

VICINITY MAP
A PORTION OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 40 EAST
MIAMI-DADE, FLORIDA.
SCALE = N.T.S.

SURVEY INFO:

FOLIO #: 09-4025-028-1191
6800 SW 57th AVENUE
SOUTH MIAMI, FLORIDA 33143

LEGAL DESCRIPTION:

LOTS 71 THRU 78, BLOCK 9, "TOWNSITE OF LARKINS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 105, LESS CURVE WITH A RADIUS IN MOST EASTERLY CORNER OF LOT 78 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SABAL PALM AVENUE ALSO KNOWN AS SW 55th AVENUE, WHICH IS S 03°55'53" W.

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

ELEVATION: N/A
NUMBER: 120658
SUFFIX : L
PANEL: 12086C0458

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:
BENCHMARK NUMBER: P-601
ELEVATION: 10.12 (N.G.V.D. 1929)
LOCATION: US HWY #1 --- 0.35' NW OF NW EDGE OF PAVEMENT
DESCRIPTION: SW 57 AVE. --- 114.0' NE OF PROJECTED EAST EDGE OF PAVEMENT
PK NAIL & BRASS WASHER IN CONCRETE GUTTER.

AREA OF PROPERTY: 22,972.34 sq. ft. and/or
0.53 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS RESIDENTIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 7,500 FEET.

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

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY 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.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

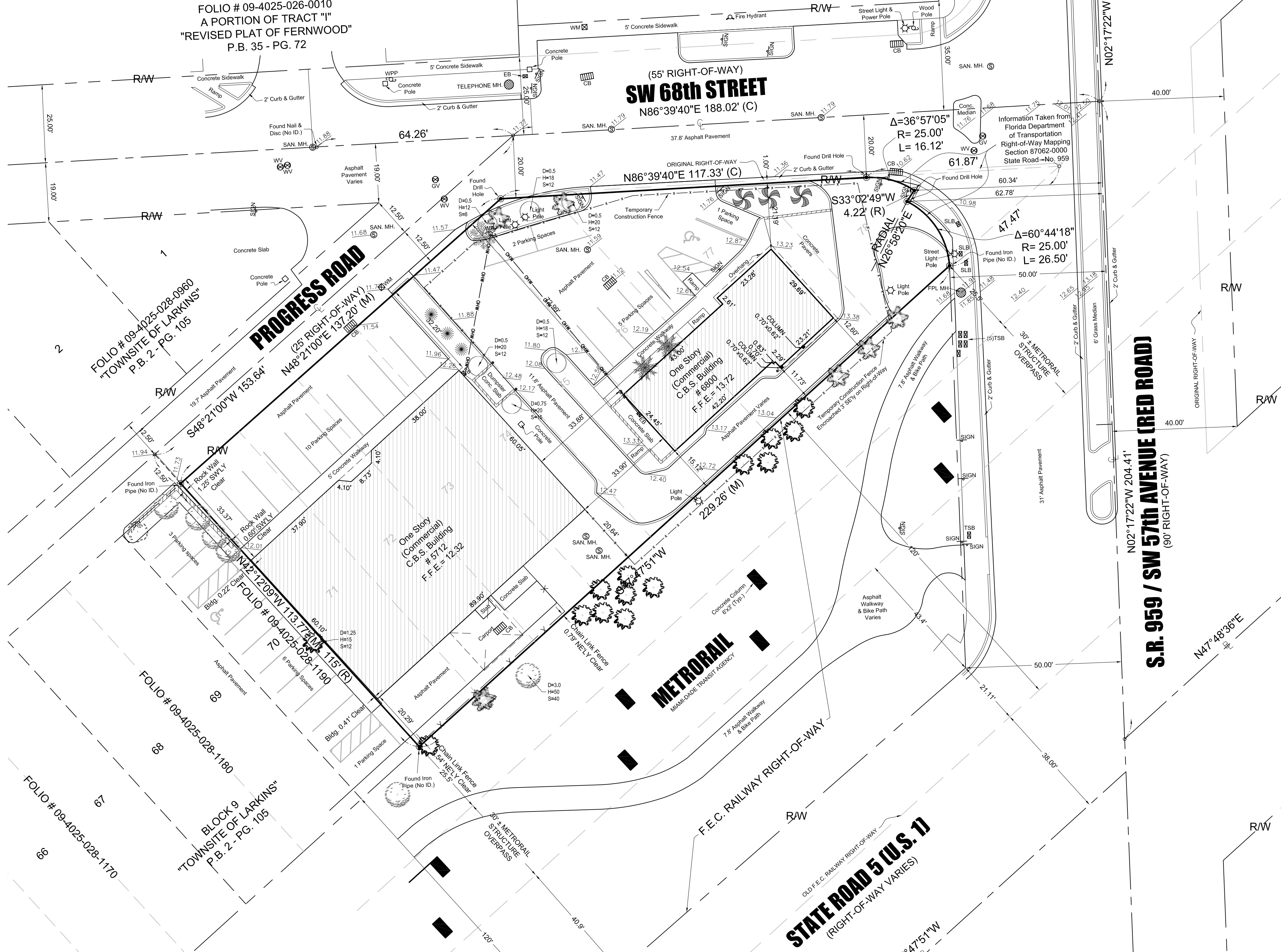
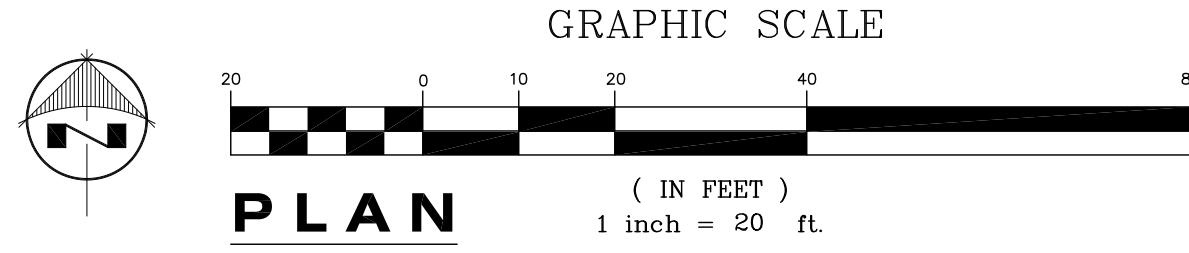
NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, 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 BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCRoACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

A TREE LOCATION HAVE BEEN PERFORMED AND IDENTIFIED TO THE BEST OF MY KNOWLEDGE. NOT ISA CERTIFIED ARBORIST IDENTIFICATION AND DIAGNOSIS HAS BEEN CONDUCTED THEREFORE THIS TREE LOCATION SHALL BE USED FOR INFORMATIONAL PURPOSES ONLY.

FIELD SURVEY DATE: DECEMBER 11th, 21st 2016 AND MAY 15th, 2017

BOUNDARY SURVEY



TREE LEGEND

TREE	DEFINITION	DIAMETER (Feet)	HEIGHT (Feet)	SPREAD (Feet)
	Seagrape Tree.	1.0	20	20
	Oak Tree.	1.0	20	20
	Florida Royal Palm.	2.0	25	20
	Saw Palmetto Palm.	0.5	35	15
	Bamboo Palm (Cluster).	3.0	18	12
	Coco Palm.	1.0	20	15
	Washington Palm.	2.0	12	12
	Feather Palm.	1.25	35	25
	Unknown Tree.	SEE DESCRIPTION ABOVE		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.
I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M.
CERTIFICATE No. L.S.-6453
STATE OF FLORIDA

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION
SECTION	(Symbol)	SECTION FOOTAGE
SEWER VALVE	(Symbol)	SEWER VALVE
STORY	(Symbol)	STORY
STATION	(Symbol)	STATION
T.C.W.	(Symbol)	T.C.W.
T.E.S.	(Symbol)	T.E.S.
U.E.	(Symbol)	U.E.
WELL	(Symbol)	WELL
W.P.	(Symbol)	W.P.
W.M.	(Symbol)	W.M.
W.V.	(Symbol)	W.V.

"BOUNDARY SURVEY"
FOLIO #: 09-4025-028-1191
ADDRESS: 6800 SW 57th AVENUE, SOUTH MIAMI, FLORIDA 33143

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Contact: Diego Herrera - Call Us 786.657.9924
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GUILLERMO GUERRERO, P.S.M.
Professional Surveyor & Mapper No. 6453
680 E. 21st Street, Hialeah, FL 33013
Phone: (305) 885-4603 / (305) 528-3881 / (305) 333-3328

Date: 5/15/2017
Scale: AS NOTED
Drawn: IEG
Job: 161209
Sheet: 1
Of 1 Sheets