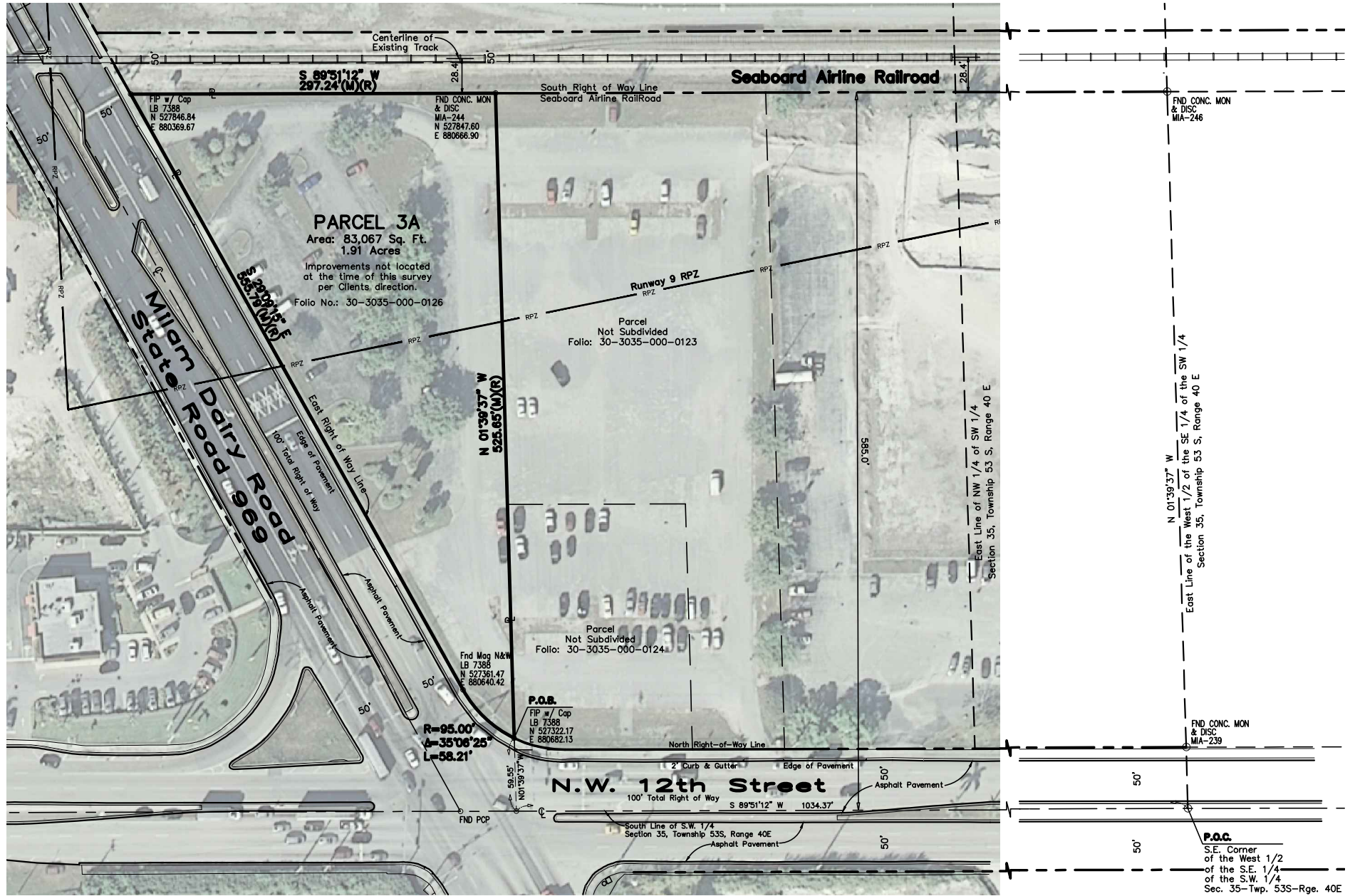


SECTION 35
TOWNSHIP 53S
RANGE 40E



PARCEL 3A
Area: 83,067 Sq. Ft.
1.91 Acres
Improvements not located
at the time of this survey
per Clients direction.
Folio No.: 30-3035-000-0126

Parcel
Not Subdivided
Folio: 30-3035-000-0123

Parcel
Not Subdivided
Folio: 30-3035-000-0124

LEGAL DESCRIPTION:

A portion of the SW 1/4 of the SW 1/4 of Section 35, Township 53 South, Range 40 East, Miami-Dade County, Florida, lying East of State Road 969 (Milan Dairy Road) and North of NW 12th Street and more particularly described as follows:
Commence at the Southeast corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 53 South, Range 40 East, Miami-Dade County, Florida; thence run in a Westerly direction along the South line of the Southwest 1/4 of said Section 35 for a distance of 1034.37 feet to a point; thence run N01°39'37\"/>

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and plotted under our direction on December 22, 2010. I further certify that this survey meets the Minimum Technical Standard Requirements as set forth in Rules 5J-17.051 and 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.
Triangle Surveying & Mapping, Inc.
John Liptak
Professional Surveyor and Mapper #5664
State of Florida

ABBREVIATIONS

- (M) Measured
- (R) Record
- (P) Plat
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- RPZ Runway Protection Zone
- FND Found
- SIP Set 1/2" Iron Pipe W/ Cap LB7388
- PCP Permanent Control Point
- CONC. Concrete
- MON Monument
- W/ With
- MIA Miami International Airport
- Off Set
- Sq. Square
- Ft. Feet
- Sec. Section
- Twp. Township
- Rge. Range
- Centerline
- Property Line

SURVEYOR'S NOTES:

The client designated the Parcel to be Surveyed.
The description for the Parcel was retrieved from the Miami-Dade County Clerks Office and is shown hereon.
No improvements are shown nor were they located at the time of this Survey at the direction of Miami-Dade County Aviation Department.
No underground footings were located.
No encroachments were noted by this survey, except as shown hereon.
Bearings and Coordinates shown hereon refer to Florida State Plane Coordinate system, East zone (0901), North American Datum (N.A.D.) 1983 (1990 adjustment) US Survey Feet.
The property boundary is based on plotted information, the fractional breakdown of Section 35, Township 53 South, Range 40 East as related to recovered monumentation and notorious evidence of occupation including Miami International Airport (MIA) monuments recovered as witness to the existing Parcel Boundary.
Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.
The ownership of the fences and/or walls as shown hereon was not determined.
Background aerials (2009) were provided by Miami-Dade County and are for graphical reference only.

SURVEYOR'S NOTES (continued):

Runway Protection Zone (RPZ) shown was provided by Miami-Dade County Aviation Department Technical Support Staff in Auto Cadd format and is GEO-referenced as provided directly into our digital file.
This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.
The National Flood Insurance Rate Map No. 12086C0287L for Florida Community No. 120635, FIRM Date 09/11/09, with an effective date of 09/11/09, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within Flood Zone "X" with no base flood elevation.
This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=50' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

SKETCH OF BOUNDARY SURVEY

Miami-Dade County Aviation Department
Parcel 3-A

This document is intended only for the specific purpose and client for which it was prepared.
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Date: 12/22/10	Project: 2500.04
Scale: 1" = 50'	Checked by: JL
F.B. 127/185	Drawn by: JET
Sheet: 1 of 1	Sketch: 1531-3A