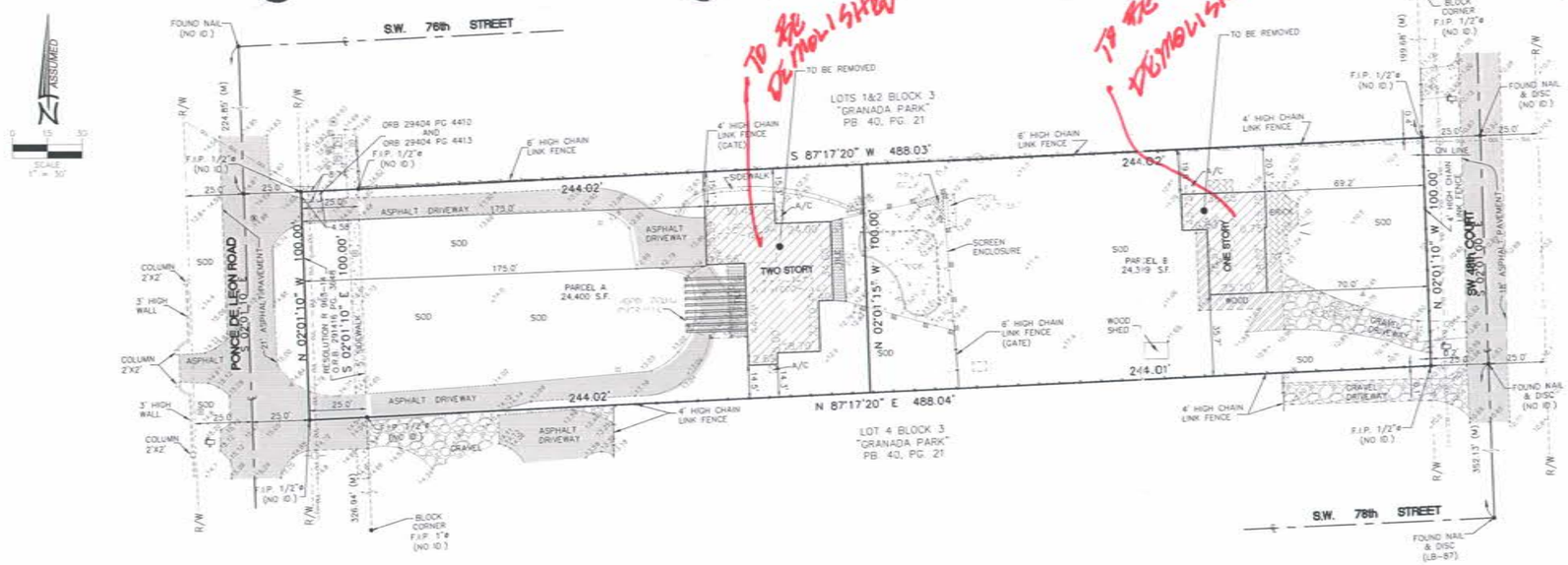
MAP OF BOUNDARY SURVEY / SITE PLAN



LOCATION MAP
SE 1/4 OF NE 1/4 OF SECTION 31 TOWSHIP 54 RANGE 41 OF MIAMI-DADE COUNTY, FL
SCALE: NTS

RECEIVED
Z15-121
NOV 16 2015 AH
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

ZONING LEGEND:

EU-1 - Single Family One Acre Estate Use Zoning District

Maximum Lot Coverage: Maximum lot coverage shall be 15% of net lot area.

Principal Building Setbacks

Front	50'
Rear	25'
Interior Side	15'
Side Street	25'

Accessory Use Setbacks
(Guest-House, utility sheds, gazebos, etc.)

Front	75'
Rear	7.5'
Interior Side	20'
Side Street	30'
Between Buildings	10'

Canopy Carport

Front	28'
Rear	5'
Interior Side	2'
Side Street	5'

Swimming Pool Setbacks

Front	75'
Rear	7.5'
Interior Side	20'
Side Street	30'

Swimming pools shall be constructed no closer than 5 feet to any building foundation unless the design is approved by structural review, but in no case can it be closer than 18" to any wall.

Screen Enclosure Setbacks

Rear	6'
Interior Side	15'
Side Street	25'

Structures to be demolished After lot split.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Alta Survey was on October 05, 2015.

SECTION 2) LEGAL DESCRIPTION:

Lot 3, Block 3, of AMENDED PLAT OF GRANADA PARK, according to the Plat thereof, as recorded in Plat Book 40, Page 21, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH a portion of a vacated right-of-way adopted by the Miami-Dade County Board of County Commissioners on November 5, 2014 under Petition No. P-905 in Resolution No. R-963-14 recorded December 5, 2014 in Official Records Book 29416, Page 3647, of the Public Records of Miami-Dade County, Florida and more particularly described as follows:

A portion of the Right-of-Way for SW 49 Avenue (Ponce De Leon Road), abutting Block 3, of AMENDED PLAT OF GRANADA PARK, as recorded in Plat Book 40, Page 21, of the Public Records of Miami-Dade County, Florida, lying in Section 31, Township 54 South, Range 41 East, described as follows:

Commence at the intersection of the centerlines of SW 49 Avenue (Ponce De Leon Road) and SW 78 Street; thence N 89°19'30" E 75.59 feet along the centerline of SW 78 Street; thence N 00°00'00" E 25.00 feet to the north right of way line of SW 78 Street to the Point of Beginning, said point also being the west end of the most southerly tangent line of Lot 6 of said Block 3; thence S 89°19'30" W 25.00 feet to the point of curvature of a 25.00 foot radius arc concave to the northeast; thence westerly, northwesterly and northerly 39.56 feet along said curve through a central angle of 90°40'30" to the point of tangency; thence N 00°00'00" W 576.99 feet along a line parallel with and 25.00 feet east of the centerline of SW 49 Avenue (Ponce De Leon Road) to the point of curvature of a 25.00 foot radius arc concave to the southeast, thence northerly, northeasterly and easterly 38.97 feet along the arc of said curve through a central angle of 89°18'30" to the point of tangency; thence N 89°18'30" E 25.00 feet to a point of cusp, said point being at the west end of the most northerly tangent line of Lot 1 of said Block 3, to which point a radial line bears N 00°41'30" W; the following (3) courses being along the northwesterly, westerly and southwesterly boundary of said Block 3; thence westerly, southwesterly and southerly 38.97 feet along the arc of a 25.00 foot radius curve concave to the Southeast through a central angle of 89°18'30" to the point of tangency; thence S 00°00'00" E 576.99 feet to the point of curvature of a 25.00 foot radius curve concave to the northeast, thence southerly, southeasterly and easterly 39.56 feet along the arc of said curve through a central angle of 90°40'30" to the point of beginning.

(Warranty Deed, dated September 15th, 2009, recorded in Official Records Book 27012, Page 1385-1386, Miami-Dade County Records).

Containing 48,799 Square Feet or 1.1.0 Acres, more or less, by calculations.

Property Address: 7677 Ponce de Leon Rd, Miami, Florida, 33143.
Folio No.: 30-4131-009-0120

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice for Land Surveying requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=30') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Westherly Boundary Line with an assumed bearing of S02°01'10"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0459, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number CCG S77, Elevation 5.43 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property, other than those shown hereon.

SECTION 7) NOTES CORRESPONDING TO SHEDULE B-II:

SUBJECT TO:

The exceptions of Schedule B-II, File Number: 15094576 SC and Agent's File Number 7677 Ponce de Leon, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, effective date: August 30, 2015 at 11:59 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Item # 7: Contain blanket conditions that affect the Subject Property.

Item # 8: Contain blanket conditions that affect the Subject Property.

Item # 9: Contain blanket conditions that affect the Subject Property.

Item # 10 Affect the Subject Property as shown on the Map of Survey.

Item # 11: Affect the Subject Property as shown on the Map of Survey.

Item # 12: Affect the Subject Property as shown on the Map of Survey.

Item # 13: Contain blanket conditions that affect the Subject Property.

SECTION 8) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

BF GROUP, LLC

SECTION 9) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hadad, PSM
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
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MAP OF BOUNDARY SURVEY
for
BF GROUP, LLC
of
7677 PONCE DE LEON RD, MIAMI, FL, 33143

REVISIONS
1. 10-15-15 TREE SURVEY
2. 3. 4. 5. 6. 7. 8. 9. 10.

Field Book:	FILE
DRAWN BY:	BG/MG
TECH BY:	RI
QA/QC BY:	AH
Job No.:	15120
	1/1