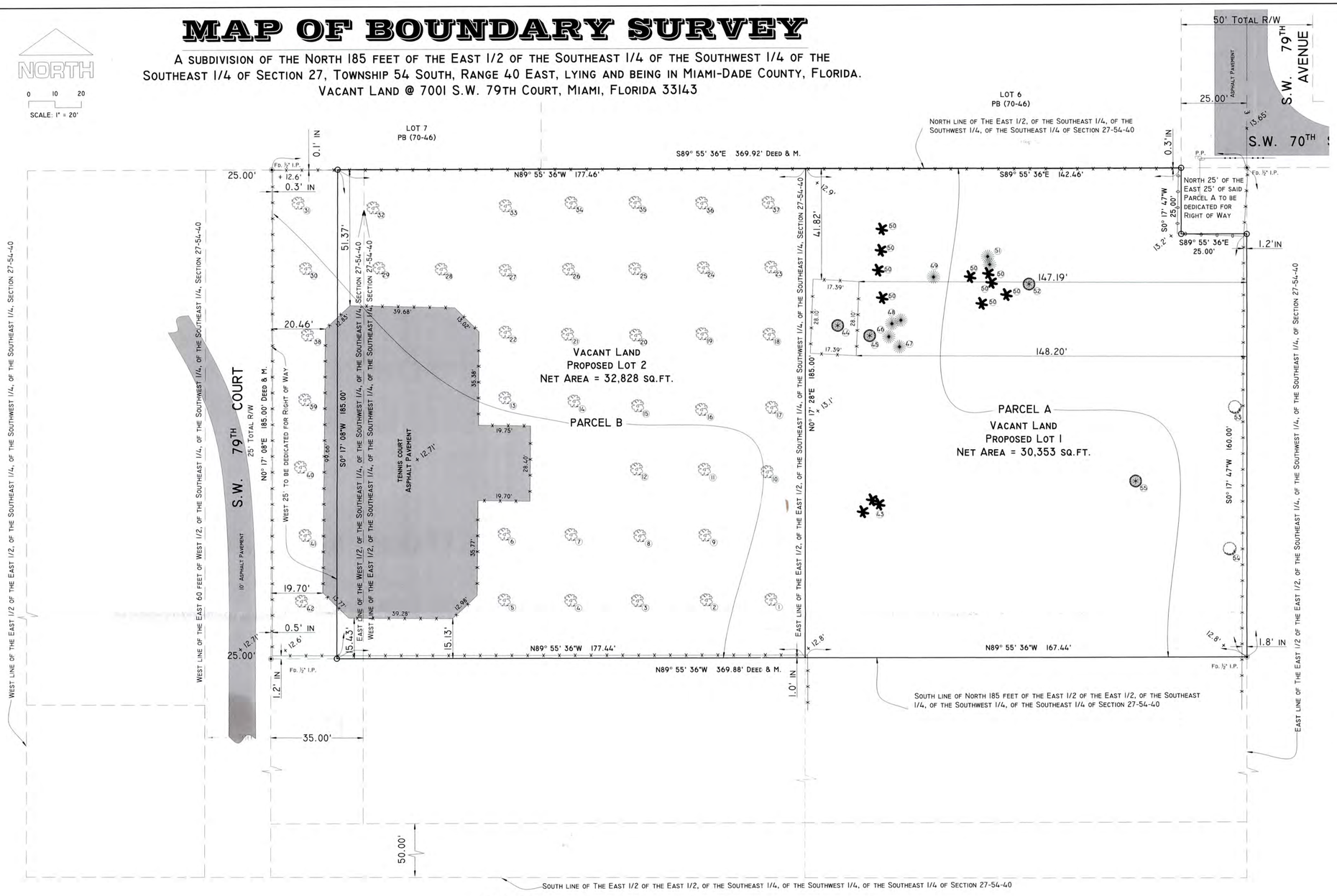
MAP OF BOUNDARY SURVEY

A SUBDIVISION OF THE NORTH 185 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
VACANT LAND @ 7001 S.W. 79TH COURT, MIAMI, FLORIDA 33143



LEGEND & ABBREVIATIONS

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
— X —X— = CHAIN LINK FENCE (CLF)
—/—/— & WOOD FENCE (WF)
x 0.0' = EXISTING ELEVATION
A = ARC DISTANCE
L= LENGHT
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK

B.C.= BLOCK CORNER
℞ = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT

U.E.= UTILITY EASEMENT
A.E.= ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX
W.M.= WATER METER
R/W = RIGHT OF WAY
ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

LEGAL DESCRIPTION:
THE NORTH 185 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 185 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTH 185 FEET OF THE EAST 35 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LYING AND BEING IN SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
A/K/A
PARCEL A: THE NORTH 185 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET FOR ROAD RIGHT OF WAY, ALL LYING AND BEING IN SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:THE NORTH 185 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET THEREOF, AND THE EAST 35 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 50 FEET THEREOF, ALL LYING AND BEING IN SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
COMMUNITY NUMBER: 120635 PANEL NUMBER: 0454
SUFFIX: L PANEL REVISED DATE: 09/11/2009
FLOOD ZONE: X

CERTIFIED TO:
MARIA FANTI; EDUARDO ANTON, ATTORNEY AT LAW; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

BENCH MARK USED:
MIAMI-DADE COUNTY BENCH MARK NO. P-4003, ELEV. = 11.60'

NOTES:
1.- LEGAL DESCRIPTION PROVIDED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY PROPERTY OWNERSHIP.
2.- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.- BOUNDARY DISTANCES AND DIRECTIONS ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
4.- ELEVATIONS, IF SHOWN, ARE REFERRED TO NGVD 1929.
5.- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
6.- FENCE OWNERSHIP NOT DETERMINED. APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
7.- NO IDENTIFICATION CAPS FOUND ON PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
8.- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
9.- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
10.-THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11.- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECEIVED
Z14-048
NOV 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

WILLIAM HERRYMAN
PROFESSIONAL SURVEYOR & MAPPER No. 2804
STATE OF FLORIDA
FIELD WORK DATE: 03/26/2013 COMPLETION DATE: 04/01/2013
TREES AND ELEVATIONS ADDED DATE: 04/16/2013
CERTIFICATIONS REVISED: 04/30/2013
FIELD WORK UPDATE: 10/20/2014

OWNER'S CONTACT INFORMATION:
DONER GARCIA
DONER.GARCIA@FLOPPYINC.COM
TEL. 786-752-9861

SURVEYOR'S CONTACT INFORMATION:
KENIA BELLO
KBELLO@OKSURVEYING.COM
TEL. 305-251-9606

BELLO & BELLO
LAND SURVEYING CORPORATION
LB No. 7262
12230 S.W. 131ST AVENUE, SUITE 201
MIAMI, FLORIDA 33186
PH: (305) 251-9606 FAX: (305) 251-6057

SURVEY No. 14684

TREE CHART

No.		TREE NAME		Trunk Diameter (in inches)	Approx. Canopy Spread (in feet)	Approx. Height (in feet)
1		Mangifera Indica		18"	20'	25'
2		Mangifera Indica		12"	20'	25'
3		Mangifera Indica		10"	20'	20'
4		Mangifera Indica		16"	25'	25'
5		Mangifera Indica		12"	25'	25'
6		Mangifera Indica		10"	25'	25'
7		Mangifera Indica		14"	25'	25'
8		Mangifera Indica		11"	25'	25'
9		Mangifera Indica		14"	25'	25'
10		Mangifera Indica		16"	25'	25'
11		Mangifera Indica		24"	25'	25'
12		Mangifera Indica		12"	25'	25'
13		Mangifera Indica		18"	25'	25'
14		Mangifera Indica		16"	25'	25'
15		Mangifera Indica		10"	25'	25'
16		Mangifera Indica		18"	25'	25'
17		Mangifera Indica		21"	25'	25'
18		Mangifera Indica		10"	25'	25'
19		Mangifera Indica		14"	25'	25'

No.		TREE NAME		Trunk Diameter (in inches)	Approx. Canopy Spread (in feet)	Approx. Height (in feet)
20		Mangifera Indica		12"	25'	25'
21		Mangifera Indica		24"	25'	25'
22		Mangifera Indica		25"	25'	25'
23		Mangifera Indica		16"	25'	25'
24		Mangifera Indica		11"	25'	25'
25		Mangifera Indica		19"	25'	25'
26		Mangifera Indica		18"	25'	25'
27		Mangifera Indica		14"	25'	25'
28		Mangifera Indica		15"	25'	25'
29		Mangifera Indica		24"	25'	25'
30		Mangifera Indica		14"	25'	25'
31		Mangifera Indica		20"	25'	25'
32		Mangifera Indica		18"	25'	25'
33		Mangifera Indica		20"	25'	25'
34		Mangifera Indica		20"	25'	25'
35		Mangifera Indica		13"	25'	25'
36		Mangifera Indica		29"	25'	25'
37		Mangifera Indica		11"	25'	25'

No.		TREE NAME		Trunk Diameter (in inches)	Approx. Canopy Spread (in feet)	Approx. Height (in feet)
38		Mangifera Indica		23"	25'	25'
39		Mangifera Indica		24"	25'	25'
40		Mangifera Indica		22"	25'	25'
41		Mangifera Indica		12"	25'	25'
42		Mangifera Indica		10"	25'	25'
43		Royal Palm	3	12"	10'	30'
44		Fruit Treet		16"	20'	45'
45		Fruit Treet		10"	5'	40'
46		Pinus Patula		12"	25'	45'
47		Pinus Patula		12"	25'	45'
48		Pinus Patula	2	12"	25'	45'
49		Pinus Patula		16"	50'	20'
50		Royal Palm	9	12"	10	25'
51		Pinus Patula	2	12"	20'	45'
52		Fruit Treet		12"	25'	30'
53		Oak		22"	40'	60'
54		Oak		21"	40'	45'
55		Fruit Treet		12"	20'	25'