

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on July 17, 2024.

SECTION 2) LEGAL DESCRIPTION:

N50 Feet of Lots 13 and 14 less West 5 Feet of Lot 14, Block 51, IDLEWILD PARK, according to the Plat thereof, as recorded in Plat Book 2 at Page 87, of the Public Records of Miami-Dade County, Florida

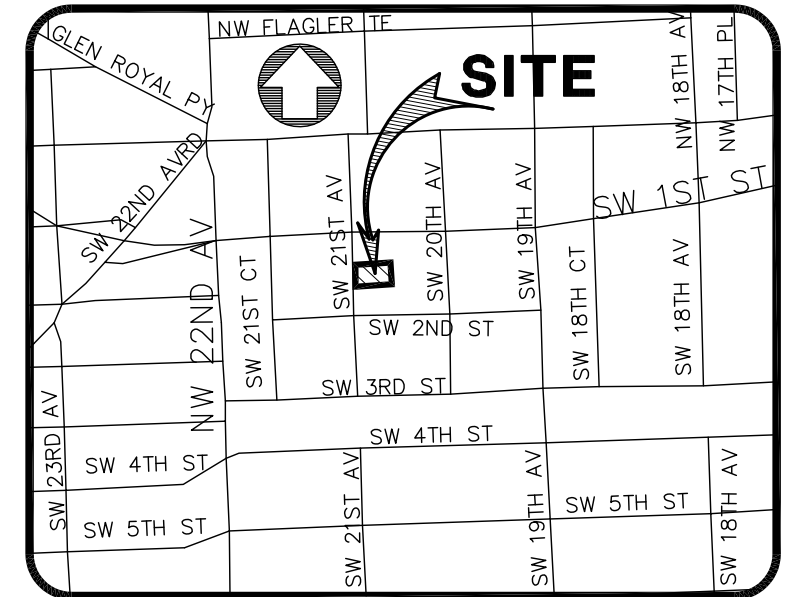
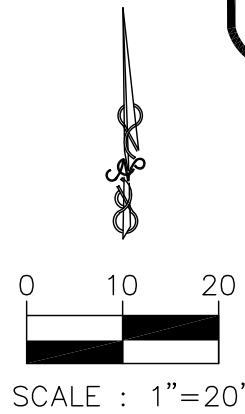
SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

ABBREVIATIONS & LEGEND					
A/C	= AIR CONDITIONING PAD	△	= CENTRAL ANGLE	O.R.B.	= OFFICIAL RECORDS BOOK
C.B.	= CATCH BASIN	▨	= C.B.S. WALL	P.B.	= PLAT BOOK
C.B.S.	= CONCRETE BLOCK W/ STUCCO	☆	= METAL LIGHT POLE	P.C.P.	= PERMANENT CONTROL POINT
C.G.	= CURB & GUTTER	⊙	= GUY WIRE	PG.	= PAGE
CH.	= CHORD DISTANCE	⊕	= UTILITY POWER POLE	P.O.B.	= POINT OF BEGINNING
CL.	= CLEAR	⊖	= FIRE HYDRANT	P.O.C.	= POINT OF COMMENCEMENT
L.P.	= LIGHT POLE	⊗	= ELECTRIC BOX	(M)	= MEASURED
B.C.	= BLOCK CORNER	⊘	= GAS VALVE	(R)	= RECORDED
M.H.	= MANHOLE	⊙	= WATER VALVE	P/L	= PROPERTY LINE
M/L	= MONUMENT LINE	⊗	= UNKNOWN MANHOLE	R.	= RADIUS
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	⊙	= SPOT ELEVATION	R/W	= RIGHT-OF-WAY
P.R.M.	= PERMANENT REFERENCE MONUMENT	⊙		⊕	= SEWER MANHOLE
⊕	= CENTER LINE	⊙		⊕	= TRAFFIC SIGN
CONC.	= CONCRETE	⊙		⊕	= CATCH BASIN
F.H.	= FIRE HYDRANT	⊙		⊕	= IDENTIFICATION
F.I.P.	= FOUND IRON PIPE	⊙		⊕	= ASPHALT
F.N.D.	= FOUND NAIL & DISK	⊙			
N.T.S.	= NOT TO SCALE				



VICINITY MAP
NOT TO SCALE

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of S.W. 21st Avenue with an assumed bearing of S01°59'44"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120650 (City of Miami), Map Panel No. 12086C0313, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number Z-237-R, Elevation 10.55 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

OCTAVIO F. OLIU

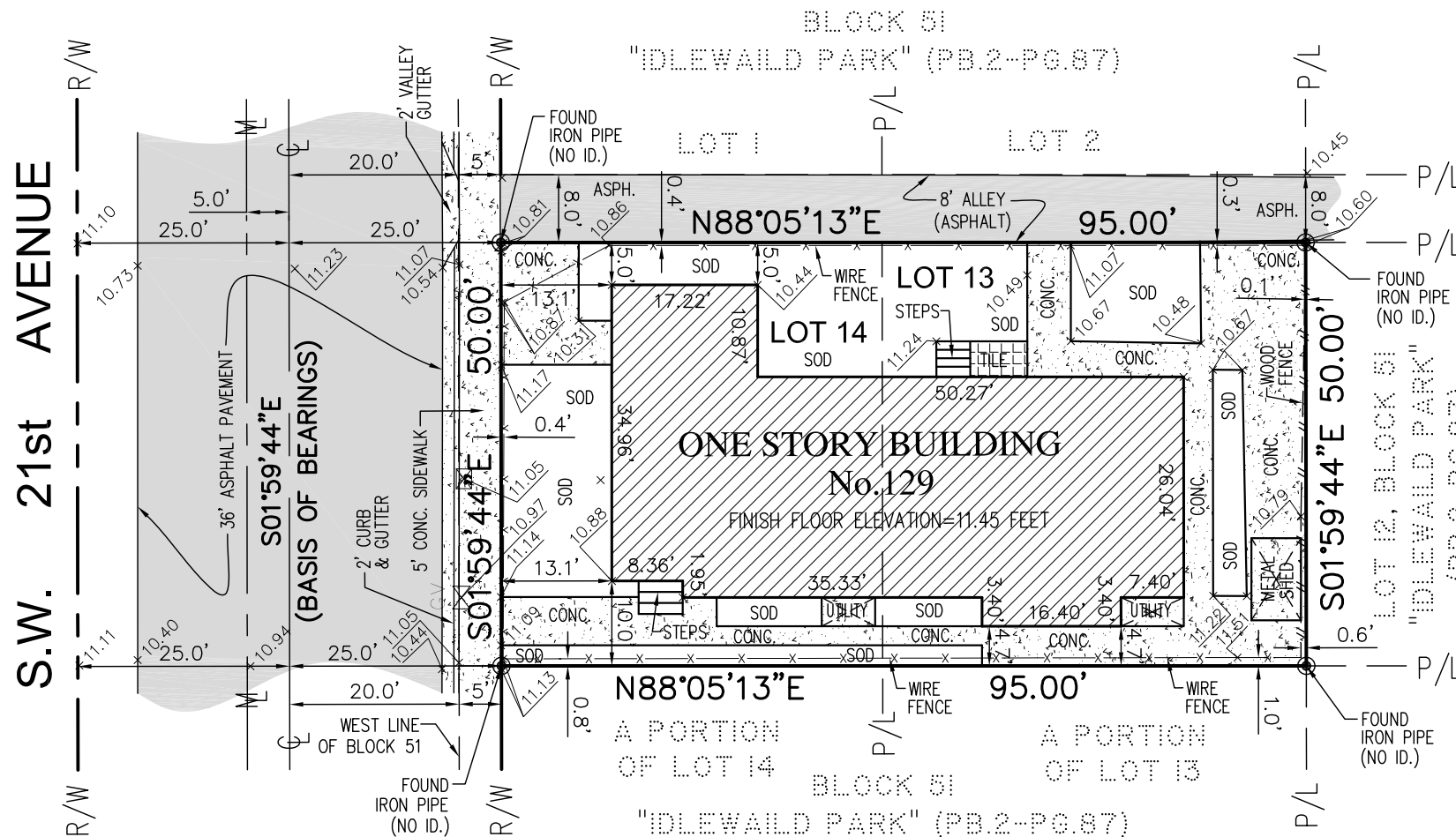
SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

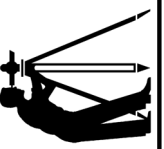
BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: 07/18/2024
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: 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 party are prohibited without the written consent of the signing party.



BENNY SUAREZ
SURVEYING INC.
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PH:(305)807-8319 Email: benysuarez@msn.com



DESCRIPTION	DATE	No.

BOUNDARY SURVEY
129 S.W. 21st AVENUE
MIAMI, FLORIDA 33135

DATE:	07/18/2024
SCALE:	1"=20'
SHEET	1
OF 1 SHEETS	