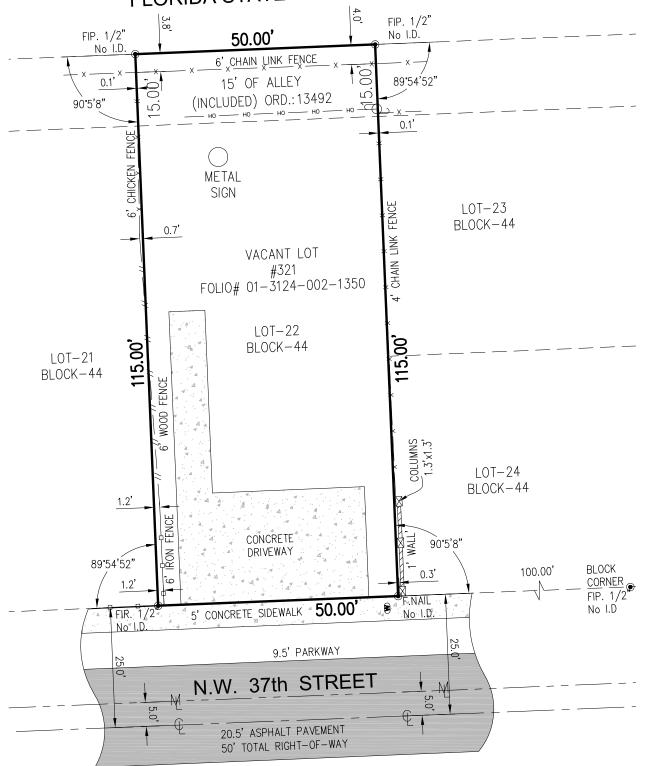
GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

BOUNDARY SURVEY

FLORIDA STATE ROAD 112



PROPERTY ADDRESS:

321 NW 37th STREET, MIAMI, FL 33127, USA Folio# 01-3124-002-1350

LEGAL DESCRIPTION

Lot 22, Block 44, Bay Vista Park, according to the plat thereof, as recorded in Plat Book 5, at Page 47, of the Public Records of Miami Dade County, Florida.

SURVEYOR'S NOTES:

- I The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
- The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey BOUNDARY SURVEY
- II-North arrow direction and/or Bearings are based on an assumed meridian as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark. Elevation = N/A.
- 14- Flood Zone Data: Community/ Panel # 12086C/0312/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A
- 15-This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any ROBERT LABRANCHE EST OF:
- LILIET ABREU CUBE

SURVEYOR'S CERTIFICATE:

That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, 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, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- ☐ JACOB GOMIS. PROFESSIONAL SURVEYOR AND MAPPER LS# 623 | STATE OF FLORIDA
- $\ \square$ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA This Document is not full and complete without all Sheets, Containing a total of (1) Sheets



C.B.S.

LEGEND

L.B.# 7282 info@RoyalPointLS.com 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 * TEL: 305-822-6062

യ =Wood Pole

=Conc. Pole

🜣 =Light Pole

⊋ =Fire Hydrant

₩V =Water Valve

FPL =Florida Power Light Transforme

TV =Cable Tv Box

EM =Electric Meter Box

Conc. =Concrete

C.B.S. =Concrete Block & Stucco D.E. =Drainage Easement

D.M.E.=Drainage Maintenance

F.F.E. =Finish Floor Elevation

5,00 =Existing Elevations

Catch Basin

(VV) =Water Meter

S =Electric Box

S =Sanitary Manhole

N =Sprinkler Pump

CH=Chord

Λ=Delta

DRAWN: E.I. JOB No.: RP25-1188 CHECKED: P.J.A. FIELD DATE: 08/20/2025 SCALE: AS NOTE[SHEET: No. 1 of 1

F.I.P. =Found Iron Pipe/Pin F.I.R. =Found Iron Rebar

F.N&D =Found Nail & Disc L.M.E. =Lake Maintenance

F.N. =Found Nail

(R) =Record

Res. =Residence

SIP/R =Set Iron Pin/Rebar U.E. =Utility Easement