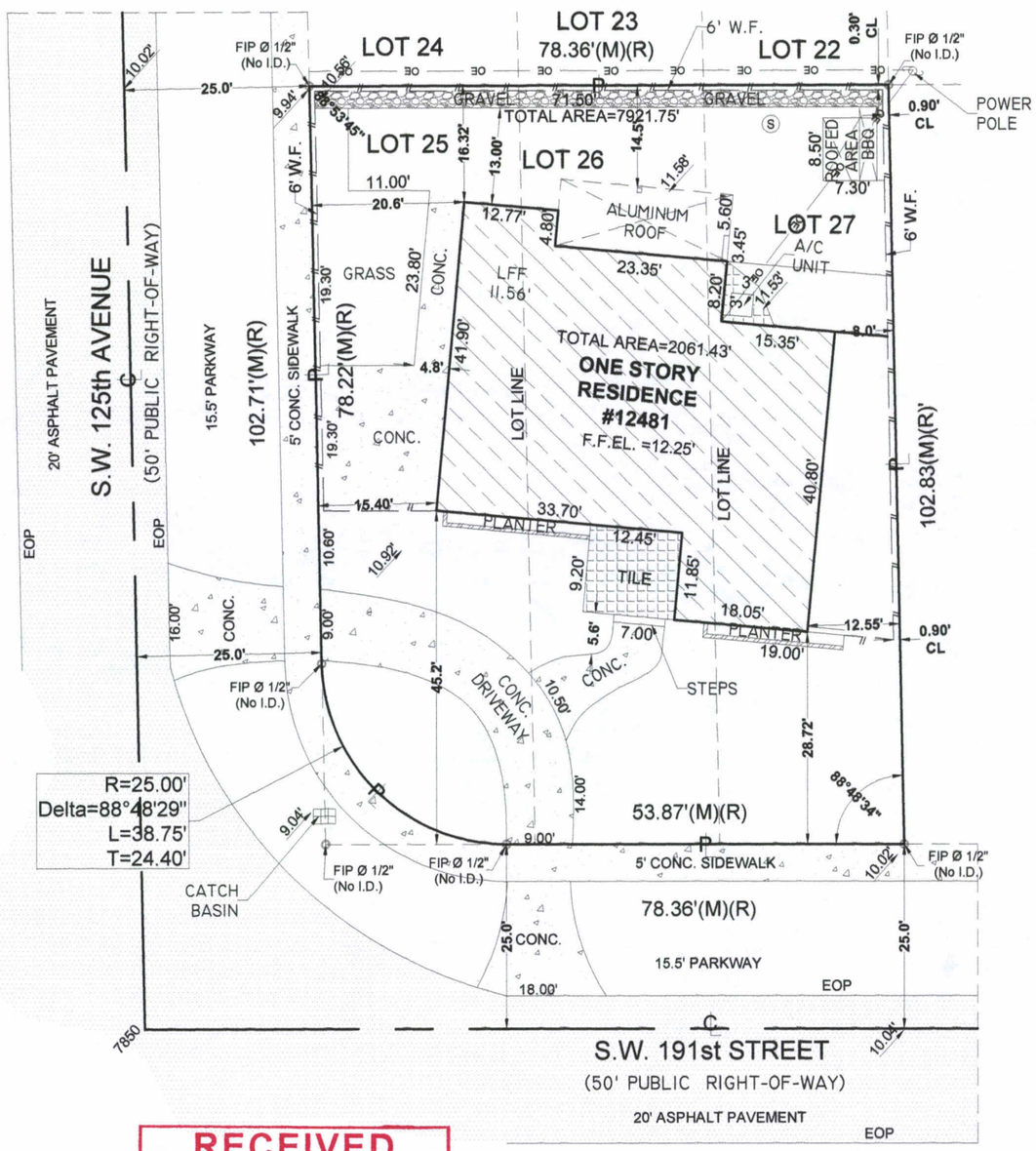
S K E T C H O S U R V E Y

N

Scale 1"=20'



RECEIVED
215-040
MAY 06 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
BOA SDE

PROPERTY ADDRESS:

12481 SW 191th Street,
MIAMI DADE, Fl. 33177
(FOLIO No. 30 - 6901 - 001 - 2020)

DESCRIPTION

Lot 25-26-27, Block 14, of " EASTERN SHORES FIRST ADDITION " according to the Plat thereof as recorded in Plat Book 23, Page 74 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

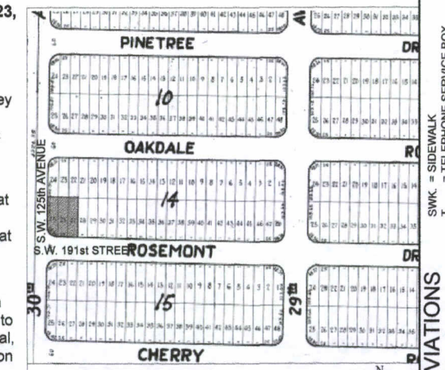
The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

BENCH MARK USED
BM =P.520-R
Elevation = 11.61' converted to NGVD 1929.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

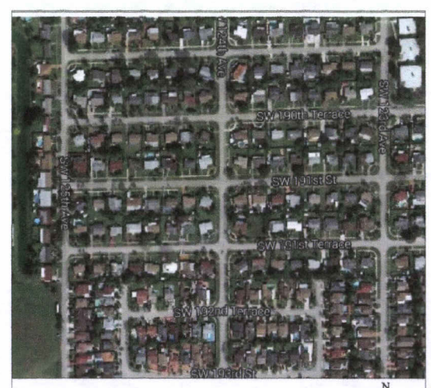
DEISY POZO & H RENE CASANOVA

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule Chapter 472.027 of the Florida Statutes.

12-10-14

GARY B. CASTEL, P.L.S.
Registered Surveyor and Mapper No. 4129
State of Florida.



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120635
Panel No. 0684
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONING PAD
Alum.F = ALUMINIUM FENCE
BLDG = BUILDING
B/C = BLOCK CORNER
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
C/L = CENTER LINE
CLF = CHAIN LINK FENCE
CLP = CONC. LIGHT POLE
CONC. = CONCRETE
Δ = CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE
MH = MAN HOLE
(M) = MEASURED
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
PRKW. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P/L = PROPERTY LINE
(R) = RECORDED
R = RADIUS
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No
S/L = SET BACK LINE
STY. = STORY
SWK = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
WM = WATER METER
MW - GAS MONITRING WELL
MH - STORM DRAIN MANHOLE
UP - WOOD UTILITY POLE
CLP - CONC. UTILITY POLE
CB - CATCH BASIN

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE 12-10-2014
REVISIONS:

DRAWN M/R
SHEET No. 1/1

Land Surveyors & Mapper
8567 Coral Way, Miami, FLORIDA 33155
Telephone: 786-290-4184

JOB No.:
12-627-14