BOUNDARY SURVEY

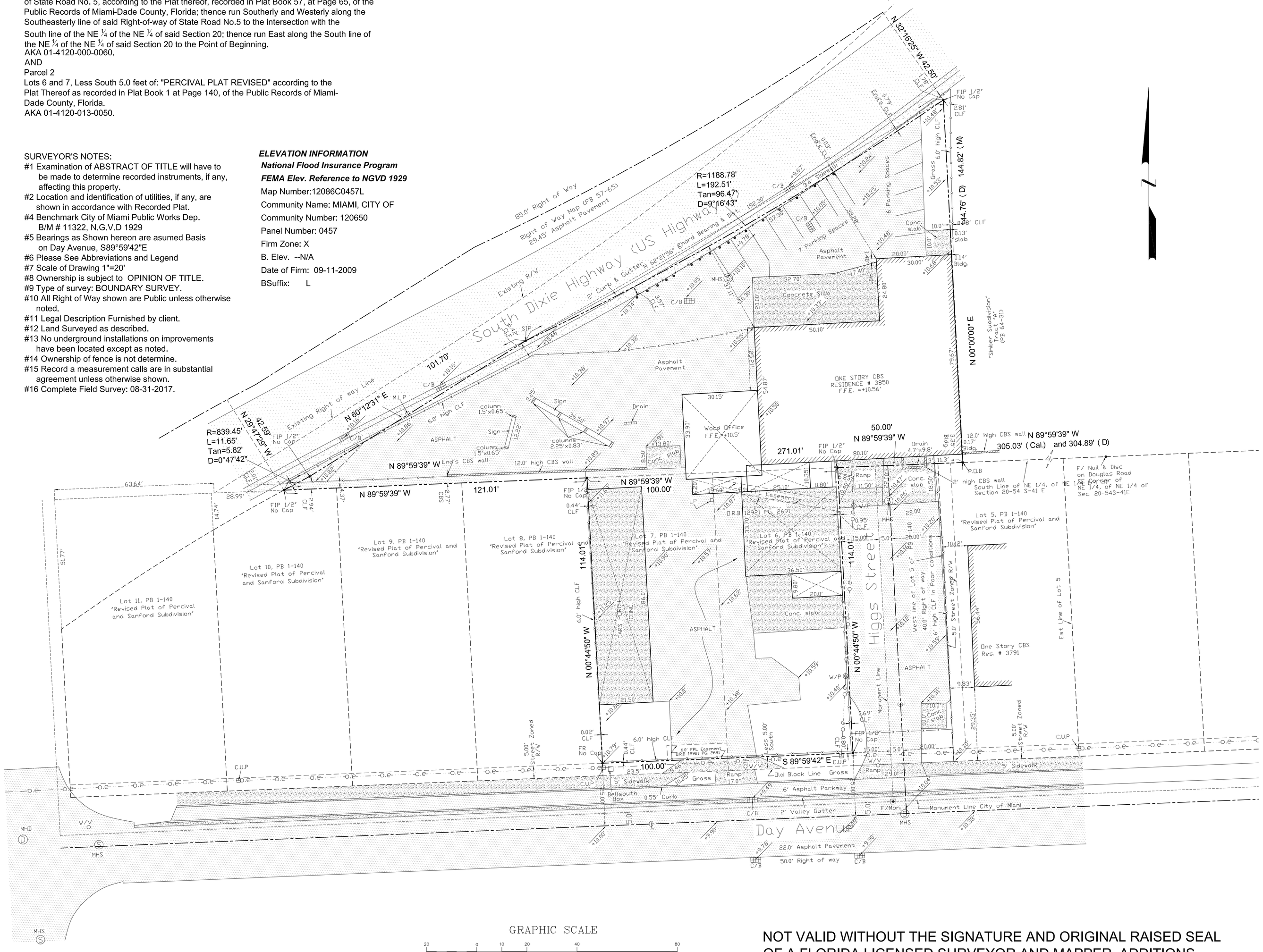
3850 SOUTH DIXIE HIGHWAY MIAMI, FL 33133
3860 SOUTH DIXIE HIGHWAY MIAMI, FL 33133
3825 DAY AVENUE MIAMI, FL 33133

LEGAL DESCRIPTION:

Parcel 1
From the SE corner of the NE ¼ of the NE ¼ of Section 20, Township 54 South, Range 41 East run westerly along the south line of the NE ¼ of the NE ¼ of said Section 20 for a distance of 304.89 feet to the Point of Beginning of the Tract of land hereinafter described; thence run North parallel to the West line of Lot 5, of "REVISED PLAT PERCIVAL & SANFORD SUBDIVISION" according to the Plat thereof, recorded in Plat Book 1, at Page 140, of the Public Records of Miami-Dade County, Florida; for a distance of 144.76 feet, more or less, to the intersection with the Southeasterly line of the Right-of-way of State Road No. 5, according to the Plat thereof, recorded in Plat Book 57, at Page 65, of the Public Records of Miami-Dade County, Florida; thence run Southerly and Westerly along the Southeasterly line of said Right-of-way of State Road No.5 to the intersection with the South line of the NE ¼ of the NE ¼ of said Section 20; thence run East along the South line of the NE ¼ of the NE ¼ of said Section 20 to the Point of Beginning.
AKA 01-4120-000-0060.
AND
Parcel 2
Lots 6 and 7, Less South 5.0 feet of: "PERCIVAL PLAT REVISED" according to the Plat Thereof as recorded in Plat Book 1 at Page 140, of the Public Records of Miami-Dade County, Florida.
AKA 01-4120-013-0050.

SURVEYOR'S NOTES:
#1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
#2 Location and identification of utilities, if any, are shown in accordance with Recorded Plat.
#4 Benchmark City of Miami Public Works Dep. B/M # 11322, N.G.V.D 1929
#5 Bearings as Shown hereon are asumed Basis on Day Avenue, S89°59'42"E
#6 Please See Abbreviations and Legend
#7 Scale of Drawing 1"=20'
#8 Ownership is subject to OPINION OF TITLE.
#9 Type of survey: BOUNDARY SURVEY.
#10 All Right of Way shown are Public unless otherwise noted.
#11 Legal Description Furnished by client.
#12 Land Surveyed as described.
#13 No underground installations on improvements have been located except as noted.
#14 Ownership of fence is not determine.
#15 Record a measurement calls are in substantial agreement unless otherwise shown.
#16 Complete Field Survey: 08-31-2017.

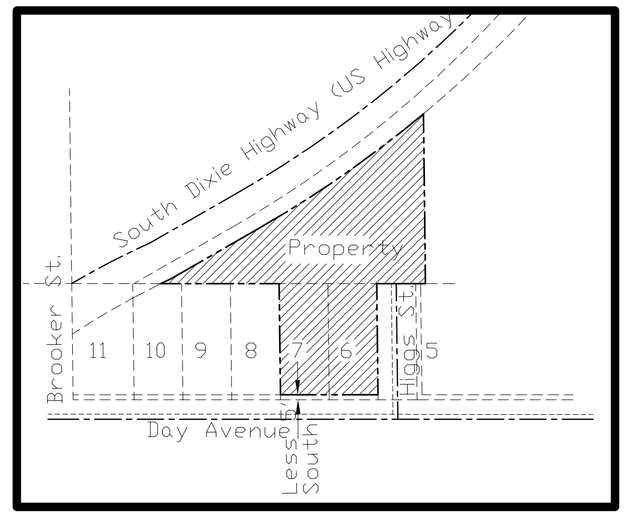
ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0457L
Community Name: MIAMI, CITY OF
Community Number: 120650
Panel Number: 0457
Firm Zone: X
B. Elev. --N/A
Date of Firm: 09-11-2009
BSuffix: L



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

LOCATION MAP
N.T.S
SEC 20 -TWP 54S - RGE 41E



America Layout Corp
N W E S

SYMBOL LEGEND
- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- PALM
- TREE
- CONC. L-P
- SANITARY M-H
- CATCH BASIN

ABBREVIATIONS
AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H. = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

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I HEREBY CERTIFIED:
THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY WAS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER:472.027, FLORIDA STATUES AND CHAPTER 5J-17 OF THE"FLORIDA ADMINISTRATIVE CODE".

BY VICTOR M. MARRERO
Professional Land Surveyor
Certificate No. 7005
STATE OF FLORIDA

JOB No. 17091080
FIELD BOOK:
CAD FILE. LD-9
DATE: 09-18-2017
SCALE: 1"=20'
DRAWN: LDD
REV.: VM
REVISIONS
SHEET No. 1-OF-1