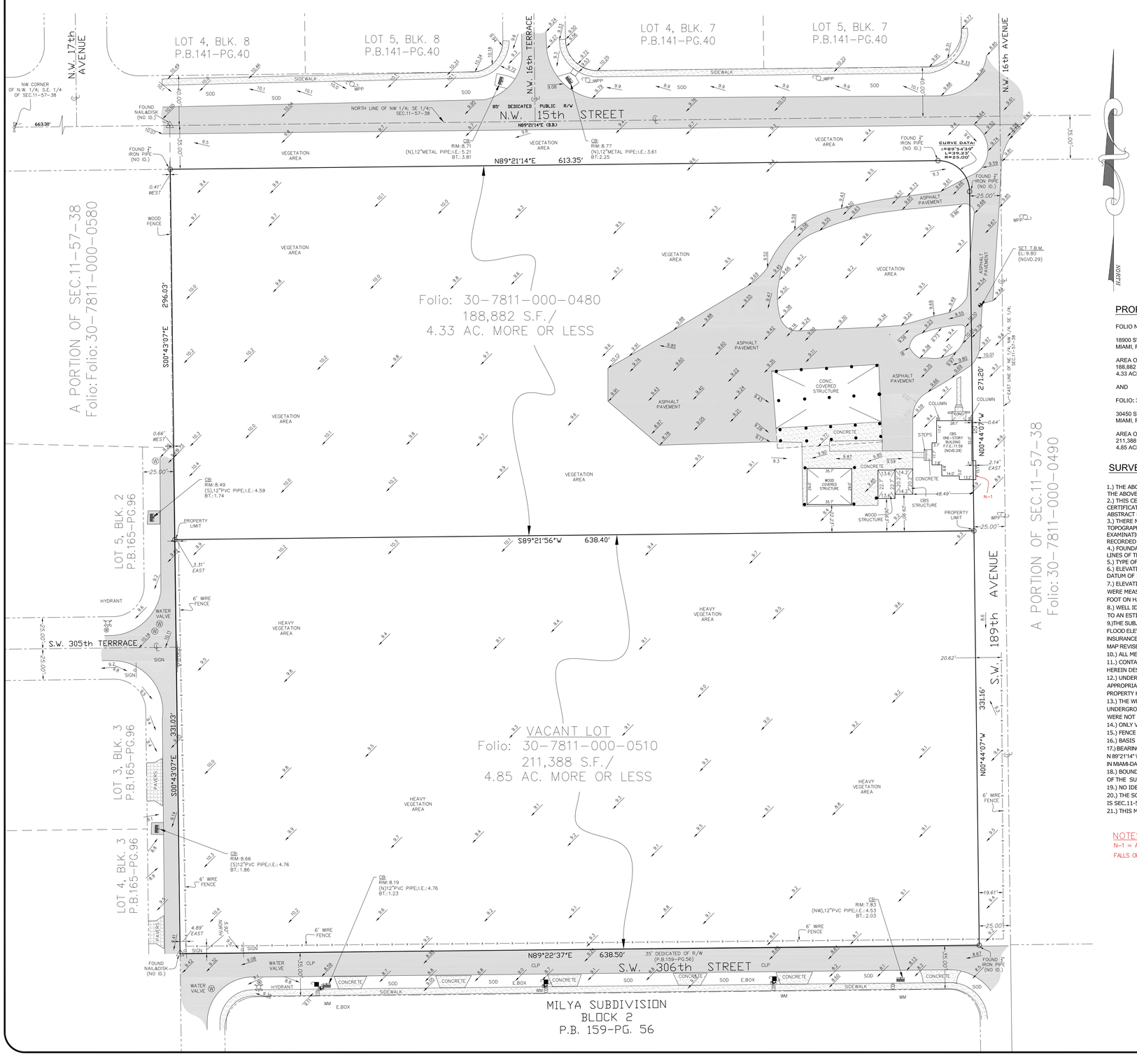
MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

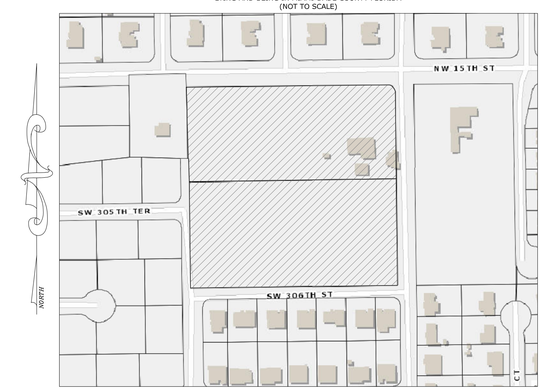
40' 0 20' 40' 80' 80'

(IN FEET)
1 INCH = 40 FT.



VICINITY MAP

SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



PROPERTY ADDRESS:

FOLIO No.: 30-7811-000-0480

18900 SW 304 ST
MIAMI, FL 33030

AREA OF PROPERTY:
188,882 SQUARE FEET AND/OR
4.33 ACRES MORE OR LESS.

AND

FOLIO: 30-7811-000-0510

30450 SW 189 AVE
MIAMI, FL 33030

AREA OF PROPERTY:
211,388 SQUARE FEET AND/OR
4.85 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) 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.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY TOPOGRAPHIC SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
5.) TYPE OF SURVEY: BOUNDARY TOPOGRAPHIC SURVEY
6.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.29)
7.) ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
8.) WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.
9.)THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X". THE BASE FLOOD ELEVATION N/A AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 12086C0726, COMMUNITY No. 120635 , SUFFIX "L".
MAP REVISED: SEPTEMBER 11, 2009.
10.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE STANDARD U.S. SURVEY FEET.
11.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
12.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED.
13.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
14.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
15.) FENCE OWNNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS (B.B.)
17.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN VALUE OF N 89°21'14" W, ALONG THE NORTH LINE OF N.W. 1/4 OF S.E. 1/4 OF SEC.11-57-38, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
18.) BOUNDARY TOPOGRAPHIC SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
19.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
20.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY TOPOGRAPHIC SURVEY IS SEC.11-57-38, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
21.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 40 FEET.

NOTES:

N-1 = A PORTION OF THE CBS BUILDING ALONG THE EAST BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.

LEGAL DESCRIPTION:

PROPERTY 1:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 25 FEET THEREOF, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCALLY KNOWN AS 18900 SOUTHWEST 304TH STREET, HOMESTEAD, HOMESTEAD, FL 33030

PROPERTY 2:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE NORTH 35 FEET AND LESS THE EAST 25 FEET AND LESS THE AREA BOUNDED BY THE SOUTH LINE OF THE NORTH 35 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY THE WEST LINE OF THE EAST 25 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 25 FEET THEREOF, IN SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCALLY KNOWN AS 30450 SOUTHWEST 189TH AVENUE, HOMESTEAD, FL 33030

LEGEND

ABBREVIATION		DEFINITION
R/W		RIGHT OF WAY
P.B.		PLAT BOOK
PG.		PAGE
	W	WATER VALVE
UW		UTILITY WATER
CB		CATCH BASIN
X.XX		DENOTES SURFACE ELEVATION
X.X		DENOTES GROUND ELEVATION
	WM	DENOTES WATER METER
		DENOTES WOOD POLE
E.BOX		DENOTES ELECTRIC BOX
CLP		DENOTES CONCRETE LIGHT POLE
CLP		DENOTES CONCRETE POWER POLE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAP IS TRUE AND CORRECT,THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPER CHAPTER 5J-17.050 TROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.02, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

ARTURO MENDIGUTIA P.S.M.
PROFESSIONAL SURVEYOR & MAPPER.
STATE OF FLORIDA REG. No. 5844

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF LANDMARK SURVEYING & ASSOCIATES, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO LANDMARK SURVEYING & ASSOCIATES, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

2311.0034

TYPE OF PROJECT: MAP OF BOUNDARY SURVEY

SHEET NAME: LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES, LEGEND AND MAP OF SURVEY

CLIENT: N/A

CLIENT ADDRESS: N/A
N/A

PROJECT LOCATION: SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWN BY: M.G.

CHECKED BY: J.FEE

QUALITY CONTROL: J.FEE

DATE: 01-22-2024

PROJECT No: 2311-0034

SHEET: 1 OF 1