

# "SKETCH & LEGAL DESCRIPTION"

SCALE:  
1 inch = 30 feet

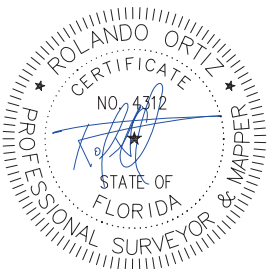
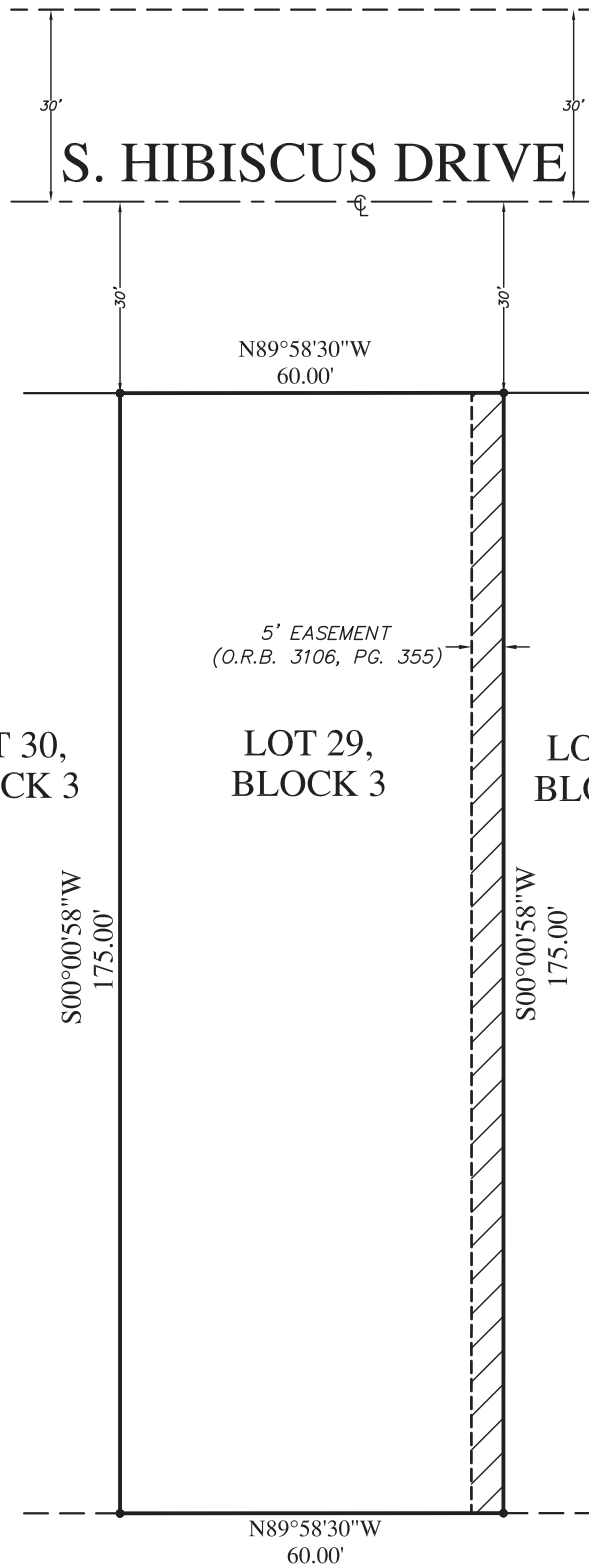


## LEGEND:

CL - CENTER LINE

## ABBREVIATIONS:

O.R.B. OFFICIAL RECORD BOOK  
PG. PAGE



BISCAYNE BAY Rolando  
Ortiz

Digitally signed by  
Rolando Ortiz  
Date: 2023.10.02  
17:41:52 -04'00'

NOT VALID WITHOUT SHEET 1 OF 2

(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTION AND SURVEYORS NOTES)

SHEET 2 OF 2

# "SKETCH & LEGAL DESCRIPTION"

PREPARED BY:  
 **GUNTER GROUP, INC.**  
**LAND SURVEYING - LAND PLANNING**  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

## LEGAL DESCRIPTION:

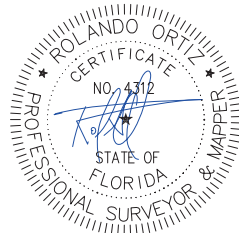
The Easterly five (5) feet of Lot 29, Block 3, HIBISCUS ISLAND, according to the plat thereof, recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida.

Containing approximately 875 square feet.

## SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey.
- 2) This instrument was conducted for the purpose of a "SKETCH & LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 3) Bearings shown hereon are based on an assumed meridian of N89°59'30"E along the North boundary line of Lot 29, Block 3, of HIBISCUS ISLAND, according to the Plat thereof, as recorded in Plat Book 8, at Page 75, of the Public Records of Miami-Dade County, Florida.
- 4) This instrument has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 5) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 6) This instrument is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper, or an electronic signature and electronic seal.
- 7) The Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" may not reflect the date of Survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

I hereby certify to that the Sketch & Legal Description of the described property is true and correct to the best of my knowledge and belief, as recently prepared under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Date: 09-13-2023  
Job No.: 12-28436-E  
Sketch No.: 35757-E

By: Rolando Ortiz LS 4312  
Professional Land Surveyor  
& Mapper, State of Florida.

**NOT VALID WITHOUT SHEET 2 OF 2**

(SHEET 2 OF 2 CONTAINS SKETCH & LEGAL DESCRIPTION)

SHEET 1 OF 2