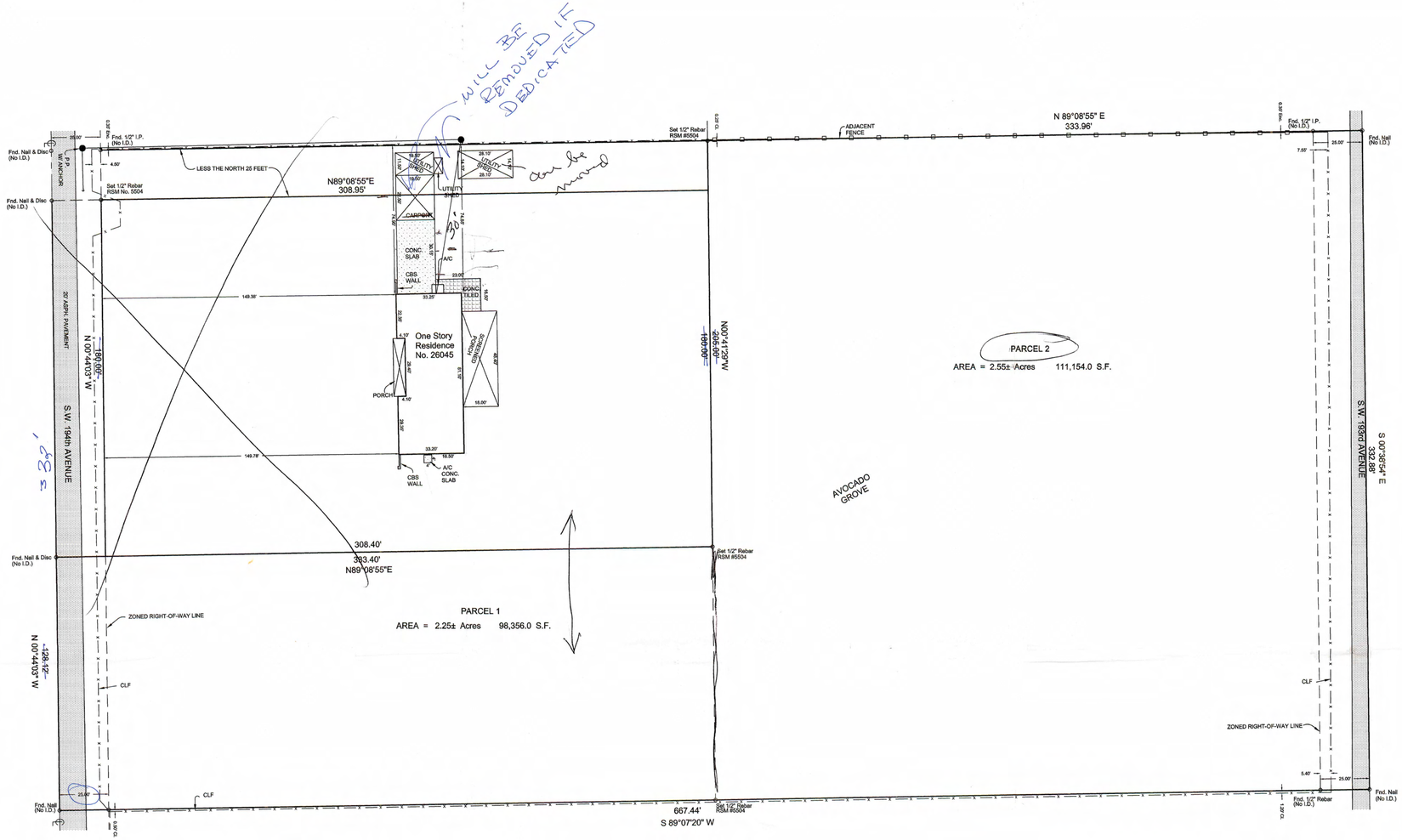
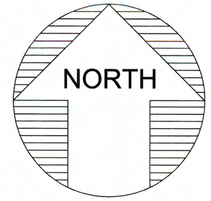




LEGAL DESCRIPTION
NTS

RECEIVED
2021
ZONING HEARINGS
MIAMI-DADE COUNTY, FLA.
BY

LEGAL DESCRIPTION:
PARENT TRACT
The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 LESS the North 205 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 56 South, Range 38 East, TOGETHER with the North 205 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 LESS the North 25 feet and LESS the West 25 feet for Right-of-Way, Section 26, Township 56 South, Range 38 East, all lying and being in Dade County, Florida.

PARCEL 1
The West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 LESS the North 25 feet and LESS the West 25 of the North 205 feet for Right-of-Way, Section 26, Township 56 South, Range 38 East, all lying and being in Dade County, Florida.

PARCEL 2
The East 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4, Section 26, Township 56 South, Range 38 East, all lying and being in Dade County, Florida.

PREPARED FOR: Ted Barrow & Janis Barrow, 26025 S.W. 194th Avenue, Homestead, FL 33031

Note:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of record.
- Legal description provided by client.

LEGEND

Δ	= Central Angle	℄	= Center Line	F.H.	= Fire Hydrant	M	= Measured	O/S	= Offset	PL	= Planter	R.L.S.	= Registered Land Surveyor	T	= Tangent
A	= Arc	CLF	= Chain Link Fence	FIP	= Found 1/2" Iron Pipe	MAINT.	= Maintenance	O.U.L.	= Overhead Utility Lines	PLS	= Professional Land Surveyor	RNG	= Range	Trans.	= Transformer
A/C	= Air Conditioner	Cl.	= Clear	FIR	= Found 1/2" Iron Rebar	ME	= Maintenance Easement	P	= Plat	P.O.B.	= Point of Beginning	R/R	= Railroad	TWP	= Township
ASPH	= Asphalt	Conc.	= Concrete	FPL	= Florida Power & Light	MH	= Manhole	PB	= Plat Book	P.O.C.	= Point of Commencement	RSM	= Registered Surveyor & Mapper	Typ.	= Typical
BBQ	= Barbecue	D	= Deed	ID	= Identification	ℳ	= Monument Line	PC	= Point of Curvature	P.P.	= Power Pole	R/W	= Right-of-Way	U.E.	= Utility Easement
CB	= Catch Basin	Ø	= Diameter	I.P.	= Iron Pipe	Mon.	= Monument	PCP	= Permanent Control Point	PRC	= Point of Reverse Curvature	Sdwk	= Sidewalk	UTIL.	= Utility
CBS	= Concrete Block Structure	DH	= Drill Hole	LB	= Licensed Business	N/A	= Not Applicable	PG	= Page	PRM	= Point of Reference Monument	Sec.	= Section	W.F.	= Wood Fence
CH	= Chord	DME	= Drainage & Maintenance Easm't	LME	= Lake Maintenance Easement	N/D	= Nail & Disc	P.I.	= Point of Intersection	PT	= Point of Tangency	SD	= Storm Drain	W.M.	= Water Meter
Chatta.	= Chattahoochee	Easm't	= Easement	LP	= Light Pole	N°	= Number	PKWY	= Parkway	R	= Radius	SMH	= Sanitary Manhole	WME	= Wall Maintenance Easement
		Enc.	= Encroachment	L.S.	= Land Surveyor	NTS	= Not to Scale	℄	= Property Line	Res.	= Residence	SSMH	= Sanitary Sewer Manhole		

SURVEYOR'S SEAL
Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

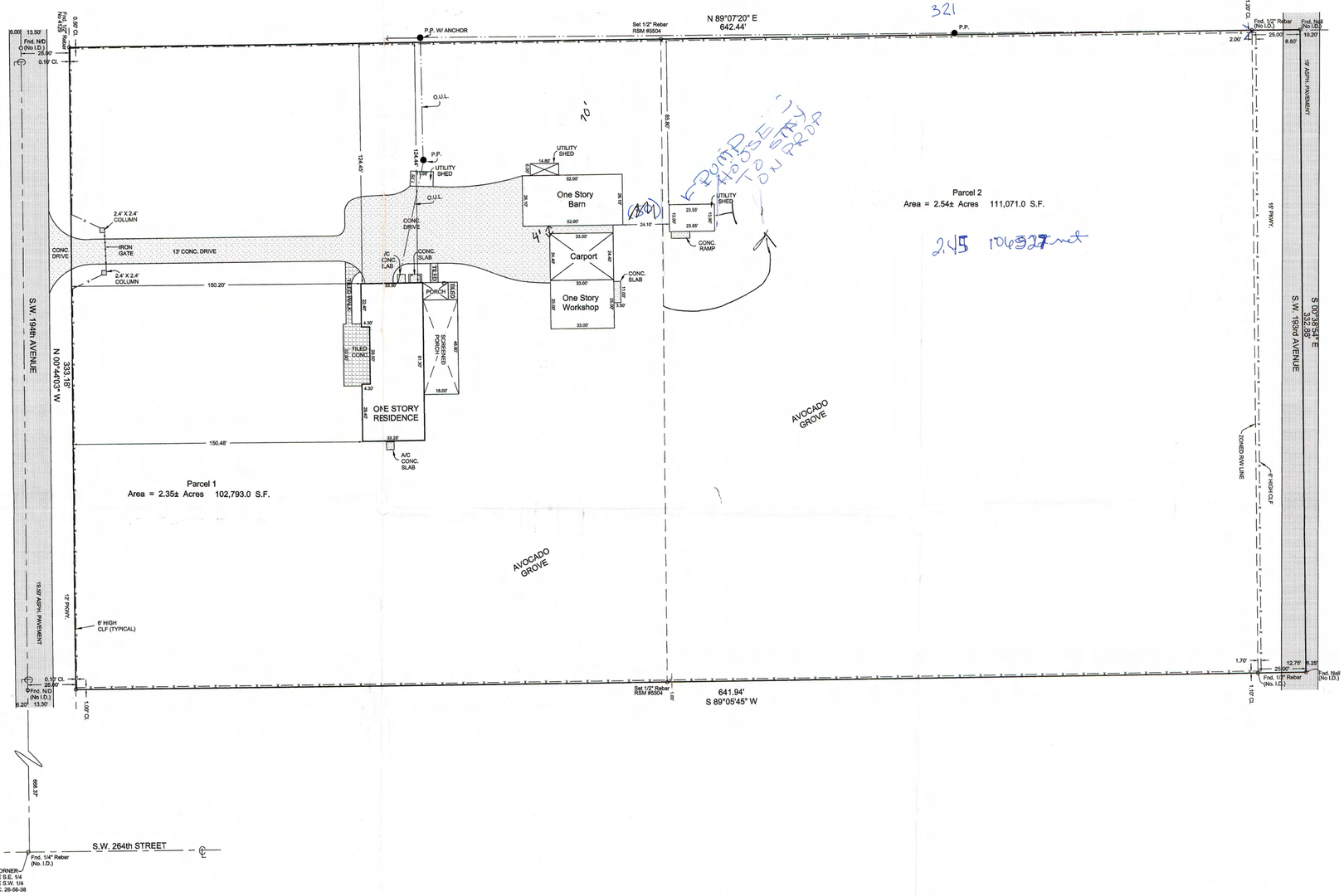
REVISED:

BOUNDARY SURVEY
I HEREBY CERTIFY, That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
12925 S.W. 132nd Avenue
Miami, Florida 33186 (305) 278-2494

FLOOD ZONE:	X	BASE:	N/A
DATE:	SCALE:	DWN. BY	JOB NO.
10-02-01	1" = 30'	B.D.	01-1036



FOUND W. 1/4 CORNER
SEC. 26-56-38

FOUND 1" PIPE
S.W. CORNER
SEC. 26-56-38

FOUND 1" PIPE
S. 1/4 CORNER
SEC. 26-56-38

LEGAL DESCRIPTION
NTS

LEGAL DESCRIPTION:
PARENT TRACT
The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 56 South, Range 38 East, LESS the West 25 feet for Right-of-Way, all lying and being in Dade County, Florida.

PARCEL 1
The West 1/2 of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 56 South, Range 38 East, LESS the West 25 feet for Right-of-Way, all lying and being in Dade County, Florida.

PARCEL 2
The East 1/2 of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 56 South, Range 38 East, all lying and being in Dade County, Florida.

PREPARED FOR: Michael Causley, 26145 S.W. 194th Avenue, Homestead, FL 33031

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FLOOD ZONE: X		BASE: N/A	
DATE:	SCALE:	DWN. BY	JOB NO.
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