

**DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES**

APPLICATION FOR DECORATIVE WALL

DEVELOPMENT SERVICES DIVISION

111 N.W. 1ST STREET, 11TH FLOOR

MIAMI, FL 33128

PH. (305) 375-2141

T- _____

Name of Subdivision: _____

Sec.: _____ Twp. : _____ Rge.: _____

Property Location: _____

Zoning: _____ District: _____

Contact person: _____

Contact Email: _____

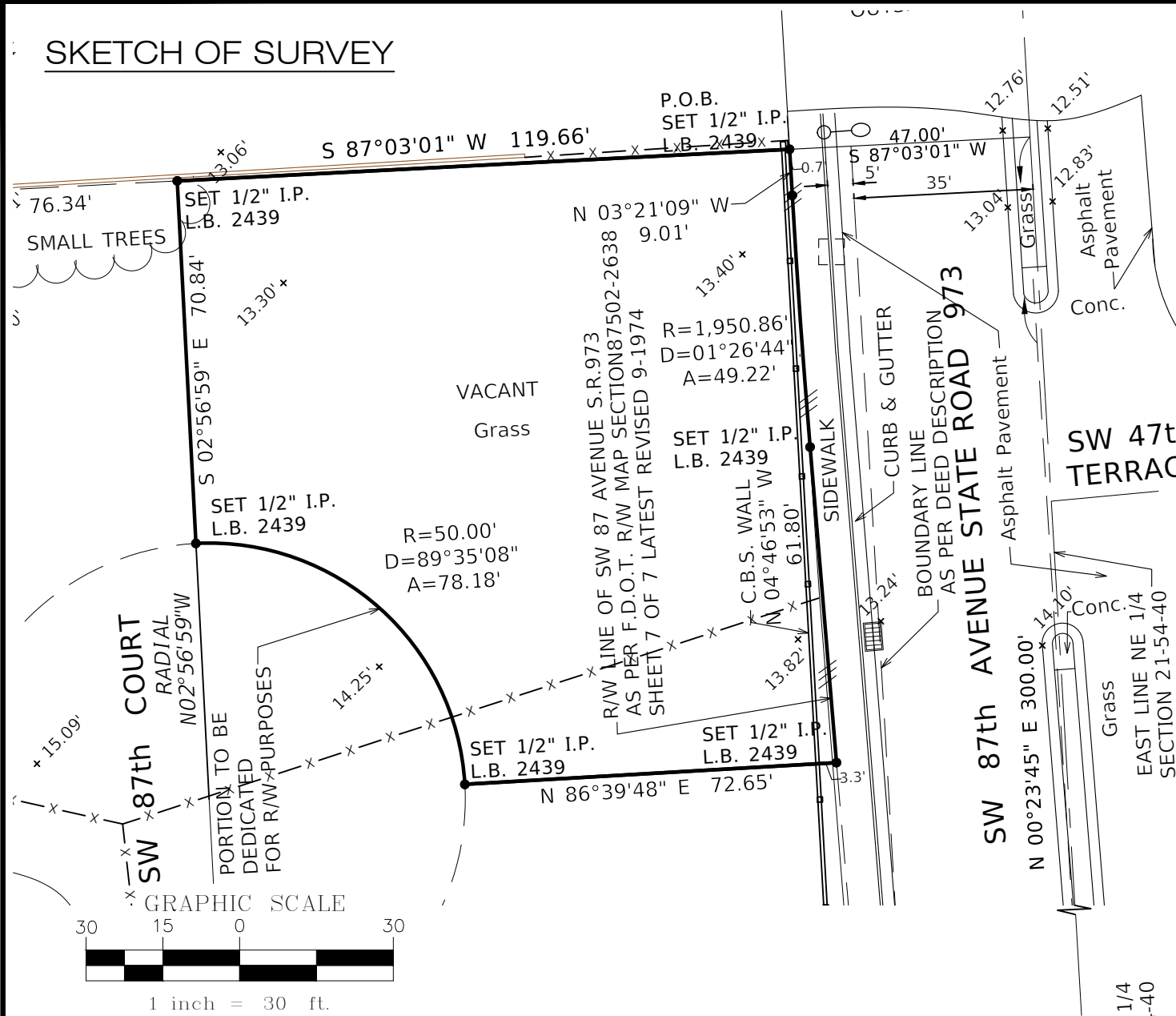
Address: _____

Phone: _____

Please note that this application must be submitted along with the following items:

- Processing check for made payable to the “**Miami-Dade County**”
- Six (6) prints of the Decorative Wall
- All pertinent data concerning the Decorative Wall

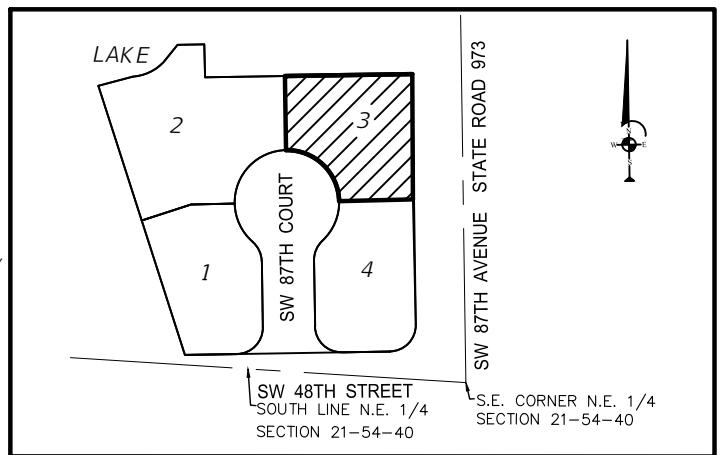
SKETCH OF SURVEY



LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N00°23'45\"E ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 21, FOR 300.00 FEET; THENCE S87°03'01\"W FOR 47.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE S87°03'01\"W FOR 119.66 FEET; THENCE S02°56'59\"E, ON A LINE RADIAL TO THE FOLLOWING DESCRIBED CURVE, FOR 70.84 FEET TO A POINT ON SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°35'08\" FOR A DISTANCE OF 78.18 FEET TO A POINT ON SAID CURVE; THENCE N86°39'48\"E FOR 72.65 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SW 87TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, FOR THE FOLLOWING DESCRIBED THREE (3) COURSES; 1) THENCE N04°46'53\"W FOR 61.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.86 FEET AND A CENTRAL ANGLE OF 01°26'44\" FOR A DISTANCE OF 49.22 FEET TO A POINT ON SAID CURVE; THENCE N03°21'09\"W FOR 9.01 FEET TO THE POINT OF BEGINNING. CONTAINING 12,600.31 SQUARE FEET +/-.



SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X, AND AE ELEVATION 8 PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NUMBER 120635 PANEL NUMBER 12086C0452L, DATE OF FIRM INDEX: SEPTEMBER 11, 2009.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK FURNISHED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE COUNTY, FLORIDA.

BENCH MARK= BENNETT AZ ELEVATION 11.33 (F.B.1006-36).

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP 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 OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SURVEY : 02-07-2022

LINE TYPE:

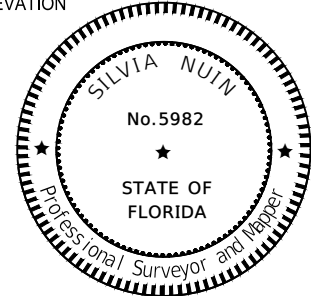
- X — X — X — X — CHAIN LINK FENCE
- OH — OH — OVERHEAD WIRES
- — — — — RIGHT OF WAY LINE
- — — — — CENTER LINE
- — — — — LOT LINE

ABBREVIATIONS:

- (R) = RECORDED
- (M) = MEASURED
- ID = IDENTIFICATION
- I.P. = IRON PIPE
- IR = IRON ROD
- N&D = NAIL & DISC
- PK. = PARKER KALON
- FND. = FOUND
- P.B. = PLAT BOOK
- PG. = PAGE
- ELEV. = ELEVATION
- L.B. = LICENSED BUSINESS
- N.T.S. = NOT TO SCALE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- CONC. = CONCRETE
- SWK = SIDEWALK
- R/W = RIGHT-OF-WAY
- C.L.F. = CHAIN LINK FENCE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

LEGEND:

- CENTER LINE
- TREE
- WOOD POLE
- WATER METER
- CONC. LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- ELEVATION



P.O.C.
 SE CORNER N.E. 1/4
 SECTION 21-54-40
 FND. 1/2" IRON ROAD
 IN SQUARE CUT NO ID.

SURVEYOR'S CERTIFICATION:

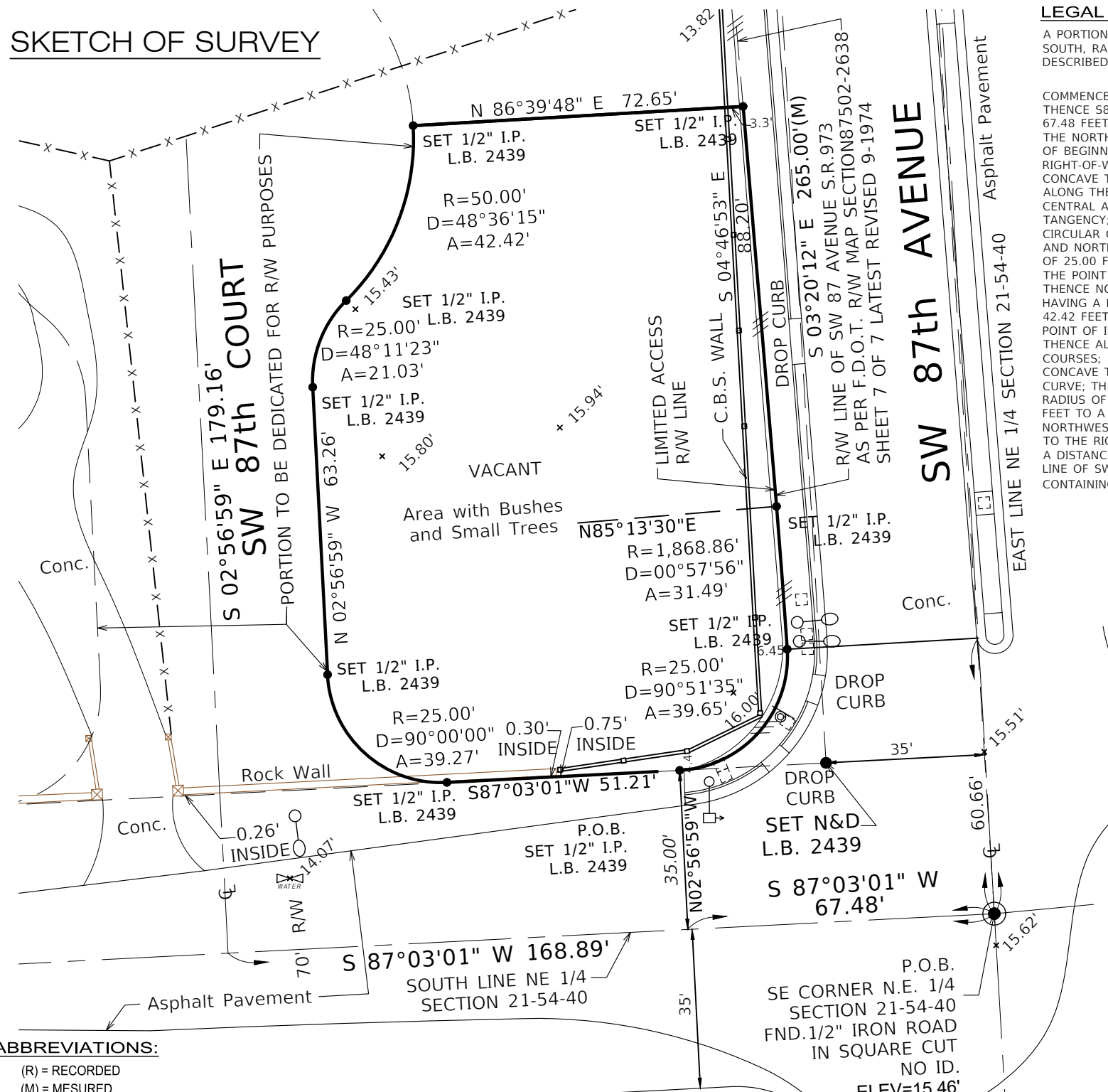
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SILVIA NUIN
 Professional Surveyor and Mapper No. 5982
 State of Florida
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • MAPPERS		DATE:	REVISIONS:
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210 P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295 www.mgvera.com • e-mail: snuin@mgvera.com		DATE	DRAWN BY
BOUNDARY SURVEY		02-08-22	S.N.
		SCALE	F.B. - PG.
		1"=30'	1006-29
		JOB No.	19-595

Z:\DESIGN\2019\19595...Waiver of Plat 8747 SW 48th St. Miami, FL Folio #30-4021-000-0021\ACAD\Tentative Plat\Individual lot surveys\lots 1-4.dwg

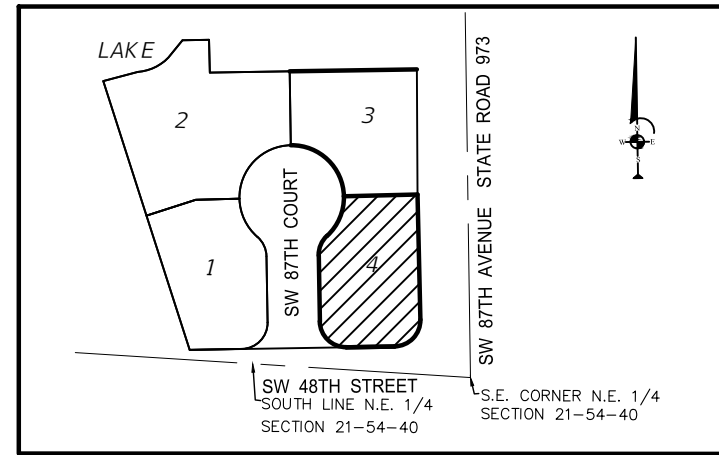
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COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S87°03'01"W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 21, FOR 67.48 FEET; THENCE N02°56'59"W FOR 35.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SW 48TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL; THENCE S87°03'01"W ALONG SAID RIGHT-OF-WAY LINE, FOR 51.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N02°56'59"W FOR 63.26 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 48°11'23" FOR A DISTANCE OF 21.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 48°36'15" FOR A DISTANCE OF 42.42 FEET TO A POINT ON SAID CURVE; THENCE N86°39'48"E FOR 72.65 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SW 87TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, FOR THE FOLLOWING DESCRIBED THREE (3) COURSES; 1) THENCE S04°46'53"E FOR 88.20 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST, SAID POINT BEARS N85°13'30"E FROM THE CENTER OF SAID CURVE; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,868.86 FEET AND A CENTRAL ANGLE OF 00°57'56" FOR A DISTANCE OF 31.49 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°51'35" FOR A DISTANCE OF 39.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SW 48TH STREET SAID POINT ALSO BEING THE POINT OF BEGINNING. CONTAINING 13,381.02 SQUARE FEET +/-.



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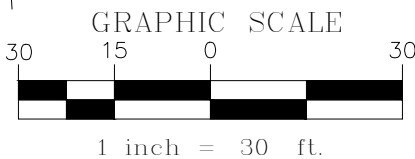
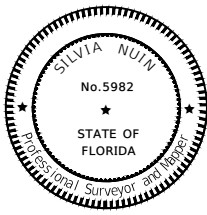
LEGEND:

- CENTER LINE
- TREE
- WOOD POLE
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- CONC. LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
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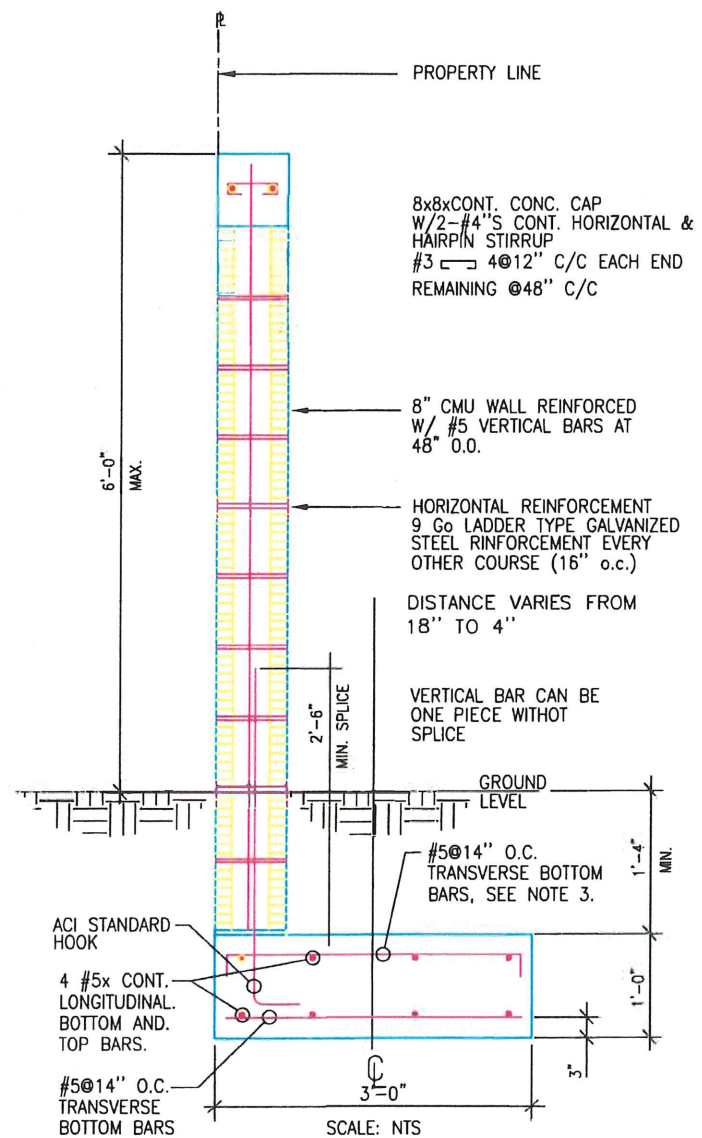


LINE TYPE:

- CHAIN LINK FENCE
- OVERHEAD WIRES
- RIGHT OF WAY LINE
- CENTER LINE
- LOT LINE

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BOUNDARY SURVEY		02-08-22	S.N.
SCALE	F.B. - PG.	SCALE	JOB No.
1"=30'	1006-29	1"=30'	19-595


LB 2439



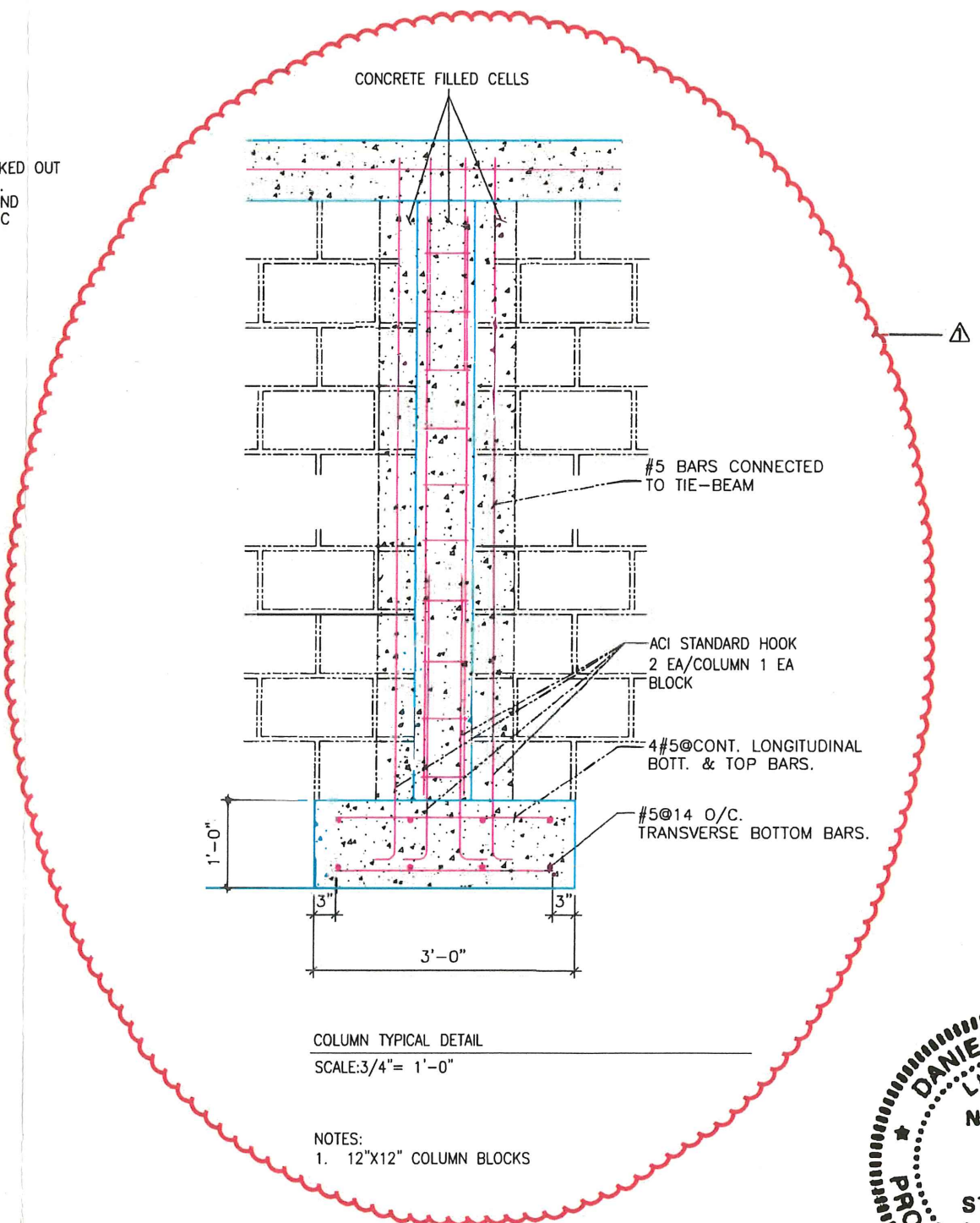
COLUMN TYPICAL DETAIL
SCALE: 3/4" = 1'-0"

- NOTES:
1. WIND DESIGN EXPOSURE "SURE" ONLY.
 2. CONCRETE BLOCK UNITS TO BE TYPE II- NON-MOISTURE CONTROLLED, CONFORMING TO ASTM C90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI, (AVE OF THREE). PRISM STRENGTH OF CMU WALL F'm=1500 PSI.
 3. TOP REINFORCEMENT (TRANSVERSE AND LONGITUDINAL) CAN BE OMITTED WHEN CENTER LINE OF FENCE WALL COINCIDES WITH CENTER LINE OF FOOTING OR OFFSET TO A MAXIMUM OF 4".

ALTERNATIVE TO CONC. CAP



8" CONCRETE KNOCKED OUT
BLOCK W/2#5 CONT.
4@12" C/C EACH END
REMAINING @48" C/C



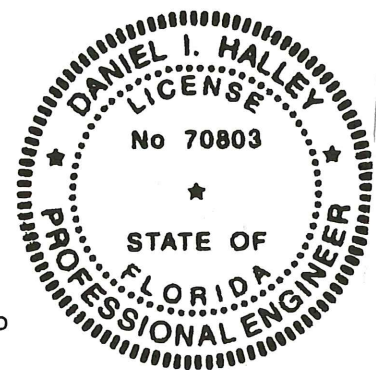
COLUMN TYPICAL DETAIL
SCALE: 3/4" = 1'-0"

- NOTES:
1. 12"x12" COLUMN BLOCKS

REVISION #1 7-22-2021

HALLEY ENGINEERING CONTRACTORS INC
13901 NW 118 AVE MIAMI FLORIDA 33178
DANIEL HALLEY, PE # 70803
305 796 9672 PERMIT #2021059301

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL HALLEY, PE ON 07/26/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

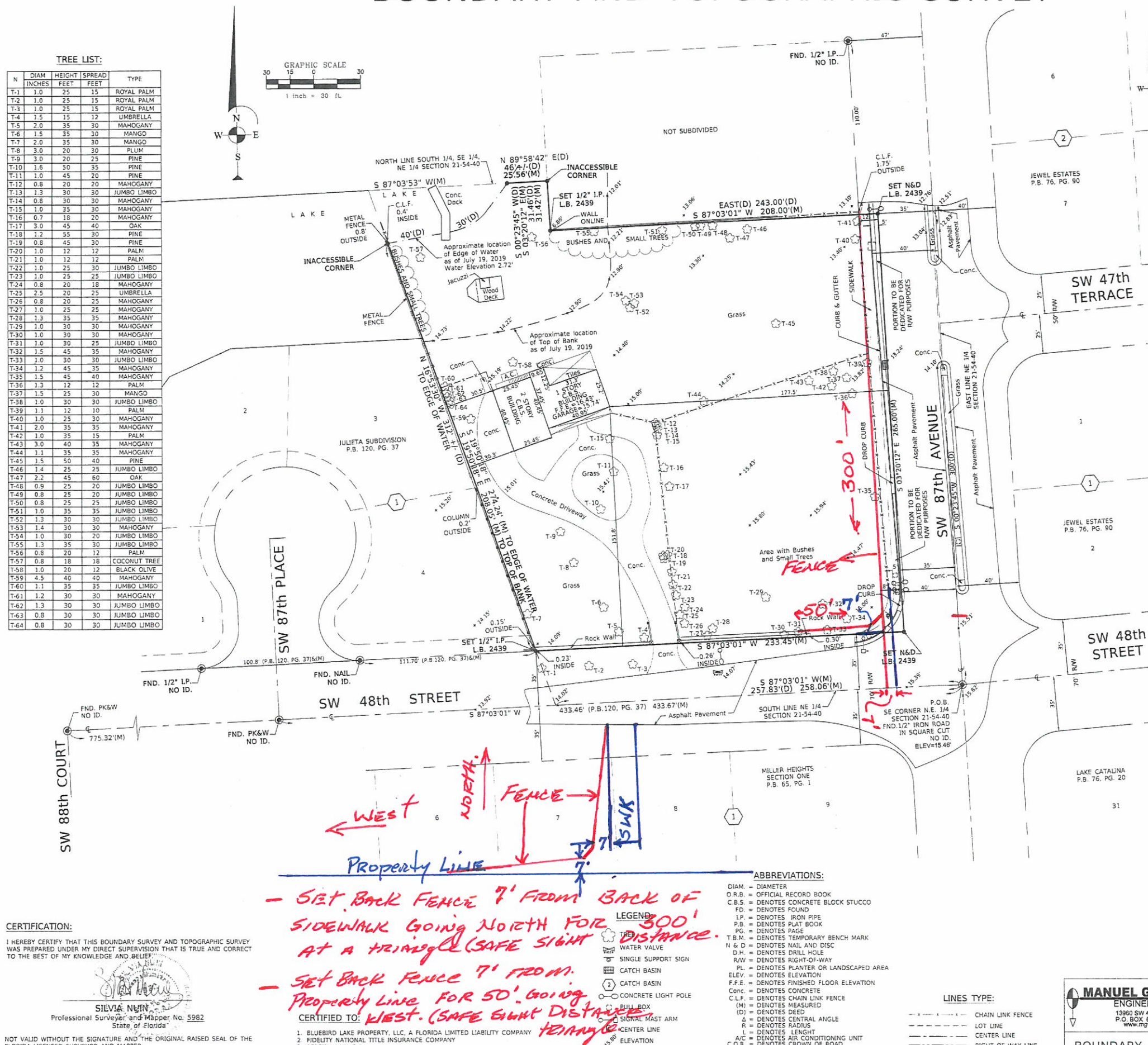
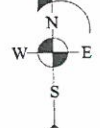
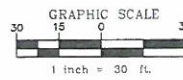


Digitally signed by Daniel I Halley
Date: 2021.07.26 10:06:16 -0400

BOUNDARY AND TOPOGRAPHIC SURVEY

TREE LIST:

N	DIAM INCHES	HEIGHT FEET	SPREAD FEET	TYPE
T-1	1.0	25	15	ROYAL PALM
T-2	1.0	25	15	ROYAL PALM
T-3	1.0	25	15	ROYAL PALM
T-4	1.5	15	12	UMBRELLA
T-5	2.0	35	30	MAHOGANY
T-6	1.5	35	30	MANGO
T-7	2.0	35	30	MANGO
T-8	3.0	20	30	PLUM
T-9	3.0	20	25	PINE
T-10	1.6	30	35	PINE
T-11	1.0	45	20	PINE
T-12	0.8	20	20	MAHOGANY
T-13	1.3	30	30	JUMBO LIMBO
T-14	0.8	30	30	MAHOGANY
T-15	1.0	35	30	MAHOGANY
T-16	0.7	18	20	MAHOGANY
T-17	3.0	45	40	PAK
T-18	1.2	35	30	PINE
T-19	0.8	45	30	PINE
T-20	1.0	12	12	PALM
T-21	1.0	12	12	PALM
T-22	1.0	25	30	JUMBO LIMBO
T-23	1.0	25	25	JUMBO LIMBO
T-24	0.8	20	18	MAHOGANY
T-25	2.5	20	25	UMBRELLA
T-26	0.8	20	25	MAHOGANY
T-27	1.0	25	25	MAHOGANY
T-28	1.3	35	35	MAHOGANY
T-29	1.0	30	30	MAHOGANY
T-30	1.0	30	30	MAHOGANY
T-31	1.0	30	25	JUMBO LIMBO
T-32	1.5	45	35	MAHOGANY
T-33	1.0	30	30	JUMBO LIMBO
T-34	1.2	45	35	MAHOGANY
T-35	1.5	45	40	MAHOGANY
T-36	1.3	12	12	PALM
T-37	1.5	25	30	MANGO
T-38	1.0	30	30	JUMBO LIMBO
T-39	1.1	12	10	PALM
T-40	1.0	25	30	MAHOGANY
T-41	2.0	35	35	MAHOGANY
T-42	1.0	35	15	PALM
T-43	3.0	40	35	MAHOGANY
T-44	1.1	35	35	MAHOGANY
T-45	1.5	50	40	PINE
T-46	1.4	25	25	JUMBO LIMBO
T-47	2.2	45	60	OAK
T-48	0.9	25	20	JUMBO LIMBO
T-49	0.8	25	20	JUMBO LIMBO
T-50	0.8	25	25	JUMBO LIMBO
T-51	1.0	35	35	JUMBO LIMBO
T-52	1.3	30	30	JUMBO LIMBO
T-53	1.4	30	30	MAHOGANY
T-54	1.0	30	20	JUMBO LIMBO
T-55	1.3	35	30	JUMBO LIMBO
T-56	0.8	20	12	PALM
T-57	0.8	18	16	COCONUT TREE
T-58	1.0	20	12	BLACK OLIVE
T-59	4.5	40	40	MAHOGANY
T-60	1.1	35	35	JUMBO LIMBO
T-61	1.2	30	30	MAHOGANY
T-62	1.3	30	30	JUMBO LIMBO
T-63	0.8	30	30	JUMBO LIMBO
T-64	0.8	30	30	JUMBO LIMBO

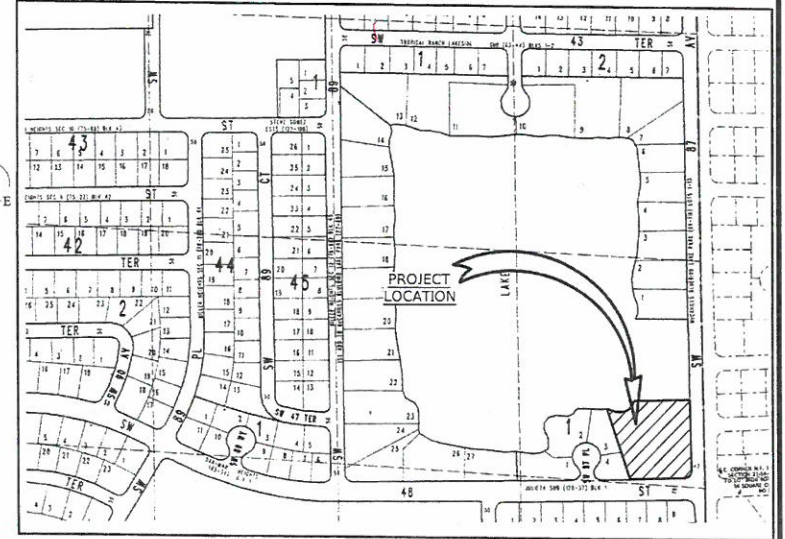


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SIEVIA NUNN
Professional Surveyor and Mapper No. 5982
State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

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 - C.B.S. = DENOTES CONCRETE BLOCK STUCCO
 - FD. = DENOTES FOUND
 - I.P. = DENOTES IRON PIPE
 - P.B. = DENOTES PLAT BOOK
 - PG. = DENOTES PAGE
 - T.B.M. = DENOTES TEMPORARY BENCH MARK
 - N.O.D. = DENOTES NAIL AND DISC
 - D.H. = DENOTES DRILL HOLE
 - R.W. = DENOTES RIGHT-OF-WAY
 - PL. = DENOTES PLANTER OR LANDSCAPED AREA
 - ELEV. = DENOTES ELEVATION
 - F.F.E. = DENOTES FINISHED FLOOR ELEVATION
 - Conc. = DENOTES CONCRETE
 - C.L.F. = DENOTES CHAIN LINK FENCE
 - (M) = DENOTES MEASURED
 - (D) = DENOTES DEED
 - ∠ = DENOTES CENTRAL ANGLE
 - R. = DENOTES RADIUS
 - L. = DENOTES LENGTH
 - A.C. = DENOTES AIR CONDITIONING UNIT
 - C.O.R. = DENOTES CROWN OF ROAD
- LEGEND:**
- Water Valve
 - Single Support Sign
 - Catch Basin
 - Catch Basin
 - Concrete Light Pole
 - Bull Box
 - Signal Mast Arm
 - Center Line
 - Elevation
- LINES TYPE:**
- Chain Link Fence
 - Lot Line
 - Center Line
 - Right of Way Line



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21, AND RUN WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 21 FOR 257.83 FEET. THENCE RUN NORTH 16 DEGREES 53 MINUTES 30 SECONDS WEST FOR 312 FEET, MORE OR LESS TO THE WATERS EDGE OF AN EXISTING LAKE; THENCE MEANDER EASTERLY ALONG THE WATERS EDGE OF SAID LAKE FOR 40 FEET MORE OR LESS; THENCE MEANDER NORTHERLY, ALONG SAID WATERS EDGE FOR 30 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE SOUTH 1/4 OF THE SAID NORTHEAST 1/4; THENCE RUN NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE SAID NORTH LINE OF THE SOUTH 1/4 OF THE SAID NORTHEAST 1/4 OF SECTION 21 FOR 46 FEET, MORE OR LESS; THENCE RUN SOUTH 0 DEGREES 23 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 FOR 31.46 FEET; THENCE RUN EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 FOR 243.00 FEET; THENCE RUN SOUTH 0 DEGREES 23 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 21 FOR 300.00 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 35 FEET AND LESS THE EAST 35 FEET THEREOF.

SURVEYOR'S REPORT:
OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NUMBER 120635 PANEL NUMBER 12086C0452L. DATE OF FIRM INDEX: SEPTEMBER 11, 2009.
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (ADJUSTMENT 2011). A BEARING OF S87°03'01"W WAS ESTABLISHED ALONG SW 48th STREET.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK FURNISHED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
BENCH MARK = BENNETT AZ ELEVATION 11.33 (F.B.1000-36).

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THIS BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 51-17 OF THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP 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 OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED. AS THE CASE MAY BE, THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AS MAY BE AVAILABLE.

LEGAL DESCRIPTION TAKEN FROM SPECIAL WARRANTY DEED IN O.R.B. 29673, PG. 2953.
NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SURVEY : 07-11-19, 10-28-20

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DATE: 10-29-2020
REVISIONS: UPDATE SURVEY

DATE: 07-25-19
DRAWN BY: S.N.
SCALE: 1"=30'
F.B. - PG. 1006-29
JOB No. 19-596

LB 2439