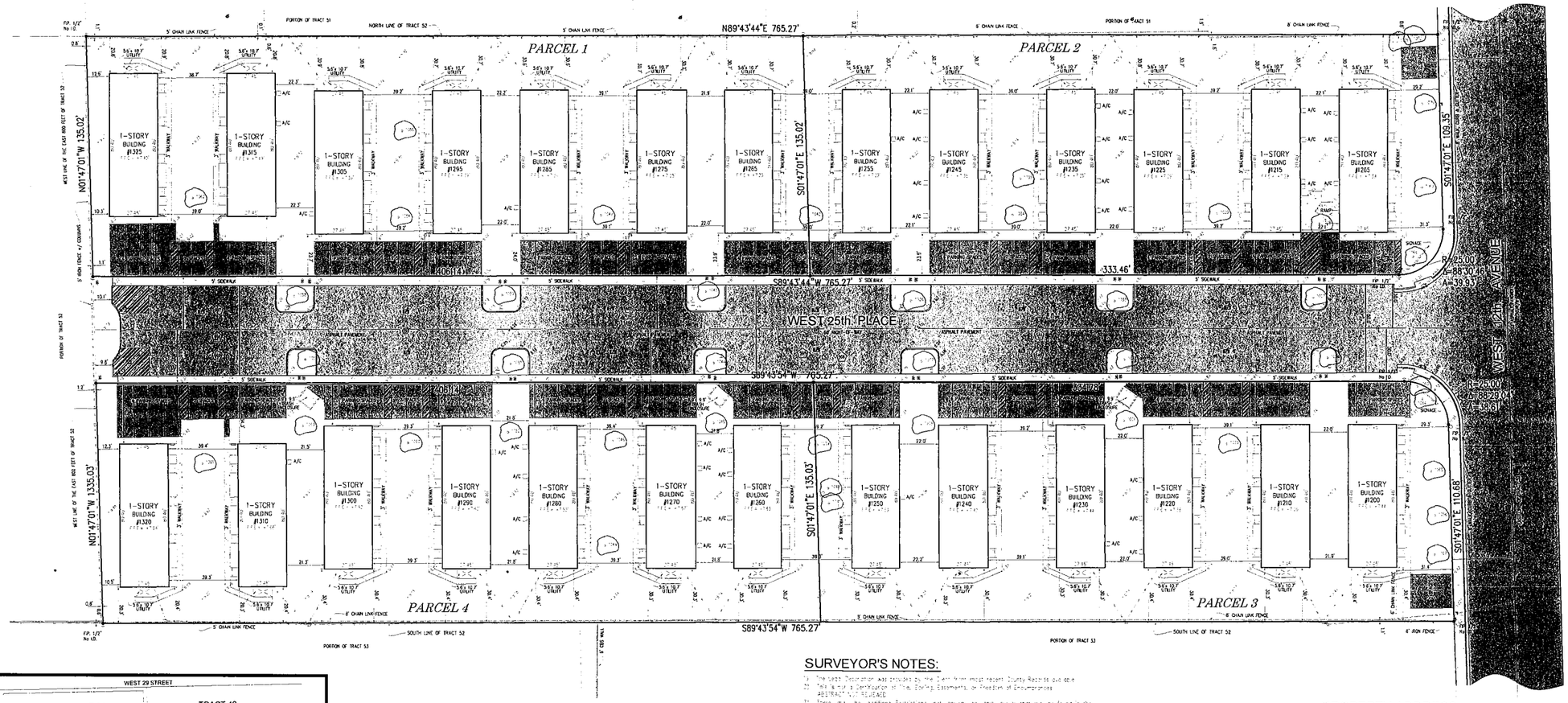
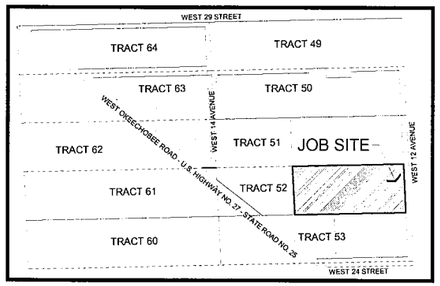
SKETCH OF SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.





LOCATION MAP

NOT TO SCALE

LEGEND

TREE TABULATION DATA:

TREE ID #	TYPE	DIAMETER (IN.) @ 4.5' (B.H)	HEIGHT (OAH) FT	SPREAD (FT)
1026	PALM	10	15	15
1027	PALM	10	15	15
1028	PALM	10	10	15
1029	PALM	10	15	15
1030	PALM	10	15	15
1031	3 PALMS	4	8	15
1032	PALM	10	15	15
1033	PALM	10	15	15
1034	PALM	12	15	15
1035	AVOCADO	6	20	20
1036	PALM	10	15	15
1037	PALM	10	12	15
1038	3 PALMS	4	8	5
1039	PALM	10	15	10
1040	PALM	15	8	5
1041	PALM	13	8	5
1042	PALM	10	15	15
1043	PALM	10	18	15
1044	PALM	11	18	15
1045	PALM	4	6	5
1046	PALM	11	10	15
1047	ROYAL PALM	12	18	15
1048	TREE	5	10	15
1049	PALM	10	15	15
1050	PALM	10	15	15
1051	PALM	10	15	15
1052	3 PALMS	4	6	5
1053	PALM	10	15	15
1054	PALM	10	15	15
1055	TREE	6	18	25
1056	AVOCADO	6	15	15
1057	3 PALMS	5	10	5
1058	PALM	10	15	15
1059	PALM	10	18	15
1060	2 PALMS	5	6	5
1061	PALM	11	12	10
1062	PALM	10	15	15
1063	PALM	13	8	10
1064	BLACK OLIVE	25	35	40
1065	BLACK OLIVE	36	35	40
1066	BLACK OLIVE	28	35	40
1067	BLACK OLIVE	29	35	40
1068	BLACK OLIVE	20	35	40
1069	BLACK OLIVE	32	35	40
1070	BLACK OLIVE	30	35	40
1071	BLACK OLIVE	16	10	15
1072	BLACK OLIVE	16	10	15

SURVEYOR'S NOTES:

1) The legal Description was provided by the client/ title/ deed record/ County Records/ Survey date
2) This survey is for/subject to the Zoning, Easements, or Freedom of Encumbrances
ABSTRACT NOT INCLUDED
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of the County. Examination of ABSTRACT OF TITLE will need to be made to determine recorded encumbrances, if any, affecting the property.
4) Elevations
The indicated elevations relate to an assumed elevation for this survey & NGVD
The vertical accuracy of elevations of all man made improvement in this survey is +/-0.2'
5) No measurements shown hereon are made in accordance with the United States Standard Feet.
6) Encroachments shown hereon are only those observed within the boundary limits of the parcel depicted and not under ground.
7) 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 subsequent to the date of signature are prohibited without written consent of the signatory, or parties.
8) Underground utilities are not depicted hereon. Contact the appropriate authority prior to any design work. If underground utilities are depicted hereon, the exact location should be verified by an on site inspection.
9) The surveyor does not determine fence ownership.
10) Dimensions are shown in FEET & TENTHS OF FEET
11) Type of Survey: BOUNDARY SURVEY
12) The North arrow and bearing frame hereon are based on an assumed bearing of S89°43'54"W along the South line of Tract 52 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE, in Section 1, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, and other bearings are relative hereto.
13) Flood Zone Data: Community Panel #125040 0281 L Dated: 9/11/2009
Flood Zone "X" Base Flood Elevation n/a
14) The Subject property has direct access to a dedicated right-of-way maintained by a governmental agency: West 24 Avenue
15) All utilities shown hereon are based on survey plans.
16) Elevations shown hereon are based on Florida Department of Transportation Vertical Datum 1929 Mean Sea Level
17) Benchmark used: Miami-Dade County Benchmark #K-87 Elevation = +1.85'
18) There were no evidence of changes in street right of way, nor any evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
19) There were no observed potable areas of wetlands on the Property.
20) There were no observed evidence of recent earth moving work on Subject Property.
21) The PLAT OF SURVEY has been prepared for the exclusive use of the entities named hereon. The certification does not extend to any other entities.

STRUCTURE TABULATION DATA:

STRUCTURE ID #	TYPE	GRATE ELEVATION	NORTH INVERT ELEVATION	WEST INVERT ELEVATION	SOUTH INVERT ELEVATION	EAST INVERT ELEVATION	PIPE SIZE	BOTTOM INVERT EL
527	CATCH BASIN	+5.49	+2.48				18"	+0.19
528	STORM MANHOLE	+5.56	+2.26	+2.15	+2.35		18"	+0.16
529	CATCH BASIN	+5.47			+2.07		18"	+0.17
540	CATCH BASIN	+5.55	+1.80				18"	+0.75
541	STORM MANHOLE	+5.39	+2.09	+2.19	+2.24	+2.19	18"	+0.09
542	CATCH BASIN	+5.47			+2.07		18"	+0.67
568	SEWER MANHOLE	+5.89		+0.79		+0.69	8"	+0.69
569	CATCH BASIN	+5.56	+2.80				18"	+2.35
570	STORM MANHOLE	+6.04	+2.04	+2.24	+2.04	+2.14	18"	+1.36
571	CATCH BASIN	+5.56			+2.36		18"	+2.16
603	CATCH BASIN	+5.61	+2.46				18"	+1.81
604	STORM MANHOLE	+6.14	+2.24	+2.34	+2.24	+2.24	18"	+1.06
605	CATCH BASIN	+5.73			+2.53		18"	+1.91
622	CATCH BASIN	+5.73	+2.33				18"	+2.03
623	STORM MANHOLE	+6.15	+2.25	+2.25	+2.15	+2.25	18"	+1.15
624	CATCH BASIN	+5.79			+2.59		18"	+1.49
660	CATCH BASIN	+5.69	+2.49				18"	+2.29
661	STORM MANHOLE	+6.23	+2.53		+2.53	+2.53	18"	+0.87
662	CATCH BASIN	+5.79			+2.79		18"	+1.29
669	SEWER MANHOLE	+6.07		+2.37		+2.32	8"	+2.32
1073	MANHOLE	+6.05	N/A	N/A	N/A	N/A		-0.75

PROPERTY ADDRESS:

1298 WEST 28 PLACE - HIALEAH, FLORIDA 33010
FOLIO: 04-3114-001-0470

1205 WEST 28 PLACE - HIALEAH, FLORIDA 33010
FOLIO: 04-3114-001-0520

1200 WEST 28 PLACE - HIALEAH, FLORIDA 33010
FOLIO: 04-3114-001-0470

1281 WEST 28 PLACE - HIALEAH, FLORIDA 33010
FOLIO: 04-3114-001-0520

LEGAL DESCRIPTION:

PARCEL 1
THE WEST 406.14 FEET OF THE EAST 806.14 FEET OF THE NORTH 135.02 FEET OF TRACT 52, IN SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2
THE EAST 333.46 FEET OF THE NORTH 135.02 FEET OF TRACT 52, LESS THE EAST 25 FEET THEREOF AND LESS THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS CURVE IN THE SOUTHEAST CORNER, IN SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3
THE EAST 333.46 FEET OF THE SOUTH 1335.03 FEET OF TRACT 52, LESS THE EAST 25 FEET THEREOF AND LESS THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS CURVE IN THE NORTHEAST CORNER, IN SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4
THE EAST 806.14 FEET OF THE EAST 806.14 FEET OF THE SOUTH 1335.03 FEET OF TRACT 52, IN SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That the survey meets the intent of the required Standards of Practice as set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Copies are not valid without an electronic signature or a Florida Licensed Surveyor and Mapper's original or photocopied seal. Additions or deletions to this survey map, report or other document, without written consent of the signing party, are prohibited.

Date: 06/06/2017 From ROYAL POINT SURVEYS, INC. LB #7282

☐ DATE SIGNAT PROFESSIONAL SURVEYOR AND MAPPER LB# 6317 STATE OF FLORIDA

☐ PAGE 1 OF 1 PROFESSIONAL SURVEYOR AND MAPPER LB# 6860 STATE OF FLORIDA

ROYAL POINT LAND SURVEYORS, INC. LB#7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-8062 *** FAX:305-827-9669
info@RoyalPointLS.com

WATERMEN PARK APARTMENTS INC.

SKETCH OF SURVEY

DRAWN BY:
CHECKED BY:
SCALE: 1" = 25'
FIELD DATE: 01-11-2017
JOB NO.: 1812-1-387
SHEET 1 OF 1 SHEET