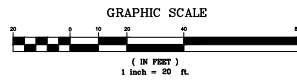


BOUNDARY SURVEY



CERTIFIED TO:
DYLAN ROY
JAMIE ROY

There may be additional restrictions that are not shown on this map. The user is advised to consult the records of this county. Examination of abstracts of title is required in order to be made to determine recorded instruments, if any, affecting property. This certification is only for the lands as described; it is not a certification of title, easements, or freedom of encumbrances. Abstract not reviewed.

4. Location and identification of utilities, if any, are shown in accordance with recorded plat.

5. Easements are subject to the provisions of the title.

6. Type of survey: **BOUNDARY SURVEY**

7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.

8. The survey is a true and correct copy of the original valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.

9. This plan of survey has been prepared for the exclusive use of the herein named party. The certificate does not extend to any unnamed parties.

10. Underground utilities are not depicted herein, contact the appropriate utility companies for location or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.

11. The surveyor is not responsible for the ownership of fences, measurements shown hereon depict physical location of fence.

12. Accuracy: The expected use of land as classified in the Minimum Township Standards for Surveying is **RESIDENTIAL**. The distance tolerance for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and computation of a closed geometric figure was found to exceed this requirement.

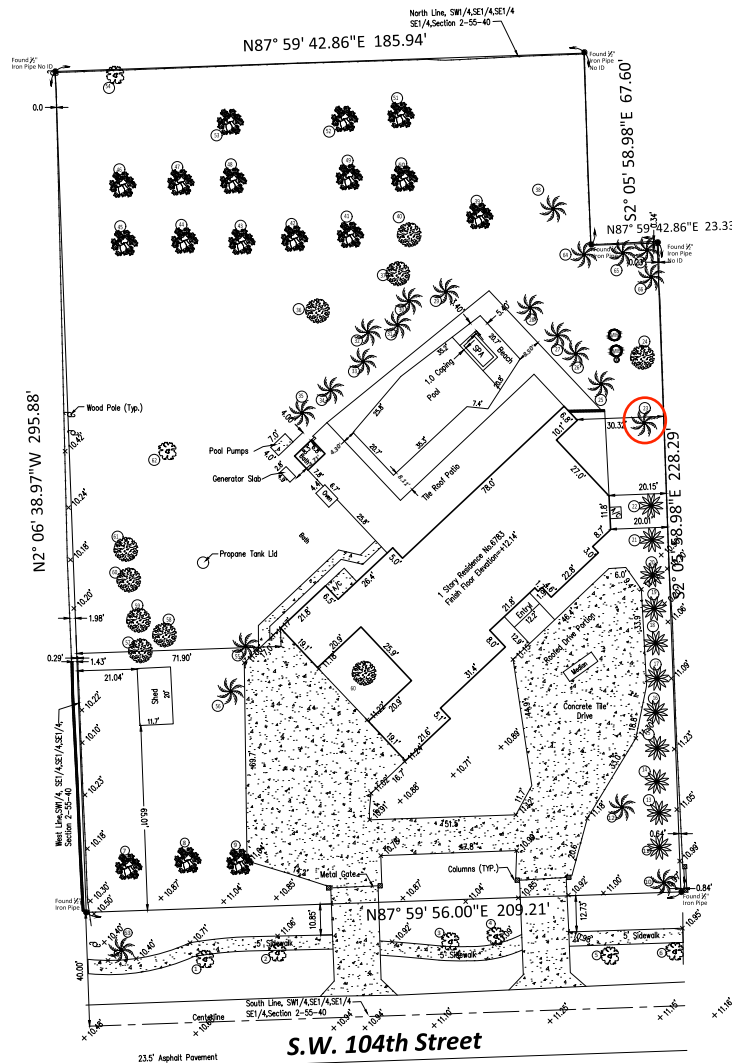
13. In some instances, graphic representations have been provided to clearly identify the location of improvements and/or plat improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled photographs.

14. No attempt has been made to locate any foundation beneath the surface of the ground.

15. Contact the appropriate authority for any title design work on the herein captioned parcel for building and zoning information.

16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the surveyor.

17. Bearings shown are assumed and are based on the North-Right-of-Way line of **SW 104th Street**, being **N87°35'56"E**.

[illegible]

LEGEND	
	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	BELL SIPHON MANHOLE
	MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
	P.B. PLATE BOOK
	PAGE
	SQ.FT. SQUARE FEET
	M.O.R. OR LESS
	ELEV. ELEVATION
	INV. INVERT
	C.C. CENTERLINE
	M.C. CITY OF MIAMI
	R.P. RIGHT OF WAY
	ENCHR. ENCROACHMENT
	MEASURED
	PLAT
	A.L. SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINE FENCE
	BACKFLOW PREVENTING
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
	TEMP. TEMPORARY BENCH MARK
	STREET LIGHT POLE
	B.O.B. BACK OF BEARING
	TYPICAL

BENCHMARK INFORMATION:
 NAME: T-621
 DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SLAB OF POLE
 LOCATION: SW 104 ST -38' NORTH OF C/L, SW 72 AVE-54' WEST OF C/L
 ELEVATION: +10.76'(NGVD29)



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SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

[illegible]

THIS NOT A VALID CERTIFICATION WHEN
EMBOSSED SEAL, PRESENT THAT THE
COMPLETED UNDER MY SUPERVISION
MYSELF. THIS SURVEY MEETS OR EXCEEDS
THE REQUIREMENTS OF THE
BOARD OF LAND SURVEYORS IN CHARGE
SECTION 47.202(2), FLORIDA STATUTES

CHECKED BY: _____
MAJOR F. Page

MAPPING & SURVEYING, INC
A SURVEYING & LAND PLANNERS
5500 S.W. 79th Terrace
Miami, FL 33155
PHONE: (786) 429-1024 FAX: (786) 992-1152

BY: _____
WALTON

[illegible]

SHEET:
1
OF 1 SHEET(S)
SURVEY DATE:
03/28/2025
JOB NO.:
25-0059

[illegible]