



PROPERTY ADDRESS:

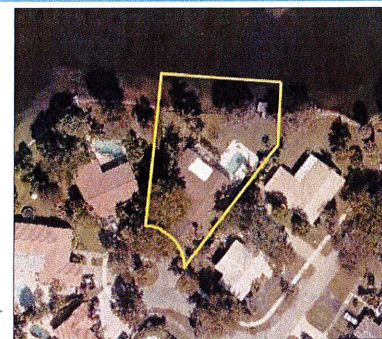
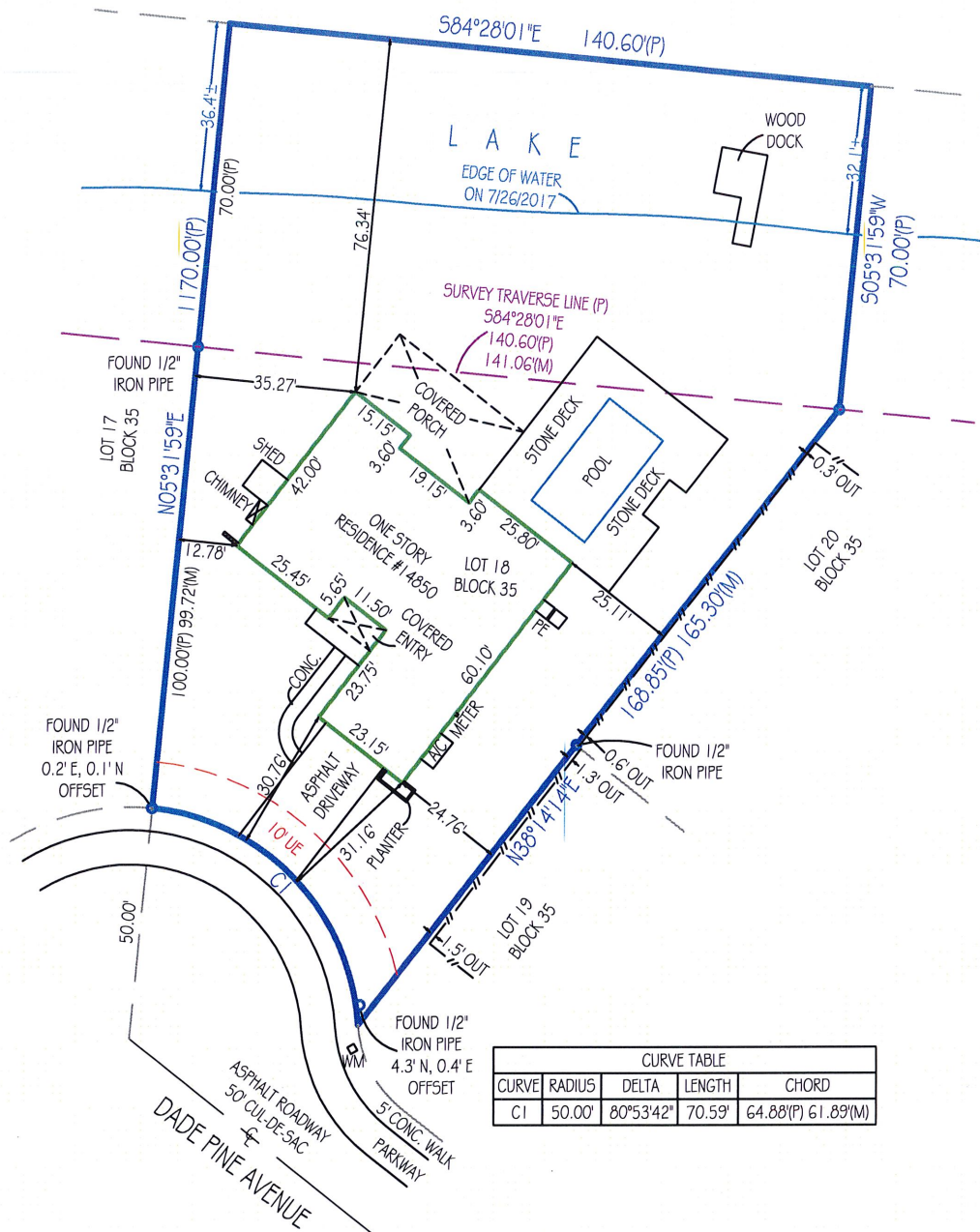
14850 DADE PINE AVENUE
MIAMI LAKES, FL 33014

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the following firm.
Landtec Surveying, Inc. is a non-affiliated, private firm and remains entirely and solely responsible for its content.

TITLE  **CHAMPS**
O F F L O R I D A



SCALE: 1"=40'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

LINE TYPE LEGEND:

	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOODEN FENCE
	OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

CA	DENOTES CENTRAL ANGLE
CATV	DENOTES CABLE T.V. BOX
CH	DENOTES CHORD DISTANCE
DE	DENOTES DRAINAGE EASEMENT
FN	DENOTES FOUND NAIL
M	DENOTES MEASURED
OHC	DENOTES OVERHEAD CABLE
P	DENOTES PLAT
PE	DENOTES POOL EQUIPMENT
R	DENOTES RADIUS
TR	DENOTES TELEPHONE RISER
UE	DENOTES UTILITY EASEMENT
UP	DENOTES UTILITY POLE
WM	DENOTES WATER METER

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	80°53'42"	70.59'	64.88'(P) 61.89'(M)

BEARING REFERENCE: NORTH LINE OF SUBJECT PROPERTY AS
S. 84°28'01" E. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

Notable Conditions - Please note the following:
- Asphalt Driveway extends through South 10' UE as shown.

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtecSurvey.com for up to date information about our locations and coverage area. This survey has been issued by the following Landtec Surveying office:

600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

Job Number : 83553-SE

Drawn By : C. Ferrara

Date of Field Work : 7/26/2017

Revision :

Revision :

Revision :

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably Better!

LEGAL DESCRIPTION:

LOT 18, BLOCK 35, MIAMI LAKES - LAKE MARTHA SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE(S) 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

14850 DADE PINE AVENUE
MIAMI LAKES, FL 33014

INVOICE NUMBER: 83553-SE

DATE OF FIELD WORK: 07/26/2017

CERTIFIED TO

TITLE CHAMPS OF FLORIDA

WFG NATIONAL TITLE INSURANCE COMPANY

AMERICAN BANCSHARES MORTGAGE, LLC, ISAOA/ATIMA

ARMANDO BERNAL & YANCY BERNAL

FLOOD ZONE: AE

FLOOD MAP: 12086C

PANEL: 0112

SUFFIX: L

PANEL DATE: 09/11/2009

BASE FLOOD ELEVATION OR DEPTH: 6 NGVD 1929

COMMUNITY NUMBER: 120686

BENCHMARK: N-574

ELEVATION: 8.60

FINISHED FLOOR ELEVATION: 8.81 NGVD 1929

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder, P.S.M.
DN: cn=Andrew Snyder, P.S.M., o=Landtech Surveying, ou, email=asnyder@msn.com, c=US
Date: 2017.07.28 17:10:42 -04'00'
DATE: 07/28/2017

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LENDER CERTIFICATION NOTE:

BY AUTHORITY GRANTED PER 5J-17.051(3)(b)(6) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS, LANDTEC HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO EDIT ANY LENDER CERTIFICATIONS ALREADY SHOWN HEREON AS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY.

ON ELECTRONICALLY DELIVERED SURVEYS, THE LENDER CERTIFICATION SHOWN ABOVE IS AN EDITABLE FIELD THAT MAY BE CHANGED AS NEEDED. UPON EDITING, THIS DOCUMENT WILL REMAIN SIGNED AND SEALED AND CAN BE "SAVED AS" ON YOUR LOCAL DRIVES, AS WELL AS ATTACHED TO FORWARDING EMAILS.



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