

LEGAL DESCRIPTION

PARCEL 1:
 TRACT D, TUSCANY PLACE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
 SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- THIS MAP OF SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF THE UNDERSIGNED.
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 9.435 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 27 TOWNSHIP 56 SOUTH RANGE 39 EAST, AS SHOWN ON TUSCANY PLACE PLAT RECORDED IN PLAT BOOK 159, PAGE 95, HAVING A BEARING OF SOUTH 00°58'27" EAST, AS SHOWN ON THE RECORD PLAT.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
- FLOOD ELEVATION INFORMATION:
 A. FIRM NO.: 1206350593L
 B. EFFECTIVE DATE: 9/11/09
 C. ZONE: X
 D. BASE FLOOD EL.: N/A
- THERE WERE NO BUILDINGS LOCATED ON THE PROPERTY AT TIME OF SURVEY.

TITLE COMMITMENT INFORMATION TABLE					
FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO.: 13-488858 EFFECTIVE DATE: 12/19/12				ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS	
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
5	PLAT	RESTRICTIONS EASEMENT	P.B. 159, PG. 95	YES YES	NO YES
6	RESOLUTIONS	RESOLUTION RE: RIGHT-OF-WAY	O.R.B. 18102, PG. 3509 & O.R.B. 18400, PG. 4007 O.R.B. 18993, PG. 3452	NO NO NO	NO NO NO
7	AGREEMENTS	WATER AND SANITARY AGREEMENTS	O.R.B. 20669, PG. 4584 & O.R.B. 21228, PG. 2852	YES NO	NO NO
8	RESOLUTION	RESOLUTION RE: ASSESSMENTS	O.R.B. 21109, PG. 498	YES	NO
9	MEMORANDUM	MEMORANDUM RE: TAXING DISTRICT	O.R.B. 21109, PG. 430	YES	NO
10	COVENANT	BRICK PAPER INSTALLATION	O.R.B. 21085, PG. 4119	YES	NO
11	AGREEMENTS	WATER AND SANITARY AGREEMENTS	O.R.B. 21378, PG. 844	YES	NO
12	AGREEMENTS	WATER AND SANITARY AGREEMENTS	O.R.B. 24931, PG. 3452	YES	NO
13	RESTRICTIONS	UNIT NUMBER LIMITATIONS	O.R.B. 20749, PG. 3683	YES	NO
14	EASEMENT	WATER UTILITY EASEMENT	O.R.B. 15562, PG. 4526	YES	YES
15	AGREEMENTS	WATER AND SANITARY AGREEMENTS	O.R.B. 14912, PG. 1959 & O.R.B. 14912, PG. 1944	YES	NO

- ABBREVIATIONS:**
- A = ARC LENGTH
 - B.C.R. = BROWARD COUNTY RECORD
 - CLF = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - D = DELTA
 - D.E. = DRAINAGE EASEMENT
 - DM = DIAMETER
 - EL = ELEVATION
 - FIP = FOUND IRON PIPE
 - FIR/C = FOUND IRON ROD W/CAP
 - FND. = FOUND
 - FN/D = FOUND NAIL AND DISC
 - ICV = IRRIGATION CONTROL VALVE

- LEGEND:**
- BACKFLOW PREVENTER
 - BOLLARD
 - ▣ CATCH BASIN
 - CLEANOUT
 - PLAT BOOK
 - PAGE
 - ⊕ MANHOLE, SANITARY
 - ⊙ POLE, LIGHT
 - ⊙ POLE, WOOD
 - ↑ SIGN
 - ⊕ VALVE, WATER
 - ⊕ WATER METER
 - WIRES, OVERHEAD

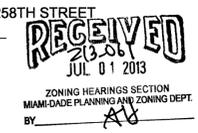
SURVEYOR'S CERTIFICATION:

TO: AMERICAN LAND TITLE INSURANCE COMPANY; PAUL FELDMAN, P.A.; AND BROOKSTONE HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 8, 9, AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/06/12.

DATE OF PLAT OR MAP: 1/11/13

Donna C. West
 DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290
 EMAIL: DONNA@HSOGROUP.NET



NO.	DATE	BY	CKD	REVISIONS	FB/PG

SCALE: 1"=40'
 DATE: 01/11/13
 DRAWN BY: GTW FIELD BOOK: 006/02
 CHECKED BY: DCW SURVEY TYPE: BOUNDARY



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MAP OF ALTA/ACSM LAND TITLE SURVEY
SAN MARINO
 MIAMI-DADE COUNTY, FL

PROJECT NUMBER
 1301-06
 SHEET NUMBER
 1 OF 1