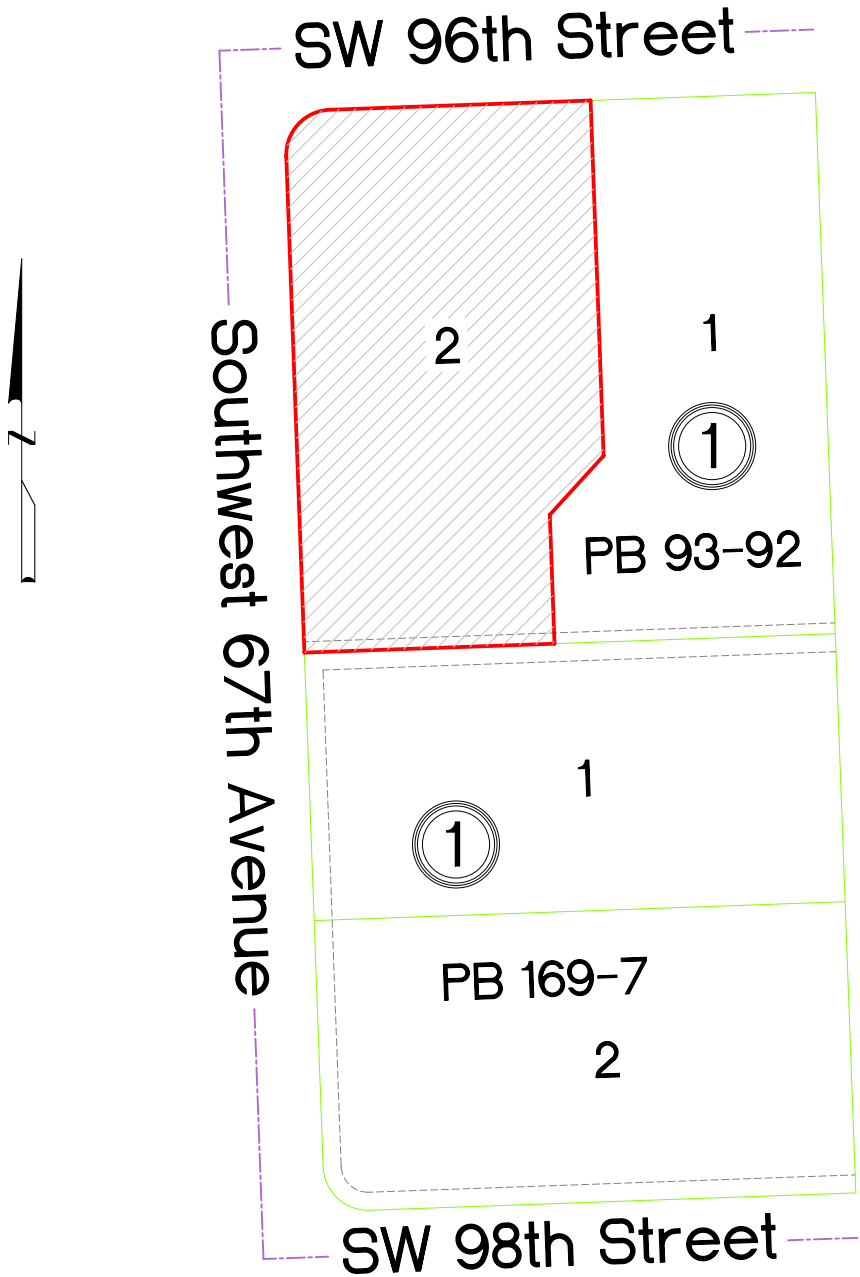


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
13050 SW 133RD COURT,
MIAMI, FLORIDA 33186
E-MAIL: AFACO@BELLSOUTH.NET
PH: 305-234-0588

Location Sketch N.T.S.



Property Information

CERTIFIED ONLY TO:
Ultimate Construction Management Services of Miami Inc.

PROPERTY ADDRESS:

9601 Southwest 67th Avenue
Pinecrest, Florida 33156

LEGAL DESCRIPTION:

Lot 2, Block 1, of: "WYLIE ESTATES", according to the
Plat Thereof as Recorded in Plat Book 93, Page 92, of the
Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel	120425
Panel #	0466
Firm Zone:	"X"
Date of Firm:	09-11-2009
Base Flood Elev.	N/A
F.Floor Elev.	13.00'
Garage Elev.	12.40'
Gazebo Elev.	11.69'
Suffix:	"L"
Elev. Reference to NGVD 1929	

JOB #	24-149
DATE	02-07-2024
PB	93-92

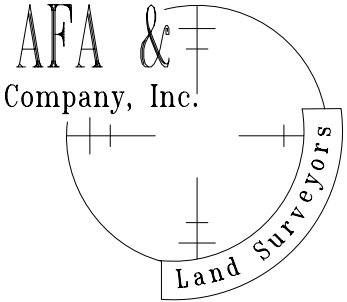
Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. Loc. 5010 S; Name: T-616; Elev. +11.12'
- #3 Bearings as Shown hereon are Based upon Southwest 67th Avenue, N02°05'19"W
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 3-16-23; 8-10-23; 2-7-24
- #7 Completed Survey Field Date: 3-15-23; 8-9-23; 2-6-24
- #8 Disc No 2024, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined

Surveyor's Notes:

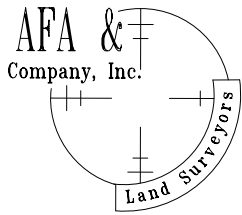
- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 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.
- #19 Ownership subject to Opinion of Title.
- #20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph: (305) 234-0588

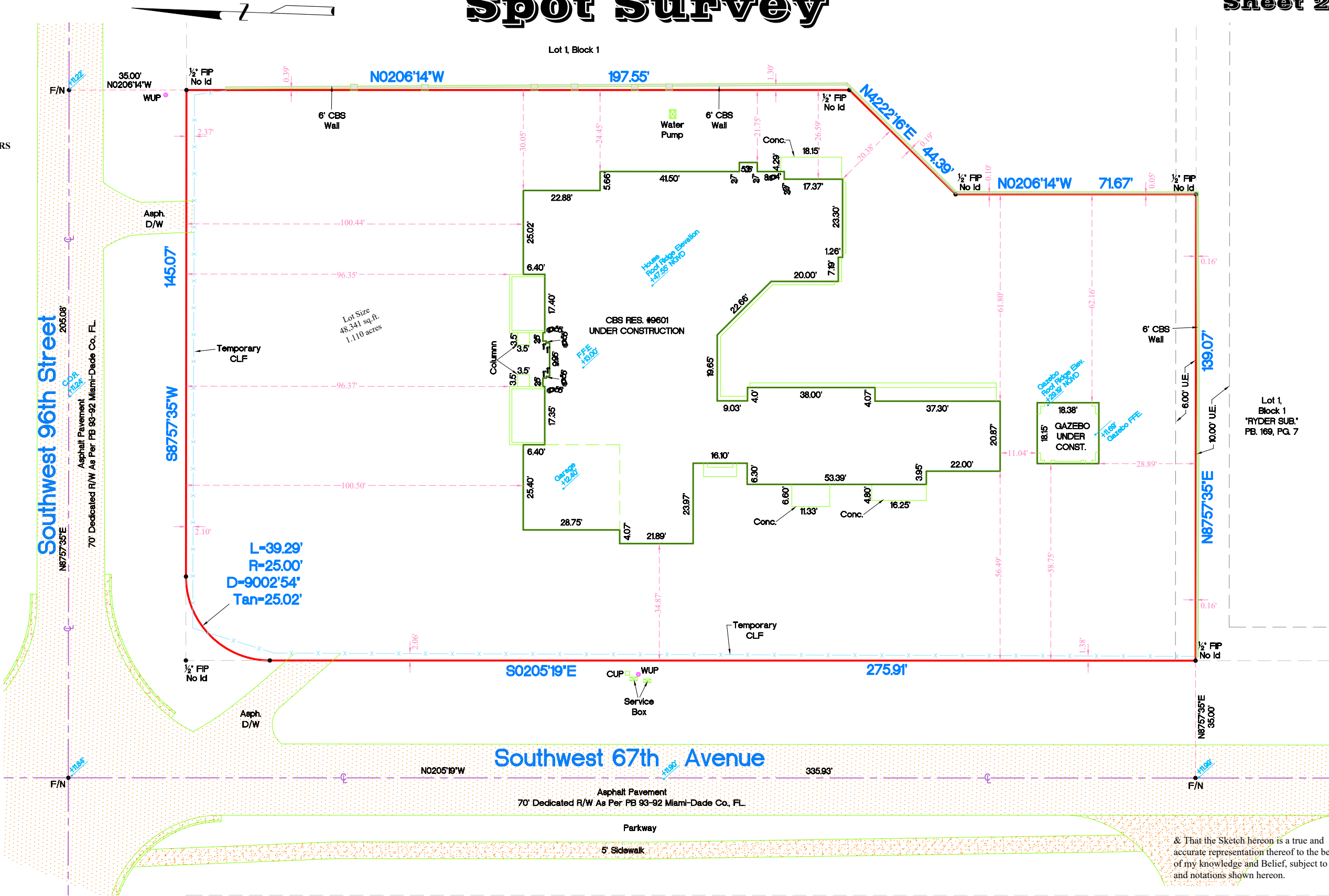
Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal



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Graphic Scale
1" = 30'

JOB #	24-149
DATE	02-07-2024
PB	93-92



& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Abbreviations of Legend

A = ARC DISTANCE
AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHOR WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
C.B. = CATCH BASIN
CLF = CHAIN LINK FENCE

CONC. = CONCRETE
COL. = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DIRECTION

D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR

D/H/F = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGTH
L.M.E. = LAKE MAINTENANCE EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE

MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.G. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
P.C.P. = PERMANENT CONTROL POINT

P.M. = PARKING METER
P.C. = POINT OF CURVATURE
P/W = PARKWAY
PL. = PLANTER
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY

S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
WALK = WALKWAY

= IRON FENCE
= CHAIN LINK FENCE
= WOOD FENCE
= CBS WALL
= OVERHEAD ELEC.
= CENTER LINE
= EASEMENT
= DENOTES ELEVATIONS
= BUILDING

= DISTANCE
= CATCH BASIN
= WATER METER
= W.U.P.
= STATE ROAD
= US HIGHWAY
= INTERSTATE
= MONITORY WELL

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