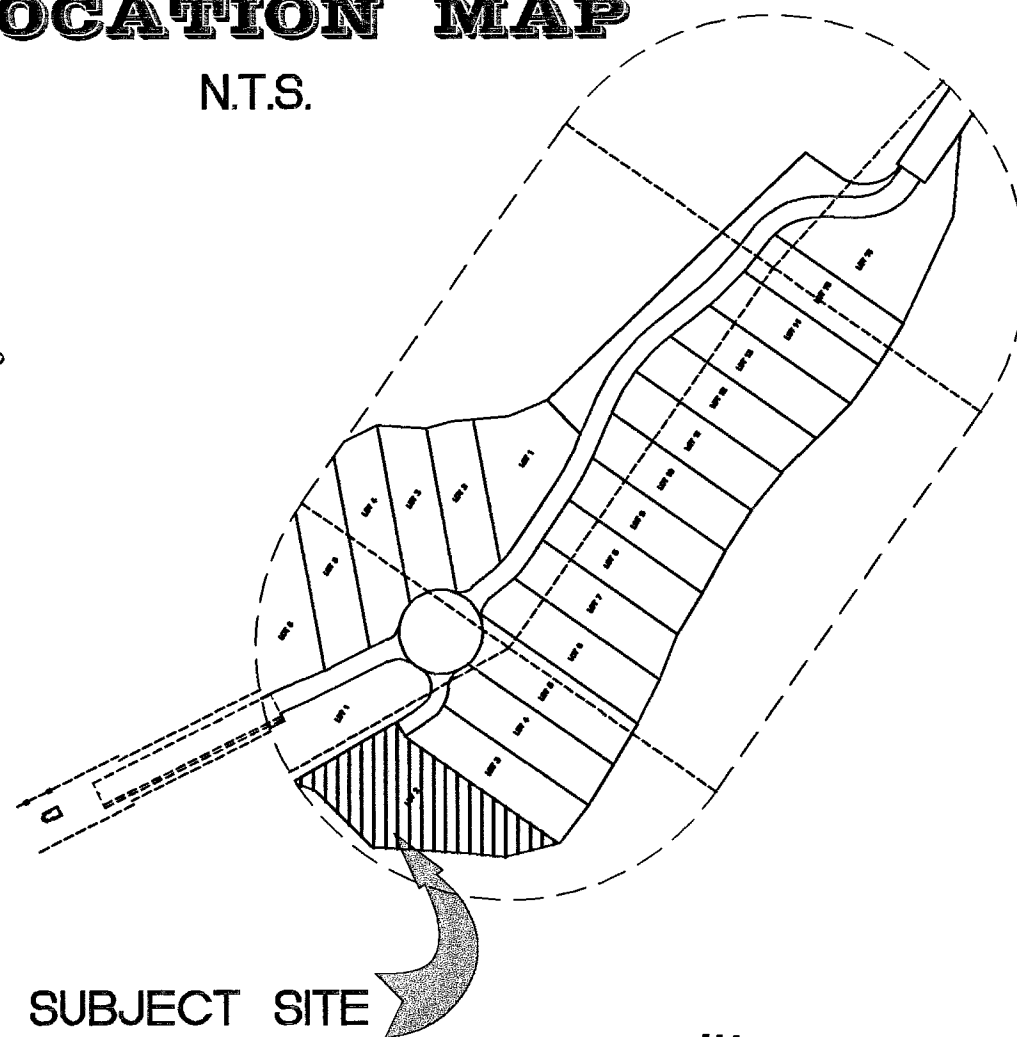


N.T.S.

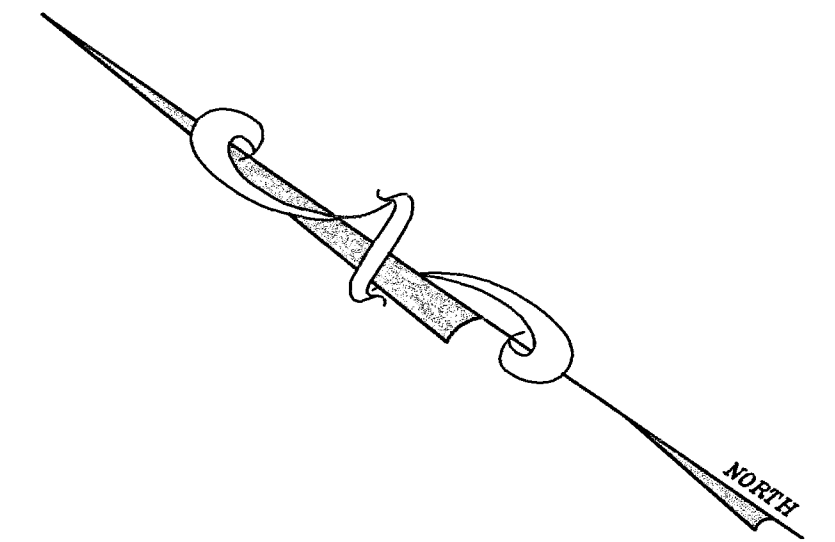
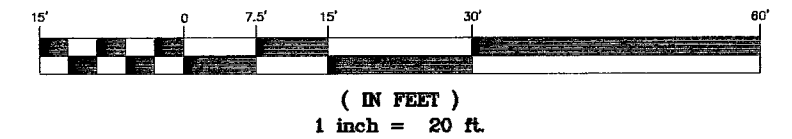


PREPARED BY:

9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

SCALE 1" = 20'

GRAPHIC SCALE



SUBJECT SITE

LOT 3, BLOCK 2

SET I.P. 1/2"
50' o/s

PROPERTY CORNER
IN WATER

PROPERTY ADDRESS:

3914 Island Drive Aventura, Florida 33160.

LEGAL DESCRIPTION;

Lot 2, in Block 2, of " ISLAND ESTATES" according to the plat thereof, as recorded in Plat Book 155, at Page 3, of the Public Records of Miami-Dade County, Florida.

FOR:

Two Islands Development Corp.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 61G17-6, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of S35°00'00"E along the Southeasterly line of Tract "A" of "TWO ISLANDS IN DUMFOUNDLING BAY" (P.B. 141, PG. 66).
- 4) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 5) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 6) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 7) Elevations shown referred to N.G.V. Datum 1929, Bench Mark used is a Drill Hole located at North side of Bridge and the North end Centerline of North Island; Elevation: 9.00 feet.
- 8) According to the National Flood Insurance Program the subject property falls in Community No.120635, Panel No.084, Suffix "J", Date of FIRM 7-17-95, Flood Zone "AE", Base Flood Elevation: 9.00 feet.
- 9) Contact the appropriate authorities prior to any design work on the herein-described parcel for Building and Zoning information.
- 10) Lots, Tracts and Easements are proposed on Tentative Plat "ISLAND ESTATES" approved by City of Aventura, as per letter Dated July 1st, 1998.
- 11) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 12) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Two Islands Development Corp. that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Minimum Technical Standards set in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Final As-Built Survey: 07-31-2001
Foundation Survey: 09-09-1999
Date: 07-23-1999
Job No.: 99-12804
Sketch No. 11696

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW EXISTING FINAL AS-BUILT IN RELATIONS TO THE BOUNDARY LINE OF THE SUBJECT PROPERTY.

SKETCH OF PLOT PLAN

OF:

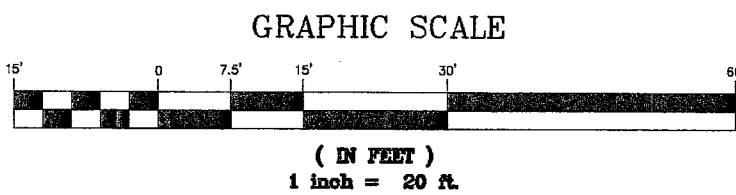
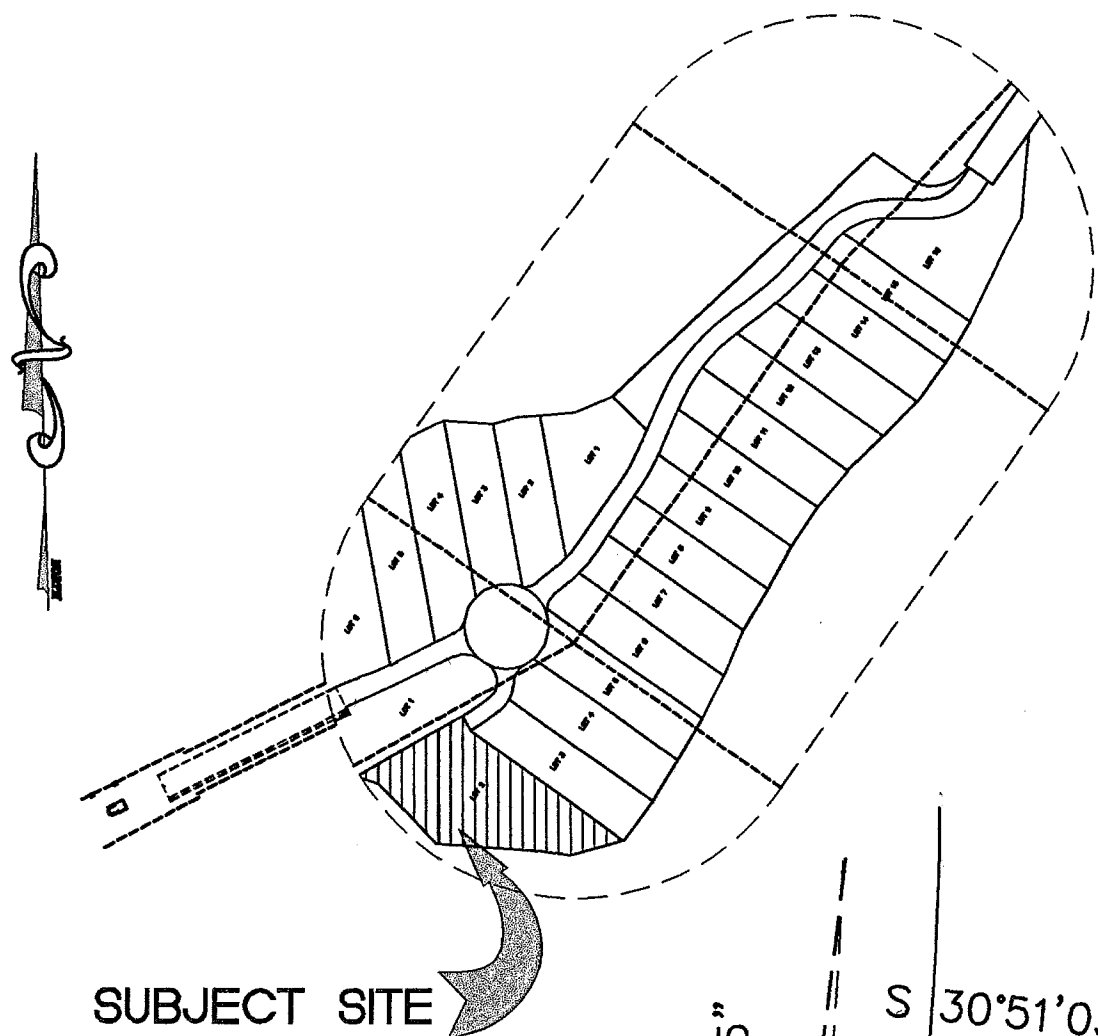
LOT 2, BLOCK 2 "ISLAND ESTATES"

PREPARED BY:

GUNTER GROUP, INC. LB 4507
LAND SURVEYING - LAND PLANNING
9350 S.W. 22nd TERRACE
MIAMI, FLORIDA 33165
(305) 220-0073

LOCATION MAP

N.T.S.



LOT 1, BLOCK 2

LOT 3, BLOCK 2

L=4.05
R=300.00
Del $\alpha=00^{\circ}46'25''$
Tan=2.03

4' DRAINAGE & MAINTENANCE EASEMENT
N 59°55'21" E 135.73'

10' UTILITY EASEMENT
S 30°51'03" E 20.00'

4' DRAINAGE & MAINTENANCE EASEMENT
S 54°59'58" E 222.67'

LOT 2, BLOCK 2
ISLAND ESTATES
HOUSE UNDER
CONSTRUCTION

N 45°11'46" W 96.37'

N 86°20'53" W 122.05'

N 83°31'18" W 36.43'

S 75°42'48" W 65.92'

CITY OF AVENTURA
COMMUNITY DEVELOPMENT DEPT.
PLANS REVIEW
REVIEWED BY: _____ DATE: _____

NOTE
THE SPECIFIC PURPOSE OF THIS SKETCH
IS TO SHOW A PLOT PLAN WITH THE
EXISTING SETBACKS OF THE SUBJECT
PROPERTY DESCRIBED HEREON.

FOR:
Two Islands Development Corp.

SURVEYOR'S NOTES:

- 1) This sketch was conducted for the purpose of a "Plot Plan" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 61G17-6, Florida Administrative Code.
- 3) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 4) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 5) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 6) According to the National Flood Insurance Program the subject property falls in Community No. 120635, Panel No. 084, Suffix 'J', Date of FIRM 7-17-95, Flood Zone 'AE', Base Flood Elevation: 9.00 feet.
- 7) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 8) Lots, Tracts and Easements are proposed on Tentative Plat "ISLAND ESTATES" approved by City of Aventura, as per letter Dated July 1st, 1998.
- 9) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 10) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Two Islands Development Corp. that the Sketch of Plot Plan of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction.

Date: 07-23-1999
Job No.: 99-12804
Sketch No. 11896

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.