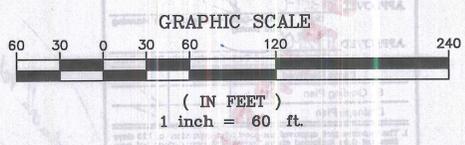


DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & MANUJY, INC. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED BY OWNER ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & MANUJY, INC.

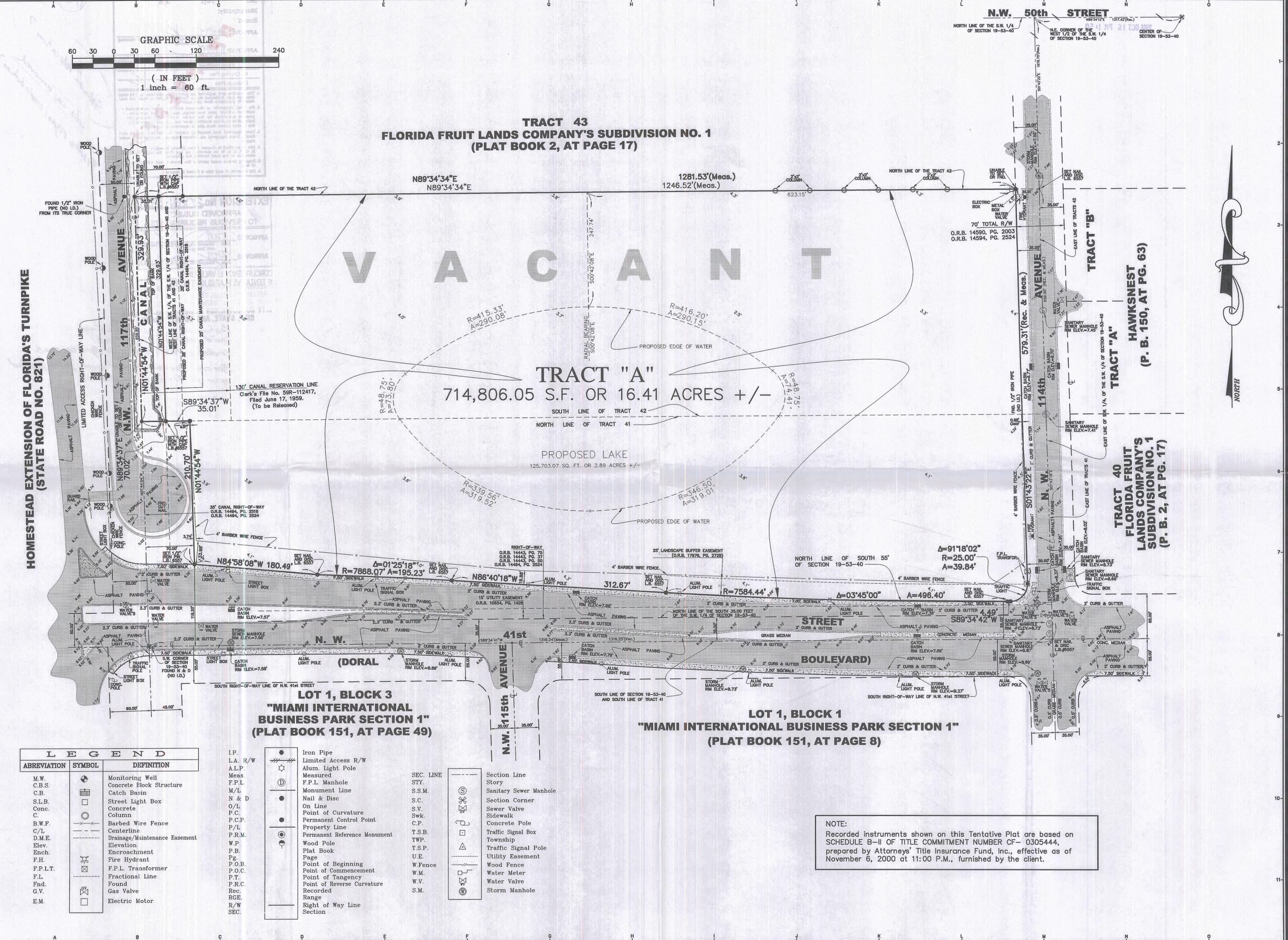
RECORD OF REVISION				
NO.	DATE	DESCRIPTION	BY	APP.
1	10/02/03	UP DATE	JAER	R.R.
2	01/04/05	REVISED TRACT "B"	R.R.	O.A.
3	03/24/06	REVISED AND REMOVED TRACT "B"	JAER	R.R.
4	05/15/06	UPDATE AND REVISED AS PER CITY OF DORAL SURVEYOR'S COMMENTS	JAER	R.R.
5	10/06/06	UPDATED & REVISED AS PER CLIENT'S COMMENTS	R.R.	O.A.

"PEBBLE WALK AT DORAL"	
TENTATIVE PLAT	
SKETCH OF SURVEY AND LEGEND	
TYPE OF PROJECT:	JAER / R.R.
SHEET NAME:	
CURB:	
CLIENT ADDRESS:	SECTION 18, TOWNSHIP 53, SOUTH RANGE 40 EAST CORAL GABLES, FLORIDA 33146
SCALE:	1" = 60'
DRAWN BY:	
DATE CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	<input type="checkbox"/>
DATE:	OCTOBER 22, 1998
PROJECT NO.:	02E241-556
SHEET:	2
OF 2 SHEETS	



**TRACT 43**  
**FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1**  
**(PLAT BOOK 2, AT PAGE 17)**

**HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE**  
**(STATE ROAD NO. 821)**



LEGEND		
ABBREVIATION	SYMBOL	DEFINITION
M.W.		Monitoring Well
C.B.S.		Concrete Block Structure
C.B.		Catch Basin
S.L.B.		Street Light Box
Conc.		Concrete
C.		Column
B.W.F.		Barbed Wire Fence
C/L		Centerline
D.M.E.		Drainage/Maintenance Easement
Elev.		Elevation
Ench.		Encroachment
F.H.		Fire Hydrant
F.P.L.T.		F.P.L. Transformer
F.L.		Fractional Line
Fnd.		Found
G.V.		Gas Valve
E.M.		Electric Motor

I.P.		Iron Pipe
L.A. R/W		Limited Access R/W
ALP		Alum Light Pole
Meas.		Measured
F.P.L.		F.P.L. Manhole
M/L		Monument Line
N & D		Nail & Disc
O/L		On Line
P.C.		Point of Curvature
P.C.P.		Permanent Control Point
P/L		Property Line
P.R.M.		Permanent Reference Monument
W.P.		Wood Pole
P.B.		Plat Book
Pg.		Page
P.O.B.		Point of Beginning
P.O.C.		Point of Commencement
P.T.		Point of Tangency
F.R.C.		Point of Reverse Curvature
Rec.		Recorded
RGE.		Range
R/W		Right of Way Line
SEC.		Section

SEC. LINE		Section Line
STY.		Story
S.S.M.		Sanitary Sewer Manhole
S.C.		Section Corner
O/L		On Line
S.V.		Sewer Valve
Swk.		Sidewalk
C.P.		Concrete Pole
T.S.B.		Traffic Signal Box
TWP.		Township
T.S.P.		Traffic Signal Pole
U.E.		Utility Easement
W.Fence		Wood Fence
W.M.		Water Meter
W.V.		Water Valve
S.M.		Storm Manhole

**NOTE:**  
 Recorded instruments shown on this Tentative Plat are based on SCHEDULE B-II OF TITLE COMMITMENT NUMBER CF- 0305444, prepared by Attorneys' Title Insurance Fund, Inc., effective as of November 6, 2000 at 11:00 P.M., furnished by the client.

# TENTATIVE PLAT OF "PEBBLE WALK AT DORAL"

CONTACT PERSON INFORMATION	
Name:	Ricardo Rodriguez, P.S.M.
Telephone Number:	(305) 477-6472
Fax Number:	(305) 470-2805
e-mail address:	ricardor@fordco.com

**FORD, ARMENTEROS & MANUCY, INC.**  
1850 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805  
L.B. No. 6557

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	11
P.C.P.	6
LOTS AND TRACTS CORNERS	0
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

### LEGAL DESCRIPTION:

Tract 41 of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, which lies within the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Dade County, Florida less the West 160.00 feet, less the South 35.00 feet and less the following legal description, being more particularly described as follows:

Begin at the point of intersection of the East line of said Tract 41 with the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19; thence run N01deg43min42secW, along the East line of said Tract 41, for a distance of 294.91 feet to the Northeast corner of said Tract 41; thence run S89deg34min36secW, along the North line of said Tract 41, for a distance of 35.01 feet to the point of intersection with the West line of the East 35.00 feet of said Tract 41; thence run S01deg43min42secE, along the West line of the East 35.00 feet of said Tract 41, for a distance of 249.33 feet to the point of curvature of a circular curve to the right; thence run Southwesterly, along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 91deg18min24sec, for a distance of 39.84 feet to a point of tangency with the North line of the South 55.00 feet of the Southwest 1/4 of said Section 19; thence run S89deg34min42secW, along the North line of the South 55.00 feet of the Southwest 1/4 of said Section 19, for a distance of 4.49 feet to the Point of Curvature of a circular curve to the right; thence run Westerly, along the arc of said circular curve to the right, having a radius of 7584.44 feet, through a central angle of 03deg45min00sec, for an arc distance of 496.40 feet; thence run N86deg40min18secW, along a line tangent to the previous described curve, for a distance of 312.67 feet to the Point of Curvature of a circular curve to the left; thence run Westerly, along the arc of said circular curve to the left, having a radius of 7868.07 feet, through a central angle of 01deg25min18sec, for an arc distance of 195.23 feet; thence run N84deg58min08secW for a distance of 89.93 feet to the point of intersection with the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19; thence run S01deg45min13secE, along the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19, for a distance of 75.61 feet to the Point of Intersection with the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19; thence run N89deg34min42secE, along the North line of the South 35.00 feet of the Southwest 1/4 of said Section 19, for a distance of 1156.30 feet to the point of beginning.

AND

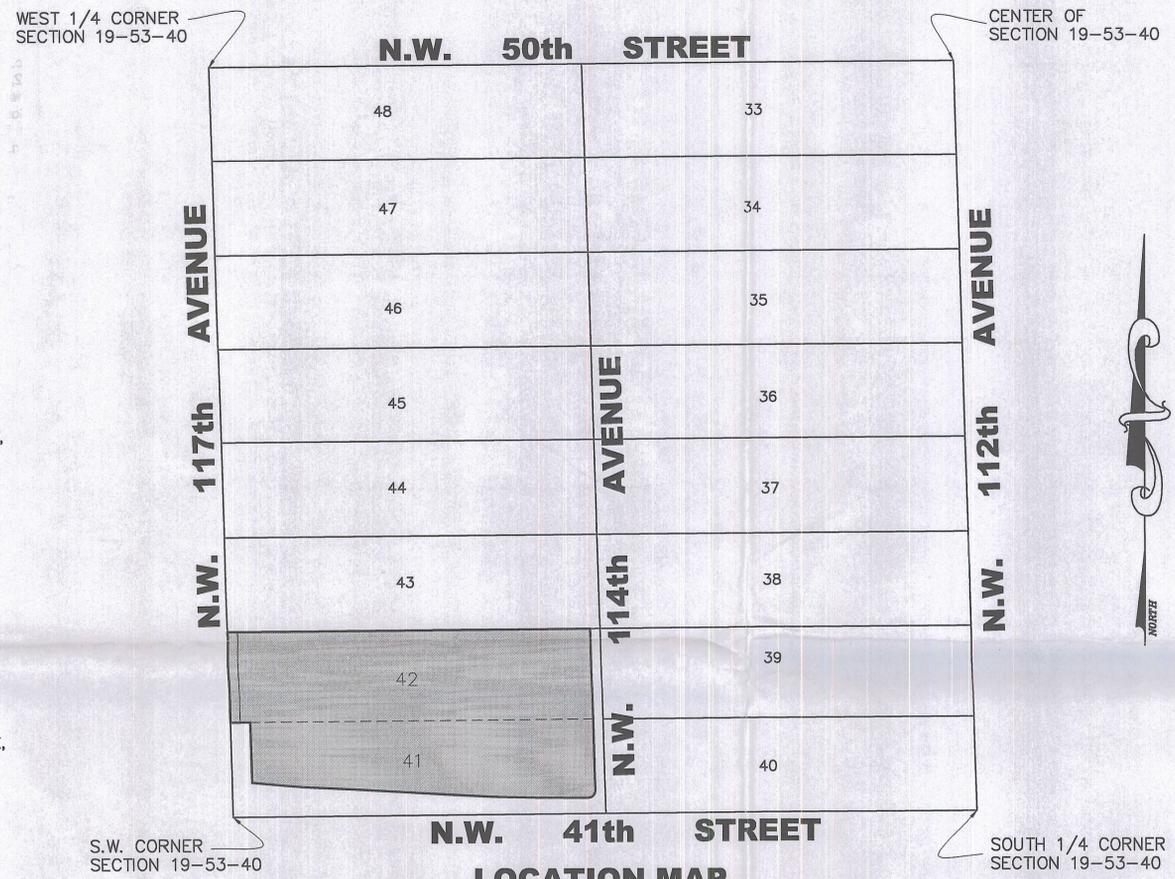
A portion of the East 90.00 feet of the West 160.00 feet to the South 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Dade County, Florida, also known as:

A portion of Tract 41 of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, which lies within the Southwest 1/4 of Section 19, Township 53 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

Begin at the Point of Intersection of the North line of said Tract 41 with the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19; thence run S01deg45min13secE, along the East line of the West 160.00 feet of the Southwest 1/4 of said Section 19, for a distance of 219.27 feet; thence run N84deg58min08secW for a distance of 90.63 feet to the Point of Intersection with the East line of the West 70.00 feet of the Southwest 1/4 of said Section 19; thence run N01deg45min13secW, along the East line of the West 70.00 feet of the Southwest 1/4 of said Section 19, for a distance of 210.65 feet to the Point of Intersection with the North line of said Tract 41; thence run N89deg34min36secE, along the North line of said Tract 41, for a distance of 90.02 feet to the Point of Beginning.

AND:

Tract 42 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, lying and being in Section 19, Township 53 South, Range 40 East, Dade County, Florida. LESS the East 35.00 feet thereof, for Right-of-Way purposes, recorded in O.R.B. 14590, Page 2003 and O.R.B. 14594, Page 2524, Public Records of Dade County, Florida.



**LOCATION MAP**  
S.W. 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.  
(SCALE: 1" = 300')

DEVELOPMENT CRITERIA	
	363 Residential Units
RETAIL:	90,000 S.F.
OFFICE:	30,000 S.F.
RESTAURANTS:	6,000 S.F. (HIGH TURNOVER, 300 SEATS)

**NOTE:**  
Recorded instruments shown on this Tentative Plat are based on SCHEDULE B-II OF TITLE COMMITMENT NUMBER CF- 0305444, prepared by Attorneys' Title Insurance Fund, Inc., effective as of November 6, 2000 at 11:00 P.M., furnished by the client.

### SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description: furnished by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Number of Tracts: 1 Tract
- Public Water to be utilized.
- Public Sewer to be utilized.
- Zoning: BU-2
- DEVELOPMENT CRITERIA: SEE DEVELOPMENT CRITERIA TABLE.
- Dade County Flood Criteria: 7.4' more or less.
- AREA OF PROPERTY:
- Area = 714,806.05 Square Feet or 16.41 Acres more or less.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT. North arrow direction and Bearings shown hereon are based on: N89deg34min41secW along South line of the S.W. 1/4 of Section 19-53-40, and center line of N.W. 41st Street, in recorded Plat Book 2, at Page 17, Public Records of Dade County, Florida.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: AH Base Flood Elevation= 7.00' AS PER Community-Panel No. 120635 Map No. 160 J Date: July 17, 1995.
- 00.0 Indicates Existing Elevation.
- Elevations are referred to: National Geodetic Vertical Datum, 1929.
- Bench Mark Used: H-024 AZ Elev.= 7.04'
- 19a) Bench Mark Location: 4.1' West of West Edge of Pavement of N.W. 117th Avenue and 0.8 mile North of N.W. 25th Street, 20.8' North of a Utility Pole.
- Field Book: A-284,15-20 Order No.:98S391-556/02E241-556

### SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. LB 6557  
Original Field Work Survey Date: October 22, 1998.  
Revision 1: October 2, 2003 (Update)  
Revision 2: January 4, 2005 (Revised Tract "B")  
Revision 3: March 24, 2006 (Removed Tract "B")  
Revision 4: May 15, 2006 (Update & City Comments)  
Revision 5: October 6, 2006 (Update & Revised per Client's Comments).  
Revision 6:

By: *Ricardo Rodriguez*  
Ricardo Rodriguez, P.S.M. for the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 5936

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No.	DATE	DESCRIPTION	RECORD OF REVISION	
			BY	APP.
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2	01/04/05	REVISED TRACT "B"	R.R.	O.A.
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5	10/06/06	UPDATED & REVISED AS PER CLIENT'S COMMENTS	R.R.	O.A.

## "PEBBLE WALK AT DORAL"

TYPE OF PROJECT:	TENTATIVE PLAT
SHEET NAME:	LOCATION MAP, DEVELOPMENT CRITERIA AND SURVEYOR'S NOTES
CLIENT:	ADRIAN HOMES LIMITED
CLIENT ADDRESS:	4000 PONCE DE LEON SUITE#770 CORAL GABLES, FLORIDA 33146
SCALE:	AS SHOWN
DRAWN BY:	JAER/R.R.
DATE CHECKED BY:	R.R.
QUALITY CONTROL:	<input type="checkbox"/>
DATE:	OCTOBER 22, 1998
PROJECT No:	02E241-556
SHEET:	1 OF 2 SHEETS

CAD FILE: C:\FORD COMPANIES\ENGINEERING & SURVEYING\SURVEY\TENTATIVE PLAT\PEBBLE WALK AT DORAL TENTATIVE PLAT January-06.DWG