

ENCROACHMENT NOTES:

- ① A METAL SHED ENC. UP TO 3.8' INTO A 6' U.E.
- ② A CURB & CH.L.F. ENC. 6' INTO A 6' U.E.

BENCHMARK OF ORIGIN:
 D.C.B.M. No. N-3026
 LOCATION 1:
 SW 16 ST---48' NORTH OF C/L
 LOCATION 2:
 SW 67 AVE---35' WEST OF C/L
 DESCRIPTION:
 PK NAIL AND BRASS WASHER IN SIDEWALK
 AT NW CORNER OF INTERSECTION
 ELEVATION=+ 10.16 FEET, N.G.V.D. 1929



THOMAS J. KELLY, INC.

L.B # 6486
 SURVEYORS-MAPPERS-LAND PLANNERS
 7901 CORAL WAY MIAMI, FLORIDA 33155
 (786) 242-7692 DADE (954) 779-3288 BRWD
 (786) 242-6494 DADE FAX (954) 779-3260 BRWD FAX

DATE FIELD WORK 11/26/2014	SCALE 1"=20'	SURVEY NO. 14-1612
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REVISED FOR ELEVATIONS ONLY 12/29/2014

LEGEND OF SURVEY ABBREVIATIONS

A..... ARC DISTANCE	A/C.....AIR CONDITIONING	CBS... CONCRETE BLOCK STRUCTURE	NGVD... NATIONAL GEODETIC VERTICAL DATUM
C..... CALCULATED	C.B.....CATCH BASIN	O.U.L... OVERHEAD UTILITY LINE	PRC... POINT OF REVERSE CURVATURE
CL.... CLEAR	CL....CENTER LINE	P.C.C... POINT OF COMPOUND CURVE	RAD... RADIAL
ENC... ENCROACHMENT	P.C.....POINT OF CURVATURE	P.O.C... POINT OF COMMENCEMENT	R/W...RIGHT OF WAY
FIP... FOUND IRON PIPE	P.O.B... POINT OF BEGINNING	BLDG... BUILDING	SEC... SECTION
O.H.... OVER HANG	W.M.... WATER METER	C.H..... CHORD DISTANCE	SCR... SCREENED
P.B.... PLAT BOOK	M..... MEASURED	D.E..... DRAINAGE EASEMENT	S.I.P....SET IRON PIPE
PL...PROPERTY LINE	CONC... CONCRETE	F.H..... FIRE HYDRANT	SWK...SIDEWALK
UP... UTILITY POLE	F.D..... FOUND	R..... RADIUS	U.E..... UTILITY EASEMENT
			CHLF..... CHAIN LINK FENCE

FLOOD ZONE: X
 THIS IS A FLOOD HAZARD ZONE
 THIS IS NOT A FLOOD HAZARD ZONE
 PANEL NO.: 293/L
 COMMUNITY #: 120635
 DATE OF FIRM: 09/11/2009
 BASE FLOOD: N/A
 FINISH FLOOR: N/A
 LOWEST ADJ GRADE: N/A

CERTIFY TO:
 Marcos Moran

LEGAL DESCRIPTION:

Lot: 3
 Block: 23
 Subdivision: Harwood Village 2nd Addition
 According to the Plat thereof as recorded in
 Plat Book: 57 Page: 84
 Public Records of MIAMI-DADE County, Florida.



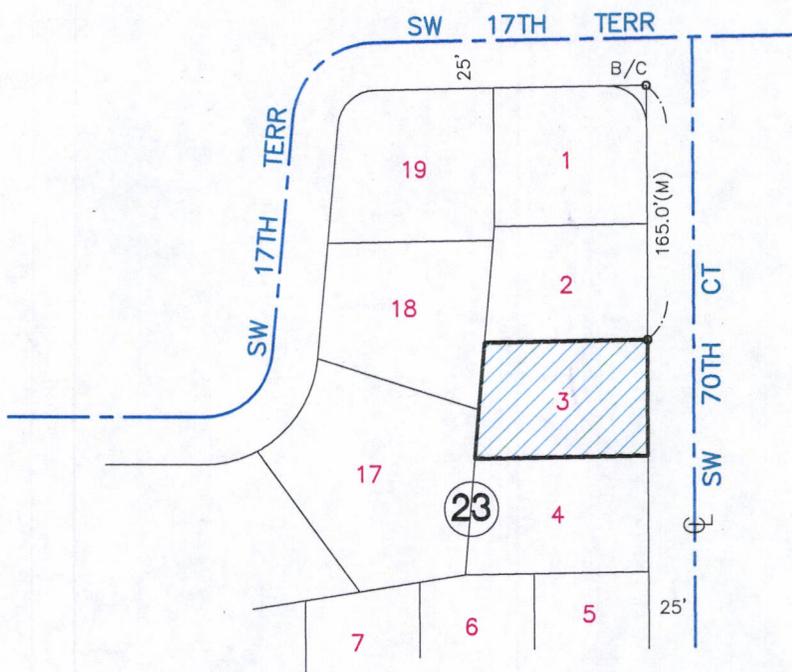
ADDRESS:
 1750 SW 70 COURT
 MIAMI, FL 33155

Encroachments Noted: (2)

LOCATION SKETCH
 SCALE: N.T.S.

ADDITIONAL LEGEND OF ABBREVIATIONS:

A/C.....AIR CONDITIONER
ASPH. PAV.....ASPHALT PAVEMENT
T.....TANGENT
C/S.....CONCRETE SLAB
CL.....CLEAR
CONC.....CONCRETE
ENC.....ENCROACHMENT
F.....FENCE
FD.....FOUND
I.P.....IRON PIPE
P.C.....POINT OF CURVATURE
PKWY.....PARKWAY
P/L.....PROPERTY LINE
P.C.P.....PERMANENT CONTROL POINT
P.R.M.....PERMANENT REFERENCE MONUMENT
W.F.....WOOD FENCE
(R/M).....RECORD AND MEASURED
RES.....RESIDENCE
R/W.....RIGHT-OF-WAY
SWK.....SIDEWALK
P.T.....POINT OF TANGENCY
L.....LENGTH
CH.....CHORD DISTANCE
R.....RADIUS
CH.L.F.....CHAIN LINK FENCE
F.F.L.E.L.....FINISH FLOOR ELEVATION
B.M.....BENCH MARK
Q.00.....EXISTING ELEVATION



NOTES:

- A) All Clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
 - B) This survey is intended for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly, Inc.
 - C) Code restriction and title search are not reflected on this survey.
 - D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
 - E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - F) Underground Encroachments, if any, not located.
- I hereby certify that the survey represented hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 57-17.050 to 17.052 Fla. Admin. Code pursuant Section 472.027 Fla. Statutes.

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JOSE A. PEREA, P.S. & M. #4858
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYORS'S SEAL

NOTES:

- 1. IF SHOWN, BEARING ARE TO AN ASSUMED MERIDIAN (BY PLAT).
- 2. IF SHOWN, ELEVATIONS ARE REFERRED N.G.V.D 1929.
- 3. THIS IS A BOUNDARY SURVEY.

DATE FIELD WORK 11/26/2014	SCALE 1" = N.T.S.	SURVEY NO. 14-1612
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