

CHARLES W. CARR SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS AND MAPPERS

9245 S.W. 44th ST.
MIAMI, FLORIDA 33165

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MAP AND REPORT OF BOUNDARY SURVEY

SURVEY No. 05-02-011

DATE OF FIELD SURVEY: FEBRUARY 11TH, 2005
REVISIONS: TREE SURVEY JUNE 30TH, 2005

REPORT OF BOUNDARY SURVEY:

LANDS DESCRIBED IN PLAT BOOK 46 AT PAGE 44, MIAMI-DADE COUNTY, FLORIDA. THIS SURVEY MAP AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THIS MAP AND REPORT.

LEGAL DESCRIPTION:

ALL OF THAT PORTION OF TRACT 18, SECTION 14, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE NORTH 1020 FEET THEREOF IN "J.G. HEAD'S FARMS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

THE SOUTH 60 FEET OF TRACT 18 OF "J.G. HEAD'S FARMS", OF SECTION 14, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE WEST 25 FEET OF TRACT 18 OF "J.G. HEAD'S FARMS" OF SECTION 14, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE FLORIDA.

AND

THE AREA BOUNDED BY THE EAST LINE OF THE WEST 25 FEET OF SAID TRACT 18, AND BOUNDED BY THE NORTH LINE OF THE SOUTH 60 FEET OF SAID TRACT 18, AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

CERTIFIED TO:

THE THREE MARIE'S CORP. A FLORIDA CORPORATION
RETAIL MERCHANDISING SERVICES, INC., A FLORIDA CORPORATION
LUIS R. CUZA
ATTORNEY'S TITLE INSURANCE FUND, INC.
JOSEPH R. COLLETTI, P.A.

ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SINGLE FAMILY RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A SOKKIA TRANSIT AND A CHICAGO 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

DATA SOURCES:

THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

EASEMENTS:

EASEMENTS RECORDED IN DEED 4331, PAGE 390, OFFICIAL RECORD BOOK 5321, PAGE 507, OFFICIAL RECORD BOOK 5420, PAGE 404 AND OFFICIAL RECORD BOOK 15010, PAGE 1806. NONE OF THE RECORDED EXHIBITS OF EASEMENTS WERE FURNISHED BY THE CLIENT.

PROPERTY ADDRESS:

13291 S.W. 42ND STREET
MIAMI, FLORIDA 33175

SURVEY NOTES

1. THE SURVEY HEREON REPRESENTS A PERIMETER BOUNDARY SURVEY WITH EXISTING ABOVE GROUND IMPROVEMENTS LOCATED. NO UNDERGROUND FOOTINGS WERE LOCATED UNLESS OTHERWISE SHOWN.
2. NO ENCROACHMENTS WERE NOTED BY THIS SURVEY UNLESS SHOWN.
3. ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHTS-OF-WAY, INGRESS OR EGRESS IS SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHTS-OF-WAY OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING. THIS SURVEY DOES NOT CERTIFY THAT SUCH INSTRUMENTS DO EXIST, AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
4. THIS SURVEYOR DID NOT RESEARCH THE PARTICULAR SETBACKS AS REQUIRED BY THE ZONING OF THE DESCRIBED PARCEL. THIS SURVEY DOES NOT CERTIFY THAT THE IMPROVEMENTS SHOWN ARE IN COMPLIANCE WITH THESE ZONING REGULATIONS.
5. THE NORTH ARROW AND BEARINGS ARE DERIVED FROM THE ASSUMED MERIDIAN ON THE RECORDED PLAT. THE LEGAL DESCRIPTION THEREON IF SAID DESCRIPTION IS A METES AND BOUNDS AND/OR A FRACTIONAL DESCRIPTION THE BEARINGS ARE DERIVED FROM COUNTY SECTIONS MAPS AND RECORDED PLATS AND SHOWN ON THE LOCATION SKETCH.
6. THE FLORIDA INSURANCE RATE MAP PANEL 0165 J DATED 3-2-94, INDEX DATE 7-17-95, COMMUNITY No. 120635 NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE AR. ELEVATION 6 FEET. THIS IS SPECIAL FLOOD HAZARD ZONE.
7. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM AND BENCH MARKS ARE CITY, COUNTY, STATE OR GEODETIC VERTICAL REFERENCE MONUMENTS.
8. THIS IS A LAND SURVEY AND WAS PREPARED IN ACCORDANCE WITH FLORIDA STATUTE 472 AND THIS SURVEY COMPLES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTERS 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND MEETS THE REQUIREMENTS OF THE FLORIDA LAND TITLE ASSOCIATION.

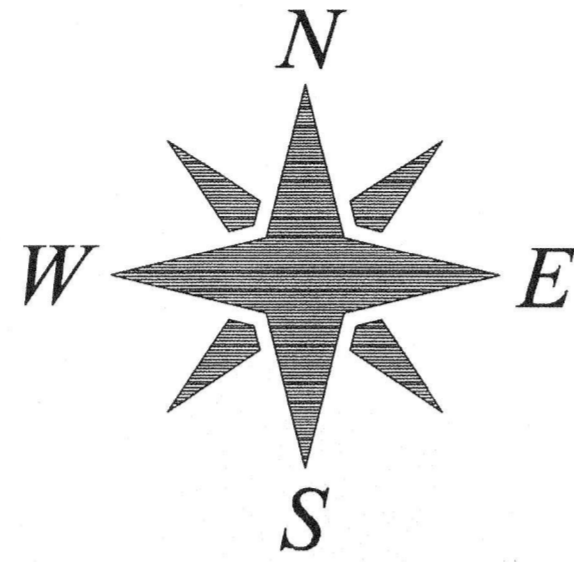
RE-CERTIFIED:
MAY 14th, 2008.

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

CHARLES W. CARR, LICENSE NUMBER
LS 1060

STATE OF FLORIDA.

SIGNED: *Charles W. Carr*
SEAL



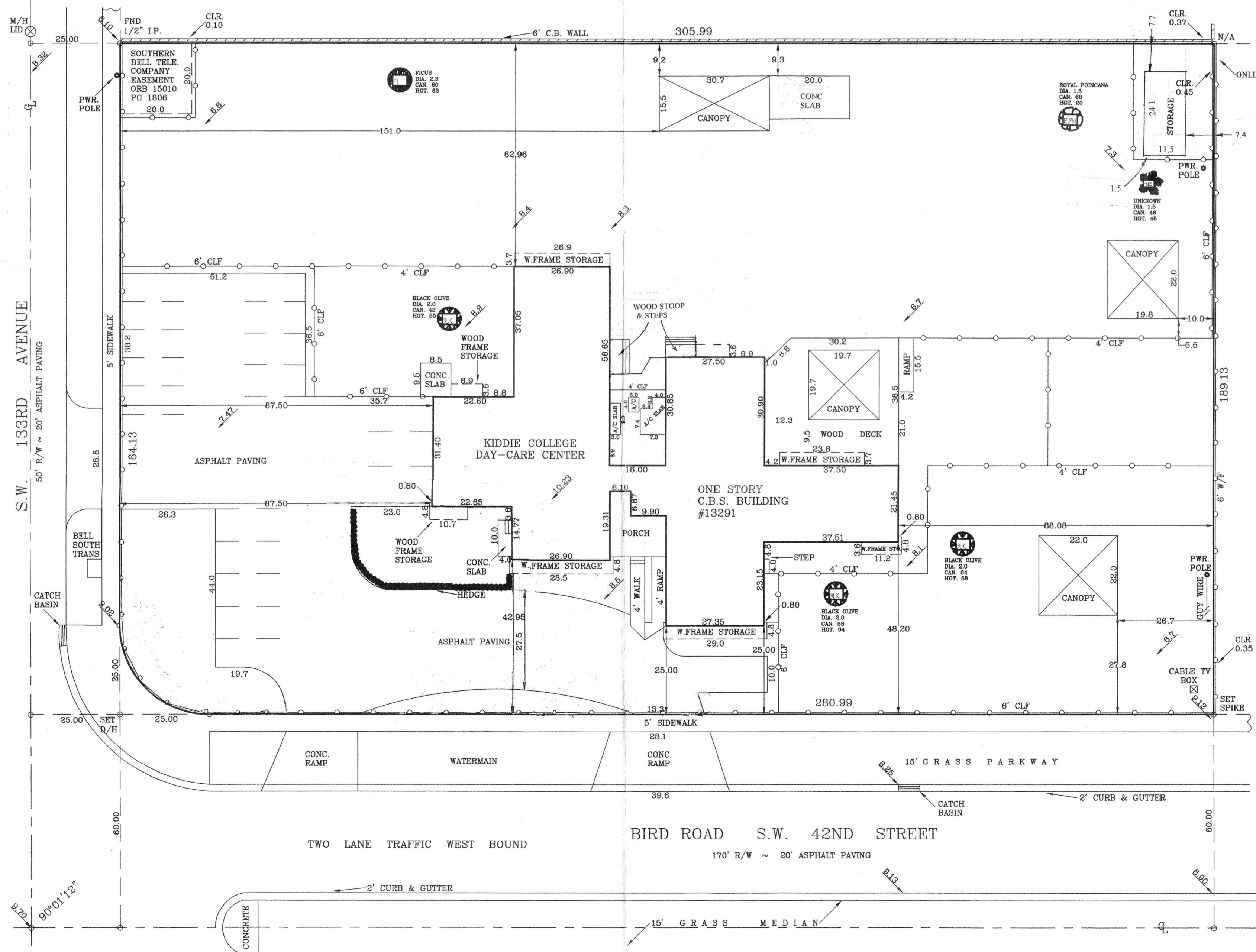
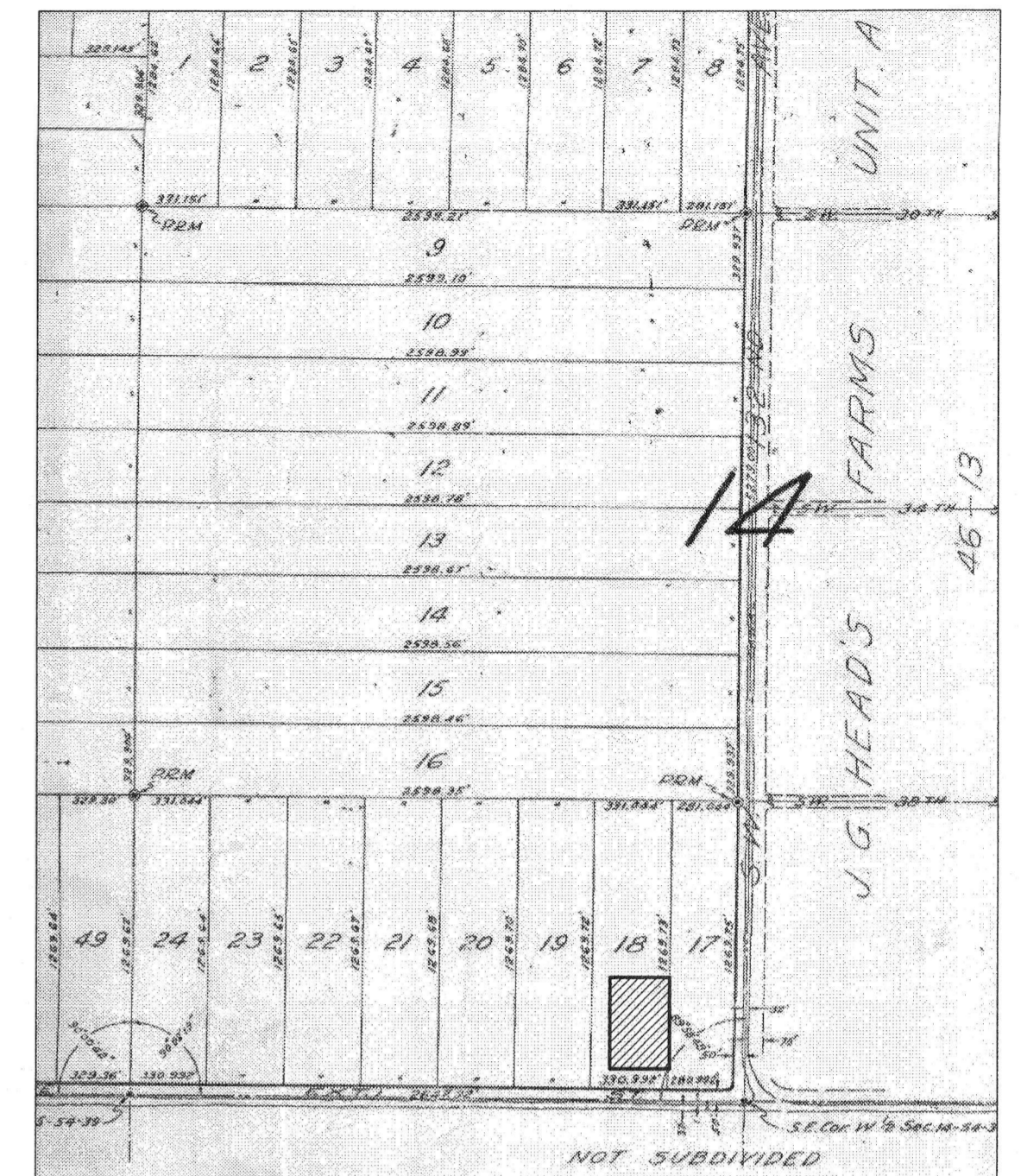
LOCATED IN:
MIAMI-DADE COUNTY, FLORIDA

SITE DETAILS

SCALE: 1 INCH = 20 FEET

LOCATION SKETCH

SCALE: N.T.S.



LEGEND & SYMBOLS

- | | |
|-------------------------------------|------------------------------------|
| A - ARCH LENGTH | BM - BENCH MARK |
| R - RADIUS | PWR TRAN - POWER TRANSFORMER |
| T - TANGENT | WV - WATER VALVE |
| C - CHORD | WM - WATER METER |
| D - DELTA (CENTRAL ANGLE) | P & T - POWER & TELE. LINES |
| MEAS - MEASURED | MH - MANHOLE LID |
| CALC - CALCULATED | CB - CATCH BASIN |
| PCP - PERMANENT CONTROL POINT | CO - CLEAN-OUT COVER |
| PRM - PERMANENT REFERENCE MONUMENTS | CONC - CONCRETE BLOCK STRUCTURE |
| PC - POINT OF CURVE | CLP - CONCRETE LIGHT POLE |
| R/W - RIGHT OF WAY | CONC - CONCRETE |
| BM - BENCH MARK | FPL - FLORIDA POWER & LIGHT |
| FND IP - FOUND IRON PIPE | EL - ELEVATION BASED ON 1929 NGVD |
| CLR - CLEAR | FND IR - FOUND IRON ROD |
| FND IR - FOUND IRON ROD | ENCRD - ENCROACHMENT |
| CLP - CHAIN LINK FENCE | W/MF - WIRE MESH FENCE |
| TYPE - TYPICAL (FOR SEVERAL) | N/T - NAIL & TAG |
| N/T - NAIL & TAG | P.O.B. - POINT OF BEGINNING |
| P.O.B. - POINT OF BEGINNING | F.O.C. - POINT OF COMMENCEMENT |
| F.O.C. - POINT OF COMMENCEMENT | CM - CONCRETE MONUMENT |
| CM - CONCRETE MONUMENT | SAN SWR - SANITARY SEWER |
| SAN SWR - SANITARY SEWER | HC PKG - HANDICAP PARKING |
| W/M - WATER MAIN | US - UTILITY EASEMENT (UTIL ESM'T) |
| GT - GREASE TRAP | |