




BOUNDARY SURVEY

- ELEVATIONS**
- | | |
|---|-------------------|
|  | TRAFFIC LANE FLOW |
|  | CENTER LINE |
|  | MONUMENT LINE |

FLOOD INFORMATION:

COMMUNITY NUMBER	: 120651
PANEL NUMBER	: 12086C0317L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: X
BASE FLOOD ELEVATION	: N/A
DATE FIELD WORK	: 02-15-2016
DATE DRAFTING	: 02-16-2016
DATE SIGNED AND SEALED	: 02-16-2016
REVISED FOR NEW LOT LINES	: 06-17-2016
REVISED FIELD SURVEY	: 02-13-2017

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND/OR OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
8. ALL RIGHTS OF WAY UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED
9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
10. R/W LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.
11. ANY DRAWING IS ONLY OF CURRENT USE, WHICH CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED
13. BENCHMARK USED: NO ELEVATION REQUESTED
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NRSB ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. IN THE EVENT OF HEAVY CROPPING, THE FIELD MEASUREMENTS SHALL BE BASED ON THE USE OF LAND AS DEFINED BY (S-17.1) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS.

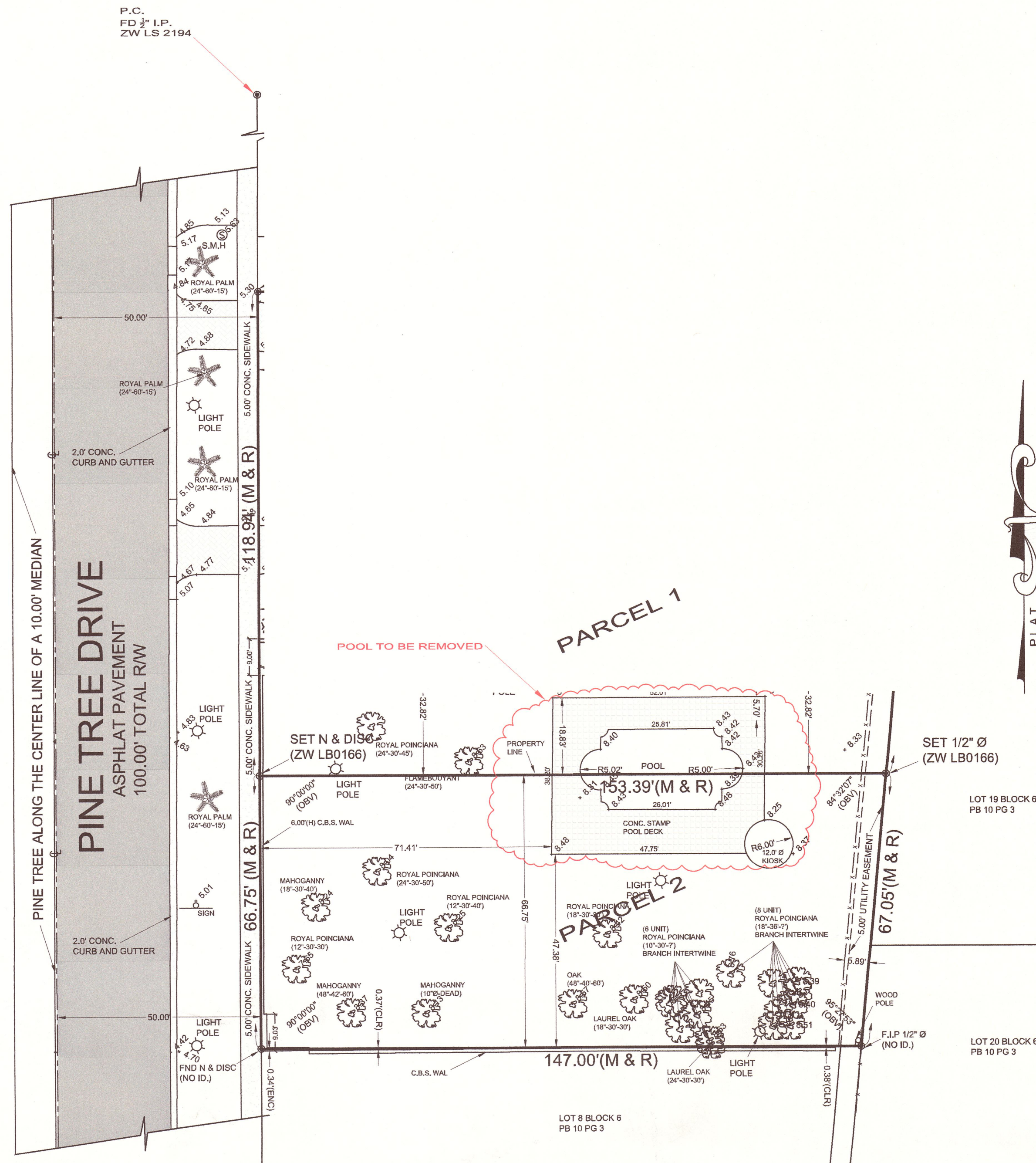
<input type="checkbox"/> COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
<input checked="" type="checkbox"/> SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
<input type="checkbox"/> RURAL	LINEAR: 1 FOOT IN 5,000 FEET

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.



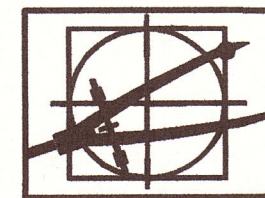
PARCEL 2: THE SOUTH 66.75 FEET OF LOT9, BLOCK 6 OF "FLAMINGO TERRACE SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL CONTAINS 10,025 SQUARE FEET MORE OR
LESS OR 0.23 ACRES MORE OR LESS



TYPICAL TREE LEGEND:
18"-30'-25'
TRUNK DIA-HEIGHT-SPREAD

NOTE: THIS SURVEY IS NOT VALID NOR FULL OR COMPLETE WITHOUT (PARCEL 2) AND THE COMPLETE OVERALL SURVEY



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CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 002851
MEMBER: FLORIDA LAND SURVEYORS' COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6755
STATE OF FLORIDA

**31115 PINETREE DR
MIAMI BEACH, FL 33140**

PROJECT:

JOB No.

FIELD BOOK:
J.C.CAREAGA

SCALE:
1"=20'

DRAWN: JMR

REVISÉ: FAM

REVISIONS
05-06-2014
02-16-2016

SHEET No.
3 OF 3

CAD FILE.