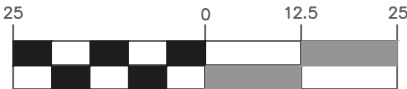


GRAPHIC SCALE



( 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.Pk.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 (PVCF)  
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  
FLORIDA POWER & LIGHT BOX  
HANDICAP SPACE  
INLET  
LIGHT POLE  
METAL LIGHT POLE  
POOL PUMP  
SANITARY MANHOLE  
SPRINKLER PUMP  
WATER METER  
WATER VALVE  
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  
LOCATION SKETCH: NOT TO SCALE  
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 and all of Lot 14, 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.

