

THOMAS J KELLY
Land Surveyors

CERTIFY TO:

RUDY MARTINEZ AND GLEIBYS SANCHEZ
CALIBER HOME LOANS INC, ITS SUCCESSORS
AND/OR ASSIGNS, A.T.I.M.A.
NUWORLD TITLE, LLC
NORTH AMERICAN TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOT: 14
BLOCK: 33
SUBDIVISION: MIAMI LAKES MARTHA SECTION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 86 PAGE: 76
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ADDRESS:

7201 MIAMI LAKEWAY
MIAMI LAKES, FLORIDA 33014

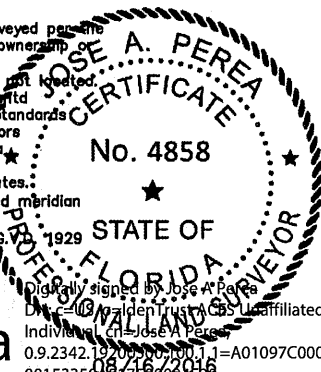
FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED
THE HEREIN DESCRIBED LAND TO BE LOCATED
IN FLOOD ZONE: 'AE'
PANEL: 114
SUFFIX: L
COMMUNITY: 120686
DATE OF FIRM: 09-11-2009

THE SUBJECT PROPERTY DOES LIE WITHIN A
SPECIAL FLOOD HAZARD AREA

Notes:

- All Clearances and / or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- This survey is intended for mortgage or refinancing purposes only exclusively for the use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use without written consent of Thomas J. Kelly Inc.
- Code restriction and title search are not reflected on this survey.
- The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- The lands depicted hereon were surveyed pursuant to legal description and no claims as to ownership or matters of title are made or implied.
- Underground Encroachments, if any, not located. I hereby certify that the survey represents the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
- If shown, bearing are to an assumed meridian (by plat).
- If shown, elevations are referred to M.S.L. 1929.
- This is a boundary survey.

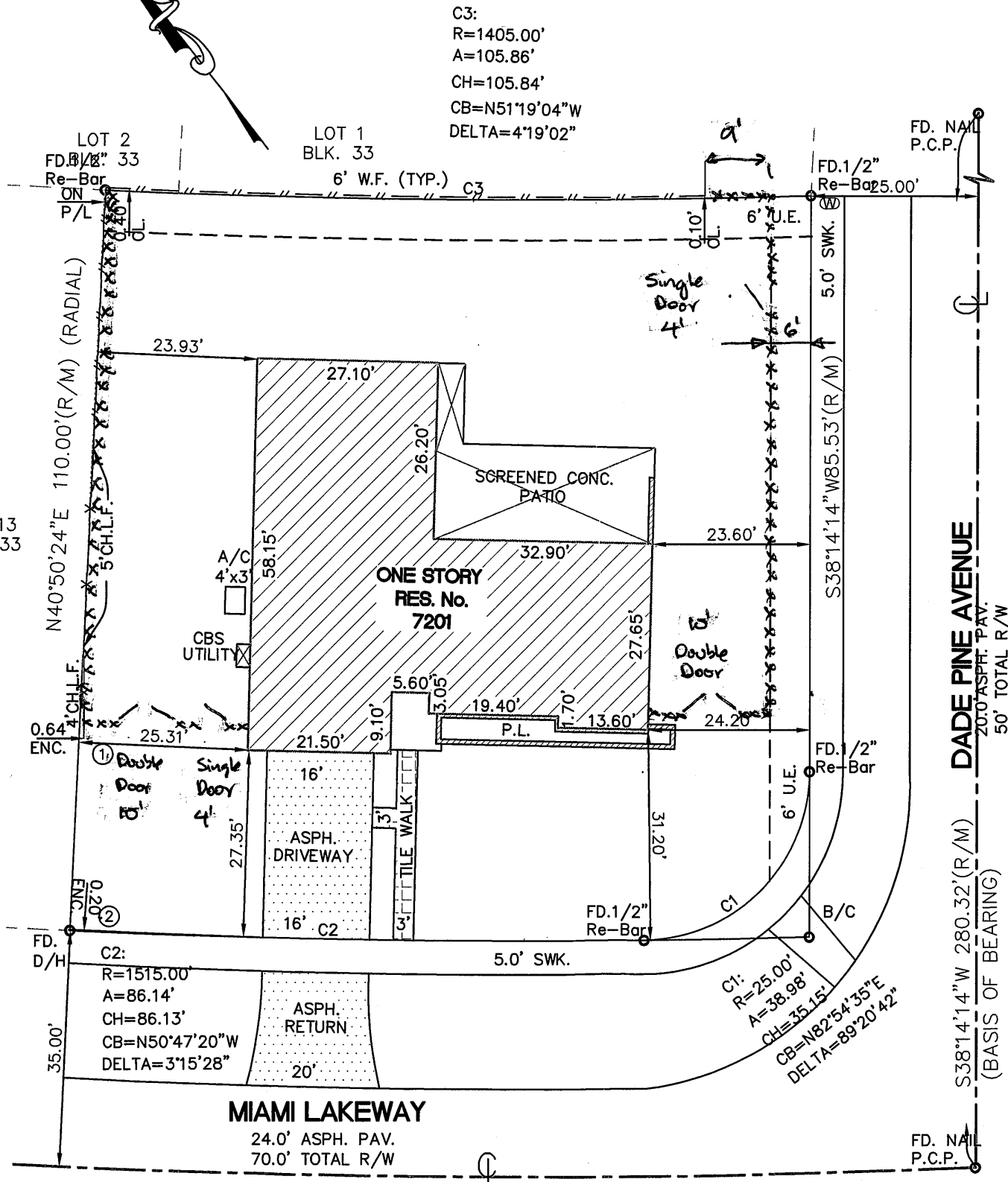


Jose A Perea

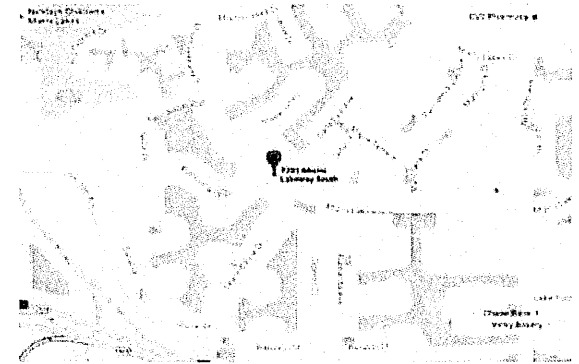
JOSE A. PEREA, P.S. & M. # 4858
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYORS'S SEAL

BOUNDARY SURVEY

SCALE: N.T.S.



VIEW OF SUBJECT PROPERTY



VICINITY MAP

ENCROACHMENTS NOTED: TWO (2)

- A 4' CH.L.F. ENC UP TO 0.64' INTO SUBJECT PROPERTY
- A CONC. SDWK. ENC. UP TO 0.2' INTO SUBJECT PROPERTY

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITIONER	N.....NORTH
ASPH. PAV.....ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
C/L.....CENTER LINE	P.C.P.....PERMANENT CONTROL POINT
(C).....CALCULATED	Pg.....PAGE
C.B.S.....CONCRETE BLOCK AND STUCCO	P.I.....Point of Intersection
CL.....CLEAR	P.K.....PARKER KALON
C.M.E.....CANAL MAINTENANCE EASEMENT	PKWY.....PARKWAY
CONC.....CONCRETE	P.L.S.....PROFESSIONAL LAND SURVEYOR
COR.....CORNER	P/L.....PROPERTY LINE
CT.....COURT	P.O.B.....POINT OF BEGINNING
D.B.....DEED BOOK	P.O.C.....POINT OF COMMENCEMENT
D.C.R.....DADE COUNTY RECORD	P.R.C.....POINT OF REVERSE CURVATURE
D.E.....DRAINAGE EASEMENT	P.R.M.....PERMANENT REFERENCE MONUMENT
D/H.....DRILL HOLE	P.T.....POINT OF TANGENCY
D/W.....DRIVEWAY	(R).....RECORD
E.....EAST	RE-BAR.....REINFORCEMENT BAR
ENC.....ENCROACHMENT	(R/M).....RECORD AND MEASURED
E.O.W.....EDGE OF WATER	RES.....RESIDENCE
FENCE.....FENCE	R/W.....RIGHT-OF-WAY
FD.....FOUND	S.....SOUTH
F.H.....FIRE HYDRANT	SEC.....SECTION
FD.I.P.....FOUND IRON PIPE	S.I.P.....SET IRON PIPE
F.F.ELEV.....FINISH FLOOR ELEVATION	SWK.....SIDEWALK
F.L.ELEV.....FLORIDA POWER AND LIGHT CO.	(TYP).....TYPICAL
LENGTH.....LENGTH	TERR.....TERRACE
L.M.E.....LAKE MAINTENANCE EASEMENT	U.E.....UTILITY EASEMENT
M.E.....MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.F.....METAL FENCE	W.F.....WOOD FENCE
M.H.S.S.....MANHOLE SANITARY SEWER	W.M.....WATER METER
M/L.....MONUMENT LINE	W.....WEST

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THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

BOUNDARY SURVEY

DATE 8/16/2016
SCALE N.T.S.
DRAWN BY J.P. IV
ORDER NO. 16-1507
SHEET 1 of 1