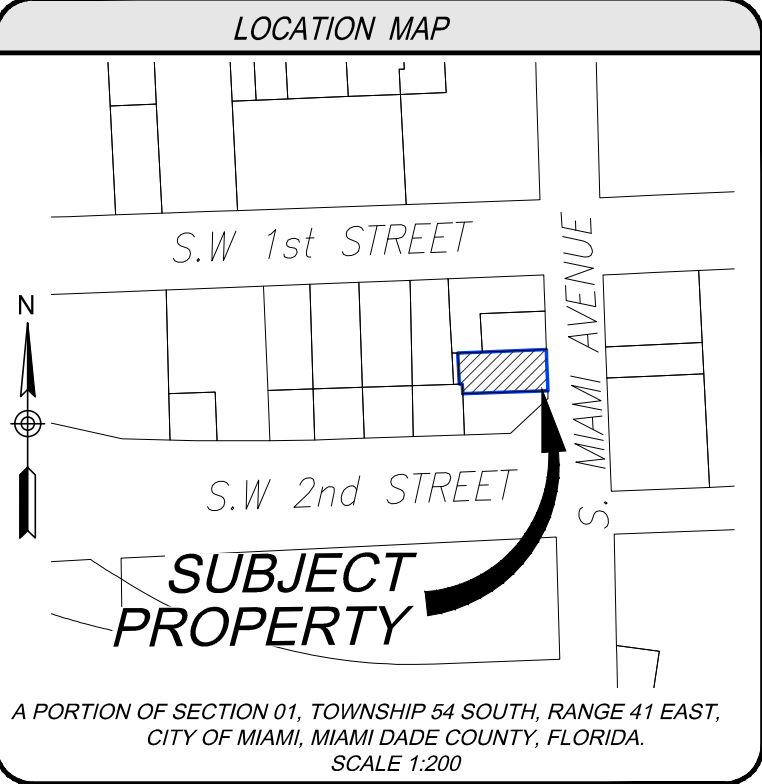
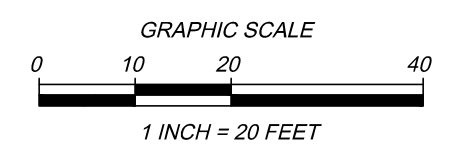
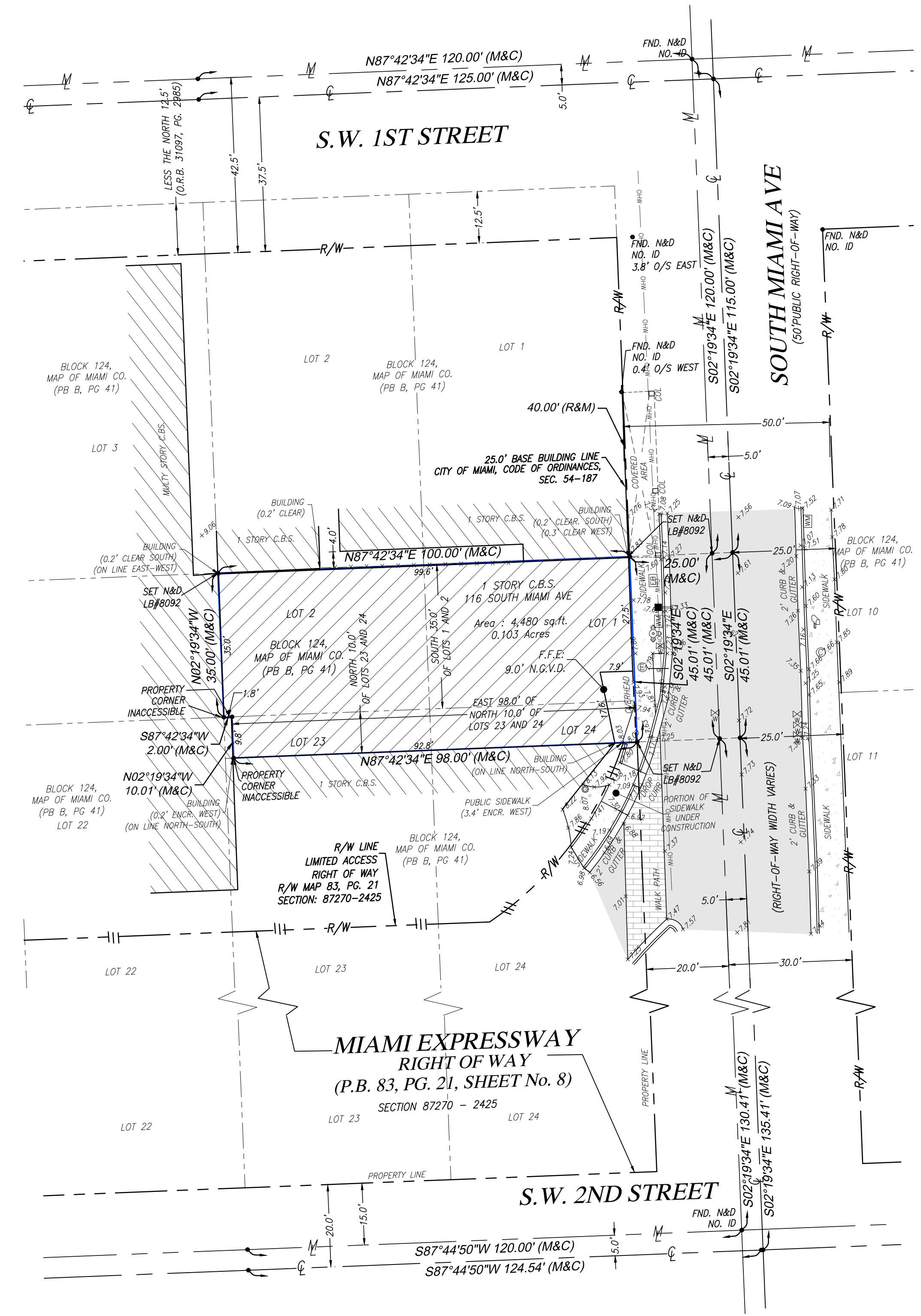


LEGEND AND ABBREVIATIONS			
	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FOREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CLEANOUT		SEWER VALVE
	ISLAND		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		SHAMESE CONNECTION
	GAS METER		POST INDICATOR VALVE
	ELECTRIC METER		FIRE HYDRANT
	SQUARE COLUMN		DOUBLE DETECTOR CHECK VALVE
	MAL BOX		BACK FLOW PREVENTER
	IRRIGATION PUMP		PROPERTY LINE
	GUARD POST		CENTERLINE
	GROUND LIGHT		RIGHT-OF-WAY
	FLAG POLE		RIGHT-OF-WAY
	DRAINAGE WELL		RIGHT-OF-WAY
	SQUARE DRAINAGE		RIGHT-OF-WAY
	PS INLET		RIGHT-OF-WAY
	CURB INLET		RIGHT-OF-WAY
	CIRCULAR DRAINAGE		RIGHT-OF-WAY
	CATCH BASIN		RIGHT-OF-WAY
	ACCESS MANHOLE		RIGHT-OF-WAY
	TRAFFIC SIGNAL POLE		RIGHT-OF-WAY
	TRAFFIC SIGN		RIGHT-OF-WAY
	PEDESTRIAN CROSS SIGNAL		RIGHT-OF-WAY
	PAVEMENT ASPHALT		RIGHT-OF-WAY
	C&G		RIGHT-OF-WAY
	VALLEY GUTTER		RIGHT-OF-WAY
	CONCRETE		



BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: MAY 14, 2024.



REVISIONS			
DATE	JOB #	REV.	BY

BOUNDARY SURVEY

PREPARED FOR:
VEE ARCHITECTURE CORP.
LYING AND BEING IN SECTION 01, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
LAND SURVEYORS 3300 NW 12th AVE, SUITE #10, DORAL, FL 33172
(P) 305-526-0606 (E) info@hasurveys.com

DRAWN BY: C.A.F. CHECKED BY: J.G.H. JOB NUM.: 154290
DATE: 14/05/24 DATE: 14/05/24 F.B. MD-63, PG. 13

LEGAL DESCRIPTION
SOUTH 35 FEET OF LOTS 1 AND 2, AND EAST 98 FEET OF NORTH 10 FEET OF LOTS 23 AND 24, ALL IN BLOCK 124 NORTH OF A.L. KNOWLTON'S MAP OF MIAMI DADE CO. FLA. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES**
- FIELD SURVEY WAS COMPLETED ON: MAY 14, 2024.
 - LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
 - SUBJECT PROPERTY AREA: 4,480 ± sq.ft. (0.103 ACRES)
 - BEARINGS BASED ON AN ASSUMED BEARING OF S02°19'34"E ALONG THE MONUMENT LINE OF SOUTH MIAMI AVE.
 - DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
 - INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY, UNLESS OTHERWISE NOTED.
 - UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM SOUTH MIAMI AVE A PUBLIC RIGHT OF WAY.
 - THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENT, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

CERTIFY TO:

- VEE ARCHITECTURE CORP.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 116 SOUTH MIAMI AVENUE, MIAMI-DADE, FL 33130
- PROPERTY FOLIO NUMBER: 01-0112-040-1030

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE - MIAMI RESET. ELEVATION: 8.04'
- W FLAGLER ST - 172' NORTH OF C/L W 1 AVE - 32' EAST OF C/L
- DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC DRIVE FOR UNDERGROUND PARKING OF COURTHOUSE.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV 8 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0314L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF BUILDING ALONG THE WEST BOUNDARY LINE ENCROACH 0.2' FROM SUBJECT PROPERTY ONTO ADJOINING LAND.
- A PORTION OF PUBLIC SIDEWALK ALONG THE EAST BOUNDARY LINE, ENCROACH 3.4' FROM RIGHT OF WAY ONTO SUBJECT PROPERTY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MAY 21, 2024.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-703
SHEET NUMBER: 1 OF 1