

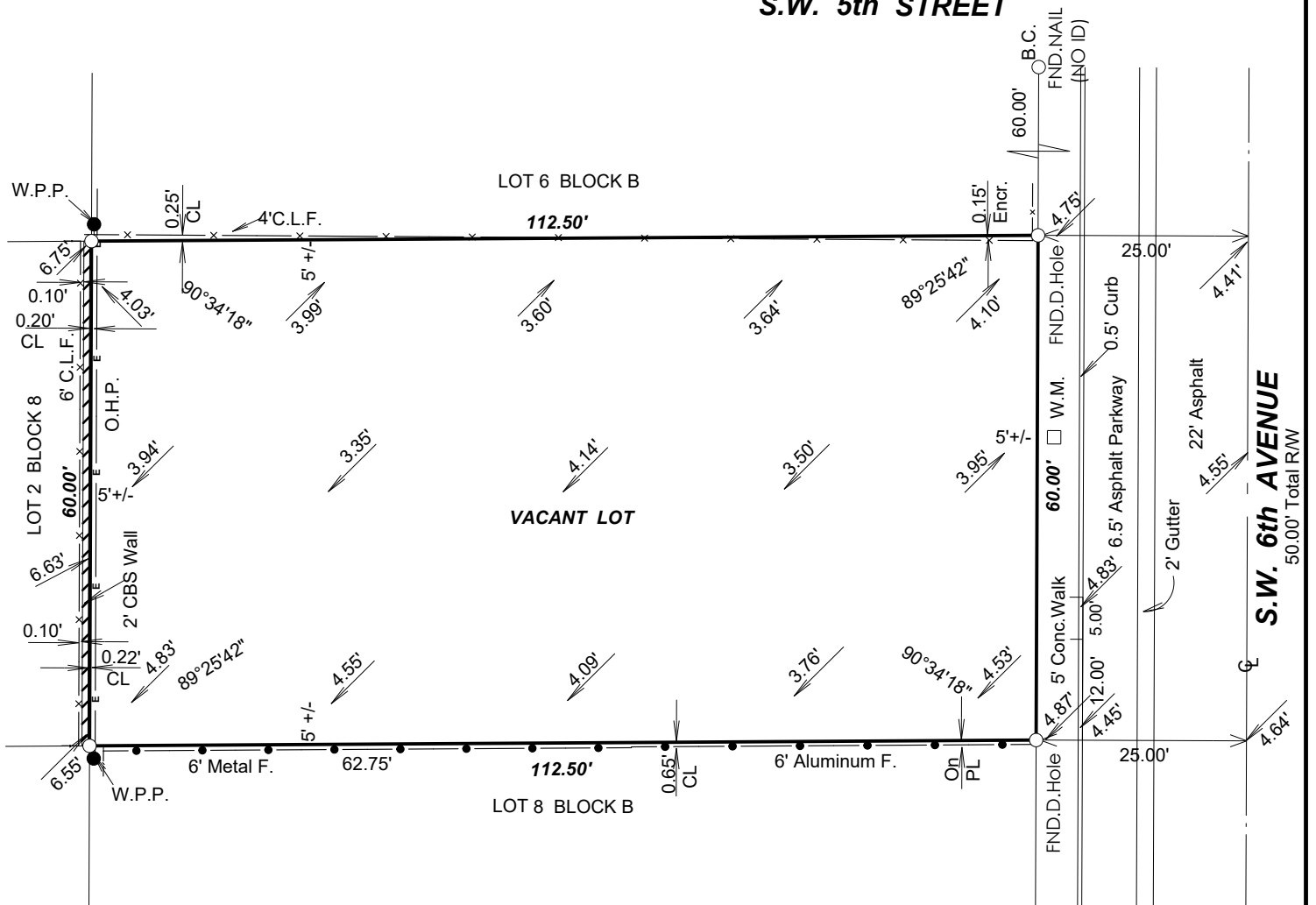


PHONE: (305) 512-4225
FAX: (305) 512-1914

FIELD DATE: 11-11-2022

TOPOGRAPHIC SURVEY

PLAT BOOK: 7 **PAGE:** 3 **OF:** MIAMI-DADE **COUNTY, FLORIDA.**



LUITEONUN 512, LLC., A FLORIDA LIMITED LIABILITY COMPANY.
KEY TITLE & ESCROW.
STEWART TITLE GUARANTY COMPANY.

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5.) FENCE TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATIONS WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8.) THERE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.
- 9.) **CITY OF MIAMI BENCHMARK NE CORNER OF SW 5TH STREET
AND SW 6TH AVENUE. ELEVATION=4.34' N.G.V.D. 1929**

SWK= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence,
 PL= Property Line, DUE= Drainage, Utility Easement, IP= Iron Pipe,
 A/C= Air Conditioner Pad, P/C= Property Corner, D/H= Drilled Hole,
 W/F= Wood Fence, RES= Residence, CL= Clear, IR= Iron Rebar, UE= Utility
 Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement,
 C/L= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded,
 ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N/D= Nail & Disc.,
 S= Set, FFE= Finish Floor Elevation, O/S= Offset, P/P= Power Pole,
 OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole,
 M.E.= Electric Meter, P.F.=Metal Fence, P.F.=Plastic Fence, D.M.E.=Drainage
 Easement, P.C.=Point of Curvature, M.E.= Maintenance Easement, L.M.E.=Lake
 Maintenance Easement, M.E.= Maintenance Easement, B.C.=Back Sight,
 P.C.=Point of Curvature, FND= Found, NO ID=No Identification.

NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

**NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF _____
ON THE CENTER LINE OF _____ PROPERTY LINE.**

EASEMENT VIOLATIONS: ☐ YES ☒ NO

APPARENT VISIBLE ENCROACHMENTS: ☒ YES ☐ NO

COMMENTS: 4' CLF ENCR. ONTO THE PROPERTY BY 0.15'

I hereby certify that the attached "BOUNDARY SURVEY" of the lands shown hereon are true and correct as surveyed and drawn under my supervision and direction. This survey complies with the Standards of practice chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453

Note: Survey map, report or copies not valid without signature and raised seal

SHEET 1 OF 1