NETYPES:		ABBREVIAT	ABBREVIA	ABBREVIATION	
Building Overhang		(1)	As-Built info. by others	(CMA)	Cit
Centerline		A/C	Air Conditioner Unit	Δ	De
Centerline		BLDG	Building	L	Ar
Section Line		CONC.	Concrete	R	Ra
Right of Way Line		CBS	Concrete Block Structure	SEC.	Se
nitted Access Right of Way ///		DDCV	Double Detector Check Valve	PB	Pla
		FDC	Fire Department Connection	PG	Pa
Lot Line		FND.	Found	ORB	Of
Match Line		D/H	Drill Hole	POC	Po
Chain-Link Fence	X	N&D	Nail & Disc	POB	Po
		IP	Iron Pipe	PC	Po
Metal Fence	O	(0.2'W; 0.2'N)	Recovered monument	PT	Po
Wood Fence	Wood Fence			PI	Po
Duct Line			based on Plat (or CMA)	R/W	Ri
Duct Line		BFE	Base Flood Elevation	PLNTR.	Pla
Overhead Wire	——— OH ———	ELEV.	Elevation		•
Communication Line	unication Line — C —		F.F.ELEV. Finish Floor Elevation INV. Invert Elevation		
	•		Invert Elevation		
Drainage Storm Line	D	NGVD 29	National Geodetic		
anitary Sewer Line S — S			Vertical Datum, of 1929		
Gas Line — G —		NAVD 88	North American Vertical		
			Datum, of 1988 Calculated Dimension		
Water Line	W	(C) (D)			
Electrical Line E ———		(D)	Deed Dimension Measured Dimension		
nderground Utility Line — — — — — —		(P)	Platted Dimension		
	LINUZ	(P) (R)			
Unknown Utility Line	UNK	(17)	Record Dimension		

ABBREVI	ABBREVIATIONS:					
(CMA)	City of Miami Atlas Sheet					
Δ	Delta					
L	Arc Length					
R	Radius					
SEC.	Section					
PB	Plat Book					
PG	Page					
ORB	Official Records Book					
POC	Point of Commencement					
POB	Point of Beginning					
PC	Point of Curvature					
PT	Point of Tangent					
PI	Point of Intersection					
R/W	Right of Way					
PLNTR.	Planter					

PROPERTY ADDRESS: 12501 SW 236th Street, Miami, FL 33032 Tax Folio # 30-6924-000-0800

LEGAL DESCRIPTION:

NORTH LINE OF SEC 24-56-39

NORTH LINE OF SE 1/4 OF NW 1/4 OF NW 1/4 OF

NW 1/4 OF SEC 24-56-39

1=234.82'(c)

-SE/1/4 OF NW 1/4 OF

NW 1/4 OF NW 1/4 OF SEC 24-56-39 LESS-

-NE 1/4 OF SW 1/4,∕OF □ 🔄

NW 1/4 OF NW 1/4 OF-

/SEC 24-56-39/

1/4 OF NW 1/4 OF

SEC 24-56-39

SE 1/4 OF SW 1/4 OF

SEC 24-56-39

NW 1/4 OF NW 1/4 ØF-

S89° 03' 45"W 337.75'(C)

 $\overline{2}$ $\overline{3}$ $\overline{6}$ \overline{T} \overline{H} \overline{S} \overline{T} \overline{R} \overline{E} \overline{E} \overline{T}

(IN FEET)

1 inch = 80 ft.

SOUTH LINE OF NE

1/4 OF SW 1/4 OF NW

ROW OF CANAL

C-102-N

—S47° 28' 48"E 21.50'(C)

ÆAST LINE OF OF NW 1/4 NW 1/4 OF NW 1/4 OF

ÆAST LINE OF OF NW 1/4

NW 1/4 OF NW 1/4 OF

SEC 24-56-39

SEC 24-56-39

N89° 05' 22"E 82.04'(C)

The Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 less C-102-N-I canal Right-of-Way and the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, all lying and being in Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 30-6924-000-0800 and the Warranty Deed recorded in Official Records Book 25254 at Page 3768, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would

Bearing are based on an assumed meridian, where the centerline of SW 236th Street bears South XX° XX' XX" East. All distances as shown are based on the US Survey foot. Elevations shown hereon are referred to the National Geodetic Vertical Datum of 1929 (NGVD 29) and are expressed in Feet. Benchmark references:

-BM Name: G-42 BM Elevation (NGVD 29): 10.77 feet Location 1: SW 232 ST --- 40' NORTH OF C/L Location 2: US HWY #1 (BUSWAY RD) --- 39' WEST OF C/L Description 1: PK NAIL AND BRASS WASHER IN CONC PAD OF TRAFFIC LIGHT POLE

-BM Fleivation (NGVD 29): 10.29 feet
Location 1: SW 232 ST --- ON C/L
Location 2: SW 232 STSW 132 AVE --- ON C/L
Description 1: BRASS DISC AT CENTER OF INTERSECTION AND IS THE S 1/4 COR 14-56-39 The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, at an equivalent distance standard of 1 foot in 7,500 feet for Residential Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

At the time of Survey, the existing buildings lying within the Surveyed site does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Unincorporated Areas Map No. 12086C0592L, Community No. 120635, bearing an effective/revised date of September 11, 2009. September 12, 2009. September 13, 2009. September 14, 2009. September 15, 2009. September 16, 2009. Septemb This SKETCH OF BOUNDARY SURVEY is based on recovered monumentation.

A comparison between calculated (P) dimensions are delineated hereon. Calculated dimensions (C) are a protraction based on the record plat mentioned above; the direct and indirect measurement of **Note:** Although the information depicted on the Miami-Dade County Township Survey was prepared from the best available information, Miami-Dade County assumes no responsibility for any errors or

In some instances graphic representations have been exaggerated to more clearly illustrate the elationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions. The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there are any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Boundary Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and

also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance

Call 811 or visit www.sunshine811.com before digging.

Some building walls as shown hereon are located near the property line meaning that the building wall is placed either on or very close to the lot boundary line. In many cases because of the construction of the wall and it's irregularity not always being perfect such wall can be either right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, therefore the resultant of said dimensions may vary slightly into 20' of a foot more or less. The underground footings of walls along boundary lines were not located.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the PLAT NAME plat and has not been Verified.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using. The Surveyor has performed no subsurface investigation or determined the location of underground

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Surveyed Parcel as described herein contains 315,110 square feet more or less

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 80' or smaller. Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale

SURVEYOR'S CERTIFICATION:

E.R. BROWNELL & ASSOCIATES, INC.

Certificate of Authorization LB 761

Thomas Brownell **Executive Vice President** Professional Land Surveyor #2891

The survey map and notes and/or report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida

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MDC BM G-42

WEST LINE OF

SEC 24-56-39

SW CORNER OF

SEC 24-56-39

NW1/4 OF NW 1/4 OF

SYMBOL LEGEND:

Fire Hydrant

Double Detector Check Valve

Catch Basin

Drain Square

Drainage Manhole

Sanitary Manhole

Electric Manhole

Signal Mast Arm

Concrete Pole Metal Pole Flag Pole

Guy Wire

Guard Post Bollards

ELEC | Electric Meter GAS Gas Meter

Parking Meter

Unknown Meter

Wire Pull Box

Box Electric

COM Box Communications

Electrical Panel

Section Corner

Mailbox

Electrical Transformer

Fire Department Connection Fire Department Connection

Monument Line

Center Line

Property Line

Spot Elevation

→ Palm Tree Flow of Traffic

Concrete

Ground Elevation

Building Outline

Single Support Sign

Pedestrian Walk Signal

♦—○ Metal Light Pole

Grease Trap Manhole

Communications Manhole

345.5'

C

N89° 08' 46"E 22.26'(C)—

SOUTH LINE OF NW 1/4

WEST LINE OF NE

1/4 OF SW 1/4 OF

NW 1/4 OF NW 1/4

OF SEC 24-56-39

WEST LINE OF SE

1/4 OF SW 1/4 OF

NW 1/4 OF NW 1/4

OF SEC 24-56-39

SOUTH LINE OF

NW 1/4 OF NW 1/4

N89° 03' 53"E 344.12'(C)

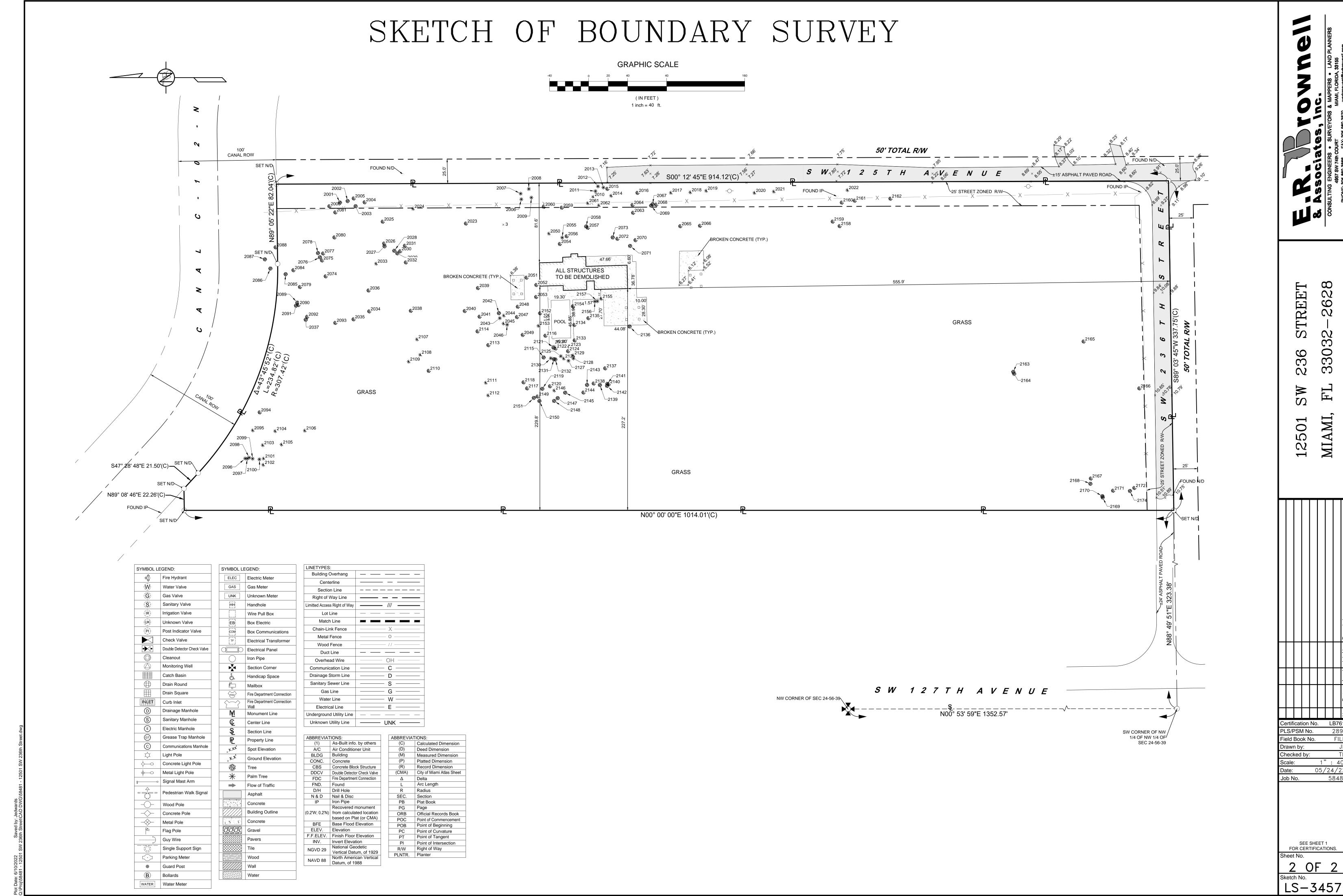
OF SEC 24-56-39\

OF NW 1/4 OF NW 1/4

OF SEC 24-56-39

FOR CERTIFICATIONS.

LS-3457



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