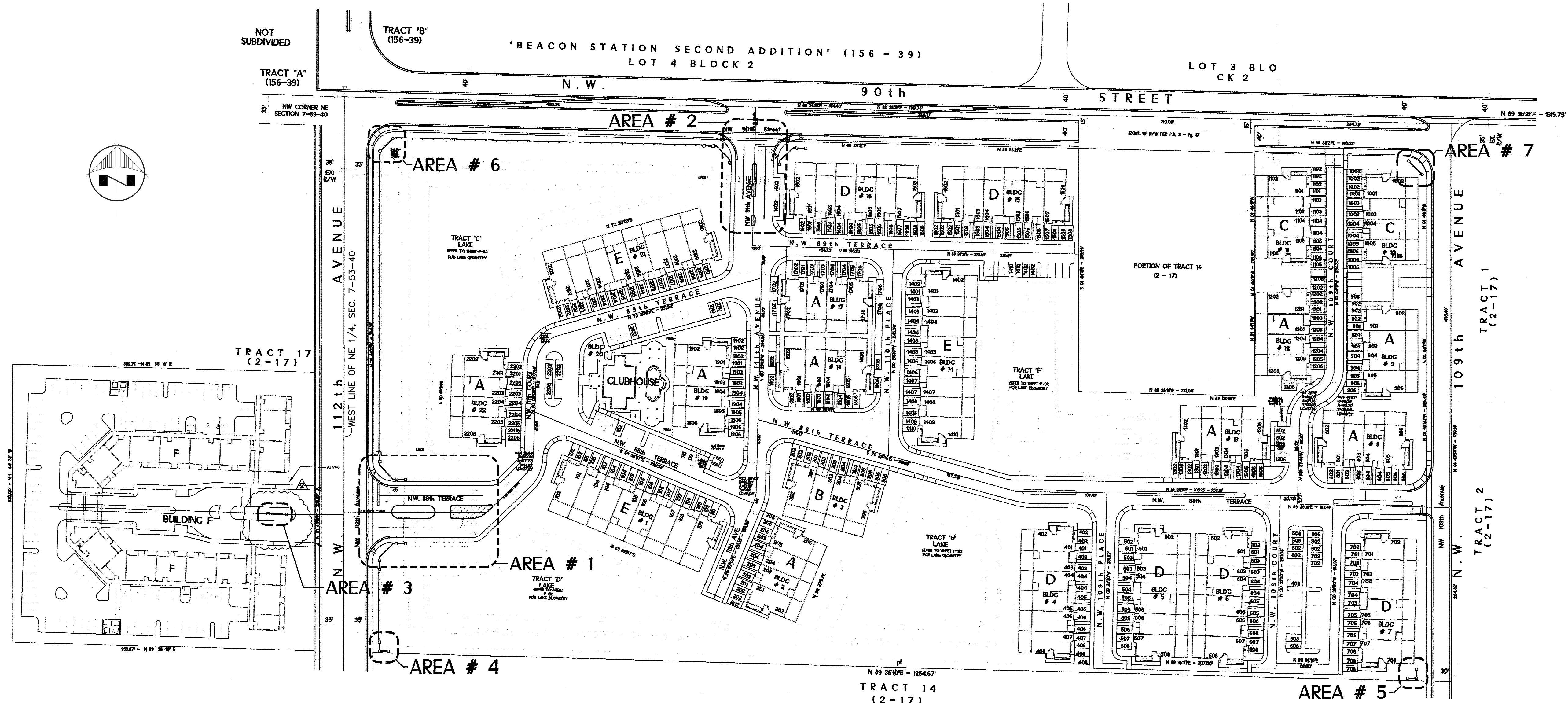


# SPECIFIC PURPOSE SURVEY "IBIS VILLAS AT DORAL" ENTRANCE FEATURES



**LOCATION MAP**  
A PORTION OF SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
MIAMI-DADE COUNTY, FLORIDA.  
SCALE = NOT TO SCALE

### **SURVEYOR'S NOTES**

THIS IS NOT A BOUNDARY SURVEY AND THE SOLE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO SHOW A DETAIL OF THE SEVEN (7) ENTRANCE FEATURES AREAS LOCATED AT LOCATION MAP.

BEARINGS AS SHOWN HEREON REFER TO A ASSUMED BEARING OF ALONG THE WEST LINE OF NE 1/4, SEC. 7-53-40 (SAYING THAT LINE IS THE SAME CENTERLINE OF N.W. 112th AVENUE), WHICH IS S01°44'11" E.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:

LOCATOR: 3111  
BENCHMARK NUMBER: L-1-2  
ELEVATION: 8.33 (N.G.V.D.)

FLOOD ZONE: AH COMMUNITY: 120635 PANEL: 160  
DATE OF FIRM: JULY 17, 1995 SUFFIX: J ELEVATION: 6.0

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE PROJECT AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 F THE FLORIDA ADMINISTRATIVE CODE.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHAEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT.

### **LEGAL DESCRIPTION: (AS PER O.R.B. 23874-2864)**

ALL OF PLAT OF "IBIS VILLAS AT DORAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA,

F/K/A:

TRACT 15, AND THE EAST 210 FEET OF THE WEST 665 FEET OF TRACT 16, AND THE EAST 210 FEET OF THE WEST 455 FEET OF TRACT 16, AND THE WEST 245 FEET OF TRACT 16, AND THE EAST 180 FEET OF THE WEST 1105 FEET OF TRACT 16, AND TRACT 18, LESS THE WEST 1105 FEET IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST. "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA,

TOGETHER WITH:

THE EAST 210 FEET OF THE WEST 875 FEET OF TRACT 16, LESS THE NORTH 25 FEET THEREOF AND TRACT 16, LESS THE WEST 1085 FEET, IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST. "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

### **CERTIFICATION:**

I HEREBY CERTIFY, THAT THIS "SPECIFIC PURPOSE 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 "SPECIFIC PURPOSE SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

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.

GUILLERMO GUERRERO, P.S.M.  
CERTIFICATE No. L.S.-6453  
STATE OF FLORIDA

### **LEGEND & ABBREVIATIONS**

ABBREVIATION	SYMBOL	DEFINITION
SEC.		SECTION
SQ. FT.		SQUARE FOOTAGE
STY.		STORM
S.R.		STATE ROAD
T.C.W.		TRUCKING
U.L.		UTILITY
U.S.		UTILITY
U.P.P.		UTILITY POINT OF PAVEMENT
W.P.P.		WATER MAIN LINE
W.V.		WOOD
W.M.V.		WOOD MAIN LINE
W.F.P.		WOOD FENCE
W.W.		WOOD WATER MAIN LINE
W/W.		WATER MAIN LINE
W/P		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE
W.P.P.		WOOD POWER POLE

REVISIONS	DATE	BY	APPV

**IBIS VILLAS AT DORAL**  
FOLIO #: 35-3007-010-0001  
A PORTION OF A SECTION 7-53-40, DADE COUNTY, FLORIDA

**GUILLERMO GUERRERO, P.S.M.**  
PROFESSIONAL SURVEYOR & MAPPER No. 6453  
682 E. 21st STREET, HIALEAH, FL 33013  
PHONE: (305) 885-4603 / (305) 528-5661 / (305) 333-3328

THIS CERTIFICATION APPLIES TO BOTH SHEETS.  
SHEET 2 & 3 OF 3 NOT VALID WITHOUT SHEET 1 OF 2.

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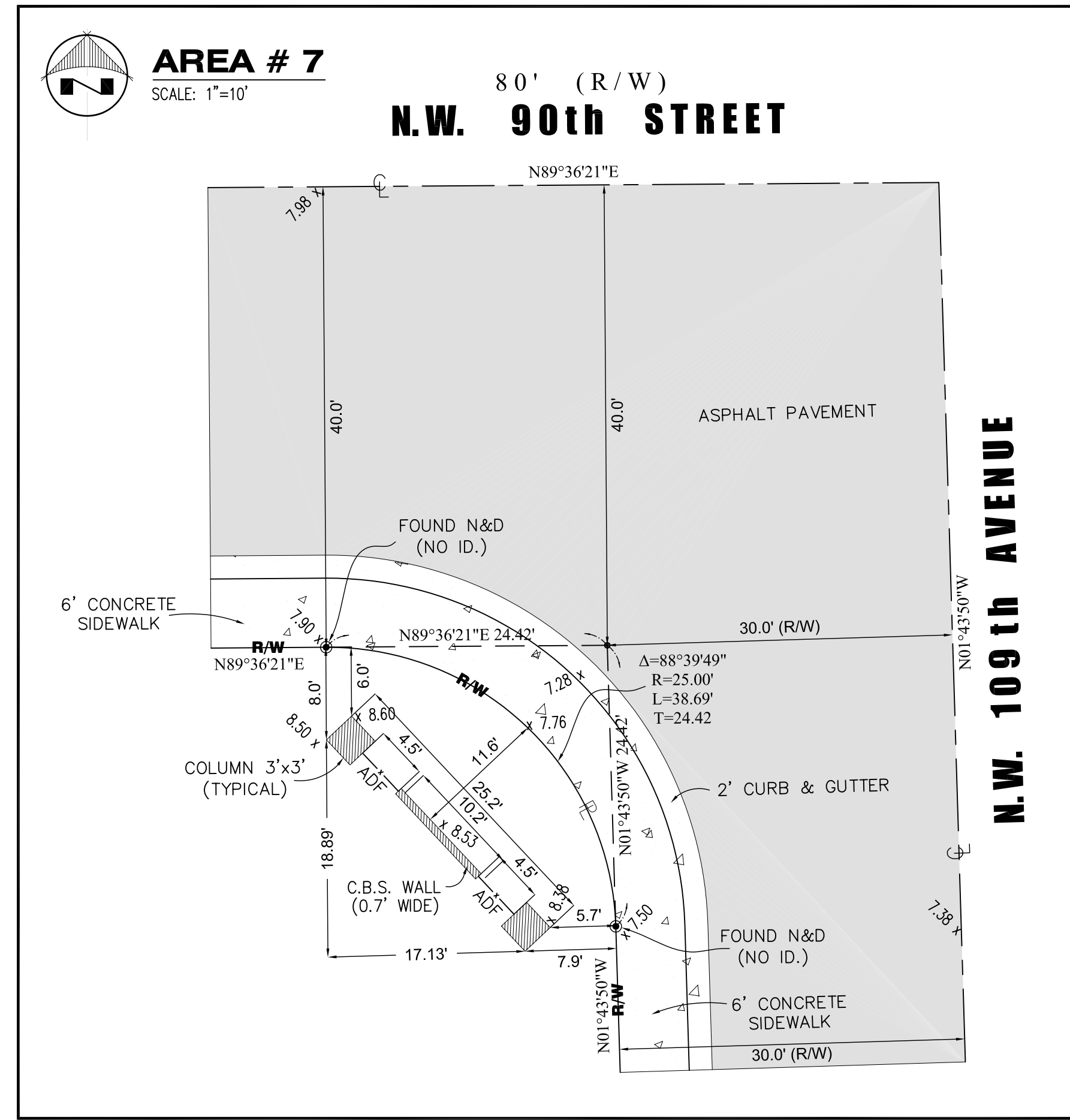
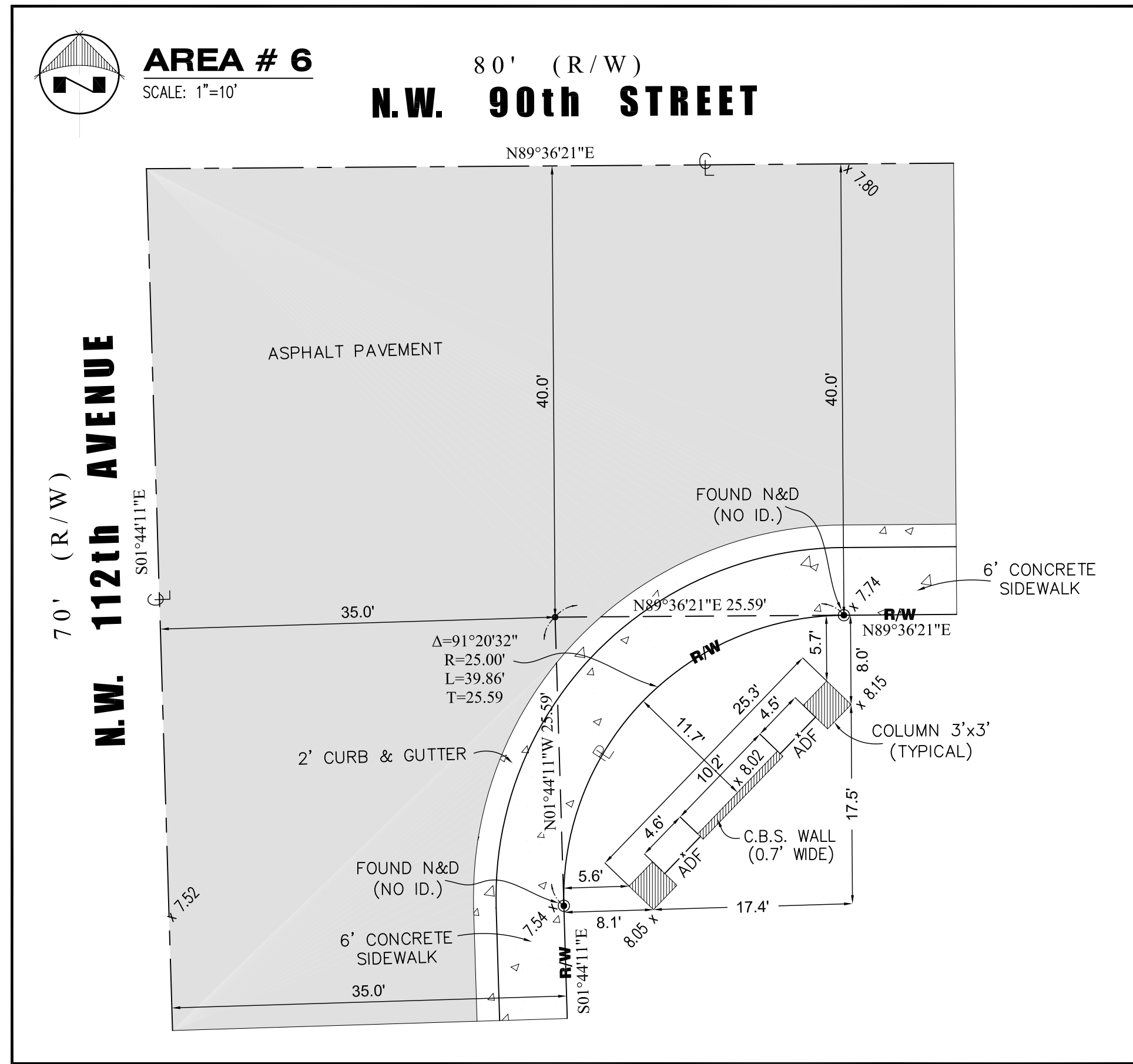
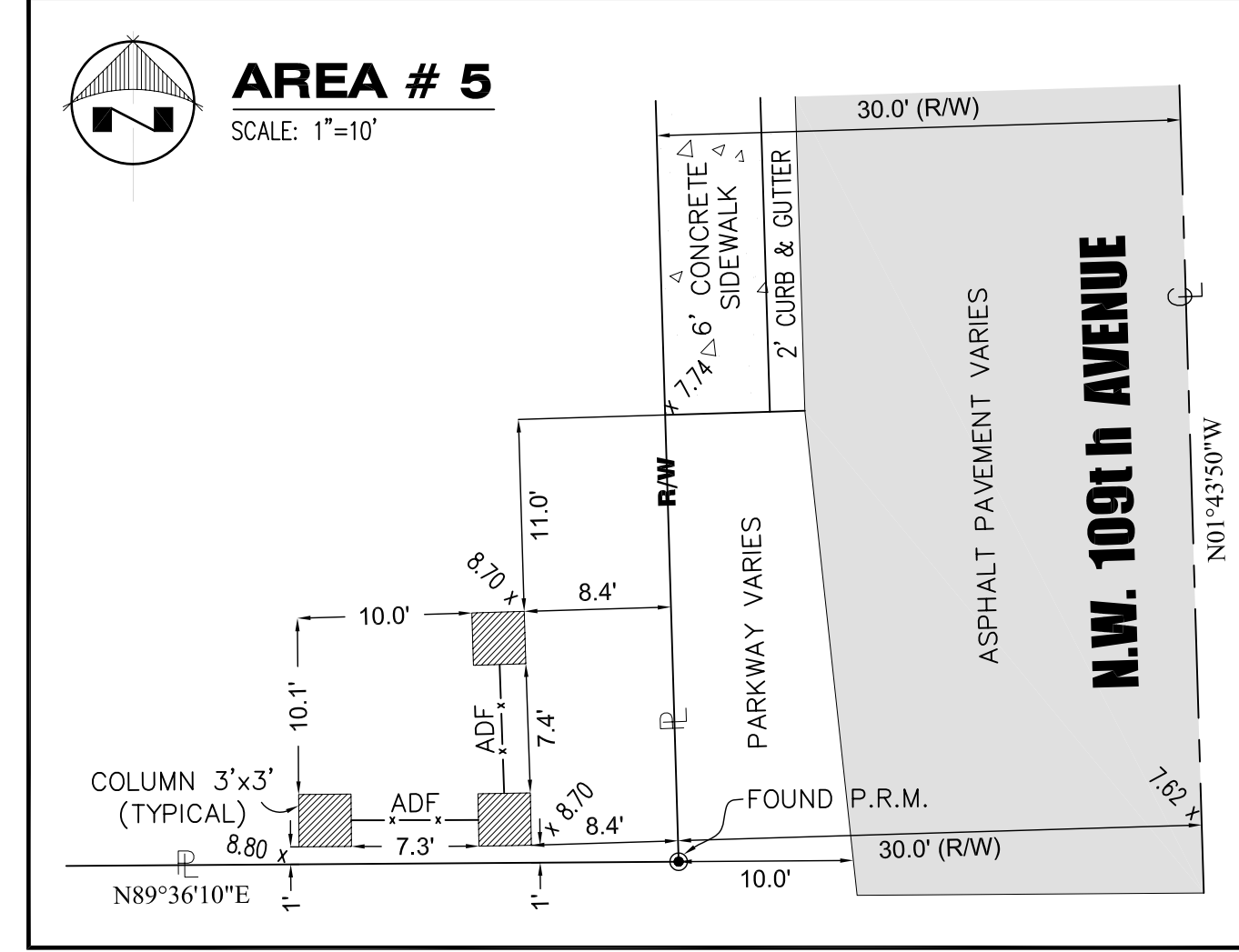
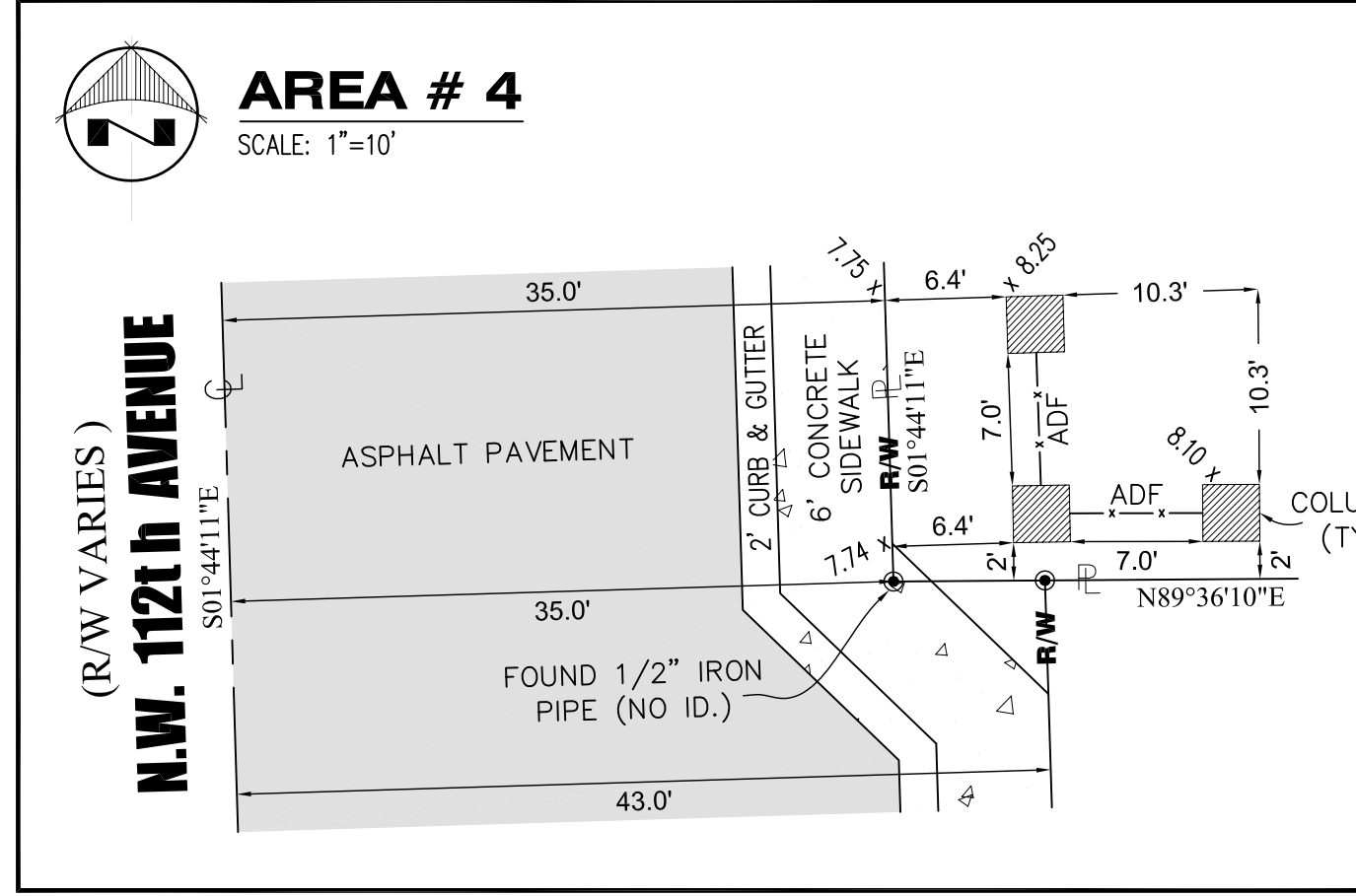
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# SPECIFIC PURPOSE SURVEY

## "IBIS VILLAS AT DORAL"

### ENTRANCE FEATURES



#### LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION
ADP	⊕	ADJUSTED POINT
B.M.	⊕	BENCH MARK
B.S.	⊕	BELL SOUTH MANHOLE
C.S.	⊕	CONCRETE SIDEWALK
C.P.	⊕	CONCRETE POINT
C.P.P.	⊕	CONCRETE POINT
C.P.M.	⊕	CONCRETE POINT
C.P.R.	⊕	CONCRETE POINT
C.P.S.	⊕	CONCRETE POINT
C.P.T.	⊕	CONCRETE POINT
C.P.W.	⊕	CONCRETE POINT
C.P.X.	⊕	CONCRETE POINT
C.P.Y.	⊕	CONCRETE POINT
C.P.Z.	⊕	CONCRETE POINT
C.P.1	⊕	CONCRETE POINT
C.P.2	⊕	CONCRETE POINT
C.P.3	⊕	CONCRETE POINT
C.P.4	⊕	CONCRETE POINT
C.P.5	⊕	CONCRETE POINT
C.P.6	⊕	CONCRETE POINT
C.P.7	⊕	CONCRETE POINT
C.P.8	⊕	CONCRETE POINT
C.P.9	⊕	CONCRETE POINT
C.P.10	⊕	CONCRETE POINT
C.P.11	⊕	CONCRETE POINT
C.P.12	⊕	CONCRETE POINT
C.P.13	⊕	CONCRETE POINT
C.P.14	⊕	CONCRETE POINT
C.P.15	⊕	CONCRETE POINT
C.P.16	⊕	CONCRETE POINT
C.P.17	⊕	CONCRETE POINT
C.P.18	⊕	CONCRETE POINT
C.P.19	⊕	CONCRETE POINT
C.P.20	⊕	CONCRETE POINT
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C.P.35	⊕	CONCRETE POINT
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C.P.37	⊕	CONCRETE POINT
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C.P.39	⊕	CONCRETE POINT
C.P.40	⊕	CONCRETE POINT
C.P.41	⊕	CONCRETE POINT
C.P.42	⊕	CONCRETE POINT
C.P.43	⊕	CONCRETE POINT
C.P.44	⊕	CONCRETE POINT
C.P.45	⊕	CONCRETE POINT
C.P.46	⊕	CONCRETE POINT
C.P.47	⊕	CONCRETE POINT
C.P.48	⊕	CONCRETE POINT
C.P.49	⊕	CONCRETE POINT
C.P.50	⊕	CONCRETE POINT
C.P.51	⊕	CONCRETE POINT
C.P.52	⊕	CONCRETE POINT
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C.P.79	⊕	CONCRETE POINT
C.P.80	⊕	CONCRETE POINT
C.P.81	⊕	CONCRETE POINT
C.P.82	⊕	CONCRETE POINT
C.P.83	⊕	CONCRETE POINT
C.P.84	⊕	CONCRETE POINT
C.P.85	⊕	CONCRETE POINT
C.P.86	⊕	CONCRETE POINT
C.P.87	⊕	CONCRETE POINT
C.P.88	⊕	CONCRETE POINT
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C.P.98	⊕	CONCRETE POINT
C.P.99	⊕	CONCRETE POINT
C.P.100	⊕	CONCRETE POINT

SHEET 3 OF 3 NOT VALID WITHOUT SHEET 1 OF 2.  
FOR CERTIFICATION SEE SHEET 1 OF 2.

**IBIS VILLAS AT DORAL**

FOLIO #: 35-3007-010-0001  
A PORTION OF A SECTION 22-53-41, DADE COUNTY, FLORIDA

**GUILLERMO GUERRERO, P.S.M.**  
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