

20706PG1594

This instrument was prepared by:

Name: EUGENIO COSCULLUELA JK
Address: 1450 MADRUGA SWITE 303
CORAL GABLES, FLORIDA 33146

02R620405 2002 OCT 07 10:05

(Space reserved for Clerk)

DECLARATION OF USE

In consideration of the issuance of a building permit/Certificate of Use and Occupancy, as hereinafter described, the undersigned, as Owner(s) of the property herein legally described, hereby agree and bind myself, or ourselves, and my, or our, heirs, successors and assigns as follows:

The property herein described shall be used for: RESIDENTIAL

On Lot 1 Block of CORRECTION OF MAP OF THE SUBDIVISION OF THE
P.B. 1 Pg. 41 of the Public Records of Miami-Dade County, Florida. PROPERTY OF
D. E. KINGSLEY

WAIVER OF PLAT # D-21105

Also known as 4960 SUNSET ROAD.
Miami-Dade County, Florida.

This agreement is hereby made and accepted as a condition of the issuance of a building permit/Certificate of Use and Occupancy for:

(POOL CABANA IN REAR OF PROPERTY)
PLAYROOM

Covenant Running with the Land. It is further understood and agreed that this agreement shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the owner, their heirs, successors and assigns until such time as the same may be released in writing by the Director of the Miami-Dade County Building and Zoning Department, or the executive officer of the successor of such department or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

C2002 078601
30 4131-016-0045

County Use Only:
Legal Verified by

FG/20/02

1980

County Inspection. As further part of this agreement, it is hereby understood and agreed that any official inspector of the Miami-Dade County or its agents duly authorized, may have the privilege at any time during normal working hours of entering and investigating the use of the premises, to determine whether or not the requirements of the Building and Zoning Regulations and the conditions herein agreed to are being complied with.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit, pertaining to or arising out of this declaration, shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners or Zoning Appeals Board of a resolution approving the Application.

[EXECUTION PAGES FOLLOW]

ACKNOWLEDGMENT 207-06PG1596 CORPORATION

Signed, witnessed, executed and acknowledged on this 30 day of May 2002.

IN WITNESS WHEREOF, HICORAFE 2 CORPORATION (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Witness signatures and names: J. Conduck Jr, Mario Bravo

Company information: HICORAFE 2 CORPORATION, 1450 MADRUGA AVE., SUITE 303, CORAL GABLES FL. By: JIM HINDS (President, Vice-President or CEO*)

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by James Hinds the President of HICORAFE 2 CORPORATION corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.

Witness my signature and official seal this 30 day of May 2002 in the County and State aforesaid.



Notary signature: Lourdes Cano, Notary Public-State of Florida

My Commission Expires:

OFF. REC BK.

20706 PG 1-597

EXHIBIT A

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East 1/2 of Lot 1, of "CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY" according to the Plat thereof, as recorded in Plat Book 1, at Page 41, of the Public Records of MIAMI-DADE County, Florida, lying South of the ceterline of a 15 foot ingress/egress easement recorded in Official Records Book 1501, at Page 424, of the Public Records of MIAMI-DADE County, Florida.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

RESOLUTION NO. CZAB12-6-01

WHEREAS, FINLAY & LUCRETIA MATHESON applied for the following:

- (1) NON-USE VARIANCE OF LOT FRONTAGE AND AREA REQUIREMENTS to permit a proposed lot with a lot frontage of 0' (125' required; 15' provided by easement) and a lot area of 0.96 acre (1 acre required) as a single family residential building site. (Parcel "B")
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing residence setback 14.4' (15' required) from the interior side (east) property line. (Parcel "A")

Plans are on file and may be examined in the Zoning Department entitled "Sketch of Legal," as prepared by Ludovici & Orange and dated 6/20/00. A survey is also on file as prepared by T. L. Biggs and dated April 8, 1996. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 399.62', less the east 273.08' of the NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East.

LOCATION: 4940 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of lot frontage and area requirements (Item #1) and non-use variance of setback requirement (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Items #1 & 2 was offered by Fran M. Bohnsack, seconded by Peggy Brodeur, and upon a poll of the members present, the vote was as follows:

Maytee D. Armesto	absent	Lorraine Grigsby	aye
Fran M. Bohnsack	aye	Robert W. Wilcosky	aye
Peggy Brodeur	aye	Sanford A. Youkilis	aye
Patrick Vilar		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested non-use variance of lot frontage and area requirements (Item #1) and non-use variance of setback requirement (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, wall, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Legal," as prepared by Ludovici & Orange and dated 6/20/00. A survey is also on file as prepared by T. L. Biggs and dated April 8, 1996.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their memorandum pertaining to this application.
6. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 20th day of February, 2001.

Hearing No. 01-2-CZ12-6
rb

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF MARCH, 2001.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-6-01 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of February, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1st day of March, 2001.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning

SEAL





DIRECT DIAL: (305) 375-3075
DIRECT FAX: (305) 375-1239

DEPARTMENT OF PLANNING AND ZONING
111 NW FIRST STREET
SUITE 1210
MIAMI FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

March 1, 2001

Finlay & Lucretia Matheson
3898 Shipping Avenue
Miami, FL 33143

Re: Hearing No. 01-2-CZ12-6
Location: 4940 Sunset Drive (S.W. 72 Street)

Dear Applicant:

Enclosed herewith is Resolution No. CZAB12-6-01, adopted by the Miami-Dade County Community Zoning Appeals Board 12, which approved Items #1 & 2 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and /or Certificate of Use and Occupancy permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

You are hereby advised that the decision of the Community Zoning Appeals Board may be appealed by an aggrieved party to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. You are further advised that in the event that an appropriate appeal is timely filed in the Circuit Court any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in cursive script that reads 'Marcy Gordon'.

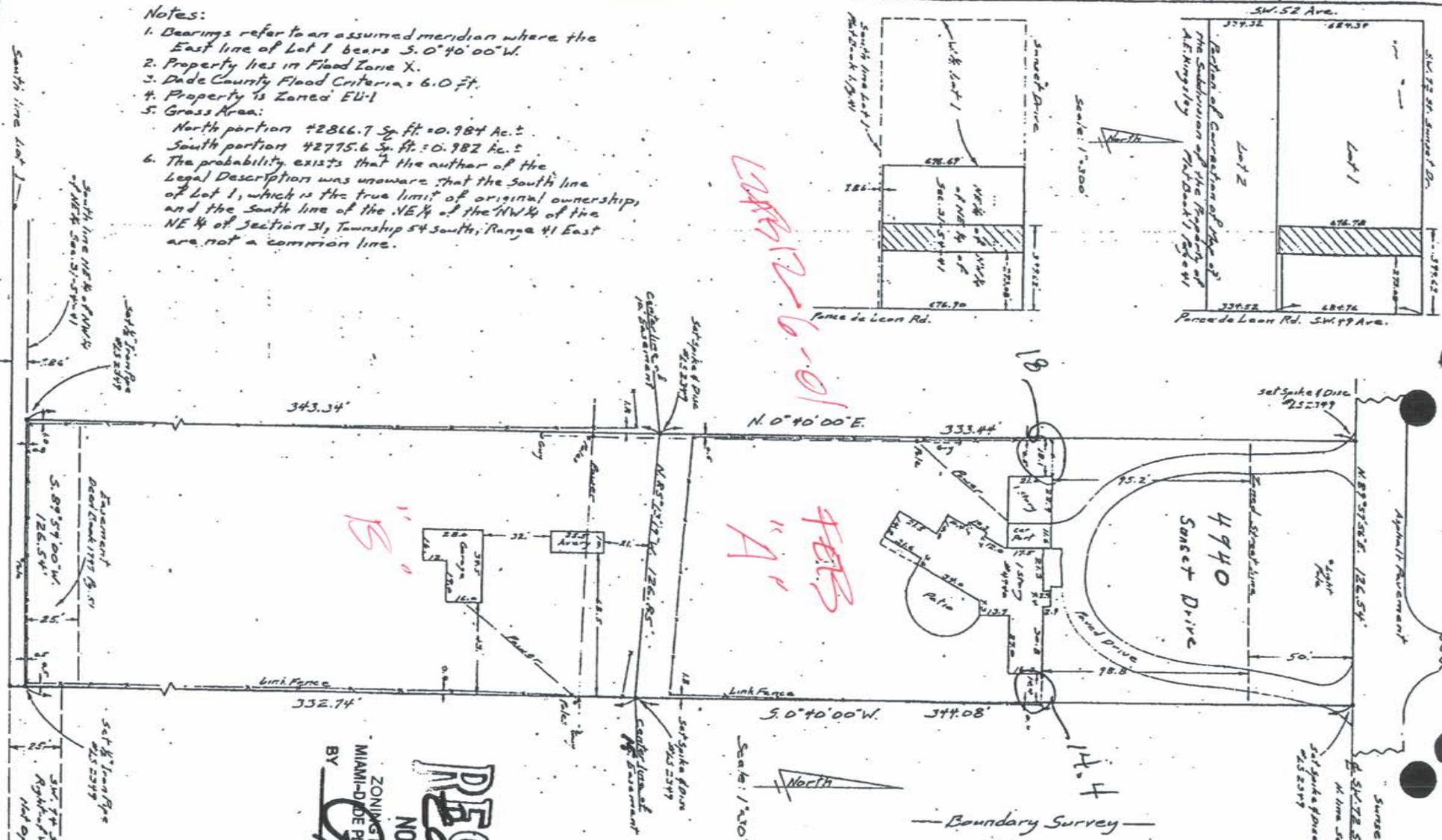
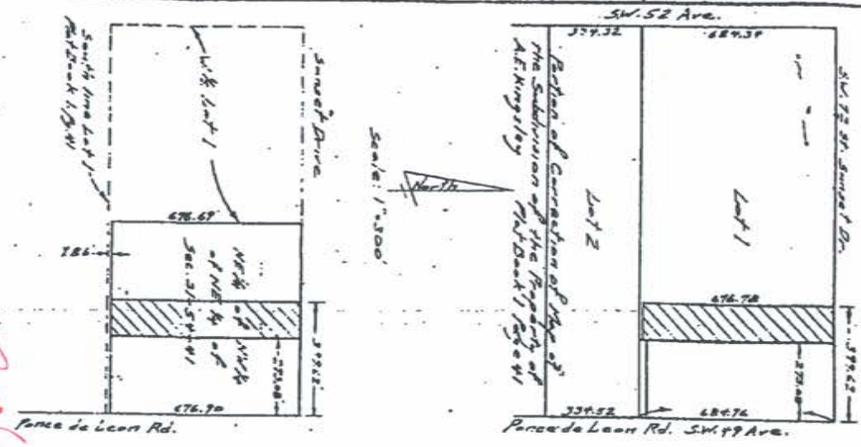
Marcy Gordon
Legal Counsel

MG:rb
Enclosures

Notes:

1. Bearings refer to an assumed meridian where the East line of Lot 1 bears $S. 0^{\circ} 40' 00'' W.$
2. Property lies in Flood Zone X.
3. Dade County Flood Criteria: 6.0 Ft.
4. Property is Zoned EU-1
5. Gross Area:

North portion ± 2866.7 Sq. Ft. = 0.984 Ac.
 South portion 42775.6 Sq. Ft. = 0.982 Ac.
 6. The probability exists that the author of the Legal Description was unaware that the south line of Lot 1, which is the true limit of original ownership, and the south line of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 31, Township 54 South, Range 41 East are not a common line.



RECEIVED
 NOV 07 2000
 ZONING & PERMITS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

NOTE: THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS SET FORTH BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11817, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

T.L. Riggs
 T.L. RIGGS
 PROFESSIONAL LAND SURVEYOR # 2149
 STATE OF FLORIDA

The East 377.62 feet, less the East 273.08 feet, of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 31, Township 54 South, Range 41 East, being a portion of the E 1/2 of Lot 1, A.E. Kungsley's Subdivision.

Subject to any conditions, dedications, limitations, restrictions, reservations or easements of record.

Order #2127 Field Book #41-14 April 8, 1976
 For: Finlay L. Matheson

T.L. RIGGS
 3001 SHIPPO AVENUE
 MIAMI, FL 33133
 TEL: 448-0030

RA-233

SUNSET DR.

North line of Section 31-54-41

N89°57'55"E

90° 126.54'

PARCEL "A"

1 ACRE +/-

4940 Sunset Dr.

N00°40'00"E

344.26'

344.24'

S00°40'00"W

344.26'

14.4' ~~52.12'~~

Centerline of 15 foot Easement (O.R.B.1501, PG. 424)

90°

S89°57'55"W

126.54'

FET

PARCEL "B"

0.97 ACRES +/-

N00°40'00"E

332.52'

✓
C2AB12
-6-01

S00°40'00"W

332.56'

25' Easement (O.R.B. 1797, PG. 51)

South line of Lot 1, (PB 1, PG 41)

S89°59'00"W

126.54'

SW 74th St. R/W

25.00'

25.00'

7.86'

South line of NE 1/4 of NW 1/4 of NE 1/4 of Section 31-54-41

GRAPHIC SCALE



RECEIVED
200-391
NOV 07 2000

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

926 PAGE 266

RECEIVED
 215-011
 FEB 18 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*

RIGHT OF WAY EASEMENT

THIS INDENTURE, Made and entered into this 16th day of July, A. D. 1958, by and between THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA, a body corporate and politic under the laws of the State of Florida, having its situs and principal place of business in the City of Miami, State of Florida, Party of the First Part, and DAVID W. DYER and HELEN H. DYER, his wife; FINLAY L. MATHESON and LUCRETIA B. MATHESON, his wife; JOHN A. BOUVIER, JR., and HELEN S. BOUVIER, his wife; and MARY LEAKE VAN WAGENEN, the surviving widow of FRED VAN WAGENEN, their heirs and assigns in interest, Parties of the Second Part,

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR (\$1.00) to it in hand paid by the Party of the Second Part, receipt of which is hereby acknowledged, and for other and further good and valuable considerations, does hereby give, grant, bargain, sell, and convey unto the Parties of the Second Part, and unto their successors in interest an easement over and across the following described lands, situate, lying, and being in the County of Dade and State of Florida, to-wit:

A thirty (30) foot right-of-way extending along the Easterly boundary of the following described land:
 The East 652.70 feet, less the East 526.16 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 5 $\frac{1}{4}$ South, Range 41 East, being part of the E $\frac{1}{2}$ of Lot 1, of A. E. KINGSLEY SUBDIVISION, according to the plat thereof recorded in Plat Book 1 at Page 41 of the Public Records of Dade County, Florida.

DADE COUNTY
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 FEB 18 1958
 020

This conveyance is made by the Party of the First Part to the Parties of the Second Part with the intention and agreement of all parties that the land conveyed is to be used for a private roadway only for the benefit and enjoyment of the Parties of the Second Part, their heirs and assigns; and in the event that the said easement herein conveyed shall be abandoned and/or discontinued for said private roadway, the easement across said land shall revert to the Party of the First Part, its successors or assigns, as of their former estate therein, and the Party of the First Part, its successors or assigns, shall have the right immediately to repossess the same.

It is expressly provided that this right-of-way easement is not granted to the public generally, but is for the use and benefit of the hereinabove designated persons, their heirs and assigns only, as owners of parcels of the following described property lying and being in Dade County, Florida, to-wit:

The East 526.16' of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 31, Township 54, Range 41 East, being part of the East Half of lot 1 of the A. E. LINGSLEY SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 41 of the Public Records of Dade County, Florida.

IN WITNESS WHEREOF, the Party of the First Part has caused this right-of-way easement to be executed by and through its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed on this the day and year first above written.

RECEIVED
215-01
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

ATTEST:

[Signature]
Secretary

THE BOARD OF PUBLIC INSTRUCTION
OF DADE COUNTY, FLORIDA
By *[Signature]*
Chairman

APPROVED AS TO FORM
[Signature]
ATTORNEY FOR BOARD

STATE OF FLORIDA)
(ss
COUNTY OF DADE)

I HEREBY CERTIFY that on this 16th day of JULY A. D. 1958, before me personally ED F. HURST Acting Chairman and Secretary C. RAYMOND VAN DUSEN and ~~JOS~~, respectively of The Board of Public Instruction of Dade County, Florida, a body corporate and politic under the laws of Florida, to me known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, the day and year last above writton.

Carole Harmon
Notary Public
State of Florida at Large

My commission expires:
June 4, 1960

RECEIVED
215.011
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REVENUE AND ECONOMIC
RESOURCES - REVENUE SERVICES
By: ALT

Board Approved 4/20/55
Item No. 15,908

State of Florida, County of Dade.
This instrument was filed for record the 23rd day of July 1958 at 3:20 PM and duly recorded in OFFICIAL RECORDS Book 826 on Page 266 File # 58R-114511
E. E. LEATHERMAN
Clerk Circuit Court
[Signature] D. C.



RESOLUTION NO. CZAB12-28-01

WHEREAS, WILLIS H. & IMOGENE FLICK applied for the following:

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot with 0' lot frontage on a public right-of-way (125' required) and providing frontage on a private easement.

REQUEST #1 ON TRACT "B"

- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an accessory detached building to setback 7' (20' required) from the interior side (west) property line.

REQUEST #2 ON TRACT "A"

SUBJECT PROPERTY: PARENT TRACT: The east 526.16' less the east 399.62' thereof of NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East, being a part of the east ½ of Lot 1 of A.E. KINGSLEY'S SUBDIVISION, Plat book 1, page 41, together with the easements appertaining to the aforesaid property as set forth in the deed filed under Clerk's File No. K-16295 and the deed filed in Official Records Book 926 at Page 266 AND: That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying south of the south line of the NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East. TRACT "A": That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying north of the centerline of a 15' ingress/egress easement, Official Records Book 1501, Page 424. TRACT "B": That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying south of the of the centerline of a 15' ingress/egress easement, Official Records Book 1501, Page 424.

LOCATION: 4960 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of zoning regulations (Item



#1) and non-use variance of setback requirements (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Items #1 & 2 was offered by Maytee D. Armesto, seconded by Robert W. Wilcosky, and upon a poll of the members present, the vote was as follows:

Maytee D. Armesto	aye	Lorraine Grigsby	aye
Fran M. Bohnsack	absent	Robert W. Wilcosky	aye
Peggy Brodeur	absent	Sanford A. Youkilis	aye
Patrick Vilar		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested non-use variance of zoning regulations (Item #1) and non-use variance of setback requirements (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing unentitled as prepared by T.L. Riggs and dated revised January 9, 2001.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Managements.
5. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.
6. That the barn on Parcel B be removed from the property within 90 days form the date of final public hearing approval of this application.



BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 20th day of September, 2001.

Hearing No. 01-9-CZ12-8
eo

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH DAY OF NOVEMBER, 2001.

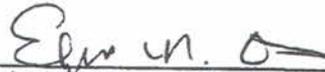


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Elizabeth N. Owens, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-28-01 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of September 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of November 2001.



Elizabeth N. Owens, Deputy Clerk
Miami-Dade County Department of Planning and Zoning

SEAL



Waiver of Plat

Parent Tract Legal Description:

The East 526.16 feet less the East 399.62 feet thereof of NE 1/4 of NW 1/4 of Section 31, Township 54 South, Range 41 East, being a part of the E 1/2 of Lot 1 of A.E. Kingsley's Subdivision, according to the plat thereof, recorded in Plat Book 1 at Page 41 of the Public Records of Dade County, Florida, together with the easements appurtenant to aforesaid property as set forth in the deed filed under Clerk's File No. K-16295 and the deed filed in Official Records Book 926 at Page 266 of said Public Records AND That portion of the East 526.16 feet, less the East 399.62 feet, of the East 1/2 of Lot 1 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41, of the Public Records of Dade County, Florida, lying South of the South line of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 31, Township 54 South, Range 41 East, in Dade County, Florida.

Tract "A" Legal Description:

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East 1/2 of Lot 1 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41 of the Public Records of Miami-Dade County, Florida, lying North of the centerline of a 15' foot ingress/egress easement recorded in D.R. Book 1501 at Page 424, Public Records of Miami-Dade County, Florida.

Tract "B" Legal Description:

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East 1/2 of Lot 1 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41 of the Public Records of Miami-Dade County, Florida, lying South of the centerline of a 15' foot ingress/egress easement recorded in D.R. Book 1501 at Page 424, Public Records of Miami-Dade County, Florida.

Order No. 2156 Field Book No. 41-32 Nov. 25, 2000 For: Willis Flick

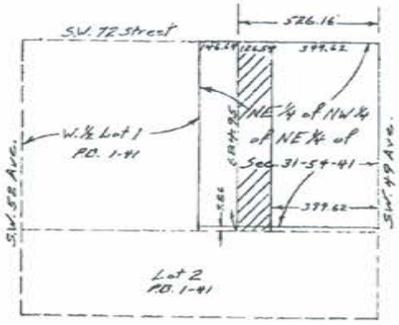
I HEREBY CERTIFY, THAT THE SURVEY REPRESENTED HEREON MEETS TECHNICAL STANDARDS SET FORTH BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 49174, F.S. AND ADMINISTRATIVE CODE PURSUANT TO CHAPTER 491.27, F.L.A. & STATUTE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

T.L. Riggs

T.L. Riggs, R.L.S.
Surveyor and Mapper
65234 Florida

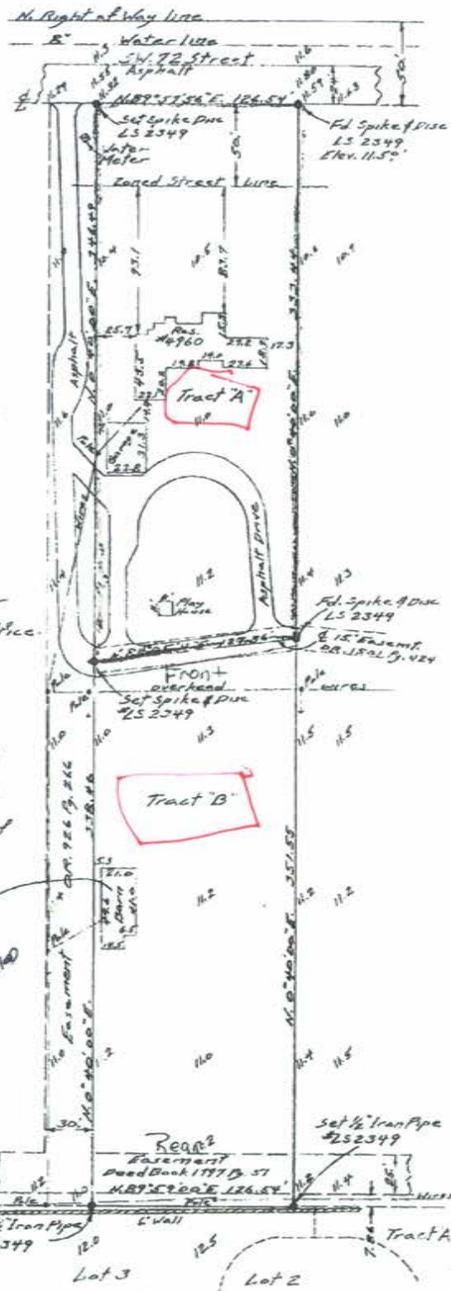
Revised Jan. 9, 2001

No.	Tree Name	Diam. inches
1	Sapodilla	12
2	Sapodilla	24
3	Sapodilla	16
4	Oak	30
5	Avocado	24
6	Avocado	16
7	Oak	20
8	Sapodilla	30
9	Sapodilla	18
10	Sapodilla	24
11	Sapodilla	16
12	Oak	30
13	Oak	30
14	Oak	16
15	Oak	8
16	Oak	16
17	Oak	12
18	Oak	10
19	Oak	24
20	Oak	24
21	Oak	30
22	Oak	28
23	Oak	18
24	Oak	24
25	Oak	24
26	Oak	30
27	Oak	16
28	Oak	14
29	Oak	20
30	Oak	24
31	Oak	18
32	Oak	24
33	Oak	12
34	Oak	12
35	Oak	36
36	Oak	14
37	Oak	18
38	Gumbo L.	7
39	Oak	14
40	Oak	14
41	Sabal	12
42	Oak	14
43	Oak	14
44	Pine	24
45	Oak	16
46	Dismark	18
47	Oak	16
48	Jabal	12
49	Oak	42
50	Oak	36
51	Palm	6
52	Oak	20
53	Oak	42
54	Oak	18
55	Oak	42
56	Avocado	12
57	Avocado	9
58	Mango	15
59	Mango	16
60	Avocado	15
61	Avocado	14
62	Avocado	15
63	Mango	14
64	Avocado	14
65	Sabal	16
66	Mango	16
67	Avocado	12
68	Avocado	14
69	Avocado	14
70	Mango	16
71	Mango	16
72	Oak	24
73	Avocado	14
74	Avocado	18
75	Oak	6
76	Oak	16
77	Oak	16
78	Oak	16
79	Oak	16
80	Oak	16
81	Oak	16
82	Oak	16
83	Oak	16
84	Oak	16
85	Oak	16
86	Oak	16
87	Oak	16



Scale: 1"=300'

- Notes:
1. Assumed basis of bearings:
East line Lot 1 bears N 0° 40' 00" E
 2. Property is zoned EU-1
 3. Gross area: Tract "A" = 1.0 Ac. ±
Tract "B" = 1.00 Ac. ±
 4. Elevations refer to National Geodetic Vertical Datum of 1929
Benchmark CG-22 Elevation 11.32 ft.
Concrete monument at NW corner
Sunset Dr. and Mayhoda St.
 5. Miami-Dade Co. Flood Criteria = 6.0 ft.
 6. Flood Zone Data:
Zone X 500-Yr. Flood
Map No. 12025C0276
Community 120635
Panel 0276 J
Date of FIRN 12-31-74
 7. No abstract of the Public Records for easements or rights of way was provided to or conducted by this office.
 8. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
 9. The survey depicted here is not covered by Professional Liability Insurance.
 10. Property is subject to any dedications, limitations, restrictions, reservations or easements of record.
 11. This sketch represents a Boundary and Topographic Survey.
 12. Proposed use of Tract "B" is erection of one single family residence.



Scale: 1"=50'

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"Stonegate" P.B. 147 B 54

PA-254

