

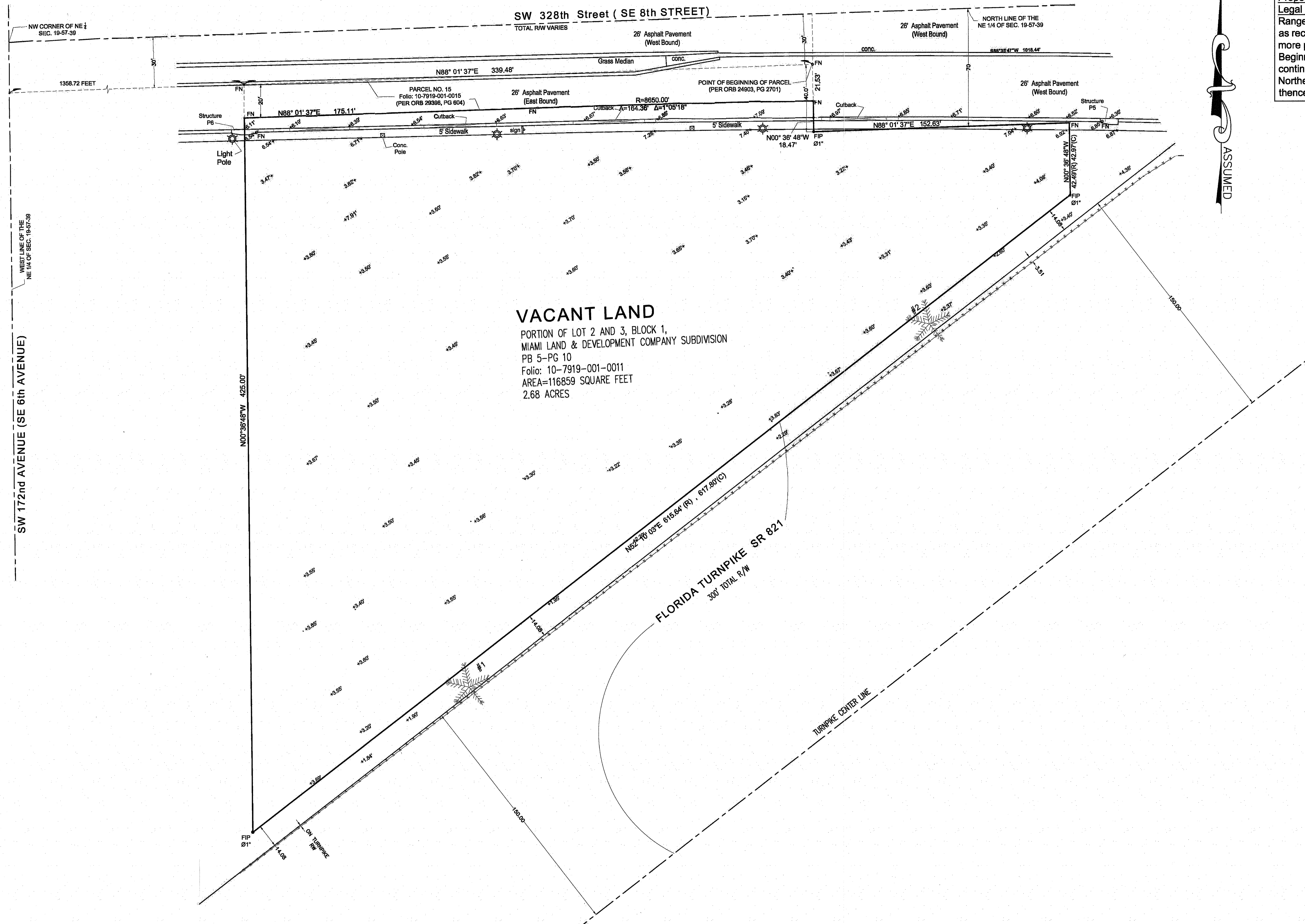
Boundary Survey

Scale 1"= 30'

5102 SW 131th AVENUE,
MIAMI, FLORIDA, 33175

ESTEBAN ORTIZ, PLSM.
LAND SURVEYOR & PLANNER

PH. (786) 541-4455
EMAIL: Survey.IG@YAHOO.COM



Property Address: 6XX SW 328th STREET, HOMESTEAD, 33030.
Legal Description: Portions of Lot 2 and 3, in Block 1, in Section 19, Township 57 South, Range 39 East, of "MIAMI LAND DEVELOPMENT COMPANY" according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:
Beginning 30 feet South and 1018.44 feet West of the Northeast corner of said section 19, continue West for 339.48 feet to a point; thence South 445 feet to Turnpike, thence run Northeasterly along the afore described land for 615.64 feet to a point, thence North 42.49 feet; thence West 152.63 feet; thence North 40 feet to a Point of Beginning.

SURVEYOR'S REPORT
-THE SUBJECT PROPERTY LIES WITHIN A ZONE DESIGNATED AS AH-7, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NO: 120645 (CITY OF HOMESTEAD) AND PANEL NUMBER 0730-L, AS LAST REVISED IN SEPTEMBER 11, 2009.
-ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
BENCH MARK: U709, ELEVATION=4.77', NGVD 29
-THIS IS A SPECIFIC PURPOSE SURVEY. BEFORE ANY CONSTRUCTION THE SETBACKS MUST BE CHECKED

VACANT LAND
PORTION OF LOT 2 AND 3, BLOCK 1,
MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION
PB 5-PG 10
Folio: 10-7919-001-0011
AREA=116859 SQUARE FEET
2.68 ACRES

Tree Information

# TREE	Scientist Name	Common Name	Dimension (DBH-H-C)	Condition
1	Roystonea Regia	Royal Palm	24"-30'-15'	Good
2	Roystonea Regia	Royal Palm	24"-35'-15'	Good

Tree Notes:
DBH=DIAMETER OF TRUNK, H=HEIGHT, C=CANOPY
All DATA from the TREES on common and scientist names were given by the owner; trunk diameter, height and canopy and location on map was provided by the Surveyor.

Certified to:
BRAVO PARTNERS

Order No. 22-0204

LEGEND AND ABBREVIATIONS
A=Arc Length; AC=Air Conditioner; BC=Block Corner; BM=Bench Mark; BOB=Basis Of Bearings; CB=Catch Basin; CI=Clear; Conc=Concrete; Dr=Drive; E=East; Elev=Elevation; FDH=Found Drill Hole; FIR=Found Iron Rod; FFE=Finished Floor Elevation; FH=Fire Hydrant; FIP=Found Iron Pipe; FN=Found Nail; FT=Feet; LB=Licensed Business; LFE=Lowest Floor Elevation; LP=Light Pole; N=North; NGVD 1929=National Geodetic Vertical Datum of 1929; NTS=Not To Scale; OE=Overhead Cables; OH=Over Hang; Pb=Plat Book; PC=Point of Curvature; PCP=Permanent Control Point; PL=Planter or Property Line; PLS=Professional Land Surveyor; PLSM=Professional Land Surveyor and Mapper; POB=Point Of Beginning; PRM=Permanent Reference Monument; R=Radius; (R)=Recorded Dimension; R/R=Rail Road; R/W=Right OfWay; Sec=Section; T=Tangent; S=South; SIP=Set Iron Pipe With Cap Stamped PLS 5927; UE=Utility Easement; UP=Utility Pole; UT=Utility; W=West; WF=Wood Fence; WM=Water Meter; WV=Water Valve; ---=Centerline; ---=Metal Fence; ---=Concrete Wall; °=Degrees; Δ=Central Angle; ∅=Diameter; ' =Minutes; " =Seconds; ---=Wood Fence

LEGAL 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 rec.; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown; This firm has not attempted to locate footing and/or foundations and/or underground improvements of any nature; If shown, Bearings are referred to an Assumed Meridian; If shown, Elevations are referred to NAVD 88.

Date of Field Work 02-03-2022
Revised on

ESTEBAN ORTIZ
PROFESSIONAL SURVEYOR AND MAPPER No. 5927
STATE OF FLORIDA
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mappers

