

BOUNDARY SURVEY



S.W. 40th ST.

NE CORNER OF E 1/2, NW 1/4
NE 1/4 SEC. 23-54-40

NORTH LINE
SECTION 23-54-40

TRACT "A"
PB. 167 PG. 52

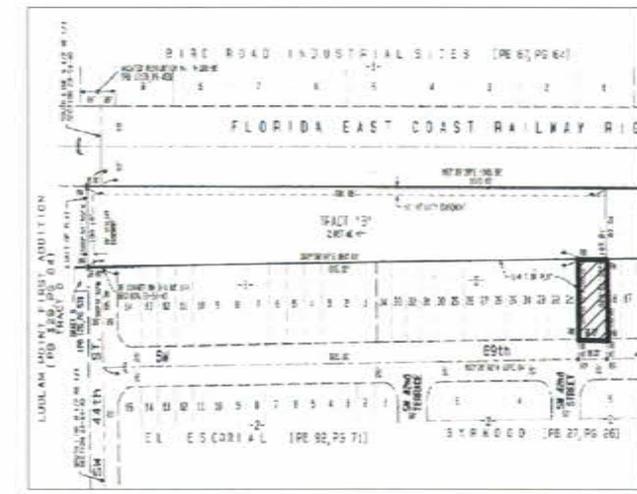
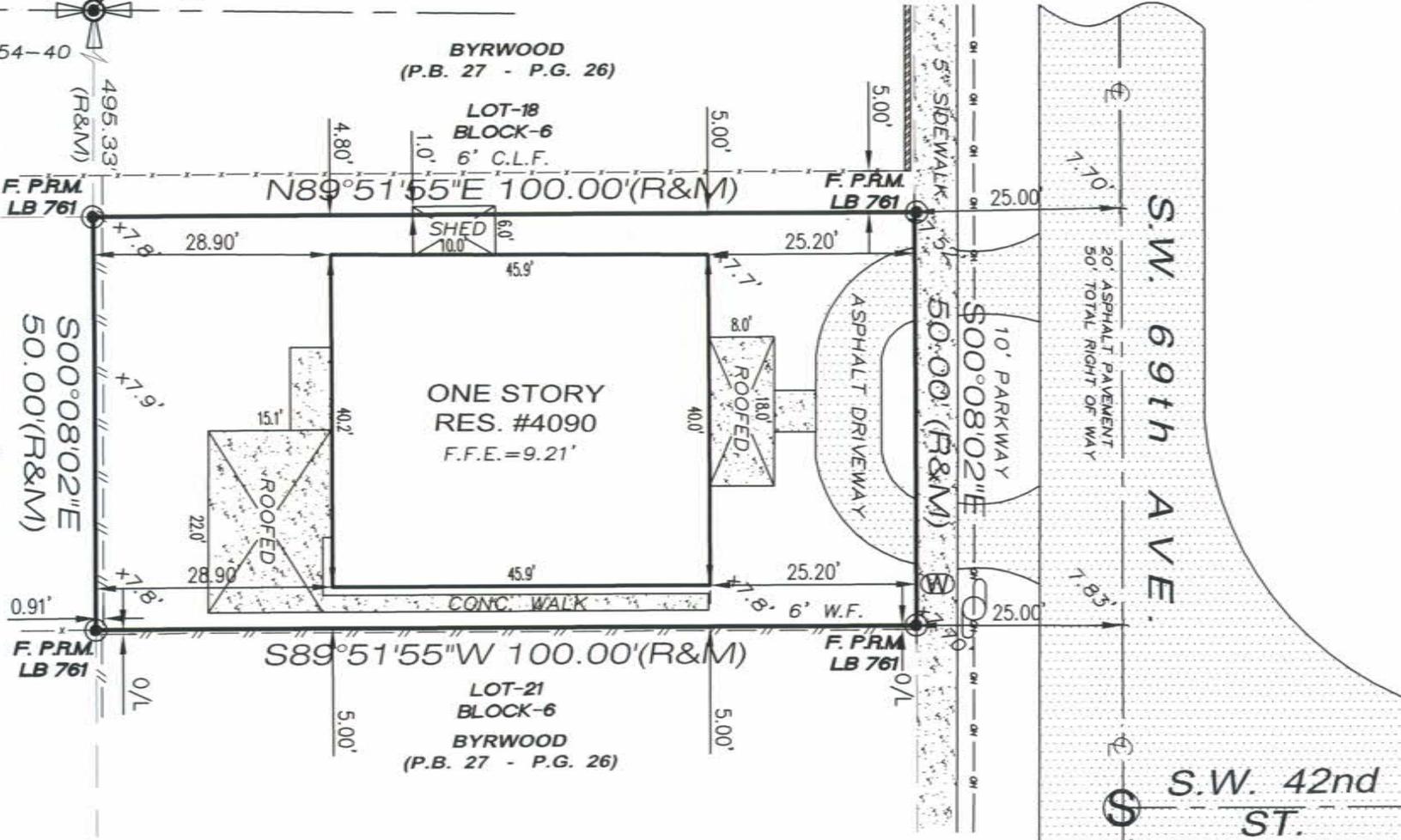
BYRWOOD
(P.B. 27 - P.G. 26)

LOT-18
BLOCK-6
6' C.L.F.

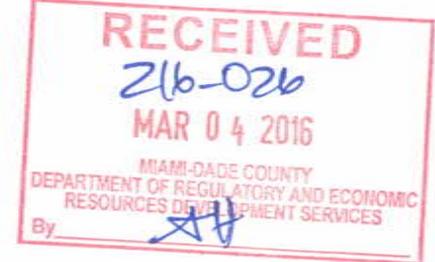
ONE STORY
RES. #4090
F.F.E. = 9.21'

LOT-21
BLOCK-6
BYRWOOD
(P.B. 27 - P.G. 26)

REMAINDER
TRACT "B"
PB. 167 PG. 52



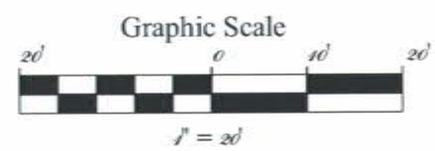
LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION:

The North 50 feet of the East 100 feet of Tract "B", of MENENDEZ TRACTS, according to the plat thereof as recorded in Plat Book 167, at Page 52, of the Public Records of Miami Dade County, Florida; previously known as:

Lots 19 and 20, in Block 6, of BYRWOOD A SUBDIVISION, according to the plat thereof as recorded in Plat Book 27, at Page 26, of the Public Records of Miami Dade County, Florida



- LEGEND OF SURVEY ABBREVIATIONS**
- = OVERHEAD ELECTRIC
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = CONCRETE
 - = C.B.S. WALL
 - = ASPHALT PAVEMENT
 - = BELLSOUTH BOX
 - = CABLE BOX
 - = POWER POLE
 - = LIGHT POLE
 - = CLEAN-OUT
 - = GAS TANK
 - = FIRE HYDRANT
 - = SAN. MANHOLE
 - = WATER VALVE
 - = ELEVATIONS
 - = CATCH BASIN
 - = WATER METER
 - = ELECTRIC METER
 - = RADIAL
 - = RESIDENTIAL
 - = RECORD & MEASURE
 - = RIGHT OF WAY
 - = SECTION
 - = SET IRON PIPE NO 3034
 - = STORY
 - = SWK. SIDEWALK
 - = UTILITY EASEMENT
 - = W.F. WOOD FENCE
 - = BLOCK CORNER
 - = ON LINE
 - = POINT OF CURVATURE
 - = POINT OF TANGENCY
 - = PLAT BOOK
 - = PERMANENT CONTROL POINT
 - = PAGE
 - = BLOCK CORNER
 - = PROPERTY LINE
 - = NOT TO SCALE
 - = RADIUS
 - = FOUND NAIL
 - = FOUND IRON PIPE
 - = FOUND NAIL DISC
 - = FOUND REBAR
 - = MAIN HOLE
 - = LIGHT POLE
 - = MEASURED
 - = RECORD
 - = FOUND DRILL HOLE
 - = MONUMENT LINE
 - = PROPERTY LINE
 - = NATIONAL GEODETIC
 - = VERTICAL DATUM
 - = AIR CONDITIONING
 - = ARC DISTANCE
 - = BUILDING
 - = CATCH BASIN
 - = CONCRETE BLOCK STRUCTURE
 - = CHORD DISTANCE
 - = CLEAR
 - = CENTER LINE
 - = CHAIN LINK FENCE
 - = CONCRETE
 - = CENTRAL ANGLE
 - = FIRE HYDRANT

FLOOD ZONE: WITHIN ZONE: AH ELEVATION: 9.0' COMMUNITY: 120635 PANEL No.: 0456 SUFFIX: L DATE: 09/11/2009	ORDER NO.: M-7523-B FIELD BOOK: "FILE" DATE: FEBRUARY 29, 2016 UPDATE: UPDATE:	PROPERTY ADDRESS: 4090 S.W. 69th Avenue Miami, FL. 33155 FOR: MANUEL J. MENENDEZ TRS
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I HEREBY CERTIFY: THAT THIS DRAWING REPRESENTS THE RESULT OF A SURVEY OF THE WITHIN DESCRIBED PROPERTY AND THIS DRAWING AND SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECTION. THERE ARE NO ENCROACHMENTS UNLESS SHOWN THEREON.

- NOTES:**
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS.
 - LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT AN ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 - NOT VISIBLE ENCROACHMENTS WERE FOUND ON THE PROPERTY, UNLESS SHOWN.
 - IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. 1929
 - BENCH MARK USED No. P-598, WITH ELEVATION: 7.66'
 - ALL BEARINGS SHOWN REFER TO AN ASSUMED MERIDIAN AS PER PLAT'S BLOCK.
 - BASIS FOR BEARINGS IS THE CENTERLINE OF SW 69 AVE. (S00°08'02"E)

MANUEL J. MENENDEZ TRS

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MARCOS J. RAMIREZ
PROFESSIONAL LAND SURVEYOR & MAPPER
No. 2779
STATE OF FLORIDA

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