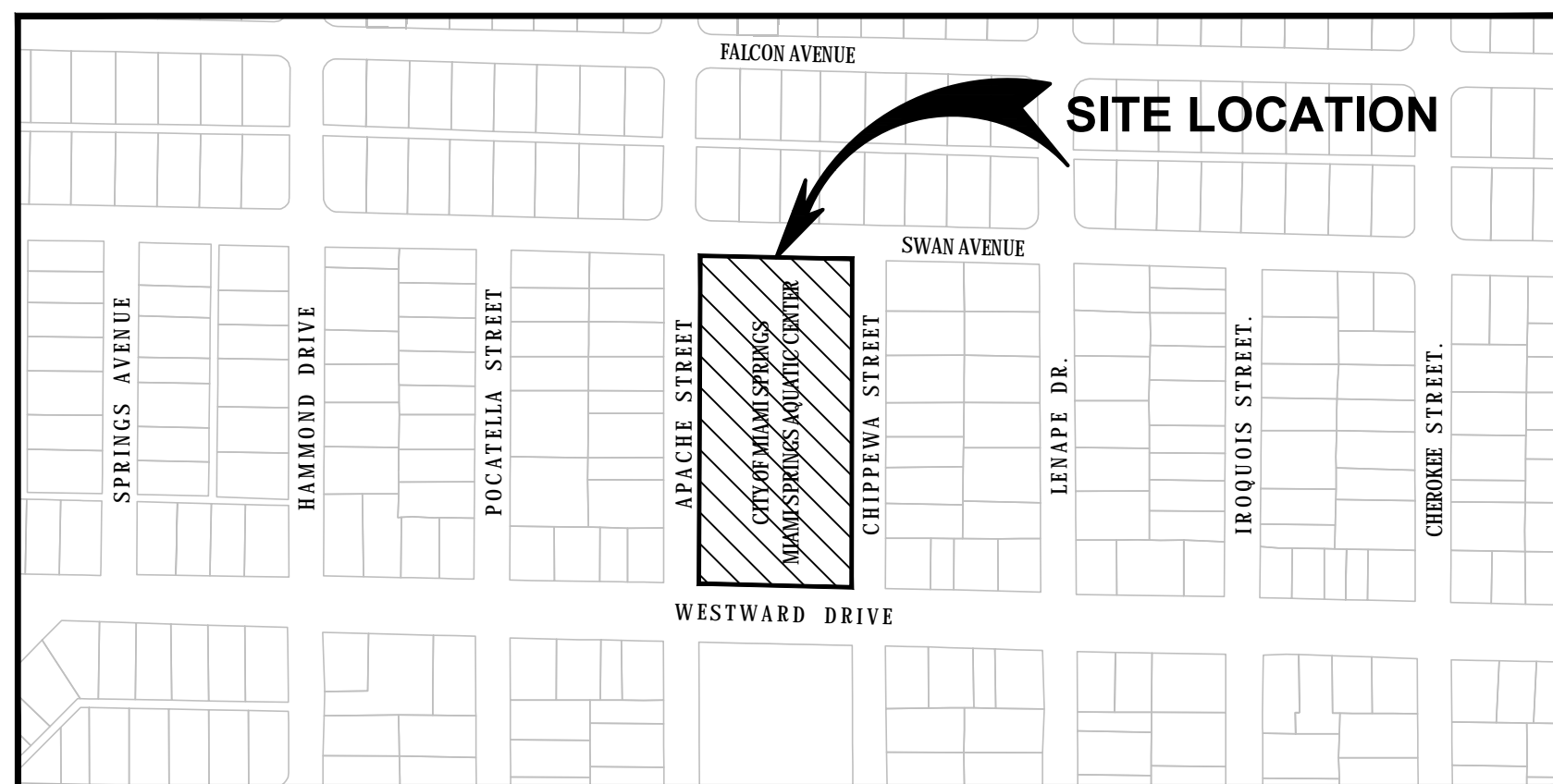
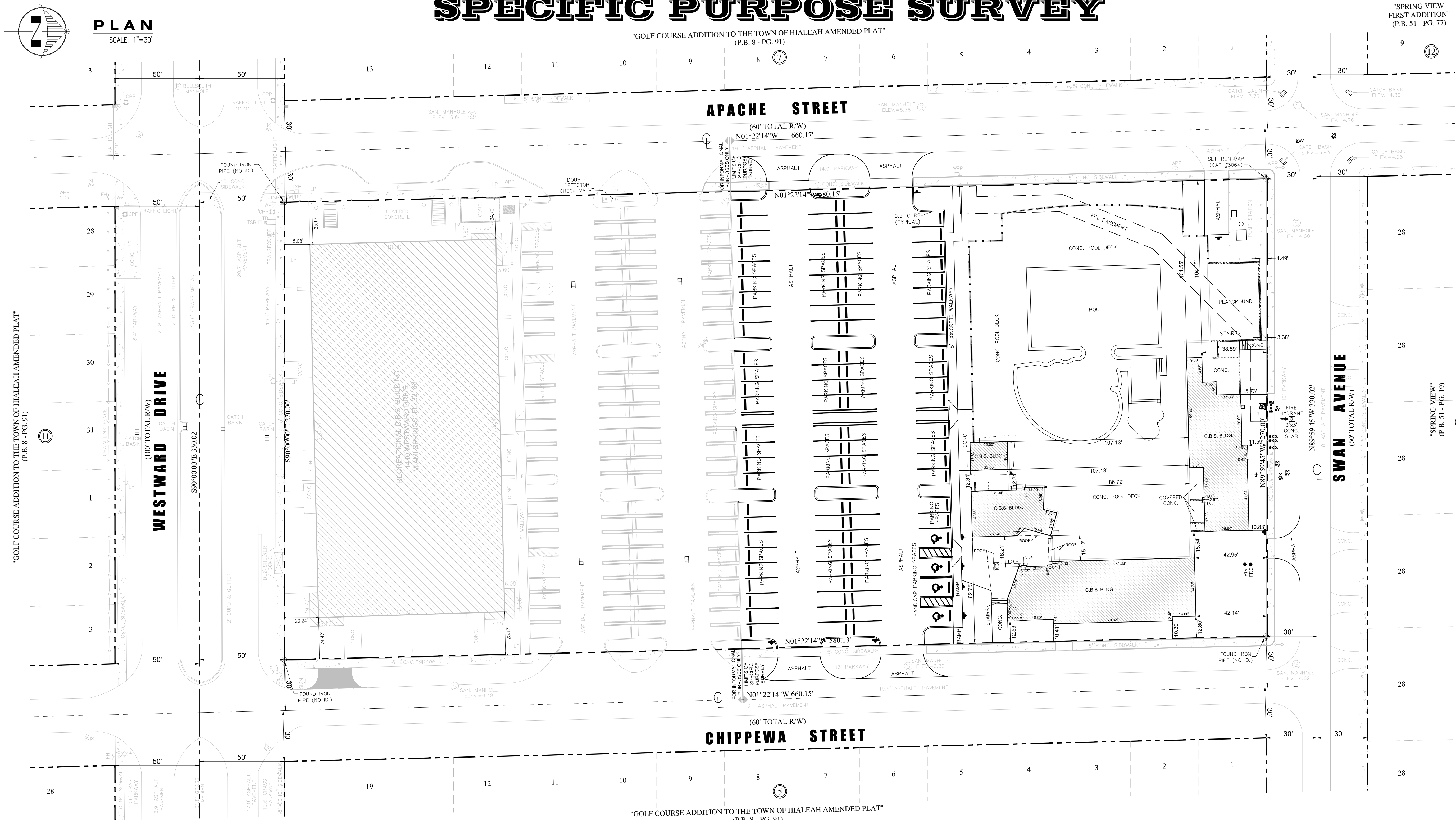


"SPRING VIEW  
FIRST ADDITION  
(P.B. 51 - PG. 77)



**LOCATION MAP**  
A PORTION OF SECTION 24, TOWNSHIP 53 SOUTH, RANGE 40 EAST  
MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.  
SCALE = 1' : 300'

**SURVEYOR'S NOTES:**

BEARINGS AS SHOWN HEREON REFER TO A ASSUMED BEARING OF N 02°15'46" W. ALONG THE SURVEY BASELINE (CENTERLINE) OF WESTWARD DRIVE. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL-MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP. THE BASELINE OF SURVEY WAS CREATED BY RECOVERY OF A SUFFICIENT AMOUNT OF RIGHT-OF-WAY, CENTERLINE / MONUMENT CONTROL LINE.

FLOOD ZONE(S): AH  
COMMUNITY: CITY OF MIAMI SPRINGS  
DATE OF FIRM: SEPTEMBER 11th, 2009

ELEVATION: 7.0  
NUMBER: 120653  
SUFFIX :L

PANEL: 12086C0283

ALL ELEVATION REFER TO NGVD OF 1929.

ELEVATION HEREON WERE DERIVED FROM MIAMI-DADE COUNTY VERTICAL CONTROL POINTS AS SHOWN AS FOLLOWS:

NAME: M-49 ELEVATION 6.77 (NGVD 1929)  
LOCATOR: 3014 N  
LOCATION: ROSEDALE DRIVE (APPROX 46 ST) --- 32.5' NORTH OF CENTERLINE  
NW 67 AVE --- 21.5' EAST OF CENTERLINE  
DESCRIPTION: BRASS BAR IN CONCRETE MONUMENT.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE PROJECT AREA.

PROPERTY LINES SHOWN FOR GRAPHICAL PURPOSES. NO BOUNDARY WAS PERFORMED.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT 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 SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION HAS BEEN MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT NOT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5-1.7 OF THE FLORIDA ADMINISTRATIVE CODE.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

FIELD SURVEY DATE: MAY 16th, 2016.

**SURVEY PREPARED FOR::**

MIAMI SPRINGS AQUATIC CENTER  
FOLIO #: 05-3024-004-0630  
OWNER: CITY OF MIAMI SPRINGS  
1401 WESTWARD DRIVE  
MIAMI SPRINGS, FLORIDA 33166

**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 31, IN BLOCK 6 OF "GOLF COURSE ADDITION TO THE TOWN OF HIALEAH AMENDED PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**CERTIFICATION:**

I HEREBY CERTIFY: THE EXPRPOSE PURPOSE OF THIS **"SPECIFIC PURPOSE SURVEY"** IS TO SHOW THE A SURVEY OF THE NEW IMPROVEMENTS AND MODIFICATIONS IN THE SUBJECT PROPERTY (AS DESCRIBED IN THE LEGAL DESCRIPTION), THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID **"SPECIFIC PURPOSE SURVEY"** MEETS THE INTENT OF THE 'STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA', PURSUANT TO RULE SJ-17-6, 'STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA', 12/27/2017, OF THE FLORIDA SURVEYING BOARD, AND THAT THE **"SPECIFIC PURPOSE SURVEY"** COVERS THE ENTIRE AREA OF THE SUBJECT PROPERTY AND THE LIABILITY OF THIS **"SPECIFIC PURPOSE SURVEY"** ONLY COVERED THE NORTH PORTION OF THE SUBJECT PROPERTY MENTIONED ABOVE UNTIL THE 'LIMITS OF THE SPECIFIC PURPOSE SURVEY'; THE REST OF THE INFORMATION SHOWN IN THIS DOCUMENT ARE FOR INFORMATION PURPOSES ONLY.

LEGEND & ABBREVIATIONS											
ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
A/C		AIR CONDITIONING UNIT	GM		GAS METER	+/-		PLUS OR MINUS	SEC.		SQ. FT.
BUILDING		BUILDING	CV		CIRCUIT VOLTAGE	P.C.		POINT OF CONNECTION	SQ. FT.		SQ. FT.
BELL SOUTH CONC. BOX		BELL SOUTH CONC. BOX	ID		IDENTIFICATION	P.C.P.		POINT OF CONNECTION POINT	S.V.		SEWER VALVE
BLSOUTH MANHOLE		BLSOUTH MANHOLE	IF		IRON FENCE	P.K.N.		POINT OF BEGINNING	S.R.W.		STATE ROAD
C.B.S.		CONCRETE BLOCK STOCK	FPL		FLORIDA POWER & LIGHT MANHOLE	P.O.B.		POINT OF BEGINNING	T.P.W.		TELEPHONE POLE
CATCH BASIN		CATCH BASIN	L.A.		LIMITED ACCESS RIGHT-OF-WAY	P.O.C.		POINT OF CONNECTION	T.P.		TELEPHONE POLE
CONCRETE POWER POLE		CONCRETE POWER POLE	L.B.		LIGHT POLE	P.O.R.		POINT OF REFERENCE	U.E.		UTILITY EASEMENT
CONCRETE POWER POLE		CONCRETE POWER POLE	MH		MANHOLE	P.R.C.		POINT OF REFERENCE	W.M.		WATER MAIN LINE
CONCRETE POWER POLE		CONCRETE POWER POLE	MH		MANHOLE	P.R.C.		POINT OF REFERENCE	W.P.		WOOD POLE
CONCRETE POWER POLE		CONCRETE POWER POLE	N & D		NAIL & DISC	R/W		RIGHT-OF-WAY	WPP		WOOD POWER POLE
CONCRETE POWER POLE		CONCRETE POWER POLE	O.E.B.		OFFICIAL RECORD BOOK	S.S.		SEWER MANHOLE	W		WATER
CONCRETE POWER POLE		CONCRETE POWER POLE	P.B.		PLAT BOOK			SEWER MANHOLE	W/		WATER WITH/

MIAMI SPRINGS AQUATIC CENTER

FOLIO #: 05-3024-004-0630

POLIC # 18-0024 004 0000  
A PORTION OF A SECTION 18-53-42, DADE COUNTY FLORIDA

MPG TECHNICAL GROUP CORP.

CERTIFICATE OF AUTH. # LB-6932

**Miami, Florida 33184**

Ph. (305) 559-9043 Fax. (305) 559-8914

△	REVISIONS	DATE	BY	APPR

**MPG TECHNICAL GROUP CORP.**

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*CERTIFICATE OF AUTH. # LB-6932*

908 S.W. 141st Avenue,  
Miami, Florida 33184

Ph. (305) 559-9043 Fax. (305) 559-8914

Date: 08/23/2008

Scale: AS NOTED

Drawn: SETOPLANS.COM

Job: 160426

Sheet

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Of 1 Sheet