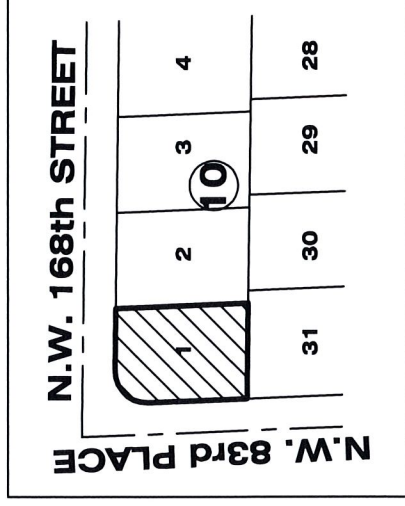
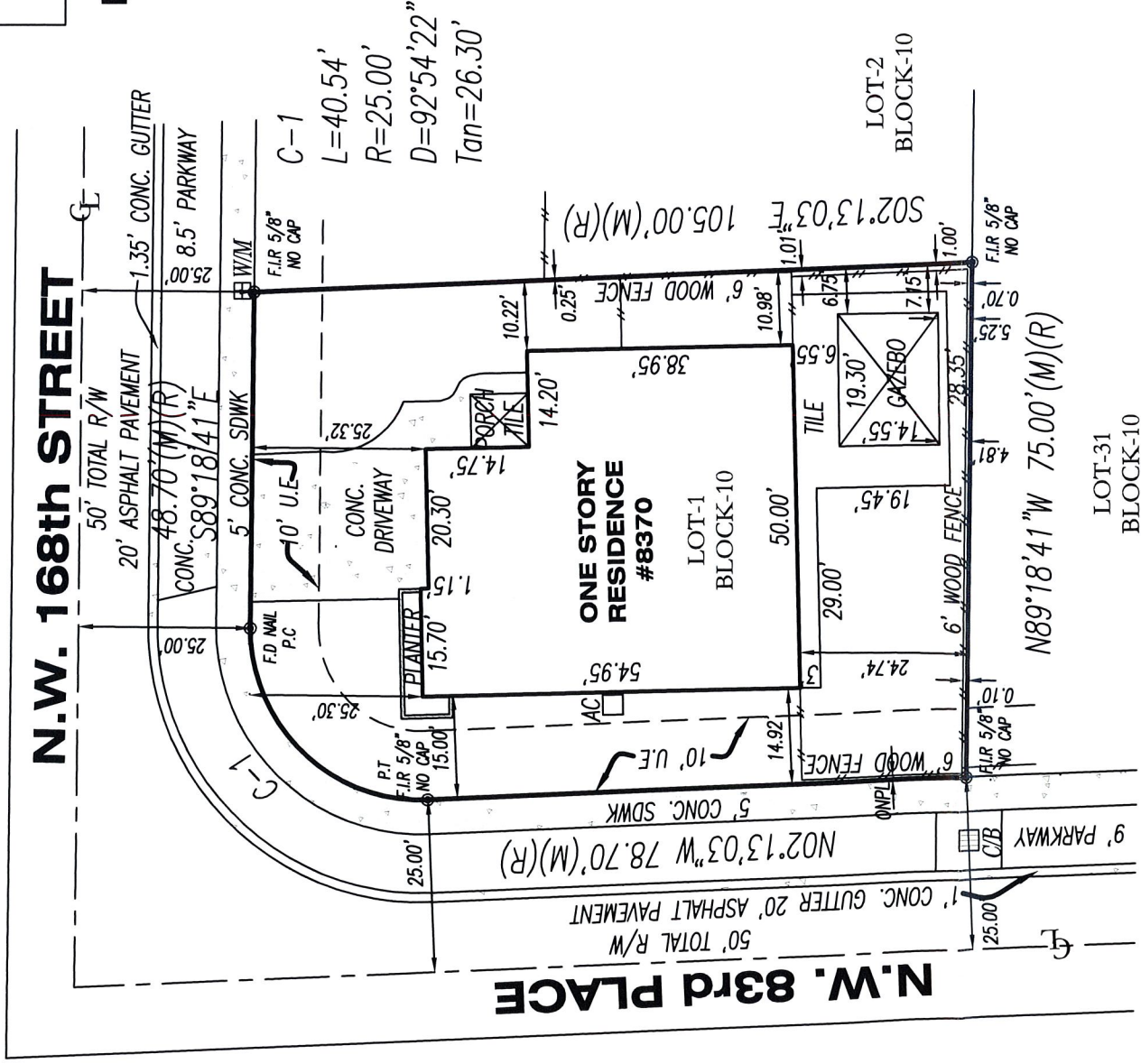


SCALE 1" = 30'

LOCATION SKETCH
Scale 1" = NT.S.RECEIVED
12-07-15

LEGEND:

R = RADIO
L = LENGTH
TAN = TANGENT
D = DELTA
CH = CHORD
CHB = CHORD BEARING

LEGAL DESCRIPTION:

LOT 1, BLOCK 10, OF "1ST ADDITION TO ROYAL OAKS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD INFO:

Community: MIAMI-DADE Co. Uninc. Areas
125113
Map & Panel # 12011C0588
Suffix: H
Flood Zone: AE
Base Flood Elevation: 8'

CERTIFIED TO:

WILFREDO TOME

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

SURVEYOR'S NOTES:

- 1-OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 2-NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- 3-ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
- 4-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
- 5-LEGAL DESCRIPTION PROVIDED BY CLIENT
- 6-UNLESS OTHERWISE NOTED RECORDED AND MEASURED
- 7-BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
- 8-ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACCU. 1:7500
- 9-THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
- 10- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
- 11- DATE OF FIELD WORK 11/05/2015

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.

I, Hereby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 61G17-6 of The Florida Administrative Code.

ADDRESS:

8370 NW 168 STREET
MIAMI LAKES, FLORIDA 33016

LEGEND: P.O.C.= Point of Commencing
R.= Record P.O.B.= Point of Beginning
M.= Measured C.B.W.= Concrete Block Wall
C.= Calculated P.V.M.T.= Pavement
C/P.= Concrete Porch R/W.= Right of Way
F.I.P.= Found Iron Pipe * = Wood Fence
I.R.C.= Iron Rod and Cap * = Chain Link Fence
C.= Centerline A/C.= Air Conditioner
P.L.= Property Line U.E.= Utility Easement
P.O.L.= Point on Line B.O.B.= Basis of Bearing
IP.= Iron Pipe R.O.H.= Roof Overhang
S.W.K.= Sidewalk PL.= Planter
C.B.S.= Concrete Block C&G.= Curb & Gutter
O.H.L.= Overhead Wire Line
L.B.= Licenses Business
X.O.= Structure RES.= Residence
F.H.= Existing Elevation F.F.E.= Finish Floor Elev.
W/R.= Wood Roof B.C.= Block Corner
P.W.Y.= Parkway ENCR.= Encroachment
F.N.D./N/D=Found Nail&Disk/A/R.= Aluminum Roof
C/B.= Catch Basin A/S.= Aluminum Shred

WPP
LP
FH
SEC.
CPC
S.V.
GM.
SAN.
S.S.

WOOD POWER POLE
LIGHT POLE
FIRE HYDRANT
SECTION
CONC. POWER POLE
SEWER VALVE
GAS METER GAS V.
SANITARY MANHOLE
DRAINAGE MANHOLE

NOTE:
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY; THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING BASE:

BEARING BASE SHOWN HEREON ARE BASED ON NORTH LINE OF LOT-1, BLOCK-10, BEING N89°18'41"W PER PLAT.

CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB 7612 11-06-2015

ELECT FILE CODE #8370NW168STML

Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

