BOUNDARY SURVEY

SYMBOL LEGEND:

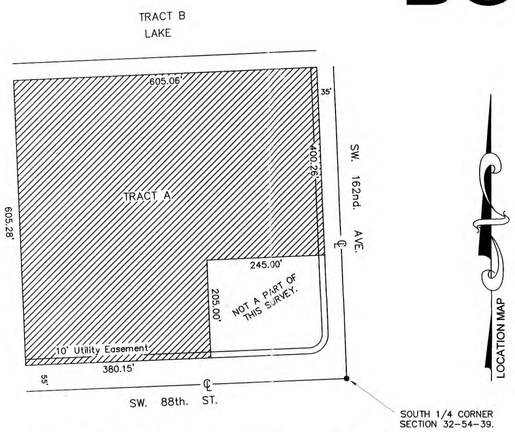
- LIGHT POLE
- TYPICAL STATION
- UTILITY POLE
- MAIL BOX
- E — ELECTRIC BOX
- T — TRAFFIC SIGNAL BOX
- FIRE HYDRANT
- STORM SEWER/CATCH BASIN
- WATER METER
- SIGN
- TELEPHONE BOX
- WATER VALVE
- XEL 7.85' — ELEVATIONS
- TRAFFIC LANE FLOW
- ℄ — CENTER LINE
- M — MONUMENT LINE
- Ø — DIAMETER.

ABBREVIATIONS:

A	=	ARC
A/C	=	AIR CONDITIONER
BLDG	=	BUILDING
CH	=	CHORD LENGTH
C & G	=	CURB AND GUTTER
CH BR	=	CHORD BEARING
CB	=	CATCH BASIN
CBS	=	CONCRETE BLOCK STUCCO
CLR	=	CLEAR
CLF	=	CHAIN LINK FENCE
CONC	=	CONCRETE
D	=	DYLTA
E	=	EAST
EB	=	ENGINEERING BUSINESS LICENSE NUMBER
ELEV	=	ELEVATION
ELEC	=	ELECTRIC
ELEV	=	ELEVATION
ENC	=	ENCROACHMENT
FF	=	EDGE OF PAVEMENT
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
FIRM	=	FLOOD INSURANCE RATE MAP
FND	=	FOUND
FPL	=	FLORIDA POWER AND LIGHT CO.
GNSS	=	GLOBAL NAVIGATION SATELLITE SYSTEM
GPS	=	GLOBAL POSITIONING SYSTEM
IP	=	IRON PIPE
L	=	LENGTH
LB	=	SURVEYING & MAPPING BUSINESS LICENSE NUMBER
LS	=	LAND SURVEYOR
M & R	=	MEASURED AND RECORD
MEAS	=	MEASURED
MH	=	MAN HOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N & DISC	=	NAIL & DISC
NAD27	=	NORTH AMERICAN DATUM OF 1927
NAD83	=	NORTH AMERICAN DATUM OF 1983
NAD/83/90	=	NORTH AMERICAN DATUM OF 1983,1990 ADJUSTMENT
NFIP	=	NATIONAL FLOOD INSURANCE PROGRAM
NGS	=	NATIONAL GEODETIC SURVEY
NR	=	NUMBER
NO ID	=	NO IDENTIFICATION
NOAA	=	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NSRS 2007	=	NATIONAL SPATIAL REFERENCE SYSTEM OF 2007
NTS	=	NOT TO SCALE
°	=	DEGREE
'	=	MINUTES OR FEET
"	=	SECONDS OR INCHES
OBV	=	OBSERVED ANGLE
O/E	=	OVERHEAD ELECTRIC
ORB	=	OFFICIAL RECORD BOOK
PAV	=	PAVEMENT
PB	=	PLAT BOOK
PC	=	POINT OF CURVATURE
PCC	=	POINT OF COMPOUND CURVATURE
PG	=	PAGE
PL	=	PROPERTY LINE
PLS	=	PROFESSIONAL LAND SURVEYOR
PI	=	POINT OF INTERSECTION
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PT	=	POINT OF TERMINATION
PRC	=	POINT OF REVERSE CURVATURE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS OR RECORD
REC	=	RECORD
RES	=	RESIDENCE
RNS	=	NAVSE
RLS	=	REGISTERED LAND SURVEYOR
R/W	=	RIGHT OF WAY LINE
S	=	SOUTH
SEC	=	SECTION
STA	=	STATION
SWK	=	SIDEWALK
T	=	TANGENT
TWP	=	TOWNSHIP
TYP	=	TYPICAL
W	=	WEST OR WITH
WF	=	WOOD FENCE
WM	=	WATER METER
WV	=	WATER VALVE
ZW	=	ZURWELLE-WHITTAKER, INC

FLOOD INFORMATION:

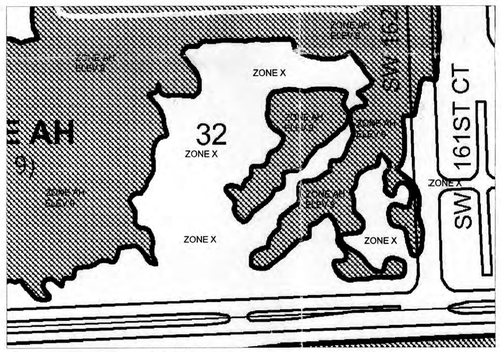
COMUNITY NUMBER	: 120635
PANEL NUMBER	: 12086C0437L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AH AND X
BASE FLOOD ELEVATION	: 9.00' AND N/A
DATE FIELD WORK	: 05-25-2013
DATE DRAFTING	: 06-10-2013
DATE SIGNED AND SEALED	: 06-11-2013
REVISED FIELD SURVEY	: N/A



LOCATION MAP (N.T.S.)

LEGAL DESCRIPTION :

TRACT "A", LESS AND EXCEPT THE EAST 245.00' OF THE SOUTH 205.00' THEREOF OF "WEST KENDAL BEST AS RECORDED IN PLAT BOOK 143 PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
THE PROPERTY CONTAIS328,116 SQUARE FEET, MORE OR LESS OR 7.532 ACRES MORE OR LESS



FIMA/NFIP FLOOD ZONE MAP

SURVEYOR'S NOTES:

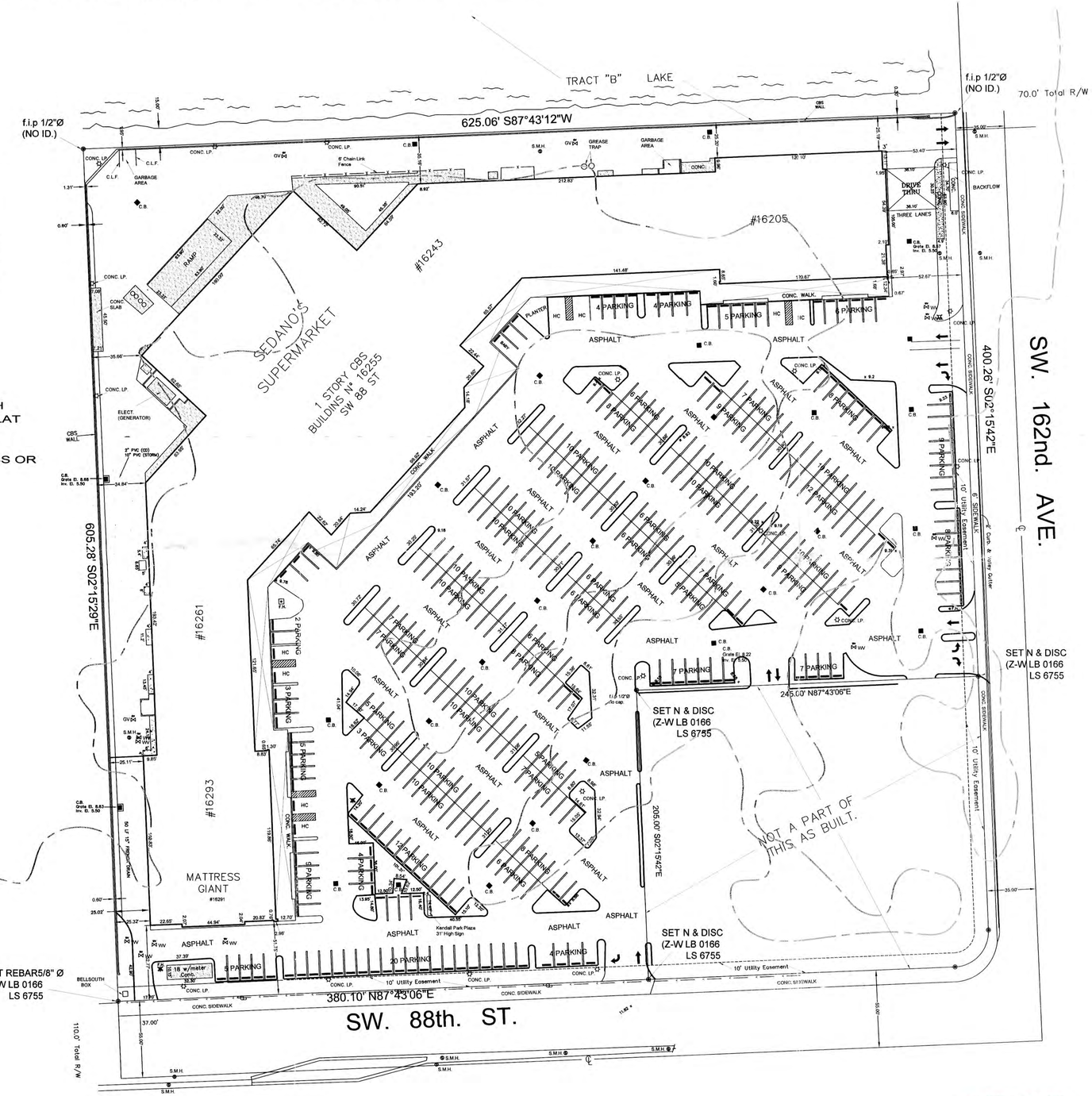
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED
3. NO SEARCH 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 WAYS SHOWN 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. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER,INC AND 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 OTHER WISE NOTED
13. BENCHMARK USED: NO ELEVATION REQUESTED
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NSRS ADJUSTMENT.
15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA,VIRGINA.
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. ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) 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.

COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
X SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
__ RURAL	LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

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 MINIMUM TECHNICAL 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.



PLAT

ZURWELLE-WHITTAKER, INC. ESTAB. • 1926
CONSULTING ENGINEERS AND SURVEYORS
1140 WEST 50th ST., SUITE 307, HIALEAH, FL 33012 PH: (305) 534-4688 FAX (305) 531-4589
CERTIFICATE OF AUTHORIZATION NO. LB0000166 EB 0028651 WWW.ZURWELLE-WHITTAKER.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER No: LS6756
STATE OF FLORIDA

PROJECT:
16205 SW 88th ST
MIAMI, FL 33196

JOB No.	N/A
FIELD BOOK:	J.C.CAREAGA
SCALE:	1"=40'
DRAWN:	JMR
REVISED:	EAM
REVISIONS	11-15-1999 05-22-2000 03-08-2001 02-04-2002
SHEET No.	1 OF 1

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MIAMI-DADE PLANNING AND ZONING DEPT.
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2/13-053