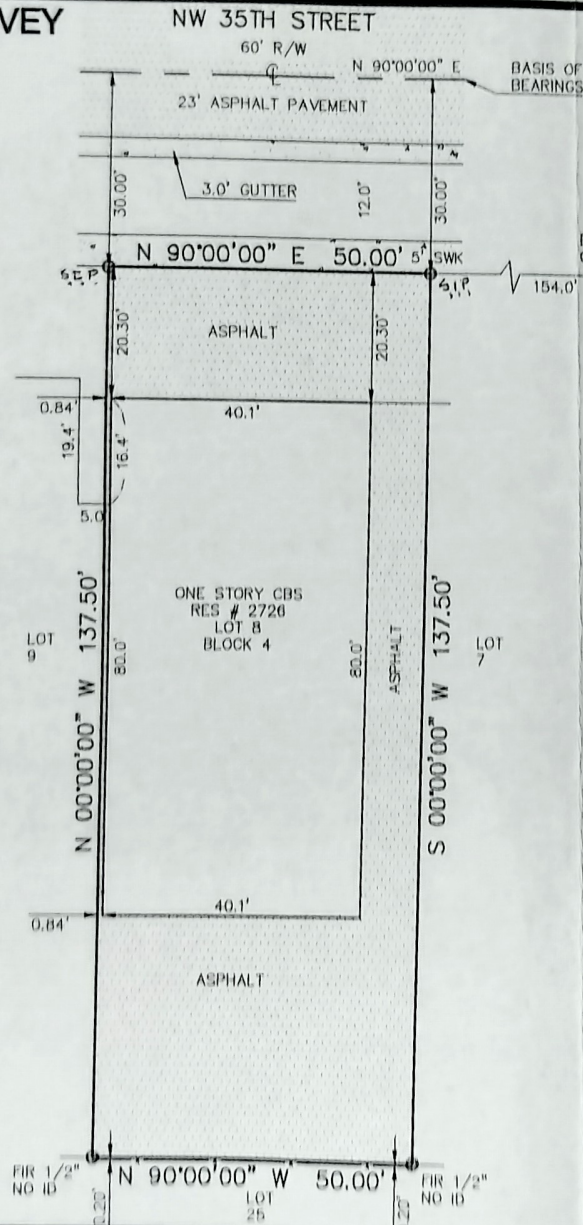


MAP OF BOUNDARY SURVEY

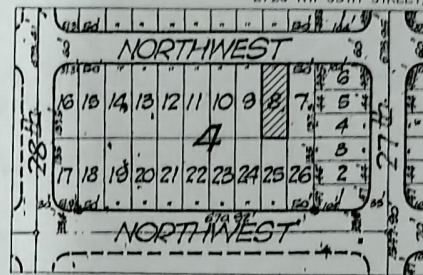


SCALE 1" = 20'



LOCATION MAP

NOT TO SCALE



PROPERTY ADDRESS:

2726 NW 35TH STREET, MIAMI, FL. 33142

LEGAL DESCRIPTION:

LOT 8 BLOCK 4, OF MELROSE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 03/02/04 AND INDEX MAP REVISED ON 07/17/05 THE HEREIN DESCRIBED PROPERTY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER UNINCORPORATED 120635 MAP & PANEL NUMBER 12025C0180 SUFFIX J

LEGEND & SYMBOLS

A = AIR DISTANCE	D/W = DRIVE-WAY	MH = MAN HOLE	RES = RESIDENCE
A/C = AIR CONDITIONER PAD	EP = EDGE OF PAVEMENT	O/U = OVERHEAD UTILITY WIRE	SIP = SET IRON PIPE
BCH = BROWARD COUNTY RECORDS	EW = EDGE OF WATER	(P) = PLAT	SND = SET NAIL & DISK
BDDO = BUILDING	FDM = FOUND DRILL HOLE	PI = PLAT BOOK	SWK = SIDEWALK
BM = BENCH MARK	FI = FIRE HYDRANT	PC = POINT OF CURVATURE	(TYP) = TYPICAL
CBR = CONCRETE BLOCK & STUCCO	PCP = PERMANENT CONTROL POINT	PII = PAGE	UB = UTILITY BOX
(C) = CALCULATED	FIP = FOUND IRON PIPE	PII = POINT OF INTERSECTION	UE = UTILITY EASEMENT
CR = CATCH BASIN	FIR = FOUND IRON ROD	POB = POINT OF BEGINNING	U/P = UTILITY POLE
CUB = CURB & GUTTER	FND = FOUND NAIL (NO ID)	POC = POINT OF COMMENCEMENT	WM = WATER METER
CLF = CHAIN LINK FENCE	FND = FOUND NAIL & DISK	PRM = PERMANENT REFERENCE	W = CENTRAL LINE
CONC = CONCRETE	LP = LIGHT POLE	(M) = MEASURED	W = CENTER LINE
DUR = DRAINAGE UTILITY & RESTRICTIVE EASEMENT	MDCR = MIAMI-DADE COUNTY RECORDS	PT = POINT OF TANGENCY	(00') = ORIGINAL LOT DISTANCE
		R = RADIUS DISTANCE	— = CHAIN LINK FENCE
		(R) = RECORD	— = WOOD FENCE
		R/W = RIGHT OF WAY	— = IRON FENCE

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD). 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS UNLESS OTHERWISE NOTED. 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARD TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN. 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE. 5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE AUTHORIZATION OF THIS FIRM. 6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. 7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED 1/4" 10/4. 9. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE. 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTER LINE OF NW 35TH STREET HAS BEEN ASSIGNED A BEARING OF N. 90° 00' 00" E.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SEAL

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 8229

CERTIFIED TO:
OSCAR & JENNIE I. VALDES & WILLIAM I. & KATHY C. FURIO

CONCORDE TITLE INSURANCE AGENCY, INC.
CHICAGO TITLE INSURANCE

DATE: 01/14/05

JOB # 05015132

CAD(M): VALDES

FILE # C-3910

F.B.D.P.G.D

SHEET 1 OF 1

IS-704
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