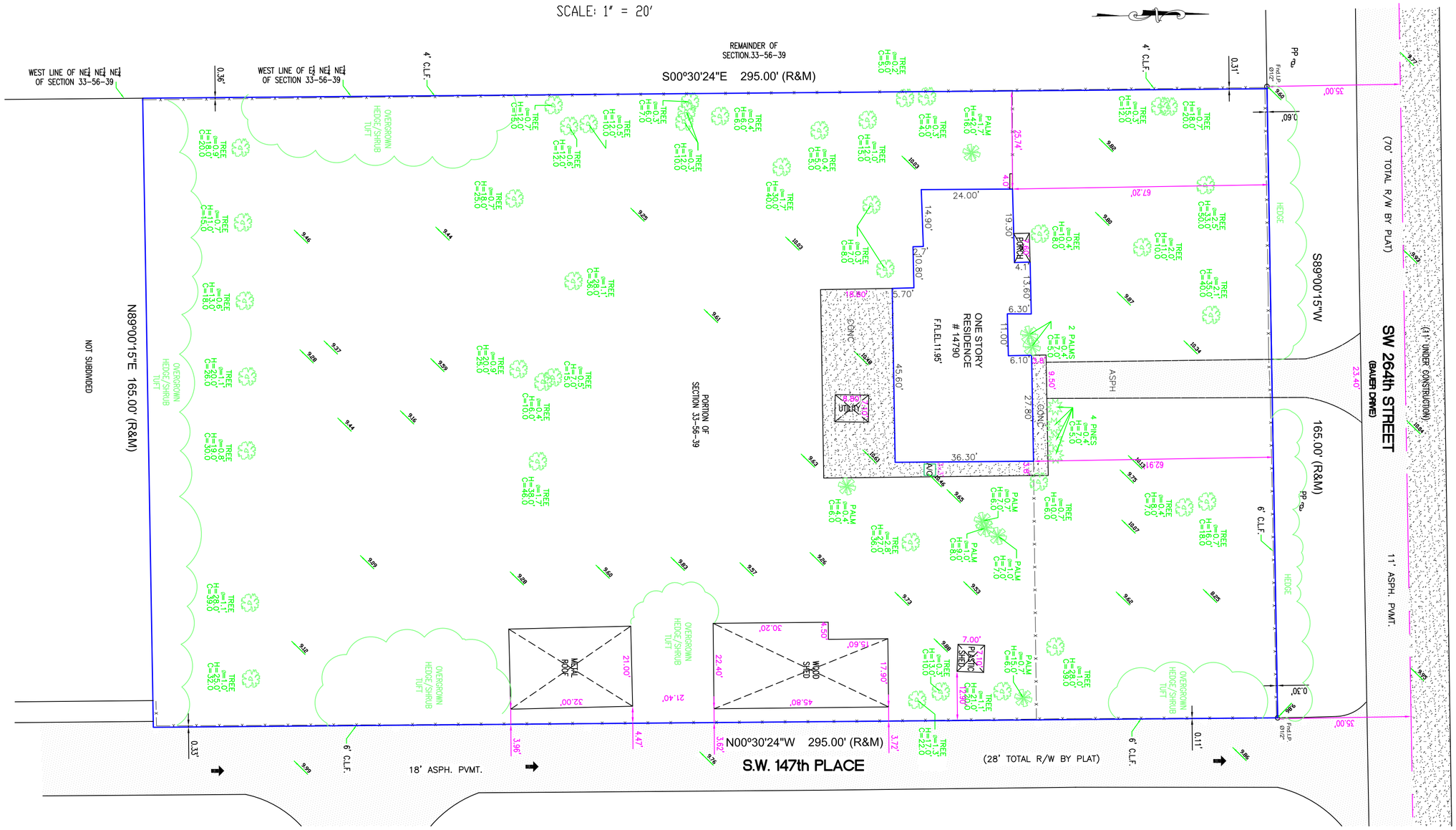
MAQ SERVICES, INC.
Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

BOUNDARY SURVEY

SCALE: 1" = 20'



LEGEND AND ABBREVIATIONS

9.00	= ELEVATION	F.N.	= FOUND NAIL
DRWY.	= DRIVEWAY	P.O.C.	= POINT OF COMMEN-CEMENT
U.P.	= UTILITY POLE	F.D.H.	= FOUND DRILL HOLE
B.O.B.	= BASIS OF BEARINGS	P.T.	= POINT OF TANGENCY
A/C	= AIR CONDITIONING PAD	E.N.C.	= ENCROACHMENT
A	= ARC DISTANCE	F.H.	= FIRE HYDRANT
BLDG.	= BUILDING	F.I.P.	= FOUND IRON PIPE
C.B.	= CATCH BASIN	F.I.R.	= FOUND REBAR
C.B.S.	= CONCRETE BLOCK STRUCTURE	I.F.E.	= LOWEST FLOOR ELEVATION
CH.	= CHORD DISTANCE	I.P.	= LIGHT POLE
CL.	= CLEAR	(M)	= MEASURED
C/L	= CENTER LINE	(R)	= RECORD
CONC.	= CONCRETE	(R & M)	= RECORD & MEASURED
E.M.	= ELECTRIC METER		= CONCRETE FOUNDATION
P.I.	= POINT OF INTERSECTION	Δ	= CENTRAL ANGLE
P.R.C	= POINT OF REVERSE CURVE	-//-	= WOOD FENCE
P.C.	= POINT OF CURVATURE	-X-	=CHAIN LINK FENCE
F.N.D.	= FOUND NAIL/DISK		=C.B.S. WALL
P.C.C.	= POINT OF COMPOUND CURVE	B/C	=BLOCK CORNER
M/L	= MONUMENT LINE	R	= RADIUS
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	RAD.	= RADIAL
O.E.	= OVERHEAD ELECTRIC LINE	RES.	= RESIDENCE
P.B.	= PLAT BOOK	R/W	= RIGHT OF WAY
P.C.P.	= PERMANENT CONTROL POINT	SEC.	= SECTION
P.G.	= PAGE	S.I.P.	= SET IRON PIPE
P.O.B.	= POINT OF BEGINNING	STY	= STORY
P/L	= PROPERTY LINE	SWK	= SIDEWALK
N.T.S.	= NOT TO SCALE	UE.	= UTILITY EASEMENT

OVERHEAD ELECTRIC

UTILITY CONC. POLE

WATER METER

=METAL FENCE

JOB No. 20-116330 CLIENT: JACK G GILBERT &W LORETTA H &

PROPERTY ADDRESS 14790 SW 264 ST MIAMI, FL 33032

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

BEGINNING AT THE N.W. CORNER OF THE EAST 1/2 OF THE N.E. 1/4 THENECE RUN EAST ALONG BAUER DRIVE EAST 165.00 FEET THENCE SOUTH 330.00 FEET THENCE WEST 165.00 FEET THENCE NORTH 330.00 TO POINT OF BEGINNING LESS NORTH 35.00 FEET THEREOF, SECTION 33, TOWNSHIP 56, RANGE 39.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.

SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFEREED TO SAID PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN: 1 FOOT IN 7,500 FEET; LINEAR (SUBURBAN).
3_) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.
5-) IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) INFORMATION OF TREE IF PROVIDED: DIAMETER (ø), HEIGHT (H), CANOPY SHADE (CS). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.
7-) SURVEYOR DOES NOT DETERMINE OWNERSHIP OF FENCE, ONLY EXISTING LOCATION IS REPRESENTED.
8-) FLOOD ZONE DETERMINATION MUST BE CONFIRMED BY AUTHORIZED OFFICIAL PRIOR TO CONSTRUCTION AND/OR DESIGN.

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY 120635 PANEL NUMBER 0593 SUFFIX L

ELEVATIONS(WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM,

COUNTY BENCHMARK USED MB-56 ELEVATIONS 10.19' FEET B.M. LOCATION SW 264 ST / SW 147 AVE

CERTIFIED TO:

JACK G GILBERT &W LORETTA H &

SURVEY DATE: 07-28-2022

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BY:

Digitally signed by Leonardo Maqueira
DN: c=US, st=Florida, l=Hialeah, o=Maq Services Inc., cn=Leonardo Maqueira, email=MAQPROCESSING@GMAIL.COM
Date: 2022.08.10 12:48:42 -04'00'

LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH SIGNATURE & CERTIFICATE"