

SUBJECT PROPERTY

HAMPSHIRE HEIGHTS
(P.B. 70, PG. 08)

TOWN ESTATES
(P.B. 63, PG. 73)

COCHRANE PARK
(P.B. 66, PG. 136)

RIDGELINE ESTATES
(P.B. 50, PG. 97)

LOS PINOS
(P.B. 51, PG. 73)

S.W. 63RD AVENUE

S.W. 118TH STREET

S.W. 120TH STREET

NORTH

LOCATION SKETCH

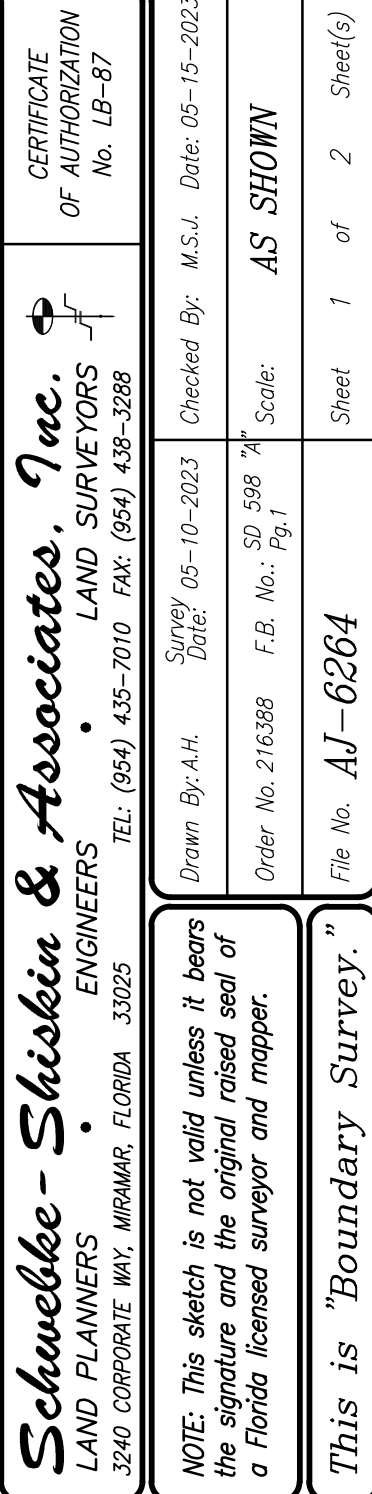
Scale: $1''=300'$

LOT 5, BLOCK 1, "COCHRANE PARK", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 66, PAGE 136, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N00°00'00"E ALONG THE EAST RIGHT-OF-WAY LINE OF S.W. 63RD AVENUE BETWEEN S.W. 120TH STREET AND S.W. 118TH STREET.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREA OF THE PROPERTY DESCRIBED HEREON IS: ±40,001 SQ. FT. (±0.918 ACRES).
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12086C046BL, COMMUNITY NO. 120635, PANEL NO. 0466, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
- THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
- BENCHMARKS:
 - a. MIAMI-DADE BENCHMARK SC-25, LOCATOR 1: S.W. 120TH STREET---32' SOUTH OF CENTER LINE LOCATOR 2: S.W. 62TH AVENUE---144' EAST OF CENTER LINE, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION =16.85' N.G.V.D. 29.
 - b. MIAMI-DADE BENCHMARK T-614, LOCATOR 1: S.W. 120TH STREET---41' SOUTH OF CENTER LINE LOCATOR 2: S.W. 62TH AVENUE---33' WEST OF CENTER LINE, PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK. ELEVATION =10.61' N.G.V.D. 29.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED EU-1 (SINGLE FAMILY RESIDENTIAL)

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNFP. Ø
1	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	7	25	10
2	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	6	20	10
3	COCONUT PALM	" <i>Cocos nucifera</i> "	8	21	15
4	RED LATAN PALM	" <i>Lafania Lortaroides</i> "	5	10	5
5	COCONUT PALM	" <i>Cocos nucifera</i> "	3	8	7
6	LIVE OAK	" <i>Quercus virginiana</i> "	15	40	30
7	ARECA PALM	" <i>Chrysalidocarpus lutescens</i> "	20	15	15
8	COCONUT PALM	" <i>Cocos nucifera</i> "	9	21	15
9	PALM CABBAGE	" <i>Sabal palmetto</i> "	3	22	7
10	SENEGAL DATE PALM	" <i>Phoenix reclinata</i> "	6	10	6
11	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	11	21	15
12	LIVE OAK	" <i>Quercus virginiana</i> "	24	40	40
13	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	11	18	15
14	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	8	20	15
15	LIVE OAK	" <i>Quercus virginiana</i> "	12	30	30
16	RED LATAN PALM	" <i>Lafania Lortaroides</i> "	8	15	15
17	BLACK OLIVE	" <i>Bucida buceras</i> "	30	38	35
18	LIVE OAK	" <i>Quercus virginiana</i> "	16	40	30
19	COCONUT PALM	" <i>Cocos nucifera</i> "	11	40	15
20	LIVE OAK	" <i>Quercus virginiana</i> "	12	35	30
21	PYGMY DATE PALM	" <i>Phoenix roebelenii</i> "	8	8	5
22	LIVE OAK	" <i>Quercus virginiana</i> "	8	35	20
23	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	4	18	10
24	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	10	17	10
25	PALM CABBAGE	" <i>Sabal palmetto</i> "	10	5	5
26	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	3	23	7
27	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	40	25	7
28	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	5	24	7
29	PALM CABBAGE	" <i>Sabal palmetto</i> "	14	20	20
30	PALM CABBAGE	" <i>Sabal palmetto</i> "	14	20	20
31	PALM CABBAGE	" <i>Sabal palmetto</i> "	21	20	20
32	COCONUT PALM	" <i>Cocos nucifera</i> "	7	22	15
33	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	4	23	10
34	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	7	18	10
36	LIVE OAK	" <i>Quercus virginiana</i> "	19	40	35
37	SENEGAL DATE PALM	" <i>Phoenix reclinata</i> "	8	10	10
38	LIVE OAK	" <i>Quercus virginiana</i> "	17	42	30
39	MAHOGANY	" <i>Swietenia mahagoni</i> "	30	42	30
40	LIVE OAK	" <i>Quercus virginiana</i> "	24	40	35
41	JELLY PALM	" <i>Butia capitata</i> "	12	17	10
42	ARECA PALM	" <i>Chrysalidocarpus lutescens</i> "	40	30	20
43	COCONUT PALM	" <i>Cocos nucifera</i> "	9	50	20
44	CHRISTMAS PALM	" <i>Veitchia merrillii</i> "	7	17	10
45	COCONUT PALM	" <i>Cocos nucifera</i> "	6	18	20
46	SENEGAL DATE PALM	" <i>Phoenix reclinata</i> "	3	15	5
47	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	5	22	8
48	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	12	20	10
49	COCONUT PALM	" <i>Cocos nucifera</i> "	10	50	20
50	PALM CABBAGE	" <i>Sabal palmetto</i> "	6	15	7
51	CHRISTMAS PALM	" <i>Veitchia merrillii</i> "	10	20	10
52	CHRISTMAS PALM	" <i>Veitchia merrillii</i> "	5	21	10
53	RED LATAN PALM	" <i>Lafania Lortaroides</i> "	6	18	10
54	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	7	42	10
55	LIVE OAK	" <i>Quercus virginiana</i> "	24	40	36
56	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	12	40	20
57	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	7	42	7
58	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	3	18	6
59	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	5	30	6
60	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	6	42	6
61	RED LATAN PALM	" <i>Lafania Lortaroides</i> "	14	18	10
62	MANGO	" <i>Mangifera indica</i> "	17	40	40
63	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	6	30	10
64	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	17	45	10
65	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	3	18	8
66	CHRISTMAS PALM	" <i>Veitchia merrillii</i> "	5	15	8
67	COCONUT PALM	" <i>Cocos nucifera</i> "	8	30	15
68	COCONUT PALM	" <i>Cocos nucifera</i> "	8	25	15
69	QUEEN PALM	" <i>Syagrus romanzoffiana</i> "	7	18	12
70	SOLITAIRE PALM	" <i>Pythosperma elegans</i> "	3	18	5
71	LIVE OAK	" <i>Quercus virginiana</i> "	18	40	40
72	GUMBO LIMBO	" <i>Bursera simaruba</</i>			

THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.



Section 12. Township 55 South, Range 40 East, Miami-Dade County, Florida

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FILE NO. *AJ-6264*

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Mark S Johnson

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

- [illegible]

