

LEGAL DESCRIPTION

LOT 14

BLOCK 74

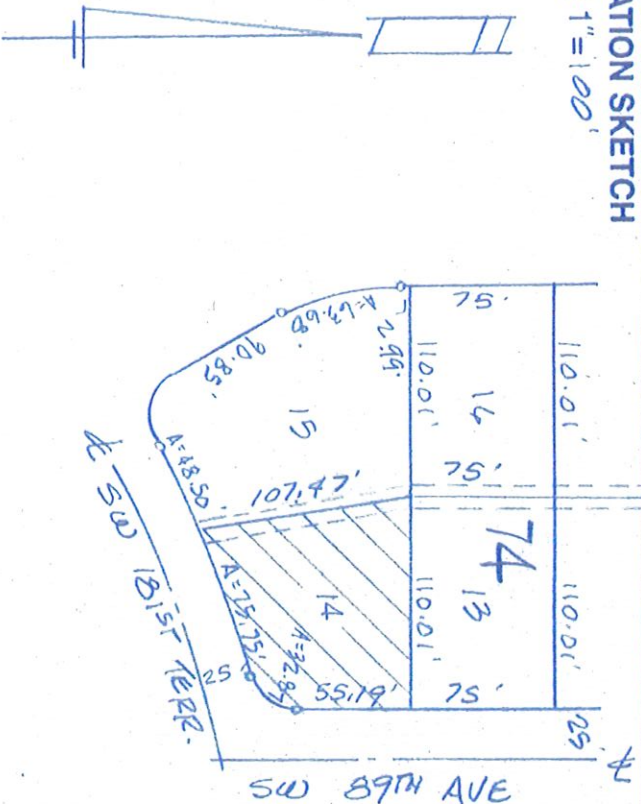
SUBDIVISION: SECTION EIGHTEEN DEL AIRE

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92 AT PAGE 83

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

SCALE 1" = 100'



0000446 = 18130 SW 89TH AVENUE MIAMI, FL. 33157

FOR: RYAN K. BALDUIN
- RYAN K. BALDUIN
- RUBYBELT TITLE AGENCY,
- FIRST AMERICAN TITLE INSURANCE COMPANY,
- CITIBANK FSB, ITS SUCCESSORS AND/OR ASSIGNS, ATIMA.

THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOB NUMBER 0009-41 DRAWN BY: L.A.

F.B. NO. A CHECKED BY: E.B.

DATE OF THE FIELD SURVEY 9-17-2002

REVISION DATE: _____
SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED.
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENT, IF ANY
AFFECTING THIS PROPERTY.
FENCE OWNERSHIP BY VISUAL MEANS ONLY (IF ANY). LEGAL OWNERSHIP NOT DETERMINED.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.

E. BELTRAN & ASSOCIATES, INC.
12533 S.W. 30th STREET
MIAMI, FLORIDA 33175
PHONE: (305) 552-7450
CERTIFICATE OF AUTHORIZATION NUMBER LB 5233

Ernesto Beltran

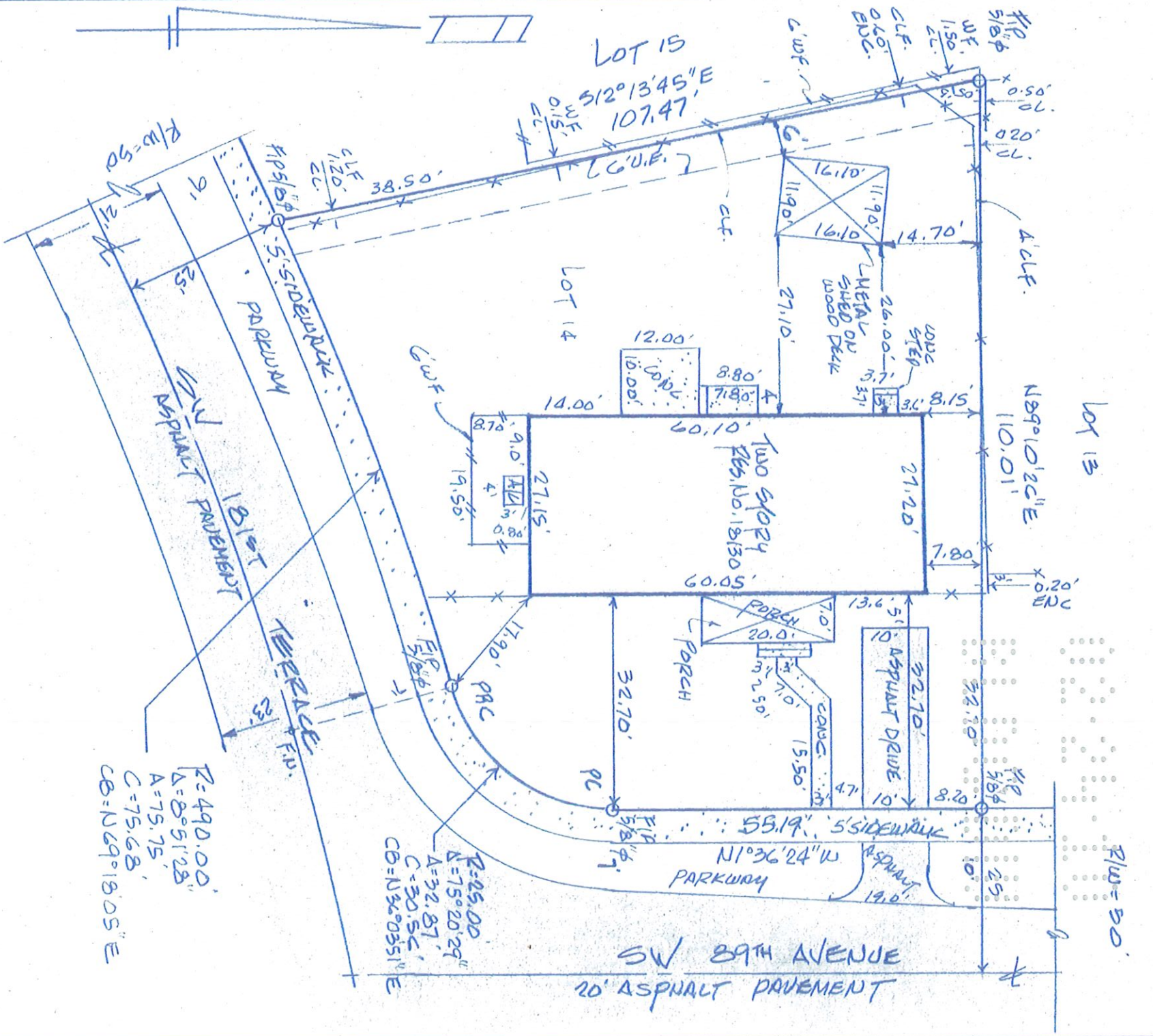
ERNESTO BELTRAN
PROFESSIONAL SURVEYOR & MAPPER NO. 4885
STATE OF FLORIDA

NOTE: THIS IS NOT A VALID SURVEY WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ABBREVIATIONS (IF ANY APPLIED)	
C. =CENTER LINE	CL. =CLEAR
P. =PROPERTY LINE	EN. =ENCROACHMENT
R.W. =RIGHT-OF-WAY	C.B.S. =CONCRETE BLOCK STRUCTURE
CL.F. =CHAIN LINK FENCE	CONC. =CONCRETE
W.F. =WOODEN FENCE	D. =DIAMETER
RES. =RESIDENCE	D.M.E. =DRAINAGE MAINTENANCE EASMT.
F.I.P. =FOUND IRON PIPE	S.I.P. =SET IRON PIPE
S.R.B. =SET RE-BAR	F.D.H. =FOUND DRILL HOLE
C.B. =CHORD BEARING	M/C. =AIR FOUND TAPPING UNIT
MEAS. =MEASURED	REC. =RECORDED
S.M.D. =SET NAIL & DISC	F.N. & D. =FOUND NAIL & DISC
F.N. =FOUND NAIL	F.N. =FOUND CUT NAIL
U.E. =UTILITY EASEMENT	M.L. =MONUMENT LINE
W.M.E. =WALL EASEMENT	PROP. COR. =PROPERTY CORNER
	F.H. =FIRE HYDRANT
	EASMT. =EASEMENT
	F.R.B. =FOUND RE-BAR
	S.I.D.H. =SET DRILL HOLE
	CALC. =CALCULATED
	F.S. =FOUND SPIKE
	RAD. =RADIAL
	F. =FOUND (TYP)=TYPICAL

DATE: 9-17-2002

SKETCH OF BOUNDARY SURVEY
SCALE 1" = 20'



BEARINGS HEREON (IF ANY) ARE REFERRED TO AN ASSUMED VALUE OF N 1° 36' 24\"/>

$R=490.00'$
 $\Delta=8^{\circ}51'28''$
 $A=75.75'$
 $C=75.68'$
 $CB=N69^{\circ}18.05''E$

$R=25.00'$
 $\Delta=75^{\circ}20'29''$
 $C=30.56'$
 $CB=N36^{\circ}03.51''E$

SW 89TH AVENUE
 20' ASPHALT PAVEMENT