



- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without Code written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - The surveyor does not determine fence and/or wall ownership.
 - Ownership subjects to OPINION OF TITLE.
 - Type of Survey: BOUNDARY SURVEY
 - North arrow direction and bearings are based on Recorded Plat Book 43 at Page 49 of the Public Records of Miami-Dade County, Florida.
 - Elevations are based on the National Geodetic Vertical Datum of 1929.
 - Bench Mark Used: N-6548 of Miami Dade-County, Fla. Elev. = 7.76'
 - Flood Zone: X Base Flood Elev: N/A as per Miami-Dade County, Florida. FEMA Panel Number: 120635-0289-L-September 11, 2009
 - This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- A.) Lejune Airport Park Suites, Inc.

SURVEYOR'S CERTIFICATE:

I hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 Florida Administrative

LEGEND & ABBREVIATIONS

A/C = AIR CONDITIONER PAD.	N = NORTH.
A.E. = ANCHOR EASEMENT.	N.T.S. = NOT TO SCALE.
ASPH. = ASPHALT.	# = NO. NUMBER.
B.C. = BLOCK CORNER.	O/S = OFF SET.
BLDG. = BUILDING.	O.V.H. = OVERHANG.
B.M. = BENCH MARK.	P.V.M.T. = PAVEMENT.
B.O.B. = BASIS OF BEARINGS.	PL. = PLANTER.
C = CURVE.	P.L. = PROPERTY LINE.
(C) = CALCULATED.	P.C.C. = POINT OF COMPOUND CURVE.
C.B. = CATCH BASIN.	P.C. = POINT OF CURVE.
C.B.S. = CONCRETE BLOCK STRUCTURE.	PT. = POINT OF TANGENCY.
CBW = CONCRETE BLOCK WALL.	P.O.C. = POINT OF COMMENCEMENT.
CHORD.	P.O.B. = POINT OF BEGINNING.
CH.B. = CHORD BEARING.	P.R.C. = POINT OF REVERSE CURVE.
CL. = CLEAR.	P.B. = PLAT BOOK.
CL.F. = CHAIN LINK FENCE.	PG. = PAGE.
CONC. = CONCRETE.	P.W.Y. = PARKWAY.
C.M.E. = CANAL MAINTENANCE EASEMENT.	PRM. = PERMANENT REFERENCE MONUMENT.
C.P. = CONC. PORCH.	P.L.S. = PROFESSIONAL LAND SURVEYOR.
D.E. = DRAINAGE EASEMENT.	R = RECORDED DISTANCE.
D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	RR = RAIL ROAD.
DRIVE = DRIVEWAY.	RES. = RESIDENCE.
F = FEET.	R/W = RIGHT-OF-WAY.
E.T.P. = ELECTRIC TRANSFORMER PAD.	RAD. = RADIUS OF RADIAL.
ELEV. = ELEVATION.	R.P. = RADIUS POINT.
ENCR. = ENCROACHMENT.	RGE. = RANGE.
F.H. = FIRE HYDRANT.	SEC. = SECTION.
F.I.P. = FOUND IRON PIPE.	STY. = STORY.
F.I.R. = FOUND IRON ROD.	S.W. = SIDEWALK.
G. = GROUND.	S.I.P. = SET IRON PIPE WITH CAP P.L.S. 3102
CONC. SLAB.	S.T. = STREET.
F.F.E. = FINISHED FLOOR ELEVATION.	S.P. = SCREENET PORCH.
F.N.D. = FOUND NAIL & DISK.	S. = SOUTH.
FR. = FRAME.	WF = WOOD FENCE.
FN.P. = FEDERAL NATIONAL INSURANCE.	" = SECONDS.
F.N. = FOUND NAIL.	W.S. = WOOD SHED.
H. = HIGH (HEIGHT).	W/R = WOOD ROOF.
IN.&EG. = INGRESS AND EGRESS EASEMENT.	TWP. = TOWNSHIP.
L.B. = LICENSED BUSINESS.	UTL. = UTILITY.
L.P. = LIGHT POLE.	U.P. = UTILITY POLE.
L.F.E. = LOWEST FLOOR ELEVATION.	W.M. = WATER METER.
L.M.E. = LAKE MAINTENANCE EASEMENT.	
M. = MINUTES.	
M. = MEASURED DISTANCE.	
M/H. = MANHOLE.	
M/L. = MONUMENT LINE.	
N.A.P. = NOT A PART OF.	
NOVD = NATIONAL GEODETIC.	

PROPERTY 3 ADDRESS:
7370 NW 12th. St, Miami, Florida 33126
Folio Number 30-3052-002-0120

LEGAL DESCRIPTION:
Lots 12 and 13, Block 1, Wood Farms, according to the Plat thereof, as recorded in Plat Book 43, Page 49, of the Public Records of Miami-Dade County, Florida. LESS AND EXCEPT that portion taken for road right of way by Order of Taking recorded in Official Records Book 11395, Page 536, Public Records of Miami-Dade County, Florida.

NOTE: ALL TREES TO REMIAN ON THEIR ORIGINAL LOCATION

TREE No.	SCIENTIFIC NAME	COMMON NAME	DIAMETER	HEIGHT	SPREAD
1	Jacaranda Mimosifolia	Jacaranda	30"	12'	12'
2	Ilex Aquifolium	Holly Berry	21"	28'	30'
3	Ilex Aquifolium	Holly Berry	40"	38'	35'
4	Ilex Aquifolium	Holly Berry	40"	38'	35'
5	Ilex Aquifolium	Holly Berry	11"	25'	20'
6	Ilex Aquifolium	Holly Berry	14"	25'	30'
7	Ilex Aquifolium	Holly Berry	7"	12'	12'
8	Ilex Aquifolium	Holly Berry	7"	7'	6'
9	Ilex Aquifolium	Holly Berry	10"	10'	12'
10	Delonix regia	Royal Poiciana	24"	22'	19'
11	Euterpe Oleracea	Acai Palm Tree	8"	18'	8'
12	Euterpe Oleracea	Acai Palm Tree	10"	20'	9'
13	Euterpe Oleracea	Acai Palm Tree	9"	12'	8'
14	Euterpe Oleracea	Acai Palm Tree	8"	14'	8'
15	Euterpe Oleracea	Acai Palm Tree	8"	16'	9'
16	Euterpe Oleracea	Acai Palm Tree	7"	18'	9'
17	Euterpe Oleracea	Acai Palm Tree	7"	19'	8'
18	Bucida Buceras	Black Olive	18"	10'	12'
19	Bucida Buceras	Black Olive	12"	10'	12'

Vinicio Cabrera P.S.M.
 Professional Surveyor & Mapper
 State of Florida Reg. No. 8923
 Pegasus Land Surveyors, Inc.
 LB# 8025

NO.	DATE	DESCRIPTION	BY (APPL.)	NO.	DATE

BOUNDARY SURVEY

PREPARED FOR: **LEJUNE AIRPORT PARK SUITES, INC.**
 TYPE OF PROJECT: **BOUNDARY SURVEY**

DRAWN: L.D.
 CHECKED: V.C.
 SCALE: 1" = 30'
 FIELD DATE: 10-30-14
 JOB #: 14-2089

SHEET: **1**
 OF 1 SHEET