

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 50'

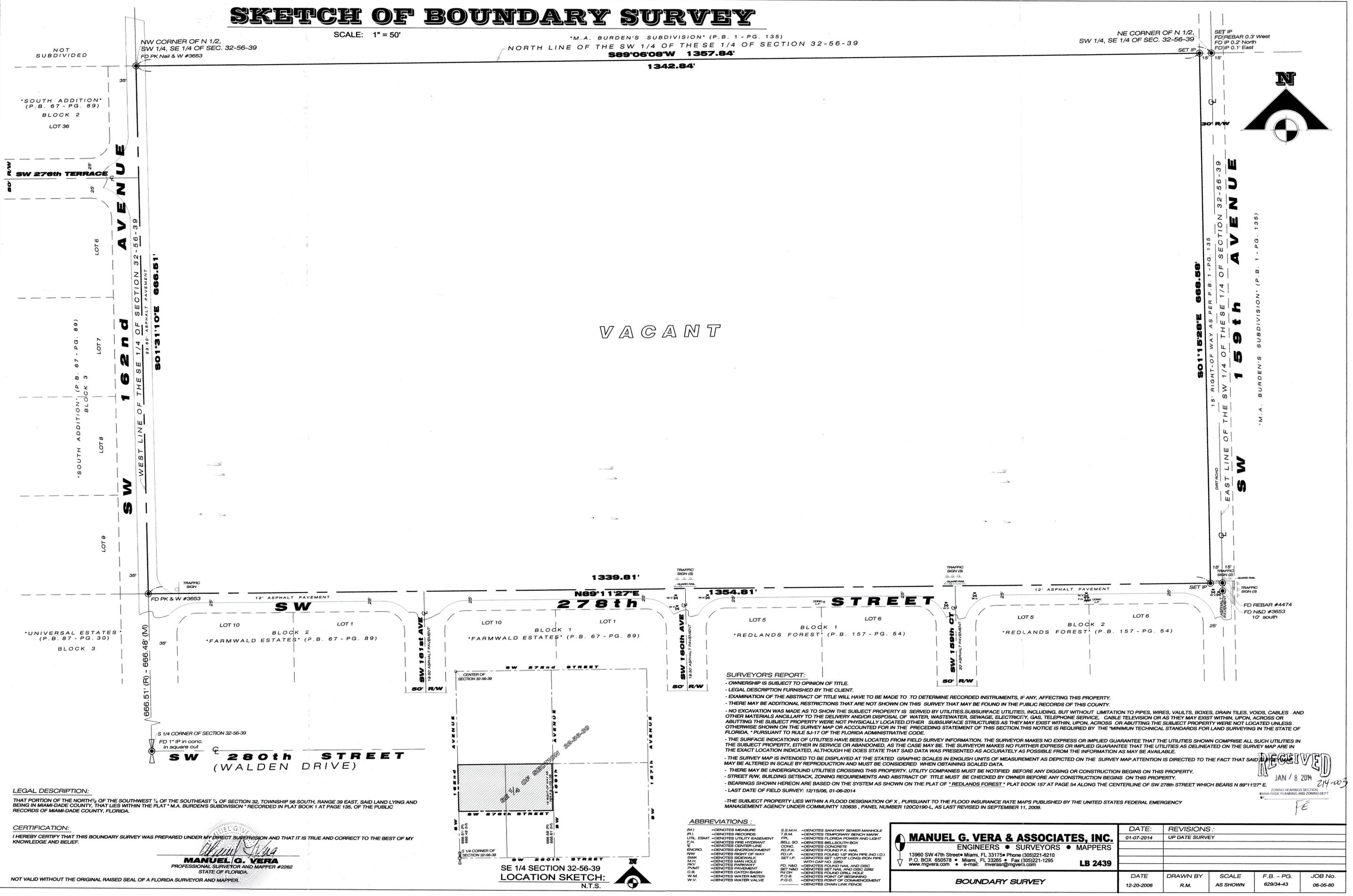
"M.A. BURDEN'S SUBDIVISION" (P.B. 1 - PG. 135)
 NORTH LINE OF THE SW 1/4 OF THESE 1/4 OF SECTION 32-56-39
S89°06'08"W 1357.84'
1342.84'

NE CORNER OF N 1/2,
 SW 1/4, SE 1/4 OF SEC. 32-56-39

SET IP
 FDI REBAR 0.3' West
 FDI IP 0.2' North
 FDI IP 0.1' East



VACANT

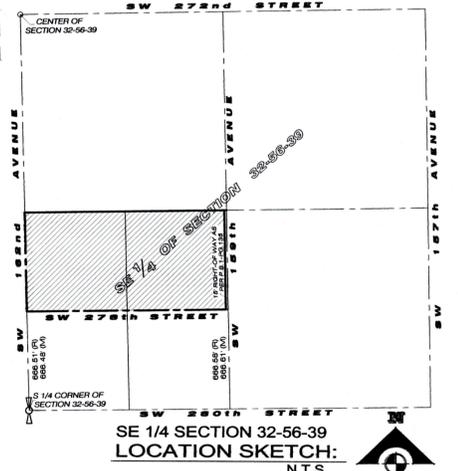


LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, SAID LAND LYING AND BEING IN MIAMI-DADE COUNTY, THAT LIES WITHIN THE PLAT "M.A. BURDEN'S SUBDIVISION" RECORDED IN PLAT BOOK 1 AT PAGE 135, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Manuel G. Vera
MANUEL G. VERA
 PROFESSIONAL SURVEYOR AND MAPPER #2262
 STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



SURVEYOR'S REPORT:

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- LEGAL DESCRIPTION FURNISHED BY THE CLIENT.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- THERE MAY BE UNDERGROUND UTILITIES CROSSING THIS PROPERTY. UTILITY COMPANIES MUST BE NOTIFIED BEFORE ANY DIGGING OR CONSTRUCTION BEGINS ON THIS PROPERTY.
- STREET RW, BUILDING SETBACK, ZONING REQUIREMENTS AND ABSTRACT OF TITLE MUST BE CHECKED BY OWNER BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF "REDLANDS FOREST," PLAT BOOK 157 AT PAGE 54 ALONG THE CENTERLINE OF SW 278th STREET WHICH BEARS N 89°11'27" E.
- LAST DATE OF FIELD SURVEY: 12/15/06, 01-06-2014
- THE SUBJECT PROPERTY LIES WITHIN A FLOOD DESIGNATION OF X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY 120635, PANEL NUMBER 120C0190-L, AS LAST REVISED IN SEPTEMBER 11, 2009.

ABBREVIATIONS:

(M)	- DENOTES MEASURE	S.S.M.H.	- DENOTES SANITARY SEWER MANHOLE
(R)	- DENOTES RECORDS	T.B.M.	- DENOTES TEMPORARY BENCH MARK
UTL. ESM	- DENOTES UTILITY EASEMENT	FLN.	- DENOTES FLORIDA POWER AND LIGHT
F.H.	- DENOTES FIRE HYDRANT	BELL SO	- DENOTES BELL SOUTH BOX
C	- DENOTES CENTERLINE	CONC.	- DENOTES CONCRETE
ENCRD.	- DENOTES ENCROACHMENT	FD.P.K.	- DENOTES FOUND P.K. NAIL
R.W.	- DENOTES RIGHT-OF-WAY	FD.L.P.	- DENOTES FOUND 1/2" IRON PIPE (NO I.D.)
SWK	- DENOTES SIDEWALK	SET I.P.	- DENOTES SET 1/2" (LONG) IRON PIPE WITH CHIP NO. 2002
M.H.	- DENOTES MANHOLE	FD. NAD	- DENOTES FOUND NAIL AND DISC
P.K.Y.	- DENOTES PARKWAY	SET NAD	- DENOTES SET NAIL AND DISC 2002
P.M.T.	- DENOTES PAVEMENT	FD. DN	- DENOTES FOUND DRILL HOLE
C.B.	- DENOTES CATCH BASIN	P.O.B.	- DENOTES POINT OF BEGINNING
W.M.	- DENOTES WATER METER	P.O.C.	- DENOTES POINT OF COMMENCEMENT
W.V.	- DENOTES WATER VALVE		- DENOTES CHAIN LINK FENCE

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LB 2439

DATE:	REVISIONS:
01-07-2014	UP DATE SURVEY

DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
12-20-2006	R.M.	AS SHOWN	629/34-43	06-05-80

RECEIVED
 JAN 18 2014
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.