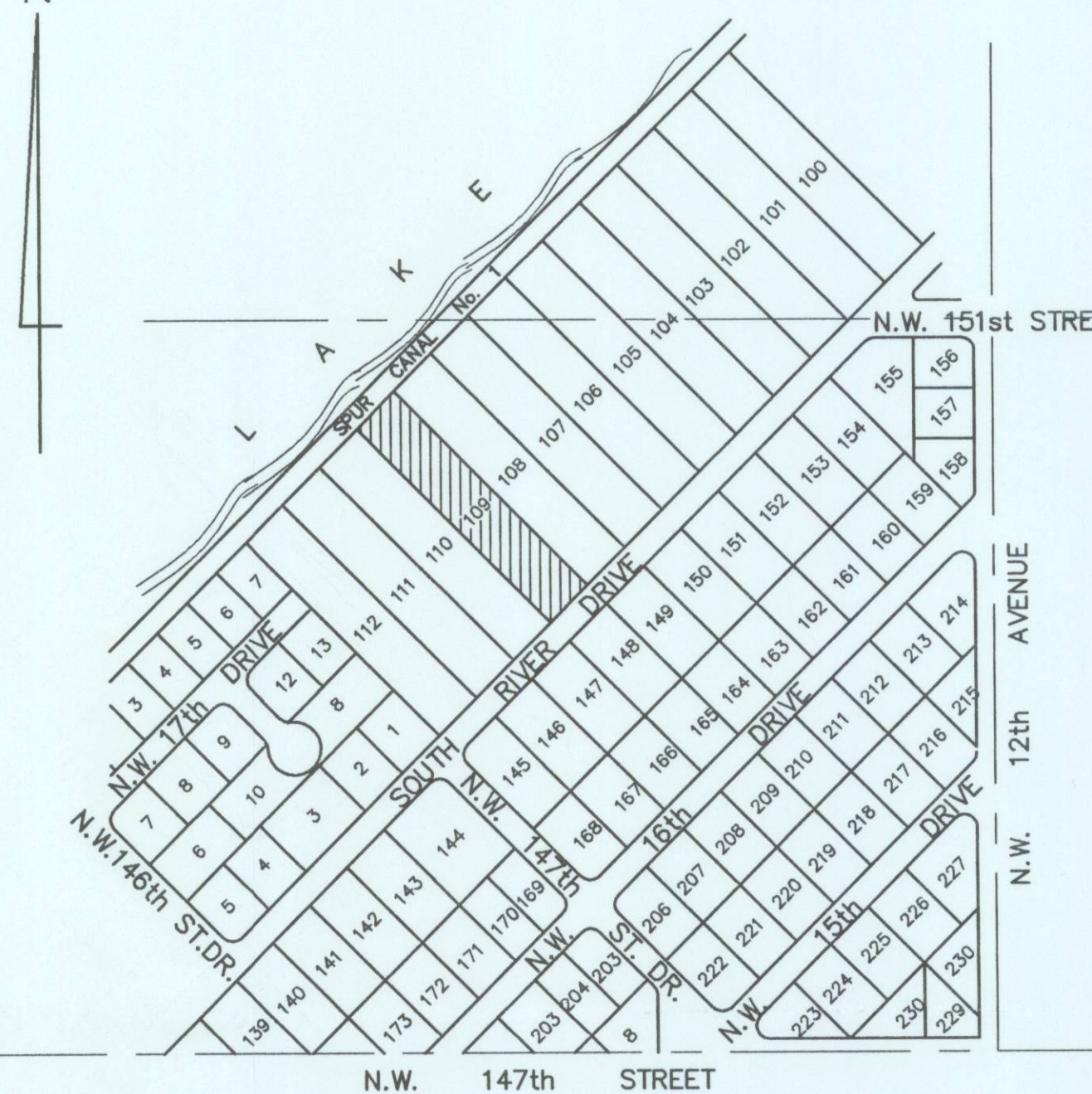
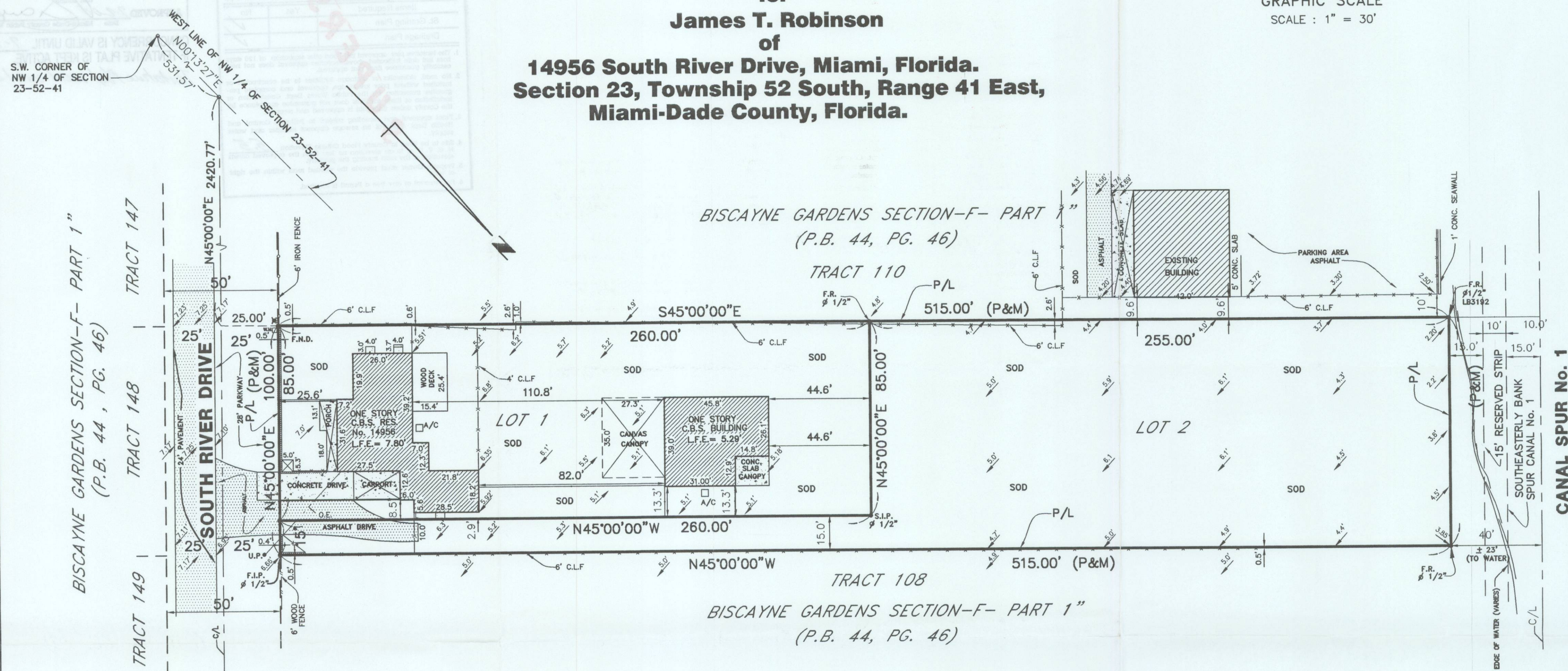
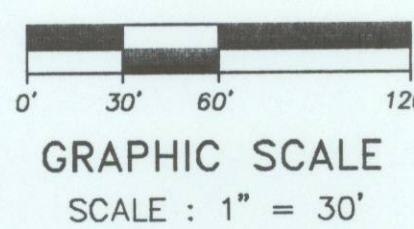


TENTATIVE PLAT "ROBINSON ACRES"

for
James T. Robinson
of
14956 South River Drive, Miami, Florida.
Section 23, Township 52 South, Range 41 East,
Miami-Dade County, Florida.



LOCATION SKETCH

SCALE: 1"=300'

A PORTION OF THE N.W. 1/4 OF
SECTION 23, TWP 52 S, RGE 41 E

LEGEND

P/L	Property Line
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
S.I.P.	Set Iron Pipe
F.I.P.	Found Iron Pipe
M.L.P.	Metal Light Pole
—	Guy Wire
—	Utility Power Pole
—	Fire Hydrant
—	Water Meter
—	Electric Box
—	Telephone Box
—	Sewer Manhole
—	Traffic Sign
—	Catch Basin
—	Drainage Manhole
—	Property Corner
—	Concrete Light Pole
—	Gas Valve
—	Water Valve
—	Water Manhole
—	Telephone Manhole
—	Unknown Manhole
—	1/4 Section Corner
—	Number of parking spaces
—	Spot Elevation
—	T.B.M.—Temporary Bench mark
L.F.E.	Lowest Floor Elevation

SURVEYOR'S NOTES:

1. MAP OF TENTATIVE PLAT:

Last day of field work was performed on June 03, 2002.

2. LEGAL DESCRIPTION:

Tract 109, of "BISCAYNE GARDENS SECTION F PART 1", according to the plat thereof, as recorded in Plat book 44, at Page 46, of the Public Records of Miami-Dade County, Florida.

Containing 51,500 square feet or 1.18 acres more or less, by calculations.

3. ACCURACY:

The minimum relative distance accuracy for this type of Survey is 1 foot in 10000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

4. SOURCES OF DATA:

As to vertical control:

This property appears to be located in Flood Zone AE, Base Flood Elevation=7 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 090 - J, Revised Date: 07-17-1995.

The vertical control element of this survey was derived from the National Geodetic Vertical Datum of 1929.

Benchmark description and elevation

Benchmark used: Miami-Dade County Benchmark, N-477 .. Elevation=9.07 feet.

Location: N.W. 151st Street on C/L. N.W. 12th Avenue..... on C/L.

Iron pipe in center of intersection.

As to horizontal Control:

Bearings as shown hereon refer to an assumed bearing of S88° 16'38"E along the North Line of the Property; the boundaries of the Subject Property are to be considered an established and well-monumented line.

1. Plat of "BISCAYNE GARDENS SECTION F PART 1", recorded in Plat Book 44, at Page 46, of the Public Records of Miami-Dade County, Florida.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property 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 Subject Property by any entity or individual who may appear of public record. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code.

6. CLIENT INFORMATION:

This Tentative Plat and the Survey Map resulting therefrom was prepared at the insistence of and certified to:

Owner: James T. Robinson
Contact Person: James T. Robinson
P.O.Box 603, Opa-Locka, Florida, 33054.
Phone: (305) 687-3293

7. DEVELOPMENT CRITERIA:

- a) Present Zoning: RU-1 Single Family Residential
7500 s.f. Min. Lot Size,
3.5 Units per Acre
- b) Proposed Use: For Single Family Residence.
- c) Public Water: to be utilized.
- d) Public Sewer: to be utilized.
- e) Number of Lots: Two (2) Lot.
- f) Development Criteria:
Parent Tract Area: 51,500 sq. ft. or 1.18 acres more or less.
Lot 1 Area: 22,100 sq. ft. or 0.51 acres more or less.
Lot 2 Area: 29,400 sq. ft. or 0.67 acres more or less.
- g) Ownership subject to OPINION OF TITLE.
- h) Miami-Dade County Flood Criteria: Elev.=5.5'

8. PURPOSE OF THIS TENTATIVE PLAT:

The expressed purpose of this Tentative Plat is subdivide the subject property in two (2) Lots.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Tentative Plat" and the Survey Map and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" meets the intent of the applicable provisions 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 law, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB3398

By:
Juan J. Bonfill
Professional Surveyor and Mapper Number LS3179
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

TENTATIVE PLAT
of
ROBINSON ACRES
14956 SOUTH RIVER DRIVE, MIAMI,
MIAMI-DADE COUNTY, FLORIDA
for
JAMES T. ROBINSON

REVISIONS	BY
ADD. ELEV. 09-24-2002	E.F.
Certifications 03-31-2003	E.F.

Proj:	02-0388
Job:	03-0241
Drawn:	G.P.
Checked:	J.B.
Scale:	AS SHOWN
Field Book:	N/A
SHEET 1 OF 1	

J. Bonfill & Associates, Inc.
ARCHITECTS, LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: Board of County Commissioners.

(Number of Sites _____)

FEES:
Subdivision Control-----\$800.00
Plus: \$ 7.00 per site in excess of 5 sites----\$
D.E.R.M.-----\$150.00
Sub-Total-----\$

FOR OFFICIAL USE ONLY:

Date Received: _____

Agenda Date: _____

Concurrency Review Fee(*6% of Sub-Total)-----\$
*Not applicable within Municipalities
Total Processing Fee-----\$

Tentative No. T-19202-6 Ext-N.O

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality Miami-Dade County Sec. 23 Twp. 52 S. Rge. 41 E.

1. Name of Proposed Subdivision Robinson Acres

2. Owner's Name: James T. Robinson Phone (305) 687-3293

Address 14956 So. River Dr. city Miami State Fla Zip Code 33167

3. Surveyor's Name: Juan Jose Bonfill Phone (305) 598-8383

Address 9360 SW 72 St, #265 city Miami State Fla Zip Code 33173

4. Legal Description of Parent Tract Folio No. 302 - 123 - 022 - 1090
Tract 1091, "Biscayne Gardens Section F, Part 1," Plat Book 44, P 46, Miami-Dade County

5. Street boundaries: Northwesternly of So. River Dr. & +300' Northeastly NW 147 St. Dr.

6. Present Zoning: RU-1

7. Proposed use of Property: Single Family Res. (2 Units), Duplex (N/A Units),
Apartments (N/A Units), Industrial/Warehouse (N/A Sq.Ft.), Business (N/A Sq.Ft.),
Office (N/A Sq.Ft.), Restaurant (N/A Sq.Ft. & No. Seats N/A),
Other (N/A Sq.Ft. & No. of Units N/A)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 4 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. Also I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

(Print name & Title here):

OWNER

BEFORE ME, personally appeared JAMES T. ROBINSON this 23 day of April, 2003 A.U. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce As identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 23 day of April 2003 A.D.



Dorothy A Miller
My Commission DD008045
Expires March 11 2005

(NOTARY SEAL)

Signature of Notary Public:

(Print, Type name here:

Dorothy A Miller

My Commission DD008045

Expires March 11 2005
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.