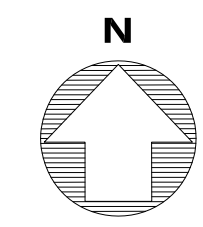
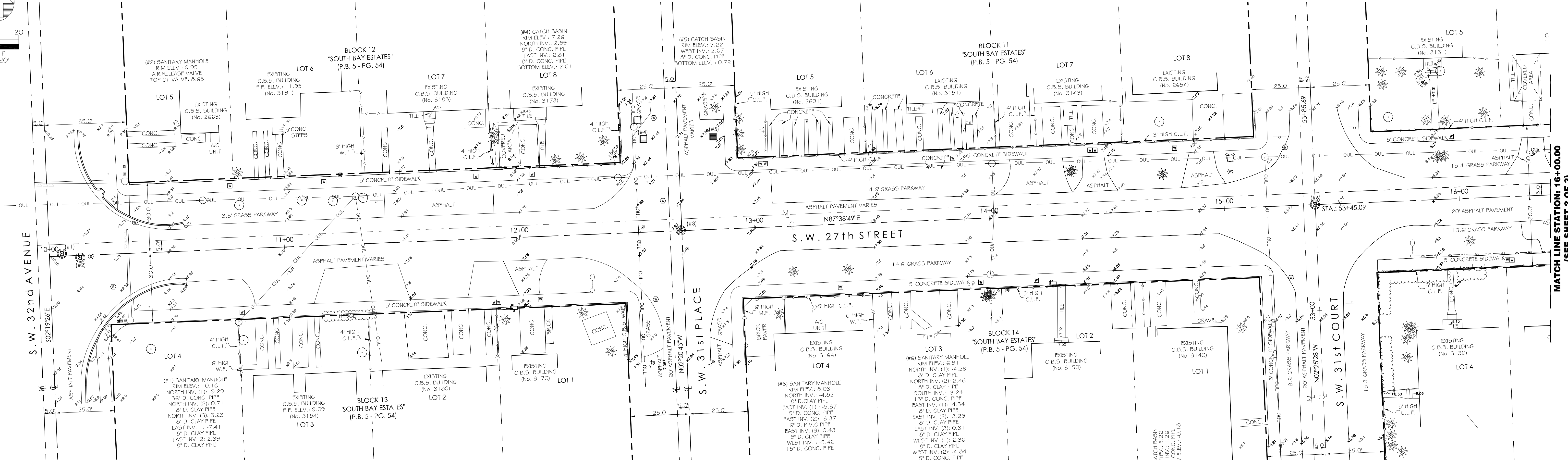


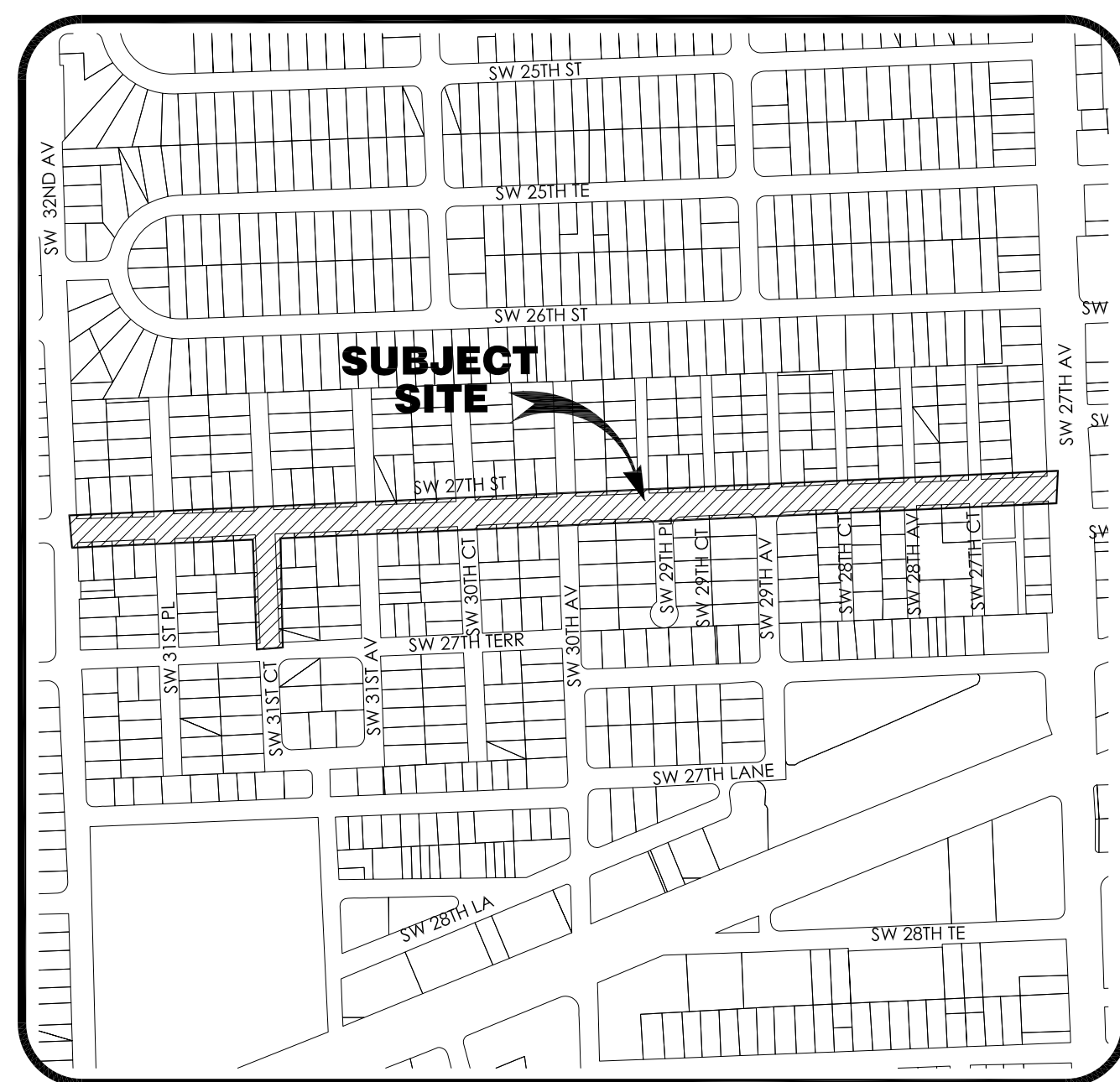
MAP OF TOPOGRAPHIC SURVEY



SCALE
1" = 20'



SECTION 16 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

NOTICE:
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without all pages. (Total of Three (3) pages)

LONGITUDE
SURVEYORS

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DORAL, FLORIDA 33166
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WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15229 DRAWN BY: DR
FIELD BOOK: EFB SHEET 1 OF 3

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of field Survey was on August 6, 2015.

The date of completion of the drawing was on August 7, 2014.

DATE LIMITS:

A portion of the following Public Right-of-Way: S.W. 27th Street between S.W. 32nd Avenue and S.W. 27th Avenue and S.W. 31st Court between S.W. 27th Street and S.W. 27th Terrace, all lying and being in City of Miami, Miami-Dade County, Florida

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) 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 One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of S.W. 27th Street with an assumed bearing of N87°38'49"E, said line to be considered a well established and monumented line.

This project area appears to be located in a Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650 (City of Miami), Map No. 0476, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the City of Miami Datum, and a Benchmark supplied by the Engineering Department of the City of Miami.

Benchmark: CITY OF MIAMI Elevation: +9.488 (City of Miami Datum)
Located at the Southeast corner of the intersection of S.W. 32nd Avenue and S.W. 27th Street

For Horizontal Control:

All coordinates (Northing and Easting) are relative to the Florida State Plane Coordinates, Florida East Zone, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch 2010.0000, Global Positioning System (G.P.S.), measurements were conducted in the field to acquire said coordinate values which are based on the following Horizontal Control Station:

The following Horizontal Data was obtained from the Florida Permanent Network Web Site (a Florida Reference Station Service Provider, www.myfloridagps.com).

Florida Permanent Network Control Stations:

Name: MIAMI 6 (MIAM)
Code: MIAM
Geographic Coordinates:
Latitude: 25°43'57.85257" N
Longitude: 80°09'47.50651" W
State Plane Coordinates:
Northing: 509,427.49 US Feet
Easting: 931,640.11 US Feet
Creation Date: 08-02-2010
Receiver Type: TRIMBLE NETRS
Satellite System: GPS Only
Coverage Radius: 30 km

Name: MIAMI 3 (RICHMOND)
Code: RMND
Geographic Coordinates:
Latitude: 25°36'49.58922" N
Longitude: 80°23'02.14116" W
State Plane Coordinates:
Northing: 465,790.41 US Feet
Easting: 859,175.16 US Feet
Creation Date: 08-02-2010
Receiver Type: LEICA GRX1200PRO
Satellite System: GPS Only
Coverage Radius: 30 km

Plat of "SOUTH BAY ESTATES" recorded in Plat Book 5 at Page 54 of the Public Records of Miami-Dade County, Florida.

Plat of "KARNAT SUBDIVISION" recorded in Plat Book 49 at Page 90 of the Public Records of Miami-Dade County, Florida.

City of Miami Atlas Sheet's "42L", "42M", recorded in the Survey Department of the City of Miami, Florida.

LEGEND			
R	= RECORDED VALUE	CONC.	= CONCRETE
M	= MEASURED VALUE	MON.	= MONUMENT LINE
(C)	= CALCULATED	OW	= OVERHEAD WIRE
C.B.S.	= CONCRETE BLOCK STUCCO	W.V.	= WATER VALVE
CL	= CENTERLINE	W.M.	= WATER METER
P.B.	= PLAT BOOK	F.H.	= FIRE HYDRANT
PG.	= PAGE	T.S.B.	= TEMPORARY SITE BENCHMARK
M.F.	= METAL FENCE	H.O.	= HEDGE OR LANDSCAPED AREA
W.P.	= WOOD POWER POLE	C.O.	= CLEAN OUT
G.A.	= GUY ANCHOR	S.S.M.	= SANITARY SEWER MANHOLE
C.P.	= CONCRETE POWER POLE	S.S.M.H.	= STORM STORM MANHOLE
OP	= ORNAMENTAL PLANT	U.M.	= UNKNOWN MANHOLE
B.	= BOLLARD	F.M.	= FPL MANHOLE
S.	= SIGN	C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE	M.F.	= METAL FENCE
M.F.	= METAL FENCE	W.F.	= WOOD FENCE
C.	= COLUMN	M.	= MAILBOX
G.V.	= GAS VALVE	S.M.A.	= SIGNAL MAST ARM
C.B.	= CATCH BASIN	S.L.S.	= STREET LIGHT SIGNAL
OL	= ORNAMENTAL LIGHT	BR.	= BRICK
OLP	= ORNAMENTAL LIGHT POLE	CONC.	= CONCRETE
L.P.	= LIGHT POLE	P.	= PAVEMENT
		SC	= STAMPED CONCRETE
		ASPH.	= ASPHALT
		F.P.	= FLAG POLE
		R.	= RADIIUS
		L.	= LENGTH
		A.	= ANGLE OF THE CURVE
		ID.	= IDENTIFICATION
		LF	= LIGHT POLE

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, 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 Works Department of Miami-Dade County, Florida.

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.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Topographic Survey was prepared at the insistence of and certified to:

R. J. Behar & Company, Inc.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic 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 "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 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

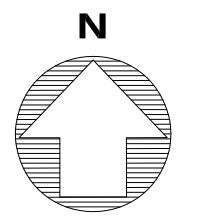
LONGITUDE SURVEYORS LLC, a Florida Limited Liability Corporation
Florida Certificate of Authorization Number LB7335

By: Eduardo M. Suarez, PSM Signature Date
Registered Surveyor and Mapper L6313
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.

MATCH LINE STATION: 16+00.00
(SEE SHEET 2 OF 3)

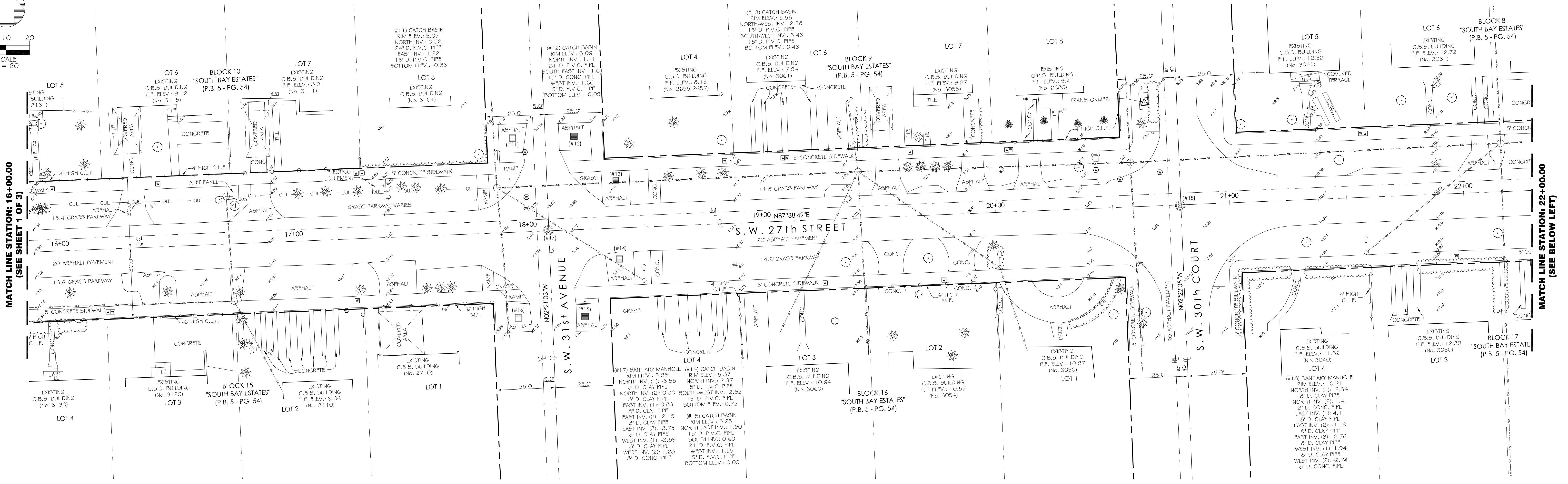
MAP OF TOPOGRAPHIC SURVEY



SCALE
1" = 20'

MATCH LINE STATION: 16+00.00
(SEE SHEET 1 OF 3)

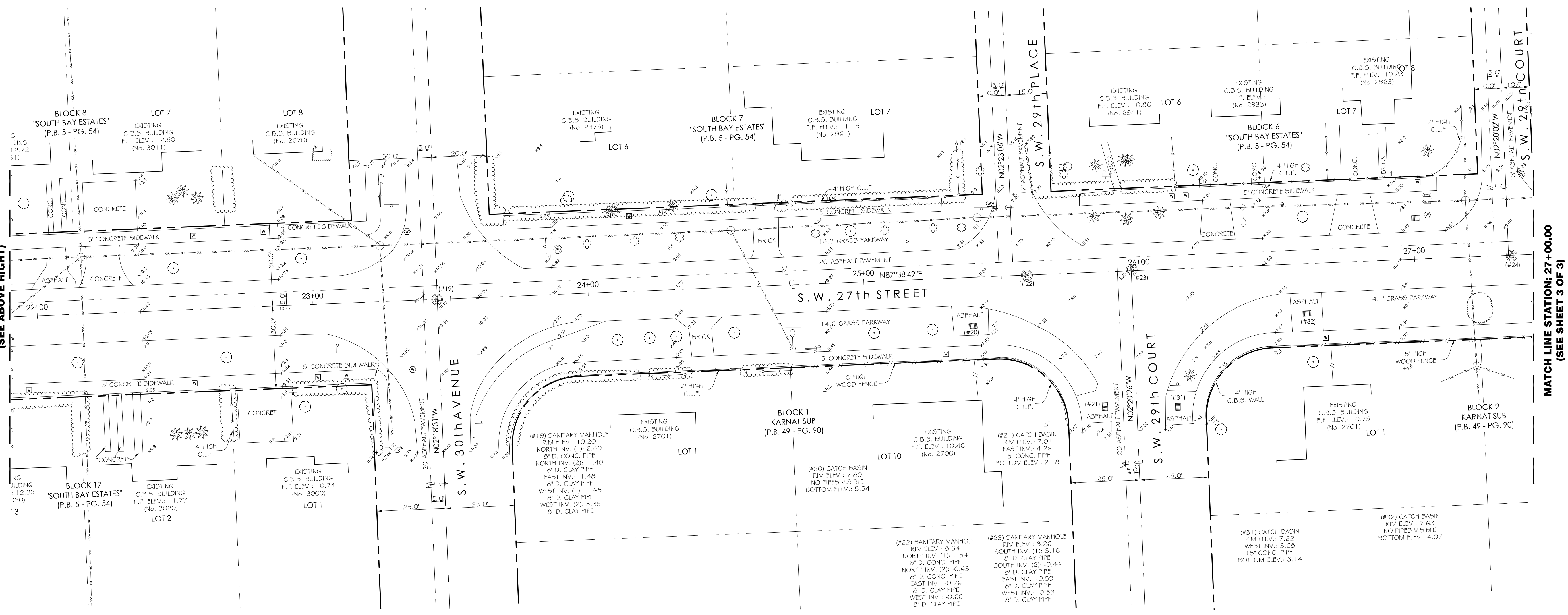
MATCH LINE STATION: 22+00.00
(SEE BELOW LEFT)



LEGEND	
CONC.	= CONCRETE
R	= RECORDED VALUE
M	= MEASURED VALUE
(C)	= CALCULATED VALUE
C.B.S.	= CONCRETE BLOCK STUCCO
CL	= CENTERLINE
P.B.	= PLAT BOOK
PG.	= PAGE
M.F.	= METAL FENCE
W.P.	= WOOD POWER POLE
G.A.	= GUY ANCHOR
C.P.	= CONCRETE POWER POLE
OP	= ORNAMENTAL PLANT
B	= BOLLARD
S	= SIGN
P	= PALM TREE
T	= TREE
CLF	= CHAIN LINK FENCE
WF	= WOOD FENCE
MF	= METAL FENCE
W.F.	= WOOD FENCE
MA	= MAILBOX
MSA	= SIGNAL MAST ARM
SL	= STREET LIGHT SIGNAL
CF	= CHAIN LINK FENCE
WF	= WOOD FENCE
MF	= METAL FENCE
C	= COLUMN
P	= PAVER
T	= TILE
SC	= STAMPED CONCRETE
AS	= ASPHALT
L	= LENGTH
A	= ANGLE OF THE CURVE
LP	= LIGHT POLE
FLP	= FLAG POLE
R	= RADIUS
ID	= IDENTIFICATION
LP	= LIGHT POLE
ML	= MONUMENT LINE
OL	= OVERHEAD WIRE
WV	= WATER VALVE
WM	= WATER METER
FH	= FIRE HYDRANT
TSB	= TEMPORARY SITE BENCHMARK
H	= HEDGE OR LANDSCAPED AREA
CO	= CLEAN OUT
SSM	= SANITARY SEWER MANHOLE
SSM	= STORM SEWER MANHOLE
UM	= UNKNOWN MANHOLE
PLM	= PPL MANHOLE
CLF	= CHAIN LINK FENCE
M.F.	= METAL FENCE
W.F.	= WOOD FENCE
MA	= MAILBOX
MSA	= SIGNAL MAST ARM
SL	= STREET LIGHT SIGNAL

MATCH LINE STATION: 22+00.00
(SEE ABOVE RIGHT)

MATCH LINE STATION: 27+00.00
(SEE SHEET 3 OF 3)

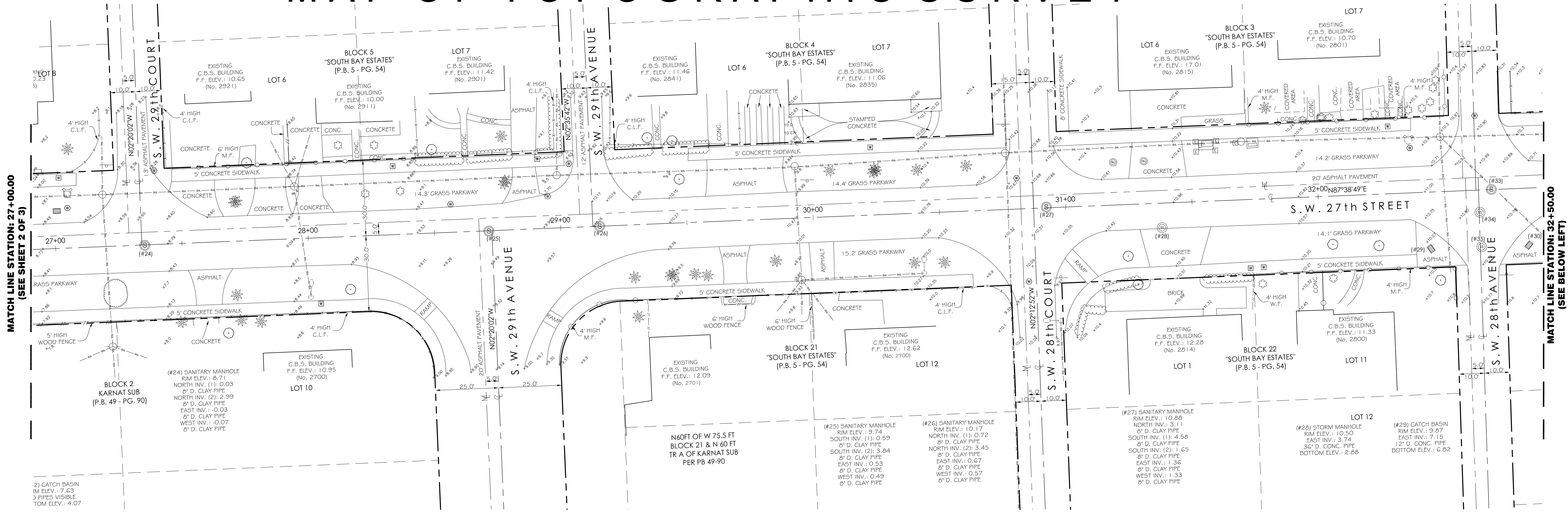
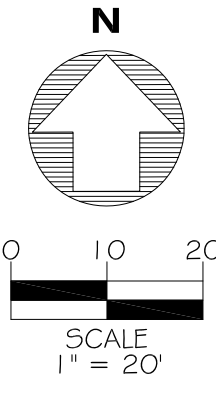


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JOB NO.: 15229 DRAWN BY: DR
FIELD BOOK: EFB SHEET 2 OF 3

MAP OF TOPOGRAPHIC SURVEY



LEGEND			
CONC.	= CONCRETE	M	= MONUMENT LINE
R	= RECORDED VALUE	W	= WATER VALVE
M	= MEASURED VALUE	W.M.	= WATER METER
(C)	= CALCULATED	F.H.	= FIRE HYDRANT
C.B.S.	= CONCRETE BLOCK STUCCO	T.S.B.	= TEMPORARY SITE BENCHMARK
C	= CENTERLINE	H/L	= HEDGE OR LANDSCAPED AREA
P.B.	= PLAT BOOK	C.O.	= CLEAN OUT
PG.	= PAGE	S.S.M.	= SANITARY SEWER MANHOLE
M.F.	= METAL FENCE	S.S.M.	= STORM STORM MANHOLE
W.P.P.	= WOOD POWER POLE	U.M.	= UNKNOWN MANHOLE
G.A.	= GUY ANCHOR	P.M.	= PPL MANHOLE
C.P.P.	= CONCRETE POWER POLE	C.L.F.	= CHAIN LINK FENCE
O.P.	= ORNAMENTAL PLANT	M.F.	= METAL FENCE
B.	= BOLLARD	W.F.	= WOOD FENCE
S.	= SIGN	M.	= MAILBOX
P.T.	= PALM TREE	S.M.A.	= SIGNAL MAST ARM
T.	= TREE	S.L.S.	= STREET LIGHT SIGNAL
C.L.F.	= CHAIN LINK FENCE	W.	= WOOD FENCE
M.F.	= METAL FENCE	M.F.	= METAL FENCE
W.F.	= WOOD FENCE	C.	= CONCRETE
M.	= MAILBOX	P.	= PAVER
S.M.A.	= SIGNAL MAST ARM	T.	= TILE
S.L.S.	= STREET LIGHT SIGNAL	SC	= STAMPED CONCRETE
W.	= WOOD FENCE	A.	= ASPHALT
M.F.	= METAL FENCE	L	= LENGTH
C.	= CONCRETE	A	= ANGLE OF THE CURVE
P.	= PAVER	R	= RADIUS
T.	= TILE	ID.	= IDENTIFICATION
SC	= STAMPED CONCRETE	LP	= LIGHT POLE
A.	= ASPHALT		
L	= LENGTH		
A	= ANGLE OF THE CURVE		
R	= RADIUS		
ID.	= IDENTIFICATION		
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