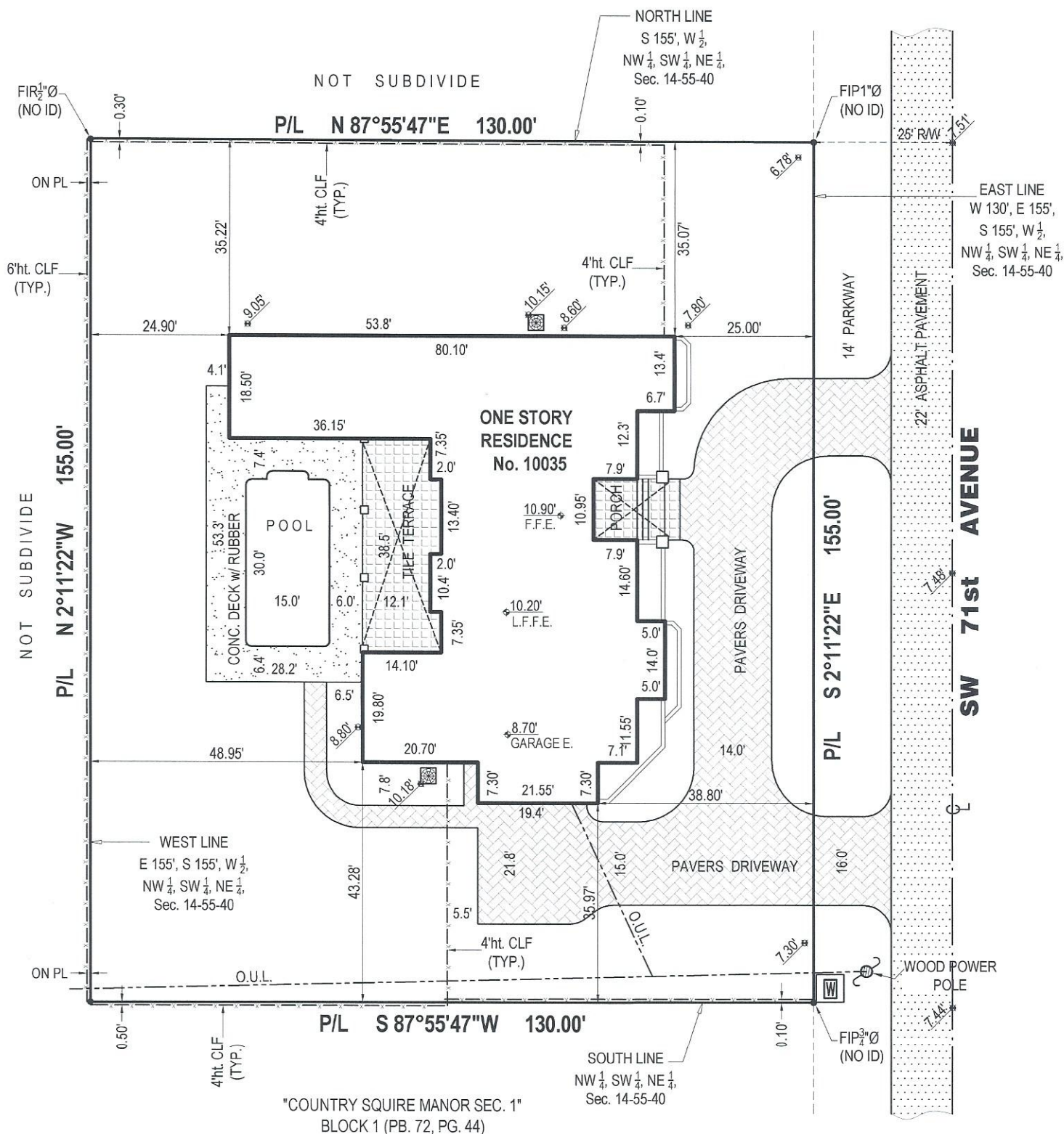




BOUNDARY SURVEY:

SCALE 1" = 25'

0 5 10 20 30 40 50
GRAPHIC SCALE 1" = 25' (IN FEET)



SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report 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 and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61g17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By:

Miguel Garay

Professional Surveyor and Mapper
No. 6592 State of Florida

4121 NW 25th Street, Miami, Florida 33142
P. 305_362_7926 F. 305_492_1717
M. frank@surveyinflorida.com

Date: 02-29-2011
Job No. 11-6163F
Sheet No. 2 of 2

NEW BEARINGS, INC.
SURVEYOR AND MAPPERS LB. 7611
north central and south florida



LOCATION SKETCH:

SCALE : N.T.S.
SW 1/4, NE 1/4, SEC. 14-55-40



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR PROPERTY:

12580 SW 71st AVENUE, PINECREST, FLORIDA 33156

2. LEGAL DESCRIPTION :

The West 130.0 feet of the East 155.0 feet of the South 155.0 feet of the West One-half (W 1/2) of the Northwest One-quarter (NW 1/4), of the Southwest One-quarter (SW 1/4), of the Northeast One-quarter (NE 1/4), of Section 14, Township 55 South, Range 40 East; lying and being in MIAMI-DADE County, Florida.

3. SOURCES OF DATA (VERTICAL CONTROL):

Flood information Based on the Flood Insurance Rate Map of the Federal Emergent Management Agency. (NGVD 1929)

F.I.R.M. date	Flood Zone:	Base elevation:	Community:	Panel No.	Suffix:	BM used: T-617 (5022 SE) Elevation: 7.78'
09-11-2009	AE	10.0'	120425	0468	L	

4. SOURCES OF DATA (HORIZONTAL CONTROL):

The North Arrow and Bearings as shown hereon are based on bearings value N 2°06'57"W along the East line of Sec. 14-55-40, according State Plane Coordinate System, Florida East Zone (N.G.S.), lying and being in Miami-Dade County, Florida.

5. ACCURACY :

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :

- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

- Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any.

- The Surveyor makes no representation as to ownership or possession of the Subject Property by any entitle or individual who may appear of public record.

- 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.

- This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61g17-6 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.

ABBREVIATIONS AND LEGEND:

A =arc
B.B.Q.=barbecue
B.O.B.=basis of bearings
B.M. =bench mark
B.C. =block corner
BLDG.=building
C.M.E.=canal maintenance easement.
C. =calculated
CH. =chord distance
CH. B.=chord bearing
C.B.S.=concrete block structure
CL =clear
CONC.= concrete
Ø =diameter
D =central angle
DH. =drill hole
D.M.E.=drainage maintenance easement

° =degrees
E =east
ENC. =encroachment
FIP =found iron pipe
FIR =found iron rebar
F.F.E. =finish floor elevation
F.N&D.=found nail and disc
HT. =high (height)
L.F.E. =lowest floor elevation
L.M.E.=lake maintenance easement
L.S. =land surveyor
(M) =measured distance
M / L =monument line
N / A =not applicable
N & D =nail & disc
N.G.V.D.national geodetic vertical datum
N =north
N.T.S =not to scale
No. =number

O / S =offset
O.U.L. =overhead utility line
O.R.B. =official record book
P =plat
P.B. =plat book
P.C. =point of curvature
PG. =page
P.C.P. =permanet control point
PKWY =parkway
P / L =property line
PL. =planter
P.O.B =point of beginning
P.O.C =point of commencement
P.R.C =point of revrse curvature
P.R.M =point of reference monument
P.T =point of tagency
R =radius
RNG =range
R / R =railroad

R / W =right-of-way
SWK =sidewalk
SEC. =section
S =south
T =tangent
TWP. =township
U.E =utility easement
UTIL. =utility
W =west

AIR CONDITIONER
FIRE HYDRANT
CABLE TV BOX
WATER METER
ELECTRIC BOX
TELEPHONE BOX
FPL BOX
CPR- CONCRETE POWER POLE
WPR- WOOD POWER POLE

LP- LIGHT POLE
(MH) UNKNOWN MANHOLE
CATCH BASIN
CHAIN LINK FENCE
WOOD FENCE
METAL BAR FENCE
CENTER LINE
SPOT ELEVATION
TEMPORARY BENCHMARK
WATER VALVE
SEWER VALVE
GAS VALVE
TRAFFIC SIGN
STOP SIGN

FOR MORE INFORMATION
VISIT US ON THE WEB

CERTIFY TO : ANA MARIA ROBIUO

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. (See 2 of 2)

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