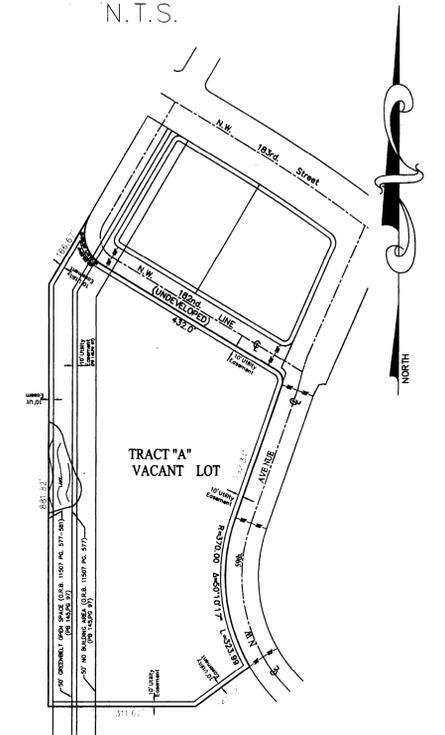
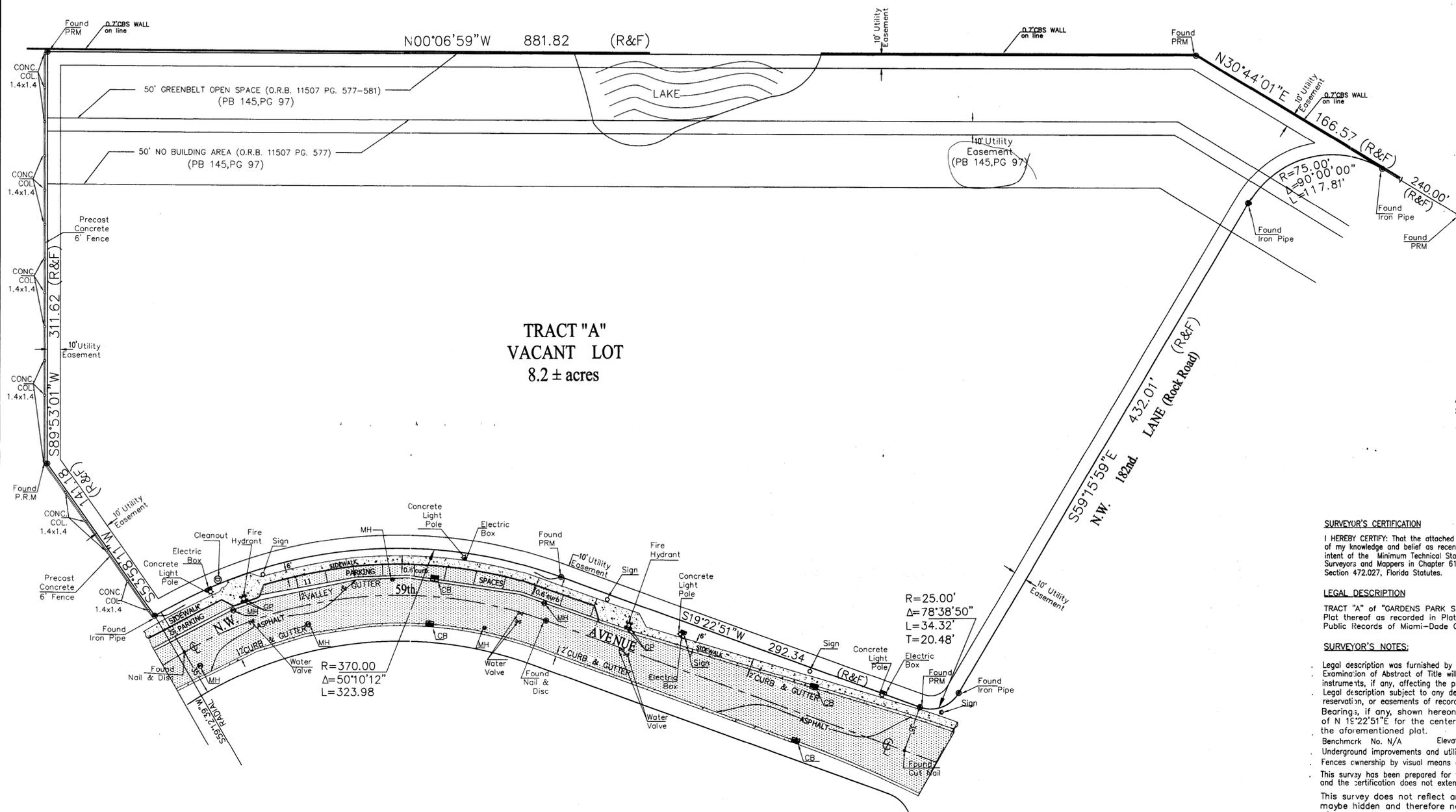


BOUNDARY SURVEY

LOCATION SKETCH

SCALE: 1"=40'

N.T.S.



A portion of the NE1/4 of Section 12 Township 52 South, Range 39 East Miami-Dade County, Florida.

FLORIDA INTERNATIONAL LAND SURVEYORS, INC.
 5881 NW 151ST STREET, SUITE 213
 MIAMI LAKES, FLORIDA 33014
 PH. (305) 468-9650 (305) 828-2066
 FAX: (305) 828-2315

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: That the attached BOUNDARY SURVEY is correct to best of my knowledge and belief as recently surveyed under my direction, and meets the intent of the Minimum Technical Standards set forth by the Florida of Professional Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGAL DESCRIPTION

TRACT "A" of "GARDENS PARK SUBDIVISION" according to the Plat thereof as recorded in Plat Book 167 at Page 29 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- Legal description was furnished by client.
- Examination of Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property.
- Legal description subject to any dedication, limitations, restrictions, reservation, or easements of record.
- Bearings, if any, shown hereon are based upon an assumed value of N 15°22'51"E for the centerline of NW 59th Avenue as shown on the aforementioned plat. Elevation N/A feet
- Underground improvements and utilities, if any, not located.
- Fences ownership by visual means only. Legal ownership not determined.
- This survey has been prepared for the exclusive use of the entities named hereon and the certification does not extend to any unnamed party.
- This survey does not reflect any existing improvement of any kind that maybe hidden and therefore not ascertainable by visual inspection as a result of overgrowth vegetation or fill material in the subject property.
- Not valid unless sealed with an embossed surveyor's seal
- Revisions to this survey are based solely on surveyor's review of legal documents contained in the Commitment of Title dated March 29, 2010, and are not based in any manner on work performed by surveyor to update the field conditions.



LEGEND

- ▬ = Denotes Asphalt
- ▬▬ = Concrete
- ▬▬▬ = Denotes CBS Wall
- GP = Guard Pole
- M/H = Manhole
- C/B = Catch Basin
- ⊙ = Centerline
- F = Field Measurement
- R = Record Measurement
- P.R.M. = Permanent Reference Monument
- Conc. Col. = Concrete Column

NATIONAL FLOOD INSURANCE DATA:
 Community-Panel No.: 120635-0110-L / 120635-0116-L
 Flood Zone: AE
 Base Flood Elevation: 7'
 Firm Date : 09/11/09

FLORIDA INTERNATIONAL LAND SURVEYOR, INC. (LB, 7659)

BY: *Vicente A. Tome*
VICENTE A. TOME
 Reg. Land Surveyor No. 3103
 State of Florida.

JOB.No.: 145-12	F.B. ENV.: RAFJL	DATE: 06-28-12	Drawn: EG	Sheet 1 of 1 Sheets
JOB.No.: 072-10	F.B. ENV.: 012-0	DATE: 03-16-10	Drawn: T.M.	Sheet 1 of 1 Sheets