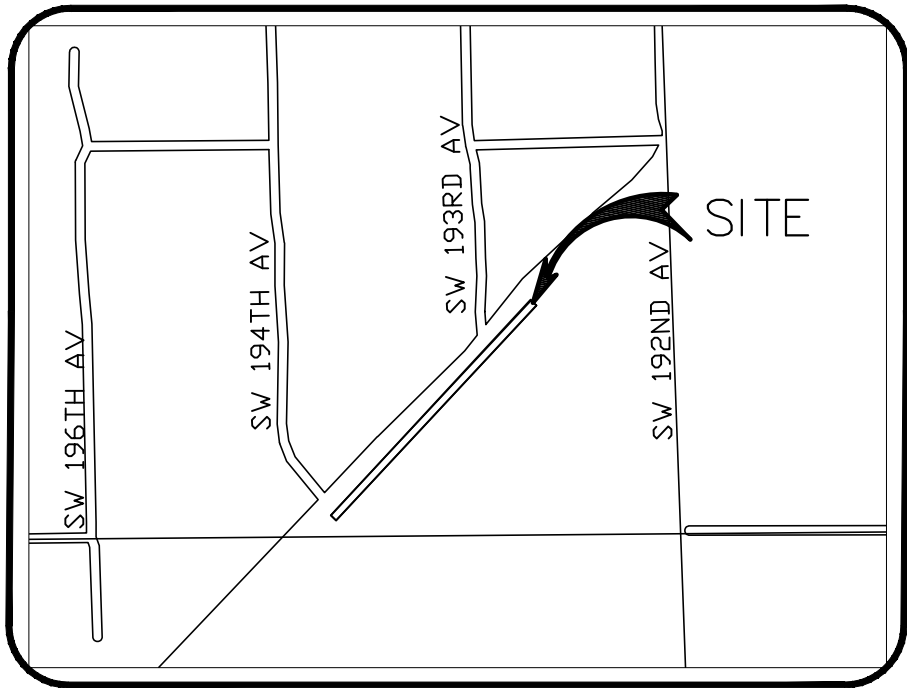
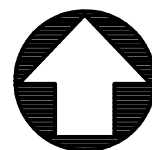
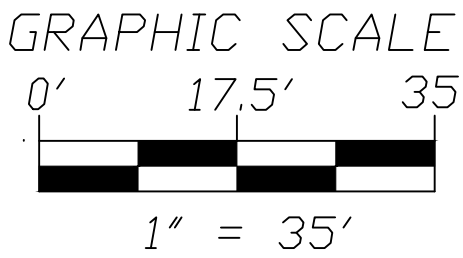
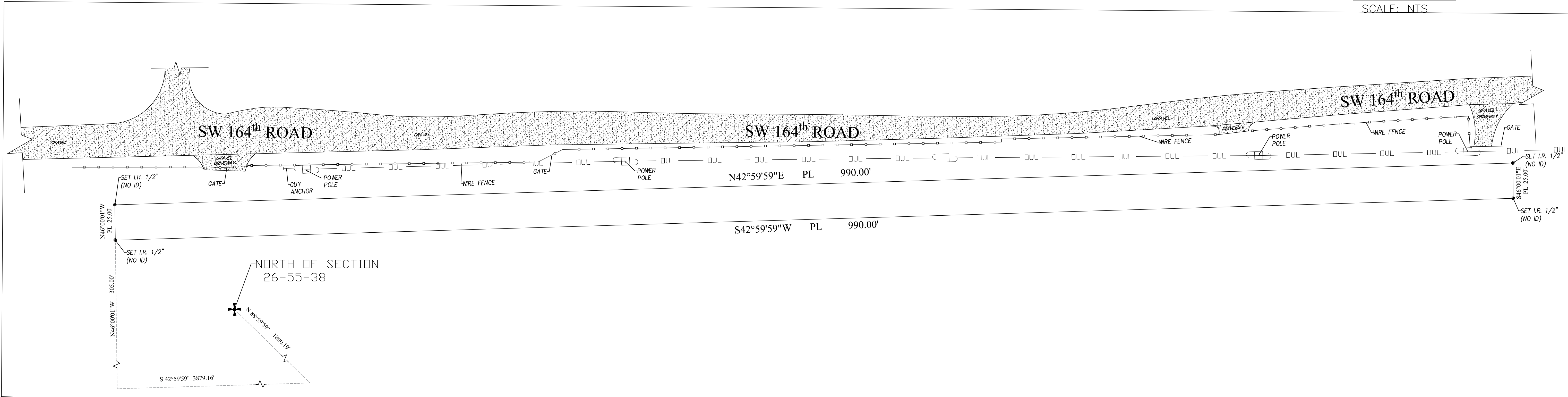


BOUNDARY SURVEY



LOCATION SKETCH
SCALE: NTS



LEGEND AND ABBREVIATIONS

- S.I.R. = SET IRON ROD
P.O.C. = POINT OF COMMEN-CEMENT
F.N. = FOUND NAIL
P.T. = POINT OF TANGENCY
E.N.C. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND REBAR
I.F.E. = LOWEST FLOOR ELEVATION
I.P. = LIGHT POLE
(M) = MEASURED
(R) = RECORD
(R & M) = RECORD & MEASURED
+++++ = NON VEHICULAR ACCESS LINE

- ☐ = POOL PUMP
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
P.R.C. = POINT OF REVERSE CURVE
P.C. = POINT OF CURVATURE
F.N.D. = FOUND NAIL/DISK
P.C.C. = POINT OF COMPOUND CURVE
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.E. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
N.T.S. = NOT TO SCALE
☐ = CATCH BASIN
☐ = AIR CONDITION A/C
Δ = CENTRAL ANGLE
X- = WOOD FENCE (6' HIGH)
/// = WIRE FENCE (4' HIGH)
B/C = C.B.S. WALL
R = BLOCK CORNER
RAD. = RADIUS
RES. = RADIAL
R/W = RESIDENCE
SEC. = RIGHT OF WAY
S.I.P. = SECTION
STY = SET IRON PIPE
SWK = STORY
D.M.E. = SIDEWALK
D.M.E. = DRAINAGE AND MAINTENANCE EASEMENT
U.E.& V.E. = UTILITY EASEMENT AND VISUL EASEMENT
W = WATER METER
S = MANHOLE SANITARY

LEGAL DESCRIPTION

26 55 38 .57 AC COMM AT N 1/4 COR OF SEC TH N N 89 DEG E 1800.19 FT S 43 DEG W 3879.16 FT N 46 DEG W 305 FT FOR POB CONT N 46 DEG W 25 FT N 43 DEG E 990 FT S 46 DEG E 25 FT S 43 DEG W 990 FT TO POB F/A/U 30 5826 000 0062 70 71 OR 16646-3128 0494 4 COC 23351-4498 12 2004 4.

CERTIFIED TO:

MIRO LAKIC TRS, THE DADE TRUST 206 MOORE AVE STE C

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 09/11/2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X BASE FLOOD ELEVATION COMMUNITY 120635 PANEL NUMBER 0560 SUFFIX L. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

JOB NUMBER_____

PROPERTY ADDRESS_____FOLIO: 30-5826-000-0075
(FURNISHED BY CLIENT)

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS. LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CUEENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. FENCE OWNERSHIP NOT DETERMINED. LOWEST FLOOR ELEVATION REPRESENT FINISHED FLOOR ELEVATION AT THE FRONT DOOR UNLESS OTHERWISE NOTED.

I HEREBY CERTIRES THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE OF PROFESSIONAL AND BELIEF. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

FIELD WORK

DATE: 07/02/2024

DATE: _____

REVISIONS

ORLANDO GRANDAL PSM.
PROFESSIONAL SURVEYOR AND MAPPER No. 6677
STATE OF FLORIDA

TOTAL UNION LAND SURVEYING SERVICES LLC
PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178
2251 SW 10 ST
MIAMI, FL 33135
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