

BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

NOT TO SCALE

PROPERTY ADDRESS: 1055 E. 4th Ave. Hialeah, FL. 33010

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 7E, of **EIGHTH ADDITION TO THE TOWN OF HIALEAH**, according to the plat thereof, recorded in Plat Book 9, Page 11, of the Public Records of Miami Dade County, Florida.

NOTES:

Before any construction the setbacks must be checked
The certificate does not extended to any unnamed party
Elevations are referred to Miami Dade County BM# N/A Elev.= N/A of N.G.V.D. of 1929
There may be Easements recorded in Public Records not shown on this Survey.

LEGEND AND ABBREVIATIONS

A= ARC DISTANCE
AC= AIR CONDITIONED UNIT
ADJ.= ADJACENT
B.C.= BLOCK CORNER
BLDG.= BUILDING
B.O.B.= BASIS OF BEARINGS
CL.= CLEAR
C.L.F.= CHAIN LINK FENCE
CONC.= CONCRETE
D.M.E.= DRAINAGE MAINT. EASEMENT
ENC.= ENCROACHMENT
FD.= FOUND
F.F.ELEV.: FINISHED FLOOR ELEVATION
I.F.= IRON FENCE
L.F.ELEV.: LOWEST FLOOR ELEVATION

P.B.= PLAT BOOK
P.C.P.= PERMANENT CONTROL POINT
P.G.= PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCE
P.P.= POOL PUMP
R.= RADIUS
RES.= RESIDENCE
R/W= RIGHT-OF-WAY
TYP.= TYPICAL
U.E.= UTILITY EASEMENT
W.F.= WOOD FENCE
W.M.= WATER METER
Ø= DIAMETER
C= CENTER LINE

+0.00= ELEVATION
W= WATER METER
P= POWER POLE
L= LIGHT POLE
F= FIRE HYDRANT
M= MANHOLE

C= CATCH BASIN
S= SANITARY SEWER
V= WATER VALVE
TV= TV BOX
FPL TRANS.
CONC. POWER POLE

JOB NUMBER: 250774

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 9-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE X BASE FLOOD ELEV. N/A COMMUNITY NUMBER: 120643 PANEL NUMBER 0284 SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

CERTIFIED TO:

EMG Holdings Inc.

DATE OF FIELD WORK: July 21, 2025

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es

ARTURO R. TOIRAC
PROFESSIONAL LAND SURVEYOR & MAPPER
14317 S.W. 45th Terrace Miami, Florida 33175
Tel: (305) 552-7504 Fax: (305) 229-8068
E-mail: enpav@yahoo.es