

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 50'

NOTES:

- The legal description was prepared by Jack Mueller & Associates, Inc.
- The bearings are based on an assumed direction of N02°36'00"W along the West line of the SW ¼ of Section 15, Township 52 South, Range 40 East, Miami-Dade County, Florida
- The subject gross fractional parcel contains 217,591 square feet (4.9952 acres), more or less. The net area is 195,558 square feet (4.4894 acres, more or less.
- Elevations shown refer to the "National Geodetic Vertical Datum of 1929"
- Bench Mark I.D. No's are as follows:
 *SPRING RM# 2", Elevation 7.77 feet, Miami-Dade County Survey Section, U.S.C. & G.S. brass disk in concrete sidewalk on North side of street, 120 feet West of the centerline of NW 86th Avenue and 30 feet North of the centerline of NW 170th Street.
 *SPRING AZ#1", Elevation 7.27 feet, Miami-Dade County Survey Section, U.S.C. & G.S. brass disk in concrete sidewalk located 31 feet North of centerline NW 170th Street and 41 feet East of centerline of NW 83rd Avenue.
- The Dade County Flood Criteria is Elevation 6.6, as shown on the AMENDED PLAT OF FLOOD CRITERIA MAP, according to the plat thereof recorded in Plat Book 120, at Page 13, of the Public Records of Miami-Dade County, Florida.
- The Federal Flood Hazard Classification is Zone "AE", Base Flood Elevation is 6 feet, as shown on the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community No. 120635, Panel 0075, Suffix "J", Map Revised March 2, 1994.
- This SKETCH OF BOUNDARY SURVEY was prepared for submission to the Miami-Dade County Plat Committee for consideration as a Tentative Plat only. It is a revision of the previously approved Tentative No. T-17762. Lot lines and lake limits are subject to change before the final plat is submitted.
- The present Zoning classification is RU-1
- The Development Information: proposed sixteen (16) single family RU-1 lots.
- This Survey is not valid without the signature and original raised seal of a Florida Professional Surveyor and Mapper.

LEGAL DESCRIPTION:

All that part of Tract 48 of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 of Section 15, Township 52 South, Range 40 East, according to the plat thereof recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida, lying within the North 165.00 feet of the West ¼ of the SW ¼ of said Section 15.

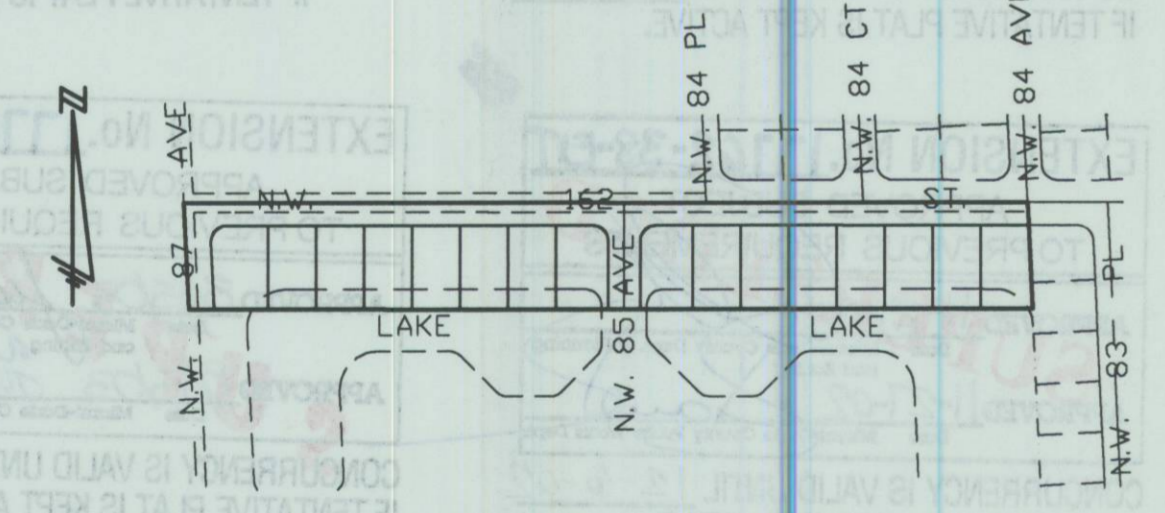
T-17762

ABBREVIATIONS

- CL = Center Line
- CONC. = Concrete
- COR = Corner
- (NR) = Non Radial
- P.B. = Plat Book
- PG = Page
- R = Radius
- Δ = Central Angle
- L = Arc Distance
- (R) = Radial
- RGE. = Range
- SEC. = Section
- TWP. = Township
- TYP. = Typical
- W = With

LOCATION MAP

SCALE: 1" = 300'



TENTATIVE PLAT OF DUNNHILL COVE FIRST ADDITION

A PROPOSED SUBDIVISION OF A PORTION OF TRACT 48 OF FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1 OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 40 EAST, PLAT BOOK 2, PAGE 17, MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR:
 LOWELL DUNN
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DATE: NOVEMBER 2, 1999 SCALE: AS SHOWN

ROBIN D. TEAGARDEN, JR.
 REG. SURVEYOR &
 MAPPER #2354
 STATE OF FLORIDA

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