GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

LEGAL DESCRIPTION:

The Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS AND EXCEPT that portion thereof lying within the lands designated as part of Parcel No. 102 and conveyed to the State of Florida Department of Transportation, pursuant to that Deed recorded in Official Records Book 9942, Page 1740, of the Public Records of Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof acquired by Miami-Dade County, Florida pursuant to that Final Judgment recorded in Official Records Book 27731, Page 2513, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel No. 1: The East 40.00 feet of the South 1275.00 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida;

and,

Parcel No. 1A; The East 40 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, LESS the South 1275.00 feet thereof.

FURTHER LESS AND EXCEPT that portion thereof conveyed to the Town of Miami Lakes pursuant to that Right-of-Way Deed recorded in Official Records Book 28429, Page 801, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel II: The South 50 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying East of Interstate 75 (State Road Number 93) Ramp Limited Access Right-of-Way line as shown on Florida Department of Transportation Right-of-Way Map for Section 87075-2401, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof conveyed to Miami-Dade County, Florida pursuant to that Quit-Claim Deed recorded in Official Records Book 28634, Page 307, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

The external area formed by a 25-foot radius arc concave to the Northwest and tangent to the West line of the East 40 feet of said Section 16 and tangent to the North line of the South 50 feet of said Section 16, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof described as follows:

A portion of land lying and being in the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, in Miami-Dade County, Florida; being more particularly described as follows:

Commencing at the Southeast corner of said Section 16; thence S 89° 34' 49" W along the South line of the Southeast 1/4 of said Section 16, for a distance of 67.90 feet to a point; thence N 00° 25' 11" E for 50.00 feet to the Point of Beginning; thence S 89° 34' 49" W along a line 50 feet North of and parallel with the South line of the Southeast 1/4 of said Section 16 a distance of 485.40 feet to a point ; thence N 00° 25' 11" W for 564.21 feet to a point; thence N 29° 56' 58" E for 375.94 feet to a point; thence N 87° 24' 00" E for 87.27 feet to a point; thence N 02° 36' 00" W for 20.00 feet to a point; thence N 87° 24' 00" E for 200.00 feet; thence S 02° 36' 00" E along a line 40 feet West of and parallel with the East line of the Southeast 1/4 of Section 16 a distance of 894.18 feet to a point of curvature of a circular curve concave to the Northwest and having for its elements a central angle of 92° 10' 49", a radius of 25.00 feet, an arc distance of 40.22 feet and a chord distance of 36.02 feet to the Point of Beginning.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE BII, of Order No. 11657-14-00026, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date March 26, 2014 at 8:00 A.M, furnished by the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

10. Reservations in favor of The Board of Education of the State of Florida as contained in Deed No. 3,902 recorded December 22, 1921 in Deed Book 15, Page 12, and recorded February 20, 1922 in Deed Book 288, Page 72, as affected by Quit Claim Deed recorded December 3, 1968 in Official Records Book 6191, Page 255, and Quit Claim Deed recorded September 24, 1973 in Official Records Book 8453, Page 229, of the Public Records of Miami-Dade County, Florida.

(DOES NOT AFFECT THE SUBJECT PROPERTY, CANAL RESERVATION RELEASED BY Official Records Book. 8456, Page 229)

11. Reservations in favor of The Trustees of the Internal Improvement Fund of the State of Florida contained in Deed No. 17,012A recorded August 5, 1925 in Deed Book 560, Page 285, as affected by Quit Claim Deed recorded November 25, 1968 in Official Records Book 6180, Page 706, Rights in Reservations recorded November 25, 1968 in Official Records Book 6181, Page 384, Rights in Reservations recorded February 24, 1969 in Official Records Book 6296, Page 673, and Quit Claim Deed recorded July 16, 1973 in Official Records Book 8385, Page 321, of the Public Records of Miami-Dade County, Florida.

(DOES NOT AFFECT THE SUBJECT PROPERTY, CANAL RESERVATION RELEASED BY Official Records Book. 8385, Page 321)

12. Terms and conditions contained in that Declaration of Restrictions recorded November 19, 2002 in Official Records Book 20812, Page 4767, as affected by First Amendment to Declaration of Restrictions in favor of the Town of Miami Lakes recorded June 17, 2003 in Official Records Book 21338, Page 639, and Modification of Declaration of Restriction recorded December 15, 2011 in Official Records Book 27929, Page 1276, of the Public Records of Miami-Dade County, Florida. .

(DOES AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE).

13. Terms and conditions contained in Resolution No. 11-883, a Resolution of the Town Council of the Town of Miami Lakes, Florida, approving a Development Agreement between F7101, LLC and F69-1, LLC and the Town of Miami Lakes, and the Development Agreement evidenced thereby, as recorded May 11, 2011 in Official Records Book 27684, Page 711, of the Public Records of Miami-Dade County, Florida.

(DOES AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE).

14. Terms and conditions and license to gain access as contained in Contractor's Access Agreement recorded February 5, 2013 in Official Records Book 28475, Page 2151, of the Public Records of Miami-Dade County, Florida.

(Does affect the subject Property only while during the construction of NW 87th Avenue, easement has terminated due to completion of Construction of said Improvements).

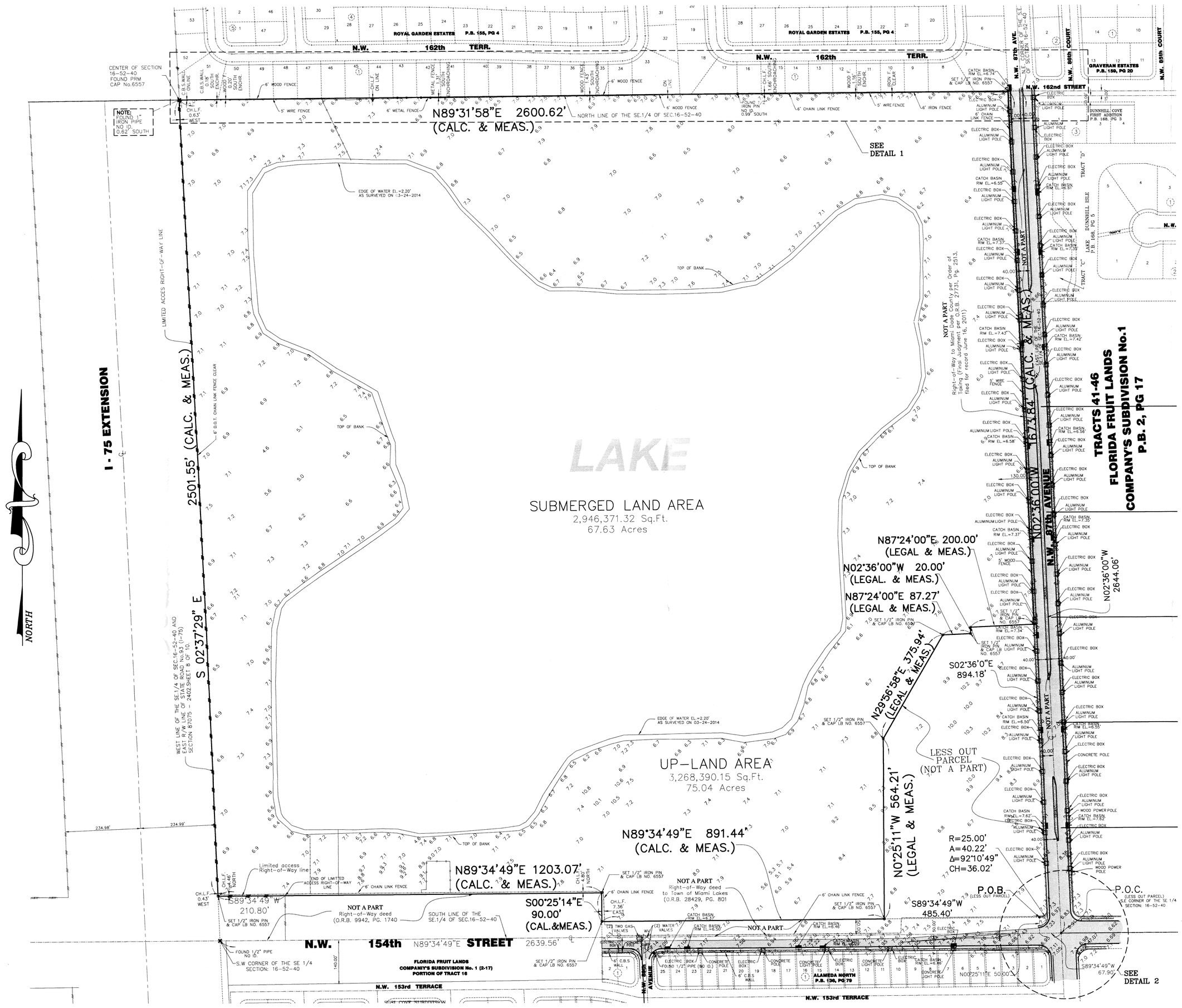
Note: Lake Belt Area Affidavit recorded April 6, 2000 in Official Records Book 19058, Page 312, of the Public Records of Miami-Dade County, Florida.

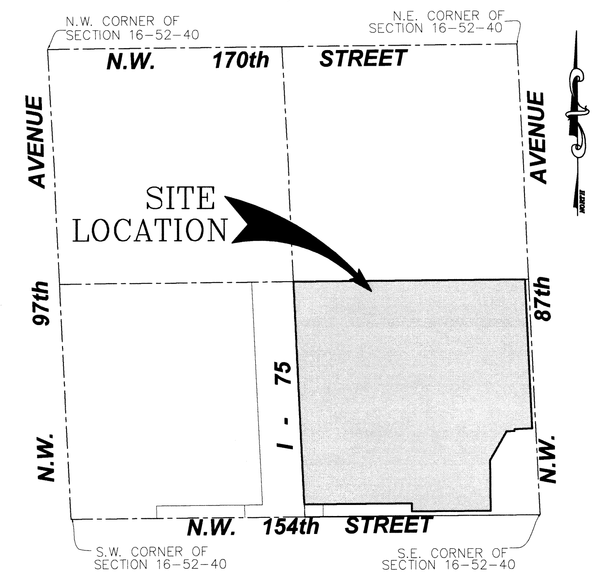
(DOES AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE).

Note: Interlocal Agreement between The Town of Miami Lakes and City of Hialeah recordded July 16, 2007 in Official Records Book 25780, Page 1241, of the Public Records of Miami-Dade County, Florida.

(DOES AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE).

NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.





LOCATION MAP
SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description provided by Client.
2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of COMMITMENT NUMBER: Agents File Number 11657-14-00026 prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date March 26, 2014 at 8:00 A.M, furnished by the undersigned to show any matter affecting the subject property.
3) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
5) 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.
6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) Ownership subject to OPINION OF TITLE.
9) Type of Survey: Boundary Survey
10) AREA OF PROPERTY : Upland: 3,268,390.15 Sq.Ft. or 75.04 Acres ±
Submerged Land: 2,946,371.32 Sq.Ft. or 67.63 Acres ±
AREA TOTAL: 6,214,761.47 Sq.Ft. or 142.67 Acres ±
11) North Arrow direction and Bearings shown hereon are based on an assumed value of N89°34'49"E, along the South Line of Section 16, Township 52 South, Range 40 East, as shown on the Miami-Dade County, Township Map Florida.
12) Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
13) Elevations are referred to: National Geodetic Vertical Datum of 1929. (N.G.V.D.)
14) Bench Mark Location: N.W. 170th Street 35' South of C.L. N.W. 86th Avenue, 70' West of C.L. 15.5' NORTH OF A WIRE FENCE US C & G BRASS DISC IN CONC. MON. (TRIAGULATION MON.)
15) Property Address: VACANT
16) Flood Zone: AH
Base Flood Elevation= 6.00'
Community No.: 120686
Panel No. 12086C0111L 12086C0112L
Date: September 11, 2009
17) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:
   a. LENNAR HOMES, LLC
   b. Greenberg Traurig, P.A.
   c. North American Title Company
   d. First American Title Insurance Company
18) Field Book: A-556, 57-59 Project Number: 14-015-0364
Data Collector: DUNNWOODY LAKE.cr5
19) All Bearings and distances shown hereon are recorded and measured unless otherwise shown.
20) Property line is contiguous to right of way line of N.W. 87th Avenue.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. LB 6557
Original Field Survey Date: MARCH 31, 2014.
Revision 1: 5-07-2014 (Title Comments)
Revision 2: 10-14-2015 (Update Boundary Survey)
Revision 3:

RECEIVED 10.21.15

By: _____ Date: _____
Omar F. Lima Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE AREA AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OTHERS WITHOUT PRECEDENT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	5/7/14	Update Title Comments	A.F.B.	E.J.F.
2	10/14/15	Update Boundary Survey	E.R.	O.A.

DUNWOODY LAKE

TYPE OF PROJECT: BOUNDARY SURVEY WITH TITLE REVIEW
SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION & SURVEYOR'S NOTES, SKETCH
CLIENT: LENNAR HOMES, LLC
CLIENT ADDRESS: 730 N.W. 107th AVENUE SUITE 300 MIAMI, FLORIDA 33172
PROJECT LOCATION: SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST MIAMI, FLORIDA

SCALE: 1" = 60'
DRAWN BY: A.F.
CHK. CHECKED BY:
QUALITY CONTROL:
DATE: 03-31-2014
PROJECT No: 14-015-0364
SHEET: 1 OF 2 SHEETS

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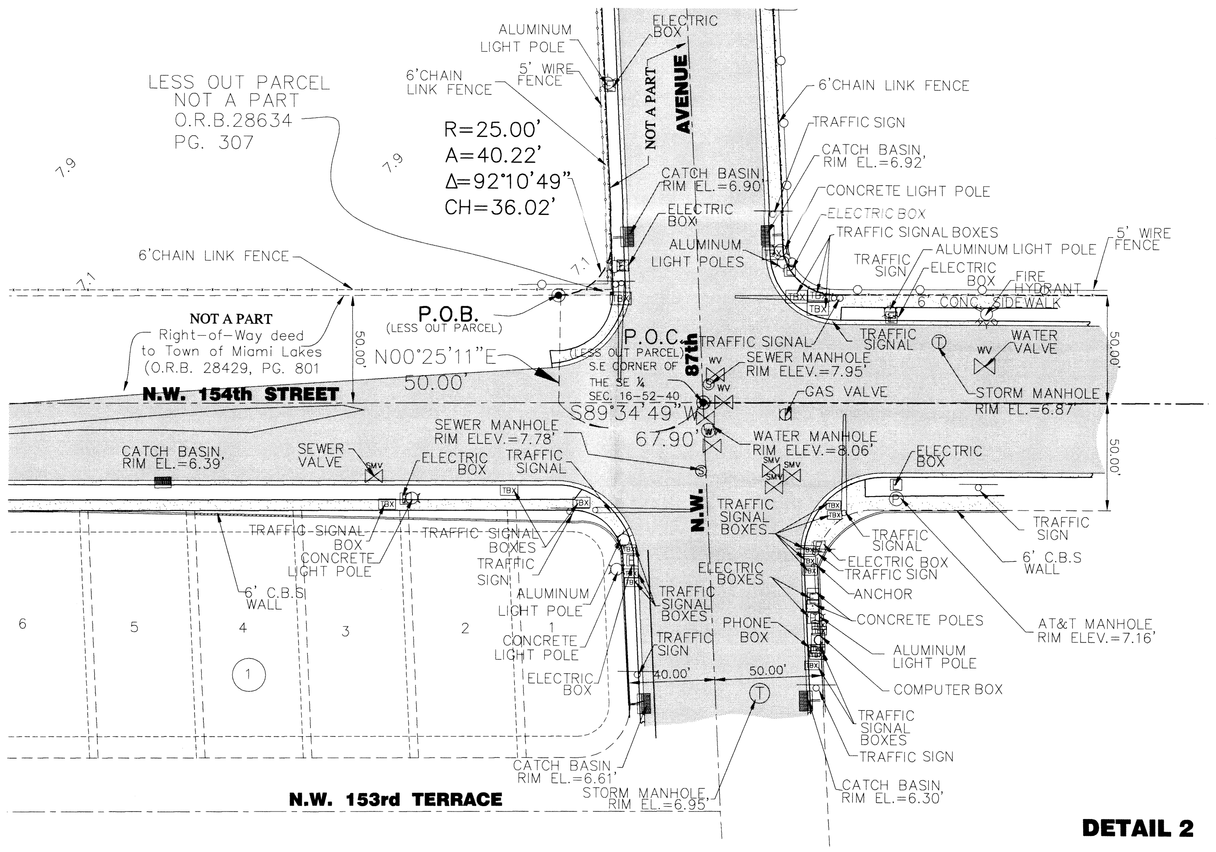


DETAIL 2

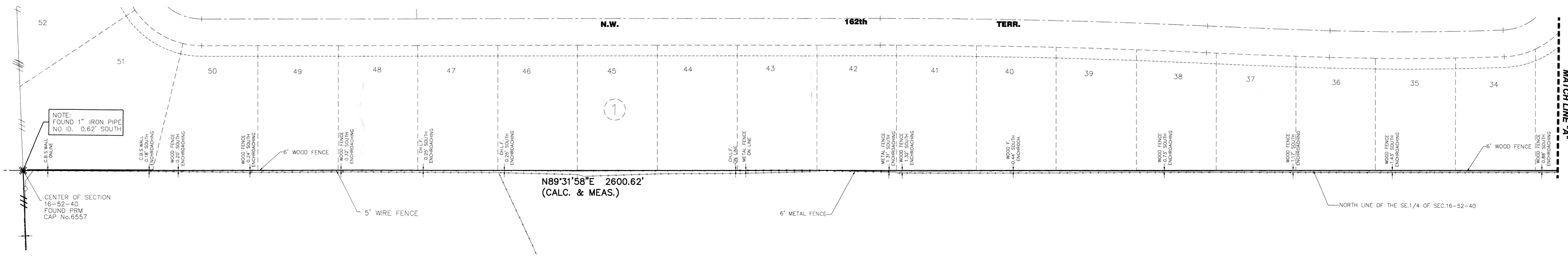
SYMBOL LEGEND

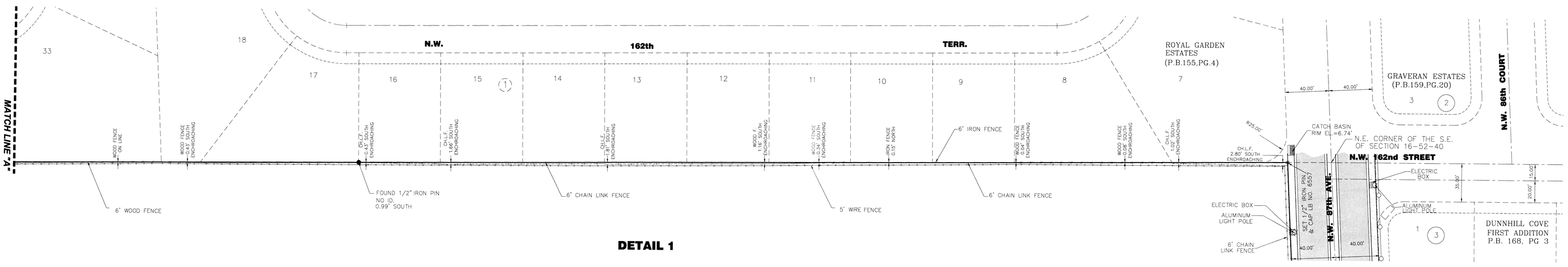
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
	FORCE	FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.		IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
		RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
		STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W.F.		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE





DETAIL 1

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1	5/7/14	Update Title Comments	A.F.B.	E.J.F.
2	10/14/15	Update Boundary Survey	E.R.	O.A.

DUNWOODY LAKE

TYPE OF PROJECT: BOUNDARY SURVEY WITH TITLE REVIEW

SHEET NAME: DETAILS AND LEGEND

CLIENT: LENNAR HOMES, LLC

CLIENT ADDRESS: 700 NW 107th AVENUE SUITE 300 MIAMI, FLORIDA 33172

PROJECT LOCATION: SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST MIAMI, FLORIDA

SCALE:	1"= 60'
DRAWN BY:	A.F.
CHK. CHECKED BY:	
QUALITY CONTROL:	
DATE:	03-31-2014
PROJECT No:	14-015-0364
SHEET:	2 OF 2 SHEETS

RECEIVED 7-26-16

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