

# NOTES:

THIS PROPERTY IS MORE THAN 2 MILES AWAY FROM THE MIAMI-DADE COUNTY LAKE BELT AREA

ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS  
LEGAL DESCRIPTION AS PROVIDED BY CLIENT

UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED  
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY

THE NATIONAL FLOOD INSURANCE RATE MAP DATED 7-17-95 DELINIATES THE ABOVE DESCRIBED LAND TO BE SITUATED WITHIN ZONE X

## LEGEND

## SKETCH OF SURVEY

SCALE: 1"=20'

WM=WATER METER,FDH=FOUND DRILL HOLE,UE=UTILITY EASEMENT,DME=DRAINAGE AND MAINTENANCE EASEMENT,R/W=RIGHT OF WAY,N.T.S.=NOT TO SCALE,  
F.N.D.=FOUND NAIL AND DISK,OUL=OVERHEAD UTILITY LINE,FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED,SIP=SET 3/4" X 18" IRON PIPE #28,  
P/L=PROPERTY LINE,CONC=CONCRETE,CL=CLEAR,D/S=OFFSET,CLF=CHAIN LINK FENCE,WV=WOOD VALVE,D/L=DN LINE,BF=BLOCK FENCE,  
CBS=CONCRETE BLOCK STRUCTURE,SWLK=SIDEWALK,PAV=PAVEMENT,PVY=PARKWAY,R=RADIUS,Δ=CENTRAL ANGLE,T=TANGENT,A=ARC,CH=CHORD,  
M/L=MONUMENT LINE,PC=POINT OF CURVATURE,ID=IDENTIFICATION,RES=RESIDENCE,PLT=PLANTER,FIB=FOUND 1/2" IRON BAR,FN=FOUND NAIL,  
MH=MANHOLE,WME=WALL MAINTENANCE EASEMENT,B/L=BASE LINE,WP=WOOD POLE,CB=INLET,FH=FIRE HYDRANT,WV=WOOD VALVE,TEL=TELEPHONE,  
PBL=PLATTED BUILDING LINE,STL=SURVEY TIE LINE,PRC=POINT OF REVERSE CURVATURE,PCC=POINT OF COMPOUND CURVATURE,BBL=BASE BUILDING LINE,  
ENC=ENCROACHMENT,IV=IRONWORK,(R)=RECORD,(M)=MEASURED,SNLD=SET NAIL AND DISK #2852,PRM=PERMANENT REFERENCE MONUMENT,  
C=CENTERLINE,DELTA=CENTRAL ANGLE,BM=BENCH MARK,EL=ELEVATION,SEC=SECTION,POB=POINT OF BEGINNING,POC=POINT OF COMMENCEMENT,E=ELECTRIC

BEARINGS ARE ASSUMED ON ☉ NW 22nd ST (EAST)

CERTIFIED TO: G & T Produce, Inc.  
Lilliana V Avellan, P.A.  
Attorney's Title Insurance Fund  
William Garcia, P.A.  
Commercebank, N.A.  
It's Successors and/or assigns,  
As Their Interest May Appear.

### LEGAL DESCRIPTION

LOTS 20 AND 21

BLOCK 2

SUBDIVISION RESUBDIVISION OF JEFFERSON PARK

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 36  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

830 NW 22<sup>ND</sup> ST MIAMI FL 33127

I HEREBY CERTIFY, THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT  
AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS  
SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND  
SURVEYORS, AS SET FORTH IN CHAPTER 472027 (F.S.) AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE  
CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

FOR G. AND T. PRODUCE INC.

ORDER NO. 8-02-27 6-04-48A

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER.

JOSE A. PEREZ  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 2852 STATE OF FLORIDA

FIELD WORK DATE: 8-12-02

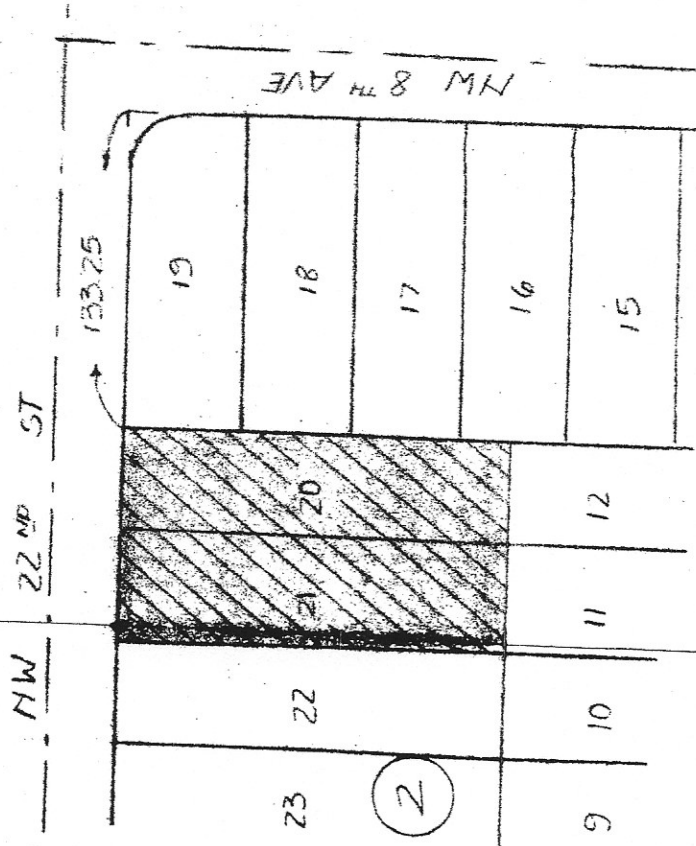
REVISED " " " 6-18-04

VEYDORS INC

ITE 201

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1925



SCALE 1" = 80'

LOCATION SKETCH