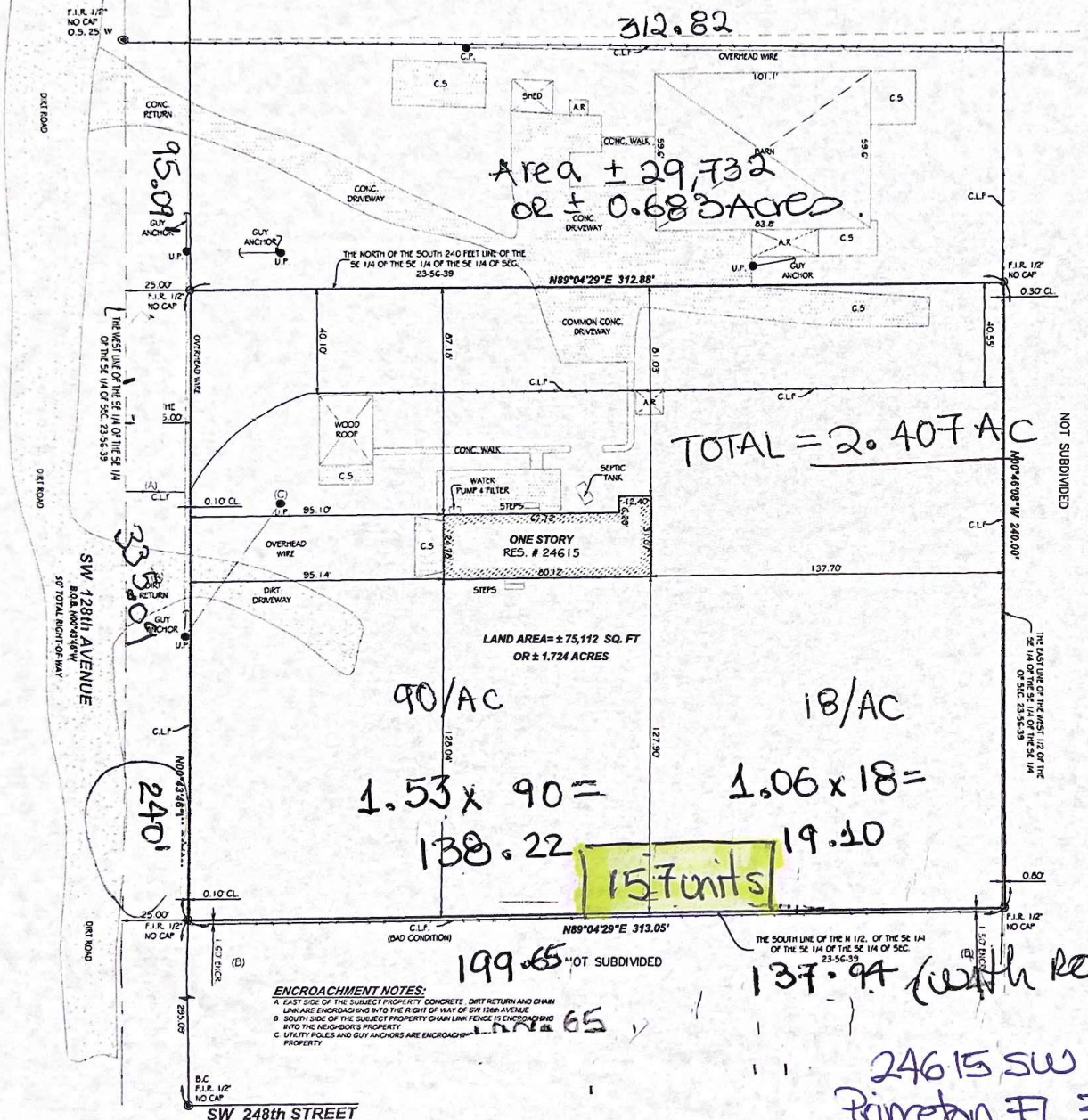
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3028
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401
4861 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

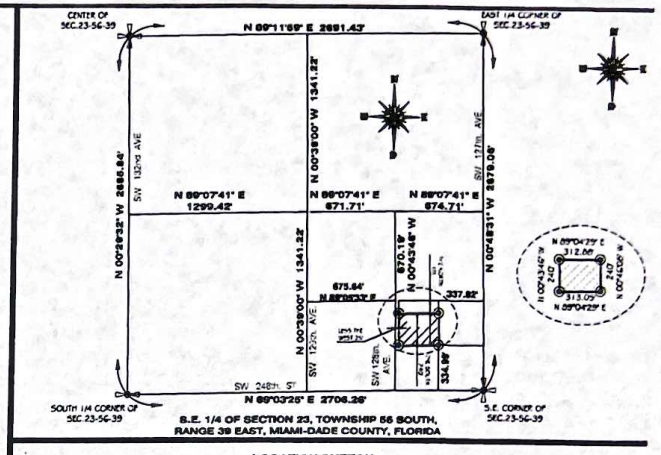
NOT SUBDIVIDED

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FEET



ENCROACHMENT NOTES:

A. EAST SIDE OF THE SUBJECT PROPERTY CONCRETE, DIRT RETURN AND CHAIN LINK ARE ENCROACHING INTO THE R GHT OF WAY OF SW 128th AVENUE
B. SOUTH SIDE OF THE SUBJECT PROPERTY CHAIN LINK FENCE IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY
C. UTILITY POLES AND GUY ANCHORS ARE ENCROACHING ONTO THE SUBJECT PROPERTY



LOCATION SKETCH

SCALE = N.T.S.

LEGAL DESCRIPTION:

THE SOUTH 240 FEET OF THE NORTH 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4, LESS THE WEST 25 FEET THEREOF, OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 75,112 SQUARE FEET MORE OR LESS.

CERTIFICATION:

GARY LYNN CHAFFIN

PROPERTY ADDRESS:

24615X SW 128TH AVENUE,
HOMESTEAD, FLORIDA, 33032

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- 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.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120635
PANEL: 0582
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS BEEN MADE SUBSTANTIALLY AND DRAWN UNDER MY SUPERVISION, AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

By: 11/28/2017
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON:
REVISED ON:

LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- 0.00 = EXISTING ELEVATIONS

DRAWN BY:	TB
FIELD DATE:	11/28/2017
SURVEY NO:	17-004830-1
SHEET:	1 OF 1

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 SEAL

ABBREVIATIONS AND MEANINGS

A = ARC
AC = AIR CONDITIONER UNIT
AB = ANCHOR BOLT/BOLT
AR = ALUMINUM ROOF
AS = ALUMINUM SHED
AWN = AWNING
BC = BLOCK CORNER
B.C.P. = BROWARD COUNTY RECORDS
BLDG. = BUILDING
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CBW = CONCRETE BLOCK WALL
CH = CHORD
CH B = CHORD BEARING
C.I. = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.P. = CONC. PORCH
C.S. = CONCRETE SLAB
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALL
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DWY = DRIVEWAY
E = ELEVATION
E = EAST
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER, PAD
ELEV = ELEVATION
ENCL = ENCLOSURE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISC
FN = FENCE
FT = FEET
FWP = FEDERAL NATIONAL INSURANCE
F.V.N. = FOUND NAIL
H = HIGH (HEIGHT)
C.V. = WATER CONTROL VALVE
F = IRON FENCE
H.E.A. = HOLDER AND EXPIRES EASEMENT
I.B. = CHAINLINK AIR MAINTAINER I.B.# 7806
I.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
M = MEASURED
M. = MEASURED DISTANCE
MB = NAIL BOX
M.D.C.C. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
MON. = MONUMENT LINE
MH = MANHOLE
ML = MONUMENT LINE
N.A.P. = NOT A PART OF
NGVD = 1947 OPEN GEODETIC VERTICAL DATUM
N = NORTH
N.T.S. = NOT TO SCALE
P.B.M. = NUMBER
O.H. = OVERHEAD
O.N. = OVERHEAD
O.P.U. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OWN = OWNERS
PAVT = PAVEMENT
PL = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF CONTINUED CURVE
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK
PG. = PAGE
PKG = PARKING
PRM = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R = RECORDED DISTANCE
RR = RAIL ROAD
RDWY = RIGHT OF WAY
R.C.P. = REINFORCED CONCRETE PIPE
REF = REFERENCE
R.P. = REFERENCE POINT
RGE = RANGE
R.L. = RADIAL LINE
SEC = SECTION
SHT = SHEET
SIM. = SIMILAR
S.I.P. = SET IRON PIPE I.B. #7806
S.P. = SCREENED PORCH
S = SOUTH
TH = THICKNESS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TELEPHONE/CABLE UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TBM = TEMPORARY
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.M. = WATER VALVE
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.S. = WOOD SHED
W = WEST
℄ = CENTER LINE
Δ = CENTRAL ANGLE
∠ = ANGLE