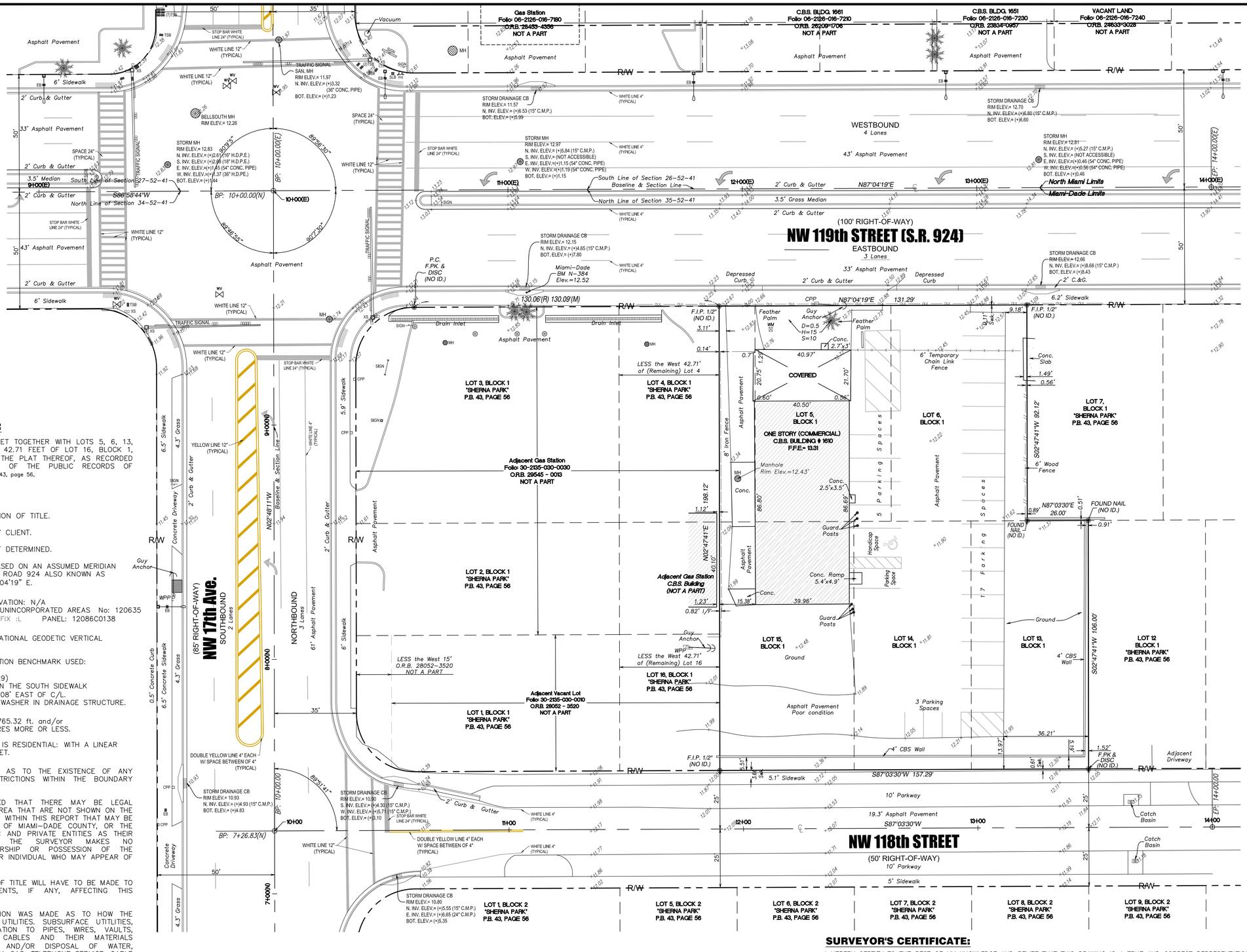

SURVEY INFO:

FOLIO #: 30-2135-030-0020
1610 NW 119th STREET
MIAMI, FLORIDA 33167

LEGAL DESCRIPTION:

LOT 4, LESS THE WEST 42.71 FEET TOGETHER WITH LOTS 5, 6, 13, 14, 15 AND 16, LESS THE WEST 42.71 FEET OF LOT 16, BLOCK 1, "SHERNA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.ook 43, page 56.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF STATE ROAD 924 ALSO KNOWN AS NW 119th STREET, WHICH IS N 87°04'19" E.

FLOOD ZONE(S): X ELEVATION: N/A
COMMUNITY: MIAMI-DADE COUNTY UNINCORPORATED AREAS No: 120635
DATE OF FIRM: 9/11/2009 SUFFIX :L PANEL: 12086C0138

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:
BENCHMARK NUMBER: N-384
ELEVATION: 12.82 (N.G.V.D. 1929)
LOCATION: NW 119 ST --- ON THE SOUTH SIDEWALK
NW 17 AVE. -- 108' EAST OF C/L.
DESCRIPTION: PK NAIL & BRASS WASHER IN DRAINAGE STRUCTURE.

AREA OF PROPERTY: 28,765.32 ft. and/or
0.66 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS RESIDENTIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 7,500 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT 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 SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTITLITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCROACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: MAY 19th, 2017, AUGUST 12th, 2017, AUGUST 28th, 2017, SEPTEMBER 21st, 2017.

BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

PLAN

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

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 BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

RAFAEL R. CABRERA, P.S.M.
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
A/C		AIR CONDITIONING UNIT	CM		GAS METER	+/-		PLUS OR MINUS	SEC.		SECTION
BLDG.		BUILDING	GV		GAS VALVE	P.C.		POINT OF CURVATURE	SQ. FT.		SQUARE FOOTAGE
BM		BENCHMARK	(H)		HEIGHT ABOVE	P.C.P.		PERMANENT CONTROL POINT	S.V.		SEWER VALVE
BS		BELLSOUTH CONC. BOX	ID		IDENTIFICATION	P.K.N.		PAGE	S.R.		STATE ROAD
BS. MH		BELLSOUTH MANHOLE	(L)		LENGTH OF LEASE	PG.		PARKER KALON NAIL	D.W.		DRIVEWAY
C.O.		CLEAN OUT	FPL		FLORIDA POWER & LIGHT MANHOLE	P.O.B.		POINT OF BEGINNING	T.		TELEPHONE
C.B.S.		CONCRETE BLOCK STUCCO	L.A.		LIMITED ACCESS RIGHT-OF-WAY	P.O.C.		POINT OF COMMENCEMENT	T-P-P.		TELEPHONE AND POWER POLE
CB		CATCH BASIN	L.P.		LIGHT POLE	P.O.L.		POINT ON LINE	U.E.		UTILITY EASEMENT
CP		CONCRETE POWER POLE	MH		MANHOLE	P.R.C.		POINT OF REVERSE CURVATURE			WATER MAIN LINE
CONC.		CONCRETE	M		MONUMENT LINE	P.R.M.		PERMANENT REFERENCE MONUMENT	WELL		WELL
C.L.F.		CHAIN LINK FENCE	W.M.		WATER METER	R/W		RIGHT-OF-WAY	WF		WOOD FENCE
℄		CENTERLINE	N.T.S.		NOT TO SCALE	(S)		SOUTHBOUND	WPP		WOOD POWER POLE
(D)		DEED DATA	O.H.E.		OVERHEAD WIRE LINE	SAN.		SANITARY / CANOPY	WM		WATER METER
EB		ELECTRIC BOX	O.R.B.		OFFICIAL RECORD BOOK	S.S.		SEWER MANHOLE	WV		WATER VALVE
ELEV.		EXISTING ELEVATION	P.B.		PLAT BOOK			SEWER MAIN LINE	W/		WITH /
F.H.		FIRE HYDRANT									

"BOUNDARY SURVEY"
FOLIO #: 30-2135-030-0020
ADDRESS: 1610 NW 119th STREET, MIAMI, FLORIDA 33167

Certified & Supervised By:
CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING
CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 72nd Terrace, Miami, Florida 33165
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Sheet	1 Of 1 Sheets

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