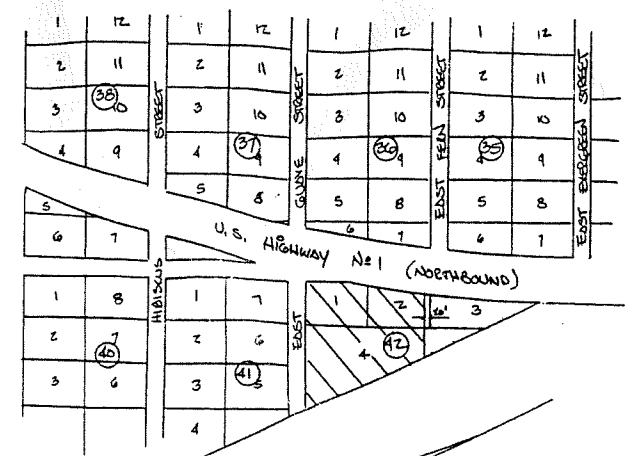


DETAIL SKETCH
SCALE: 1" = 30'

FLOOR SLAB ELEVATIONS
 HAGAN OFFICE BUILDING = + 15.75'
 BANNER TIRE SERVICE = + 15.96'
 STORAGE AND SERVICE AREA = + 15.85'

- LEGEND**
- S.T.M. - National Geodetic Vertical Datum
 - F.I.M.A. - Federal Insurance Rate Map
 - P.R.M. - Permanent Reference Monument
 - P.C.M. - Permanent Control Point
 - T.S.M. - Temporary Survey Mark
 - P.C. - Point of Commencement
 - P.S. - Point of Beginning
 - M.M. - Monument
 - ST. - Street
 - AV. - Avenue
 - R/W - Right of Way
 - CL - Centerline
 - SB - Subdivision
 - AMB. - Ambulance
 - CONV. - Concrete
 - GRV. - Gravel
 - P.C. - Pipe and Cap
 - S.T. - Sewer and Trench
 - S.S. - Sewer and Siphon
 - P.L.M. - Public Land Map
 - FB - Fence
 - MEAS. - Measurement
 - CH. - Chain
 - MB. - Metal Bolt
 - R. - Rebar
 - Δ - Control Angle
 - CH. - Chain
 - AS. - As Built
 - CL. - Elevation
 - EXIST. - Existing
 - AL. - Altimeter
 - C.S. - Concrete Block Structure
 - A.C. - Air Conditioner
 - GR. - Gravel
 - BR. - Brick
 - P.C. - Poly Vinyl Chloride
 - CH. - Chain
 - S.T. - Sweeney Ball Telephone
 - PA - Property Line
 - EL - Electric Lines Overhead
 - TL - Telephone Lines Overhead



LOCATION SKETCH
SCALE: 1" = 300'

Legal Description:

LOTS 1, 2, AND 4, ALL IN BLOCK 42 OF 'MAP OF PERRINE', ACCORDING TO THE ADT THEREOF AS RECORDED IN PLAT BOOK B AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THAT PORT OF LOT 2, IN BLOCK 42 WHICH LIES NORTH-EASTERLY OF THE LINE THAT IS 20.00 FEET SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 2, LESS THAT PORTION THEREOF CONVEYED TO THE COUNTY OF DADE FOR ROAD PURPOSES; LESS THAT PORT OF LOT 4, IN BLOCK 42, WHICH LIES NORTHEASTERLY OF A LINE THAT IS 20.00 FEET SOUTHWESTERLY OF THE NORTHERLY LINE OF LOT 2 PROJECTED SOUTHWESTERLY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CONTAINING 1.446 ACRES MORE OR LESS.

Surveyor's Notes:

- 1) Zoning, Zoned Street Lines, Setbacks, Under ground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or construction.
- 2) Property lies within Flood Zone X November 4, 1987, F.I.R.M. Base Flood Elevation (4) -
- 3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.
- 4) Bearings shown are based on an assumed bearing of N67°44'14" W along EAST LINE, SE 1/4 SEC. 32-T.53S.-R.40E.
- 5) PIPE SIZE DENOTES OUTSIDE DIAMETER
- 6) DASHED DENOTES ELEVATIONS OF ASPHALT, CONCRETE, MANNHOLE RINGS, CATCH BASINS
- 7) - DENOTES GROUND ELEVATIONS

Surveyor's Certification:
 I hereby certify that the above "Property Survey" was prepared under my direction and is true and correct to the best of my knowledge and belief, and that the survey meets minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 2181-6, Florida Administrative Code, also that there are no visible encroachments other than shown hereon.

Joseph J. Steingard
 Professional Engineer No. 10792
 Professional Land Surveyor No. 3026
 4/26/93

DATE	FB/PG	REVISIONS
Hagan Building EAST GUAVA STREET AND FRANJO ROAD PERRINE, DADE COUNTY, FLORIDA		
TASK SURVEYORS, INC. CONSULTING ENGINEERS AND SURVEYORS 10442 S.W. 186 STREET, MIAMI, FLORIDA 33157 TEL: (305) 233-9038 FAX: (305) 233-9039		
DATE: 4-2-93	FB: 1168	DRWN BY: J.P.
CB NO: 147105	PG: 62	CHKD BY: J.J.S.