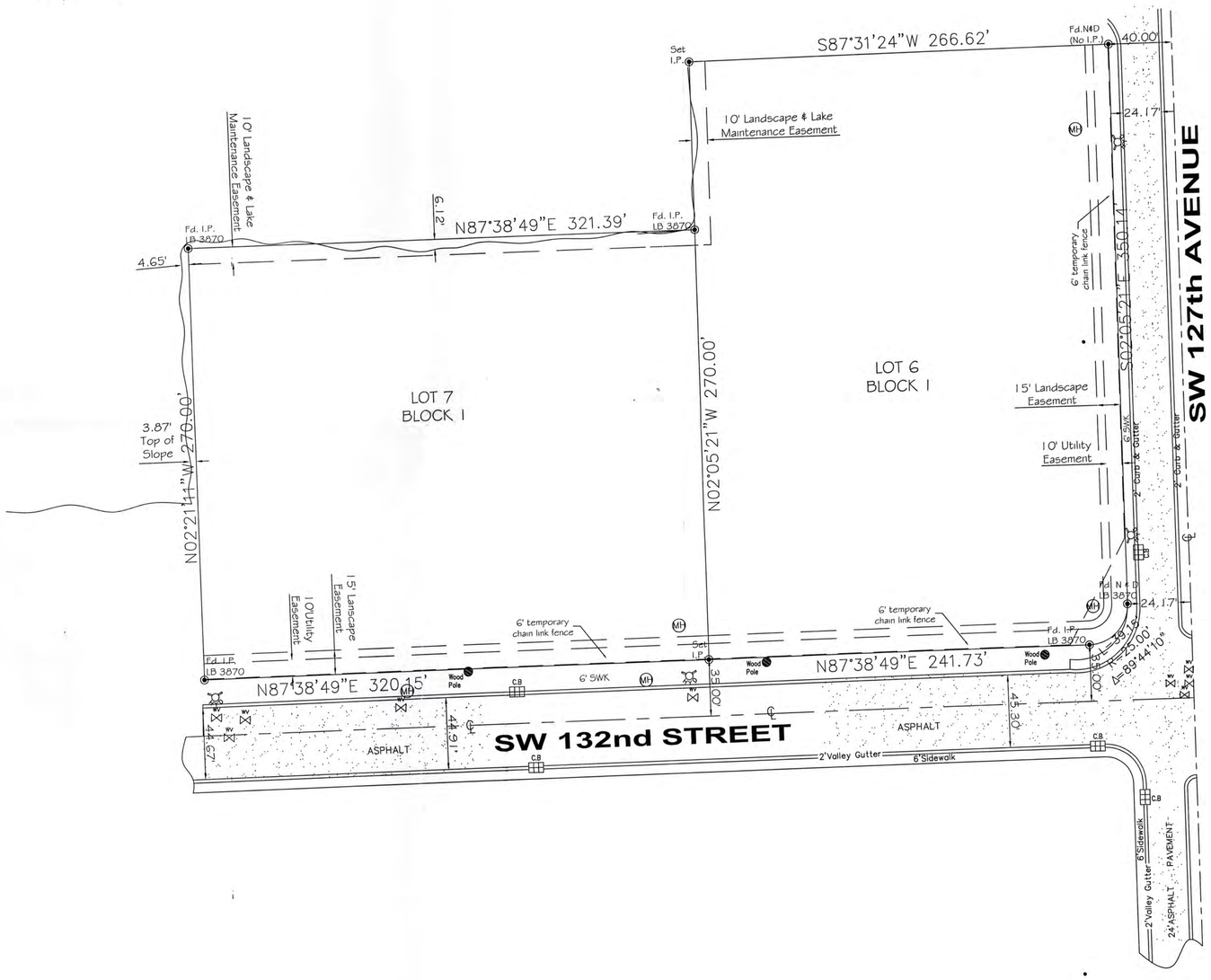
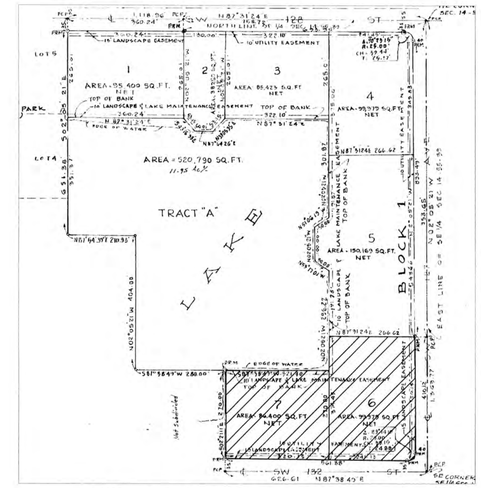
BOUNDARY SURVEY

NORTH
SCALE: 1"=40'





NORTH
LOCATION SKETCH
SCALE: N.T.S.

LEGAL DESCRIPTION:
Lots 6 and 7 Block 1, of "BATTAH LAKE OFFICE PARK", according to the Plat thereof, as recorded in Plat Book 159, Page 47, of the Public records of MIAMI-DADE County, Florida.

SURVEYOR'S NOTES:
1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Examination of TITLE COMMITMENT was not performed to determine recorded instruments, if any affecting this property.
4) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (5J-17), is "High Risk Residence". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) 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.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9) Area of Property: N/A
10) Ownership subject to OPINION OF TITLE
11) Type of Survey: Boundary Survey
12) North arrow direction and bearings are based on Center Line of SW 127th Avenue Miami-Dade County, Florida
13) Elevations are based on: National Geodetic Vertical Datum of 1929
14) Bench Mark Used: Miami Dade County #P-702 Elev=8.04'
14) Property Address:
SW 132 St & SW 127 Ave
Miami, FL 33186
16) Flood Zone: "AH"
Panel Number: 12086C0444 L
Date: September 11, 2009
Base Flood Elev.= 8.00'

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 applicable provisions of Chapter 5J-17 Florida Administrative Code.

Original Field Survey Date: JULY 4, 2014

By
Sergio Redondo P.S.M.
Professional Surveyor and Mapper
State of Florida, Registration No. 3162

RECEIVED
214-087
NOV 25 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES - DEVELOPMENT SERVICES
By

LEGEND

Overhead Wire Line	P.C.=Point of Curvature	=Fire Hydrant	U.E=Utility Easement
Wire Fence	=Light Pole	=Water Valve	=Found Nail and Disc
Chain Link Fence	=Water Meter	=Elevation	=Set 1/2" Iron PIN
	=Catch Basin		(M)=Measured (P)=Plat

SERGIO REDONDO & ASSOCIATES
13800 SW 145th COURT
MIAMI, FLORIDA 33186
PH. (305) 378-4443
FAX (305) 378-4582
L.B. No. 4474

REVISION NO.	DATE	DESCRIPTION OF REVISION
001	11/18/14	REMOVE LOT 5

PROJECT NAME: Lots 6 & 7 Block 1 Battah Lake
PROJECT TYPE: BOUNDARY SURVEY
SECTION: 14-55-39 MIAMI-DADE COUNTY
CLIENT: Alvaro Adrian
PROJECT No.:
SCALE: 1" = 40'
DRAWN BY: NR
DATE: 7/8/14
DWG. CHECKED BY:
SHEET: 1 OF 1 SHEETS

\\Server\current drawing\BOUNDARY SURVEY ORIGINAL\Adrian Builders\BATTAH 6 & 7.dwg