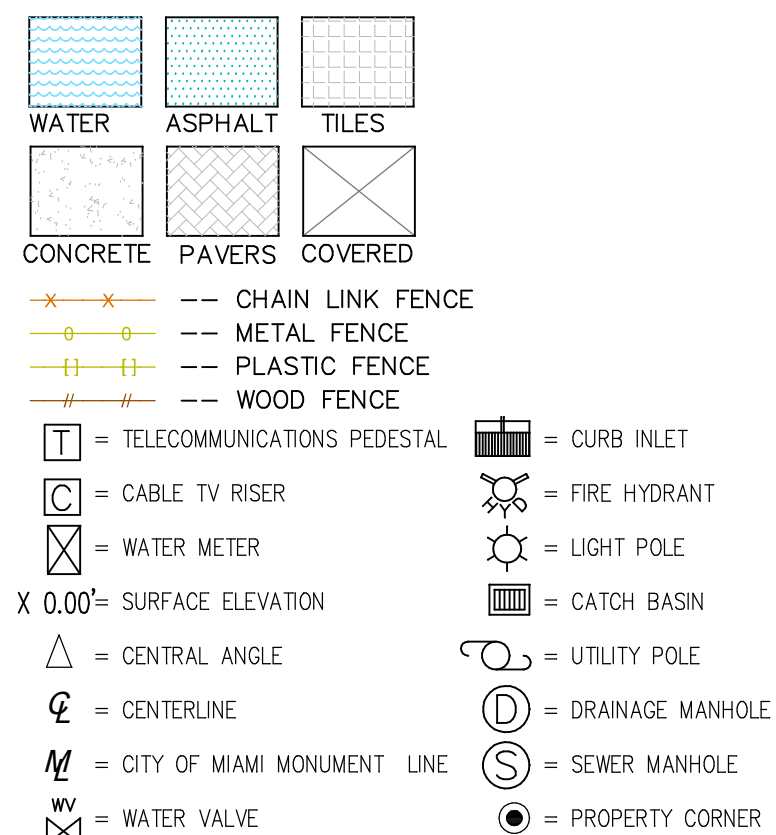


A/C -- ARC DISTANCE
A/C -- AIR CONDITIONER
A.E. -- ANCHOR EASEMENT
B.C. -- BLOCK CORNER
B.C.R. -- BROWARD COUNTY PUBLIC RECORDS
BLDG -- BUILDING
BM -- BENCHMARK
C.O.B. -- BASIS OF BEARINGS
B.S.L. -- BUILDING SETBACK LINE
C.B. -- CATCH BASIN
CH.B. -- CHORD BEARING
CH.L. -- CHORD LENGTH
C.O. -- CLEANOUT
C.C. -- CALCULATED
C&G -- CURB AND GUTTER
C.L.F. -- CHAIN LINK FENCE
C.M.E. -- CANAL MAINTENANCE EASEMENT
C.O. -- COLUMN
CONC. -- CONCRETE
C.U.P. -- CONCRETE UTILITY POLE
C.P. -- COVERED PORCH
C.S. -- CONCRETE SLAB
C.W. -- CONCRETE WALK
(D) -- PER DEED
D.E. -- DRAINAGE EASEMENT
D.M.E. -- DRAINAGE AND MAINTENANCE EASEMENT
DRIVE. -- DRIVEWAY
E.B. -- ELECTRIC BOX
ELEV. -- ELEVATION
E.M. -- ELECTRIC METER
ENC. -- ENCRAGEMENT
E.O.P. -- EDGE OF PAVEMENT
E.O.W. -- EDGE OF WATER
F.D.H. -- FOUND DRILL HOLE
F.H. -- FIRE HYDRANT
F.F.E. -- FINISH FLOOR ELEVATION
F.I.P. -- FOUND IRON PIPE
F.I.R. -- FOUND IRON REBAR
F.N. -- FOUND NAIL
F.N.D. -- FOUND NAIL AND DISC
F.N.I. -- FEDERAL NATIONAL INSURANCE PROGRAM
G.P. -- GAS PIPE
IN/EG.E. -- INGRESS AND EGRESS EASEMENT
I.C.V. -- IRRIGATION CONTROL VALVE
I.F. -- IRON FENCE
LB -- LICENSE BUSINESS
L.P. -- LIGHT POLE
L.F.E. -- LOWEST FLOOR ELEVATION
L.M.E. -- LANDSCAPE EASEMENT
L.M.E. -- LAKE MAINTENANCE EASEMENT
(M) -- MEASURED
MB -- MAILBOX
M.C.R. -- MIAMI--DADE COUNTY PUBLIC RECORDS
M.E. -- MAINTENANCE EASEMENT
M.F. -- METAL FENCE
MH -- MANHOLE
M.R. -- METAL ROOF
M.S. -- METAL SHED
N.A.P. -- NOT A PART OF THIS SURVEY
NA0988 -- NORTH AMERICAN VERTICAL DATUM OF 1988
N.G.D. -- NORTH GEODETIC VERTICAL DATUM OF 1929
N.S. -- NOT TO SCALE
or NO. -- NUMBER
O.R.B. -- OFFICIAL RECORDS BOOK
O/S -- OFFSET
OHL -- OVERHEAD UTILITY LINES
OVH -- OVERHANG
(P) -- PER PLAT
P.B. -- PLAT BOOK
P/L -- POINT OF CURVATURE
P.C.C. -- POINT OF COMPOUND CURVATURE
P.C.P. -- PERMANENT CONTROL POINT
P.E. -- POOL EQUIPMENT
P.F. -- PLASTIC FENCE
P.G. -- PAGE
P.I. -- POINT OF INTERSECTION
PL. -- PLANTER
P/L -- PROPERTY LINE
P.L.S. -- PROFESSIONAL LAND SURVEYOR
P.O.B. -- POINT OF BEGINNING
P.O.C. -- POINT OF COMMENCEMENT
P.P. -- POWER POLE
P.R.C. -- POINT OF REVERSE CURVATURE
P.R.M. -- PERMANENT REFERENCE MONUMENT
P.T. -- POINT OF TANGENCY
P.U.E. -- PUBLIC UTILITY EASEMENT
P.W.T. -- PAVEMENT
PWY -- PARKWAY
RAD. -- RADIUS LENGTH
(R) -- PER RECORDS
R/W -- RIGHT OF WAY
RES. -- RESIDENCE
RGE -- RANGE
R.O.E. -- ROOF OVERHANG EASEMENT
R.R. -- RAILROAD
SEC -- SECTION
S.I.P. -- SET IRON PIPE
S.I.R. -- SET IRON REBAR
S.N.D. -- SET NAIL AND DISC
S.P. -- SCREENED PORCH
STY -- STORY
S.T.L. -- SURVEY THE LINE
S.V. -- SEWER VALVE
SWK -- SIDEWALK
SMH -- SANITARY SEWER MANHOLE
(TYP) -- TYPICAL
T. -- TANGENT
T.B. -- TELEPHONE BOOTH
TBM -- TEMPORARY BENCHMARK
T.U.E. -- TECHNOLOGY UTILITY EASEMENT
T.S.P. -- TRAFFIC SIGNAL BOX
T.S.P. -- TRAFFIC SIGNAL POLE
TWP -- TOWNSHIP
U.B. -- UTILITY BOX
U.E. -- UTILITY EASEMENT
U.P. -- UTILITY POLE
U.R. -- UTILITY ROOM
W.F. -- WOOD FENCE
W.M. -- WATER METER
W.R. -- WOOD ROOF
W.V. -- WATER VALVE

[illegible]

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
BENCHMARK OF ORIGIN:
BENCHMARK NAME: P-4046
ELEVATION (NGVD29): 9.00'
LOCATION: SW 88 ST --- 5' SOUTH OF C/L
SW 82 AVE --- 58' EAST OF C/L
DESCRIPTION: PARKER-KALON NAIL AND BRASS WASHER IN CONCRETE BULLNOSE EAST OF INTERSECTION.



1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR HIS ELECTRONIC SIGNATURE AND SEAL, (IF AFFIXED).
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
6. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY TERRANOVA SURVEYORS, INC. TERRANOVA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE APPLIED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SEAL OF THE SURVEYOR'S CERTIFICATION) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON. AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. TERRANOVA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT TERRANOVA DIRECTLY FOR VERIFICATION OF ACCURACY.
7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) TO LOCATE UTILITIES. CONTACT THE COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THE UNDERSIGNED AND TERRANOVA SURVEYORS INC., MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, AND THE LIKE. ANY SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
10. REFERENCES TO "DEED," "RECORD" OR "PLAT" REFER TO DOCUMENTS AND INSTRUMENTS OF RECORD AS PART OF THE PERTINENT INFORMATION USED FOR THIS SURVEY WORK. MEASURED DISTANCES, DIRECTIONS AND ANGLES ALONG BOUNDARY LINES ARE IN CONSISTENCY WITH CORRESPONDING VALUES FROM RECORDS, UNLESS OTHERWISE SHOWN.
11. THE BEARING SHOWN DIRECTION IS BASED ON AN ASSUMED MERIDIAN.
12. THE BEARINGS ARE BASED ON A WELL-ESTABLISHED LINE, SAID LINE IS BEING NOTED AS B.O.B. ON THE SURVEY MAP. THE SOURCE OF THOSE BEARINGS, EITHER FROM DEED, RECORD, PLAT OR ASSUMED, IS INDICATED WITH THE CORRESPONDING ABBREVIATION.

THE EAST 174.935 FEET OF THE FOLLOWING DESCRIBED PARCEL:
A PORTION OF THE EAST 168.50 FEET OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, AND A PORTION OF THE WEST 212.87 FEET OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ LYING IN SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE AFORESAID SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, A DISTANCE OF 168.50 FEET TO A POINT; THENCE NORTHERLY ALONG THE LINE THAT IS 168.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ A DISTANCE OF 255.00 FEET TO A POINT, THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY OF SECTION 35, A DISTANCE OF 381.37 FEET TO THE POINT OF INTERSECTION OF THE EAST BOUNDARY OF THE WEST 212.87 FEET OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, THENCE RUN SOUTHERLY ALONG A LINE THAT IS 212.87 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ A DISTANCE OF 255.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF SAID SECTION 35; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF SECTION 35 A DISTANCE OF 212.87 FEET TO THE POINT OF BEGINNING, LESS THE WEST 31.5 FEET AND THE SOUTH 35.00 FEET THEREOF, LYING IN MIAMI-DADE COUNTY, FLORIDA.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN VILLAGE OF PINECREST, COMMUNITY NUMBER 120425, DATED 09/11/2009.

KENDALL GABLES APARTMENTS INC

I HEREBY CERTIFY THAT THIS SURVEY, HAS BEEN MADE UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MAGDIEL A. FROMETA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6957
STATE OF FLORIDA

TERRANOVA SURVEYORS, INC. L.B. 8045
email: max@terranozasurveyors.com

