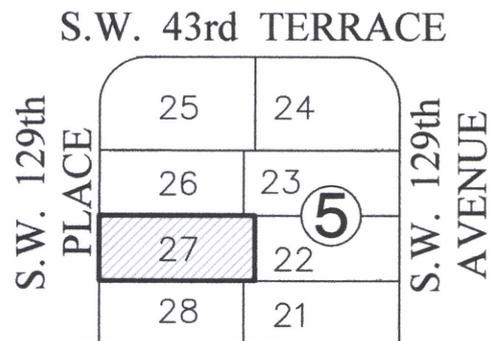


MAP OF BOUNDARY SURVEY



Property address:
 4345 S.W. 129th Place
 City: Miami
 County: Miami-Dade
 State: Florida Zip Code: 33175
 Folio # 30-4923-004-0900



SUBJECT PROPERTY

LOCATION SKETCH
 NOT TO SCALE



SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: March 9, 2016.

2. LEGAL DESCRIPTION:

Lot 27, Block 5, of ROYALE GREEN TOWNHOUSE SECTION TWO, according to the Plat thereof, as recorded in Plat Book 89, at Page 65, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 2,905 Square Feet or 0.07 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

- The Legal Description was furnished by client.
- North Arrow and Bearings refer to an assumed value of N00°01'25"E along the West boundary line of the Subject Property, as per Plat Book 89, at Page 65 of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
 Benchmark used: Miami-Dade County Benchmark No. P-420 Elevation=11.51' (N.G.V.D. 1929) located @ SW 45 Lane and SW 132 Avenue.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AH, Base Flood Elevation 9 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Miami-Dade County and Unincorporated Areas and Community Number 120635 Map/Panel Number 12086C0432, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

- No research was made for other instruments than the existing in the plat and provided by client.
- No determination was made as to how the site can be served with utilities.
- Fences and walls ownership by visual means only; legal ownership not determined.
- No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions. Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

This Survey Map and Report are not full and complete without the other.



FormTech
Land Surveying, Inc.

State of Florida LB # 7980
 12209 S.W. 129th Court, Miami, Florida, 33186
 Ph: (786)429-3034 (786)443-0285 (786)443-0678
 www.formtechsurveyors.com email:info@formtechsurveyors.com

Seal: Job # 16-0317

Date: 03-09-2016

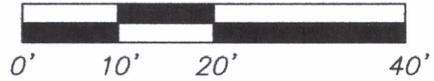
 Eugenia L. Formoso, P.S.M.
 State of Florida LS # 6660

MAP OF BOUNDARY SURVEY

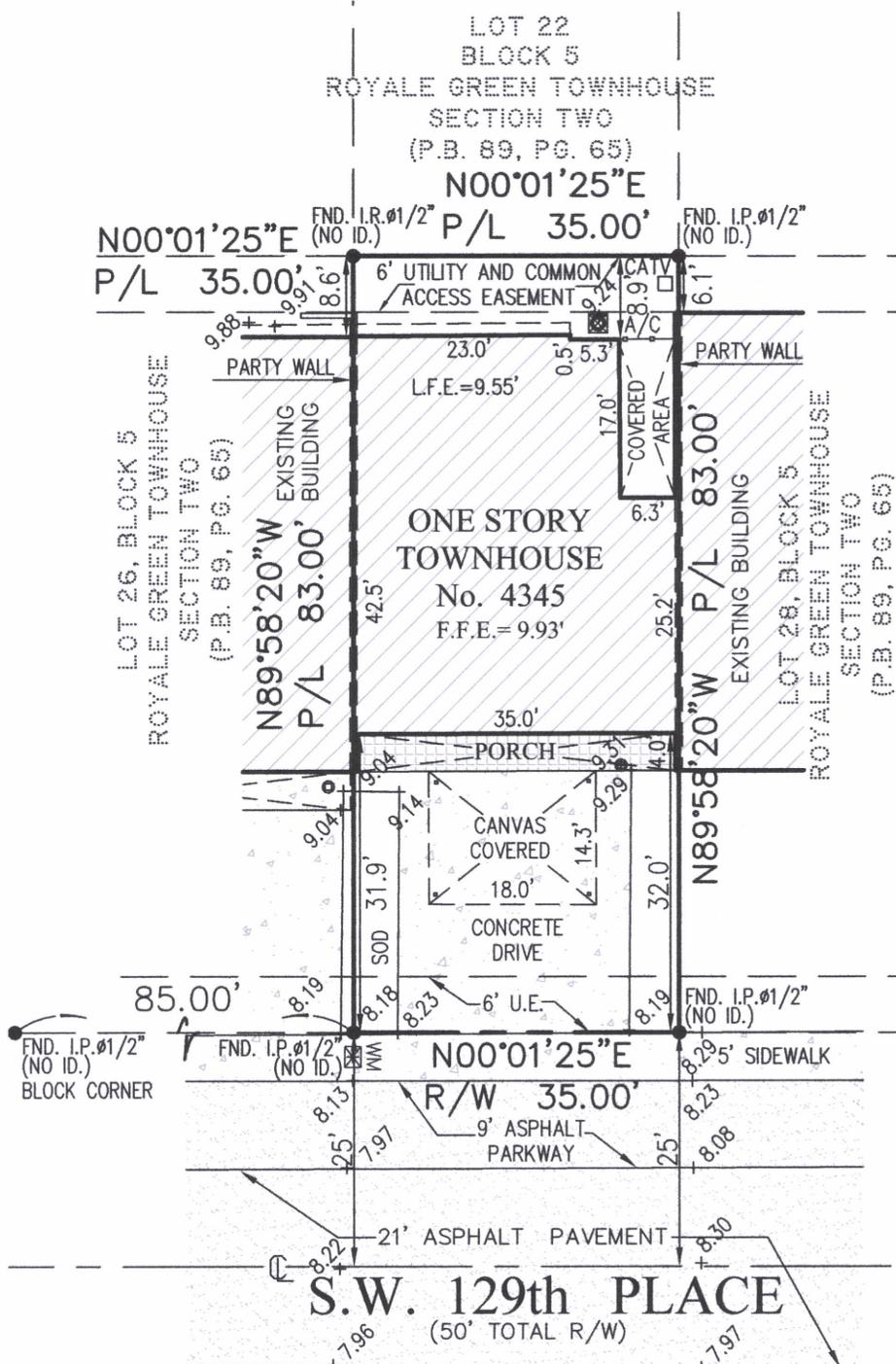
P.B. 89 -PG. 65



Scale: 1" = 20'



GRAPHIC SCALE



RECEIVED
216-088
JUL 29 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND
 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

This Survey Map and Report are not full and complete without the other

ABBREVIATIONS & LEGEND

A	Arc	Pg.	Page	(MH)	Unknown Manhole	(FH)	Fire Hydrant	-x-x-	Chain Link Fence
FND	Found	R/W	Right-of-Way	(S)	Sewer Manhole	(EB)	Electric Box	-//-	Wood Fence
U.E.	Utility Easement	CL	Center Line	(TM)	Telephone Manhole	(MLP)	Light Pole	-o-o-	Metal or plastic Fence
IP	Iron Pipe	M	Monument Line	(WM)	Water Meter	(UP)	Utility Pole	-OUL-	Overhead Utility line
IR	Iron Rebar	TBM	Temporary Benchmark	(WV)	Water Valve	(CLP)	Concrete Light Pole	+	Spot Elevation
N&D	Nail & Disc	PWY	Parkway	(WB)	Water Basin	(PC)	Property Corner		
COL.	Column	W/P	Water Pump						
P.B.	PLat Book	ENC	Encroachment						



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