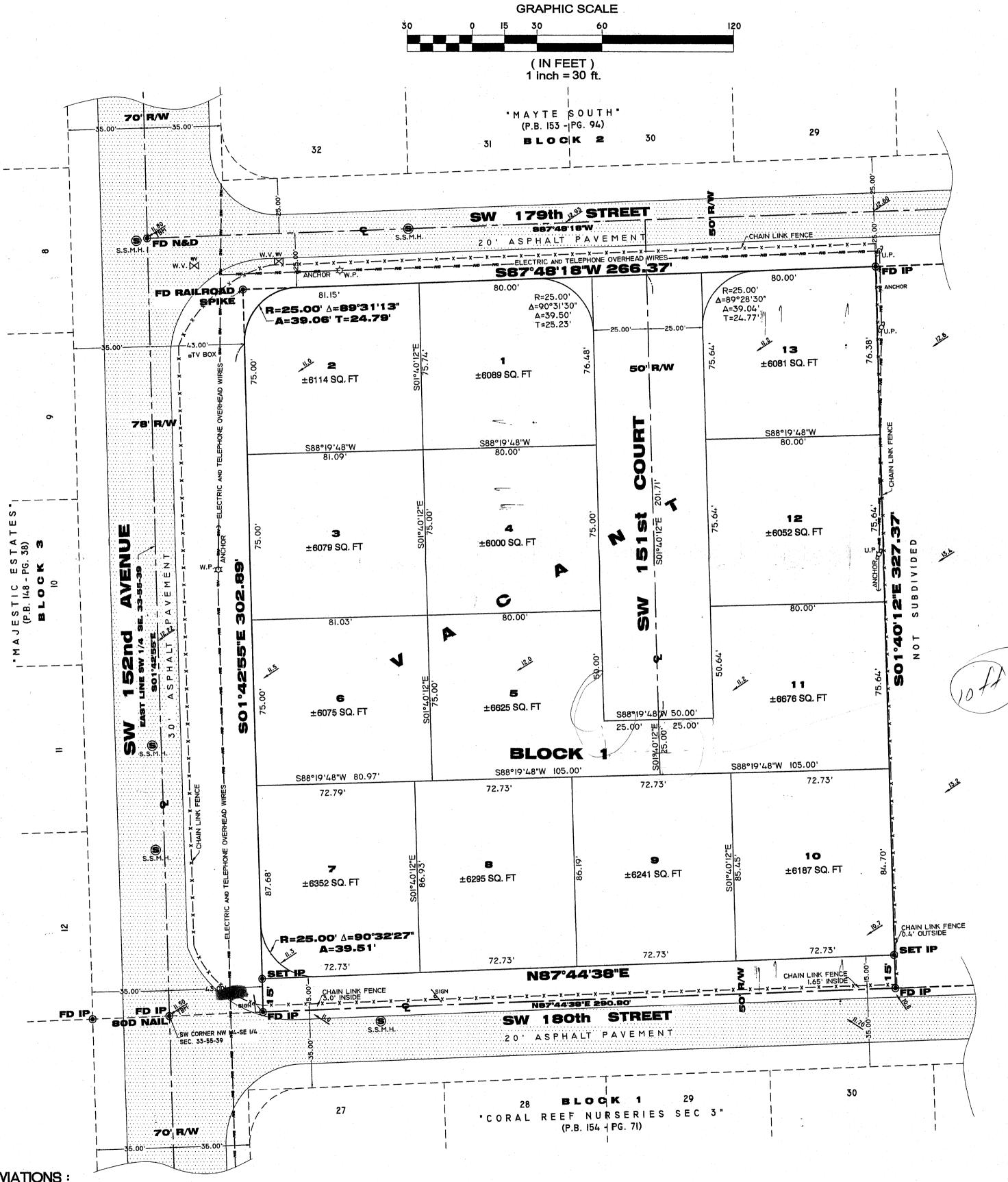
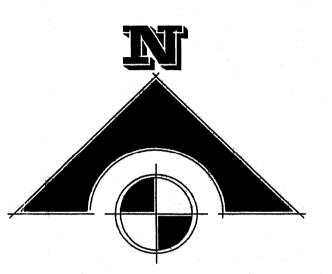
TENTATIVE PLAT OF

YARLENE SUBDIVISION

A REPLAT OF A PORTION OF MAP OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST (P.B. 4 PG. 63) LYING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.





DEVELOPMENT INFORMATION:

AS PER INFORMATION FURNISHED BY THE CLIENT: ZONING : RU-I No. OF LOTS: 13 S.U.R. UNITS TO BE PROVIDED: (4)

WATER AND SEWER ON THIS SITE TO BE SERVED BY WASD

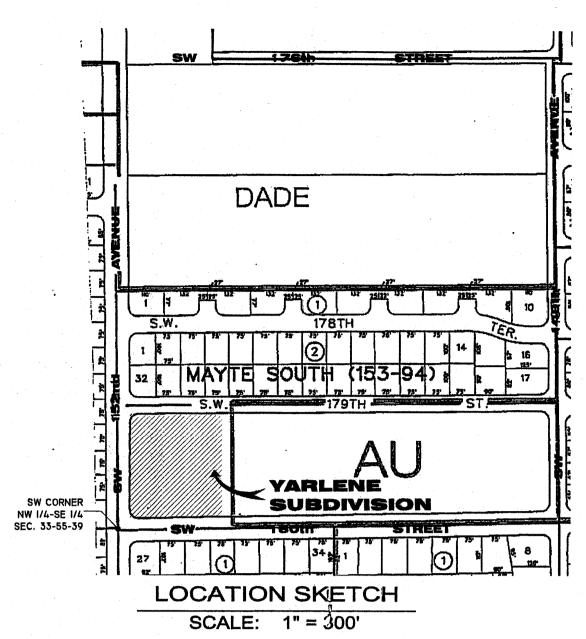
OWNER: 2367 NE 7 ST LLC, A FLORIDA LIMITED LIABILITY COMPANY 17071 W. DIXIE HIGHWAY. NORTH MIAMI BEACH. FLORIDA. 33160



WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON. OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE FA.C.

> MANUEL G. VERA PROFESSIONAL SURVEYOR AND MAPPER #2262 STATE OF FLORIDA.

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST

LEGAL DESCRIPTION:

THE WEST 1/2. OF THE WEST 1/2. OF THE SOUTH 1/2, OF THE SOUTH 1/2, OF THE NW 1/4 OF THE SE I/4, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY. FLORIDA, LESS THE WEST 43 FEET AND LESS THE NORTH 25 FEET THEREOF FOR RIGHT-OF -WAY PURPOSES. AS SHOWN ON "MAP OF THE SE 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH RANGE 39 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 95.314.50 SQUARE FEET MORE OR LESS OR 2.19 ACRES MORE OR LESS

SURVEYOR'S REPORT

OWNERSHIP IS SUBJECT TO OPINION OF TITLE

RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NO EXISTING TREES WITHIN THE BOUNDARIES OF THE PROPERTY.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED.OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "MINIMUN TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, " PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA INFORMATION AS WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE MAY BE AVAILABLE.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP.ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

BEARING SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW I52ND AVENUE WHICH BEARS S 01°42'55" E.

FLOOD ZONE: X COMMUNITY:120635 SUFFIX: L PANEL: 0580 & 0581 DATE OF FIRM: 09-11-09 ELEVATION: N.A.

LEGAL DESCRIPTION FURNISHED BY THE CLIENT

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. DATUM OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE SURVEYING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK = DA-102 ELEVATION: 14.27 (FB 306 - PG 13) BENCH MARK = G2R ELEVATION: 10.93 (FB 306 - PG 13)

FOR INFORMATION ON T.B.M. SEE SKETCH OF SURVEY.

MIAMI-DADE COUNTY FLOOD CRITERIA = 8.6

STREET R/W, BUILDING SETBACK, ZONING REQUIREMENTS AND ABSTRACT OF TITLE MUST BE CHECKED BY OWNER BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY

THERE MAY BE UNDERGROUND UTILITIES CROSSING THIS PROPERTY. UTILITY MUST BE

NOTIFIED BEFORE ANY DIGGING OR CONSTRUCTION BEGINS COMPANIES ON THIS PROPERTY.

DATE OF SURVEY: 03/20/2006, 08-13-2012, 02-06-2013 MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • MAPPERS 13960 SW 47th Street ● Miami, FL 33175 ● Phone (305)221-6210 P.O. BOX 650578 ● Miami, FL 33265 ● Fax (305)221-1295 www.mgvera.com ● e-mail: mverasr@mgvera.com

L.B. 2439 TENTATIVE PLAT and BOUNDARY SURVEY FOR:

YARLENE SUBDIVISION REVISIONS: PROPERTY OF: DATE F.B. - PG. DRAWN BY JOB No. R.M. 1" = 30" 02-05-2013 06-05-21

ABBREVIATIONS

=DENOTES MEASURE =DENOTES RECORDS UTIL. ESMT=DENOTES UTILITY EASEMENT =DENOTES UTILITY =DENOTES MAINTENANCE **=DENOTES FIRE HYDRANT** =DENOTES CENTER LINE ENCRO. **=DENOTES ENCROACHMENT =DENOTES EASEMENT**

=DENOTES RIGHT OF WAY

=DENOTES SIDEWALK

=DENOTES MAN HOLE =DENOTES PARKWAY PKY. **=DENOTES PAVEMENT** O.W

BELL SO. =DENOTES BELLSOUTH BOX

=DENOTES CATCH BASIN **=DENOTES OVERHEAD WIRES =DENOTES WATER METER** =DENOTES WATER VALVE **=DENOTES SANITARY SEWER MANHOLE** S.S.M.H. =DENOTES CLEAR **=DENOTES TEMPORARY BENCH MARK**

=DENOTES FLORIDA POWER AND LIGHT

=DENOTES SQUARE FEET. =DENOTES CONCRETE =DENOTES FOUND P.K. NAIL

=DENOTES FOUND 1/2" IRON PIPE (NO I.D.) =DENOTES SET 1/2"(18" LONG) IRON PIPE WITH CAP NO. 2262 FD. N&D =DENOTES FOUND NAIL AND DISC SET N&D =DENOTES SET NAIL AND DISC 2262

=DENOTES POINT OF BEGINNING =DENOTES POINT OF COMMENCEMENT

=DENOTES FOUND DRILL HOLE