

GRAPHIC SCALE



(IN FEET)
1 inch = 25 ft.

ABBREVIATIONS LEGEND

A = ARC
 (C) = CALCULATED
 CH = CHORD
 C.N.A. = CORNER NOT ACCESSIBLE
 CONC. = CONCRETE
 Δ = DELTA
 F.C. = FENCE CORNER
 F.D.H. = FOUND DRILL HOLE
 F.E. = FENCE ENDS
 F.F.E. = FINISHED FLOOR ELEVATION
 F.I.P./F.I.R. = FOUND IRON PIPE/ROD
 F.N. = FOUND NAIL
 F.N&D. = FOUND NAIL AND DISC
 F.P.K.N. = FOUND PARKER KALON NAIL
 I.D. = SURVEYOR'S IDENTIFICATION
 L = LENGTH
 (M) = MEASURED
 O/S = OFFSET
 (P) = PLATTED
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 PG. = PAGE
 P.R.C. = POINT OF REVERSE CURVATURE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 P.T. = POINT OF TANGENCY
 R = RADIUS
 (R) = RECORD
 R/W = RIGHT-OF-WAY
 S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
 S.N.D. = SET NAIL AND DISC
 TAN = TANGENT
 (TYP.) = TYPICAL
 U.E. = UTILITY EASEMENT

OVERHEAD WIRE LINE
 WOOD FENCE
 CHAIN LINK FENCE
 IRON/ALUMINUM FENCE
 POLYVINYLCHLORIDE FENCE (PVC)
 MONUMENT LINE
 CENTERLINE
 PROPERTY LINE
 ASPHALT PAVING
 CONCRETE
 CONCRETE BLOCK STUCCO
 OVERHANG (O/H) OR ROOF

SYMBOL LEGEND

	= AIR CONDITIONER
	= BELLSOUTH BOX
	= CABLE BOX
	= CATCH BASIN
	= CONCRETE LIGHT POLE
	= CONTROL VALVE BOX
	= ELECTRIC BOX
	= EXISTING ELEVATIONS
	= ELECTRIC METER
	= ELECTRIC SERVICE BOX
	= FIRE HYDRANT
	= WOOD POLE

DRAWN BY: J.G.

CHECKED BY: J.S.P.

SCALE: 1" = 25'

FIELD DATE: 01-17-26

JOB No. 2026-0118

SHEET: 1

UNLIMITED SURVEYING SERVICES, LLC

10760 S.W. 43rd TERRACE MIAMI, FLORIDA 33165 PHONE: 786-970-7577 E-MAIL: arodriguez0525@comcast.net

PREPARED FOR:

DUCK KEY DEVELOPMENT LLC

TYPE OF PROJECT:

SKETCH OF SURVEY

FLOOD ELEVATION INFORMATION:

Date of Field Work: 01-17-2026

DATE OF FIRM: 09/11/2009

COMMUNITY No: 120635/MIAMI-DADE

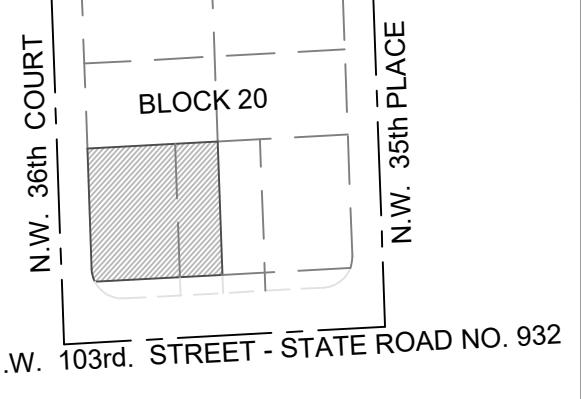
PANEL: 0282 SUFFIX: L

ZONE: AH

BASE FLOOD ELEVATION: +9'

BENCHMARK NO: BM #P-435

ELEVATION: +13.47'(NGVD)



TAX FOLIO #:

30-2133-003-0580

PROPERTY ADDRESS:

3575 NW 103 STREET
MIAMI, FLORIDA 33147

CERTIFIED TO:

DUCK KEY DEVELOPMENT LLC, a Florida limited
liability company
Sanchez Vadillo LLP
Old Republic National Title Insurance Company

LEGAL DESCRIPTION:

The West 1/2 of Lot 13, LESS the South 15
feet thereof, in Block 20 of "THIRD ADDITION TO ACME GULFAIR",
according to the plat thereof, as recorded in Plat Book 45, at
Page 35, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NATIONAL GEODETIC VERTICAL DATUM (1929 MEAN SEA LEVEL).
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
(CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE
PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED:
JULIO S. PITA SURVEYOR AND MAPPER

FLORIDA LICENSE NO.: 5789

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

