

SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
12580 S.W. 71st AVENUE, MIAMI, FL. 33156

2. LEGAL DESCRIPTION :
The West 130 feet of the East 155 feet of the South 155 feet of the West 1/2 of the Northwest NW 1/4, of the Southwest 1/4, of the Northeast 1/4, of Section 14, Township 55 South, Range 40 East; of the Public Records of DADE County, Florida.

3. HORIZONTAL CONTROL:
Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. Bearings shown hereon, are based on the centerline of S.W. 71st Avenue which bears S02°11'22"E, a well established and monumented line.

4. ACCURACY :
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. VERTICAL CONTROL:

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)						
F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	AE	10.0	120425	0468	L	T-617 (5022 SE) EL.=7.78'

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified, does not extend to any unnamed party. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ 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 County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions, reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The term "encroachment" encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

LEGEND:

A =arc distance

ADJ =adjacent

AE =anchor easement

BC =block corner

BOB =basis of bearings

BM =bench mark

(C) =calculated

CBS =concrete block and stucco

ChB =chord & bearing

CME =canal maintenance easement.

Ø =diameter

D =central angle

FDH =found drill hole

DE =drainage easement

DME =drainage maintenance easement

E =east

Encr =encroachment

FI =fence inside

F.IP =found iron pipe

F.IR =found iron rebar

FO =fence outside

F.Nail=found nail

F.N&D=found nail and disk

F.F.E.=finish floor elevation

(G) =grid coordinate by gps

G.F.F.=garage finish floor

HT =high (height)

L.F.E.=lowest floor elevation

LE =landscape easement

LME =lake maintenance easement

LS =land surveyor

(M) =measured distance

N A =not applicable

NAVD=national american vertical datum

NGVD=national geodetic vertical datum

N =north

NO ID=no identification

NTS =not to scale

OH =overhang

ON PL=on property line

ORB =official record book

O/S =offset

(P)=plat

P.B. =plat book

P.C. =point of curvature

PG =page

PCP =permanent control point

POB =point of beginning

POC =point of commencement

PT =point of tangency

PRM =permanent reference monument

R =radius distance

(R) =record

(Rad) =radial

R/W =right-of-way

Sec =section

S =south

T =tangent

U.E. =utility easement

W =west

tree

dbh= diameter at breast height

palm

high-spread

• bollard

condensing unit

catch basin

clean out

communication box \ pull box

electric box \ pull box

electric meter

electric panel

EG emergency generator

X.XX' elevation

fire hydrant

FPL FPL box

gas meter

manhole

GT propane gas tank

pool equipment

pool water heater

concrete power pole

wood power pole

light pole

storm flow

valve

water back flow

water meter

well & pump

board fence

CBS wall / fence

chain link fence

picket fence

pre-cast fence

wire fence

wooden fence

guard rail

base line

center line

monument line

no access right-of-way

overhead utility line

property line

covered

building

asphalt

rock

tile

water

roofed

adjacent

concrete

pavers

vegetation

wooden

LOCATION SKETCH:
SCALE: N.T.S.

CERTIFY TO : ANA MARIA ROBIUO

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.

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north central and south florida