



BM USED  
MIAMI-DADE COUNTY BC-22-2  
EL. 8.24 NGVD 1929

NOTES:  
THIS PROPERTY IS MORE THAN 2 MILES AWAY FROM THE MIAMI-DADE COUNTY LAKE BELT AREA

ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS  
LEGAL DESCRIPTION AS PROVIDED BY CLIENT  
UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED  
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY  
THE NATIONAL FLOOD INSURANCE RATE MAP DATED 7-17-95 DELINEATES THE ABOVE DESCRIBED LAND TO BE SITUATED WITHIN ZONE X

LEGEND SKETCH OF SURVEY SCALE 1"=20'  
WM=WATER METER FDM=FOUND DRILL HOLE UE=UTILITY EASEMENT DME=DRAINAGE AND MAINTENANCE EASEMENT R/V=RIGHT OF WAY N.T.S.=NOT TO SCALE  
F N&D=FOUND NAIL AND DISK OUL=OVERHEAD UTILITY LINE FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED SIP=SET 3/4" X 18" IRON PIPE #2852  
P/L=PROPERTY LINE CONC=CONCRETE CL=CLEAR/D/S=OFFSET CLF=CHAIN LINK FENCE VV=WOOD FENCE D/L=ON LINE BF=BLOCK FENCE A/C=AIR CONDITIONER  
CBS=CONCRETE BLOCK STRUCTURE SVLK=SIDEWALK PAV=PAVEMENT P/VY=PARKWAY R=RADIUS Δ=CENTRAL ANGLE T=TANGENT A=ARC CH=CHORD  
M/L=MONUMENT LINE PC=POINT OF CURVATURE ID=IDENTIFICATION RES=RESIDENCE PLT=PLANTER FIB=FOUND 1/2" IRON BAR FN=FOUND NAIL  
MHW=MANHOLE WME=WALL MAINTENANCE EASEMENT B/L=BASE LINE W.P.=WOOD POLE CB=INLET FIRE HYDRANT VV=VALVE TEL=TELEPHONE  
PBL=PLATTED BUILDING LINE STL=SURVEY TIE LINE PRC=POINT OF REVERSE CURVATURE PCC=POINT OF COMPOUND CURVATURE BBL=BASE BUILDING LINE  
ENC=ENCROACHMENT IV=IRON WORK RD=RECORD CD=MEASURED SN&D=SET NAIL AND DISK #2852 PRM=PERMANENT REFERENCE MONUMENT  
C=CENTERLINE DELTA=CENTRAL ANGLE BM=BENCH MARK EL=ELEVATION SEC=SECTION POB=POINT OF BEGINNING POC=POINT OF COMMENCEMENT E=ELECTRIC  
BEARINGS ARE ASSUMED ON S.W. 112th AVE. (S 01° 34' E)

RECEIVED  
2006-201  
JUL 17 2006  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY

CONTINENTAL LAND SURVEYORS INC  
1700 SW 57th AVE, SUITE 201  
MIAMI, FLORIDA 33155  
TELEPHONE 305-262-1925  
LB 4476

LEGAL DESCRIPTION  
A PORTION OF THE NORTH 225 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS NORTH 75 FEET OF EAST 185 FEET AND LESS EAST 50 FEET OF SOUTH 150 FEET; OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 7 AND RUN NORTH 01° 01' 34" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR 480.26 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SOUTH 89° 11' 31" WEST, 50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, SOUTH 89° 11' 31" WEST, 293.25 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, NORTH 0° 59' 07" WEST, 182.79 FEET; THENCE ALONG THE NORTH LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, NORTH 89° 04' 02" EAST, 158.20 FEET; THENCE SOUTH 01° 01' 34" EAST, 75 FEET THENCE NORTH 89° 04' 02" EAST, 135 FEET; THENCE PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 TO THE POINT OF BEGINNING, SOUTH 01° 01' 34" EAST 108.43 FEET; LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND

THE NORTH 75 FEET OF THE EAST 185 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS THE EAST 50 FEET FOR THE ROAD, IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST.  
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

21450 S.W. 112th AVE  
MIAMI, FL.  
FOR TRIUMPHANT CHURCH OF GOD OF PHROPECY  
ORDER NO. 6-04-52, 2-06-02A  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
FIELD WORK DATE: 7-1-04  
REVISED 11 11 2-9-06

JOSE A. PEREZ  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 2852 STATE OF FLORIDA