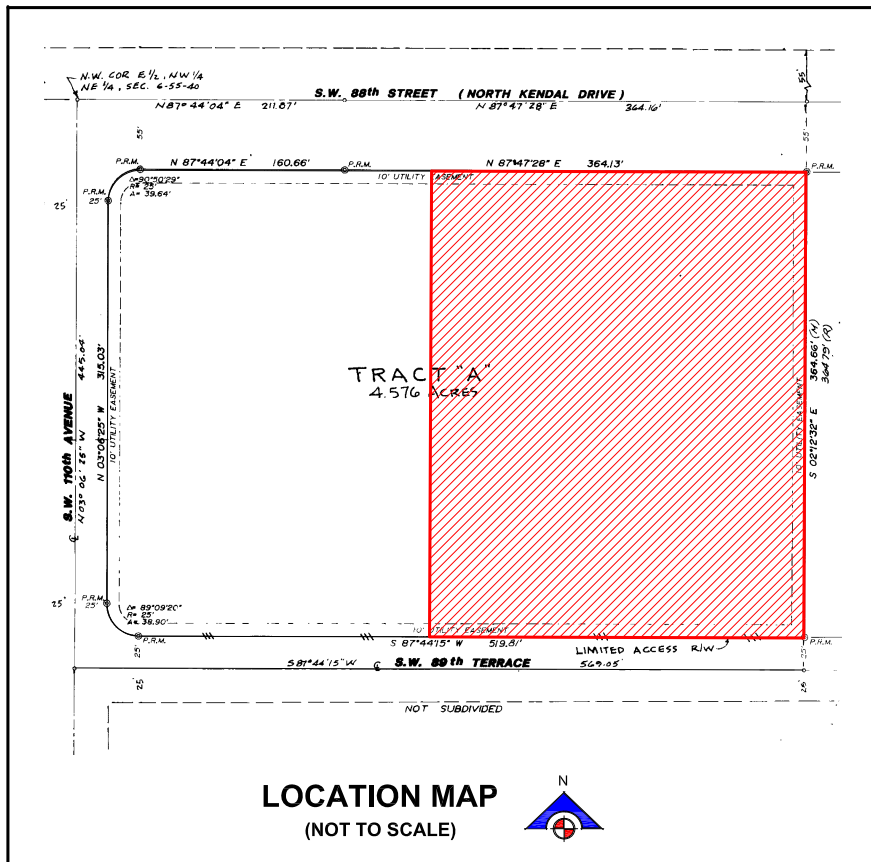


MAP OF SURVEY



TYPE OF SURVEY: BOUNDARY SURVEY

PROPERTY ADDRESS:
10900 SW 88th STREET MIAMI, FL. 3317

LEGAL DESCRIPTION:
THE EAST 293.33 FEET OF TRACT A OF C.S.T. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, AT PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120635 PANEL NO. 0461 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: X

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS,
RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS THAT MAY BE FOUND
IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY
OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.2 FOOT FOR NATURAL GROUND SURFACES AND 0.1 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: . ELEVATION: FEET (N.G.V.D. 1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
QMS KENDALL 10900, LLC

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY" IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE STANDARDS OF
PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

ORIGINAL
FIELD DATE 04-12-2025

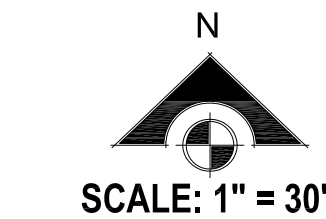
JOB NO. 2503-0020

NO. LS 5034
STATE OF
REGISTERED LAND
FLORIDA
25

REVISIONS AND/OR UP-DATES


















360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
P.O.BOX 558981 MIAMI, FLORIDA 33255-8981
PHONE: (305) 265-1002









LEGEND OF SURVEY ABBREVIATIONS

CONC. = CONCRETE
(M) = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
PG. = PAGE

TILES
BRICK
ASPHALT
BLDG.
CONC.

	CATCH BASIN
	BENCH
	CONC. LIGHT POLE
	TRANSFORMER
	LIGHT POLE
	TELEPHONE SERVICE BOX
	VALVE (WATER)
	FIRE HYDRANT
	ELECTRIC SERVICE BOX
	BACKFLOW VALVE
	SIGN
	FIBER CABLE SERVICE BOX
	METER (WATER)
	FLAG POLE
	HANDICAP PARKING SPACE

 TILES
 BRICK
 ASPHALT
 BLDG.
 CONC.
 WALL

ELEVATIONS
× 00.00,