

LEGAL DESCRIPTION:

THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 LESS THE WEST 30 FEET AND SUBJECT TO THE NORTH 35 FEET FOR RIGHT OF WAY PURPOSES, IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA;

AND
THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 SUBJECT TO THE NORTH 35 FEET FOR RIGHT OF WAY PURPOSES IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

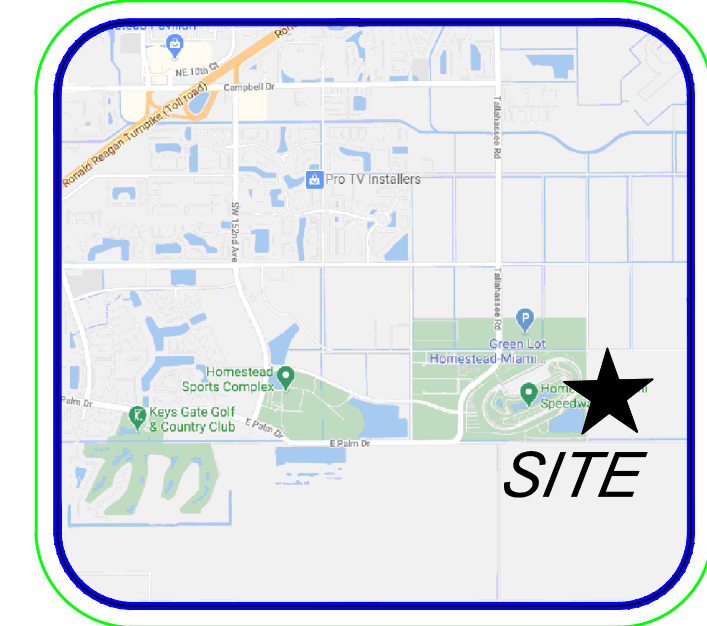
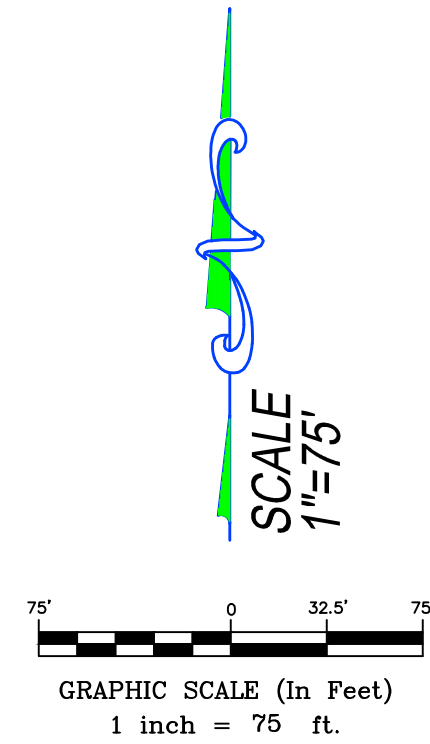
FIELD DATE: 3/2/2021

CERTIFICATIONS:

ARGO LAND DEVELOPMENT INC.; COKER & FEINER; COMMONWEALTH LAND TITLE INSURANCE COMPANY

BOUNDARY SURVEY

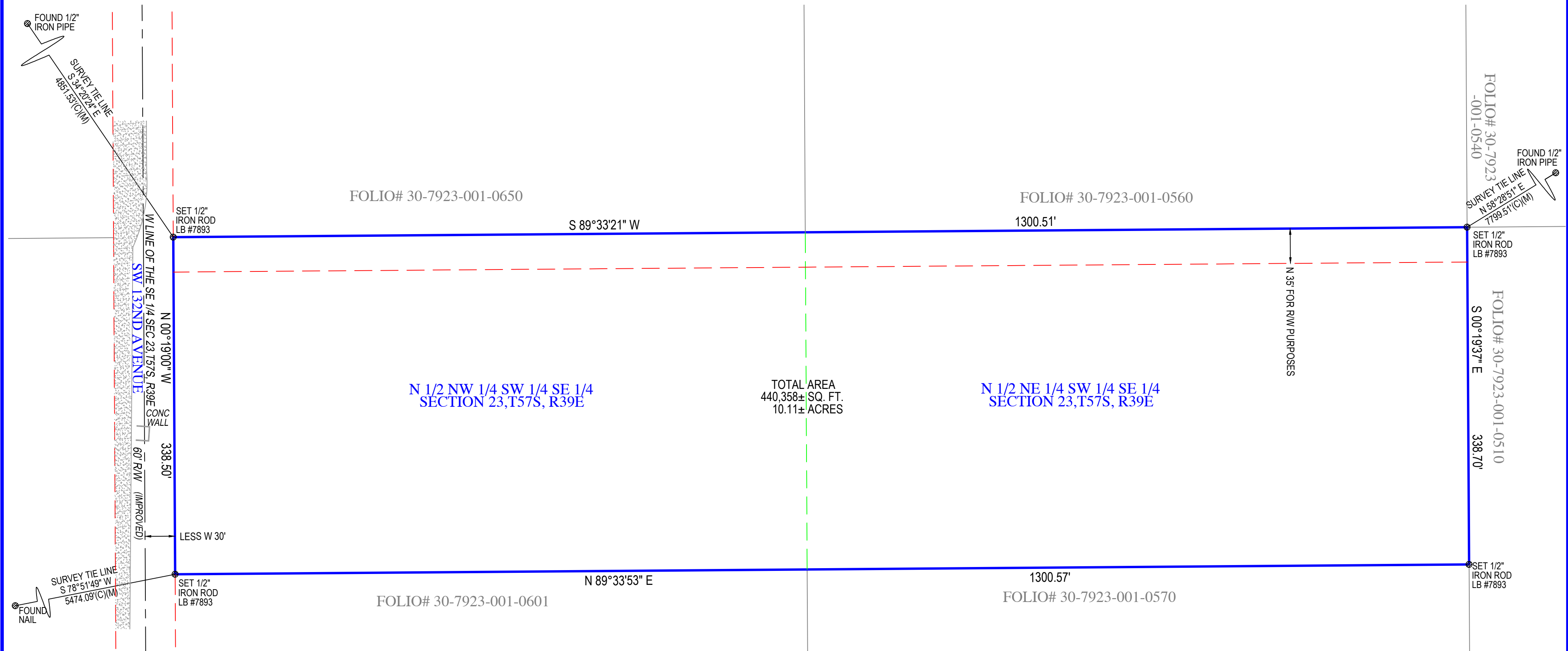
FLOOD ZONE: AH
COMMUNITY NUMBER: 120635
PANEL: 12086C0735
SUFFIX: L



LOCATION MAP NOT TO SCALE

PROPERTY ADDRESS:

XXX SOUTHWEST 132ND AVENUE
HOMESTEAD, FL 33035



ABBREVIATION DESCRIPTION:

- A/C = AIR CONDITIONER
- C = CENTERLINE
- Δ = CENTRAL / DELTA ANGLE
- I.D. = IDENTIFICATION
- L = LENGTH
- LB = LICENSED BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.H.L. = OVERHEAD UTILITIES
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVE
- P-K = PARKER KYLON NAIL
- P.R.C. = POINT OF REVERSE CURVE
- PSM = PROFESSIONAL SURVEYOR MAPPER
- P.T. = POINT OF TANGENCY
- R = RADIAL / RADIUS
- RW = RIGHT OF WAY

SYMBOL DESCRIPTIONS:

- [] = CATCH BASIN
- = CENTERLINE ROAD
- [] = COVERED AREA
- + X.X' = EXISTING ELEVATION
- [] = HYDRANT
- [] = MANHOLE
- = METAL FENCE
- = MISC. FENCE
- = PROPERTY CORNER
- [] = UTILITY BOX
- [] = UTILITY POLE
- [] = WATER METER
- [] = WELL
- [] = WOOD FENCE

REVISIONS:
REVISED CERTIFICATIONS...3/5/2021

SURVEY NOTES
SUBJECT PROPERTY VACANT AT THE TIME OF SURVEY

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) _____
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS
- 3) UNPERMANENT PORTIONS OF FOUNDINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.

- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

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