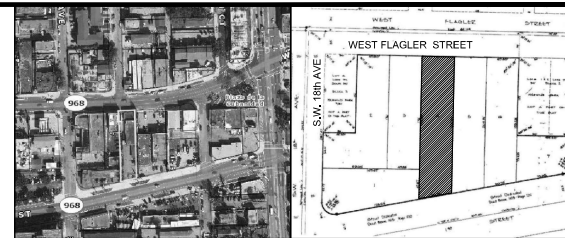
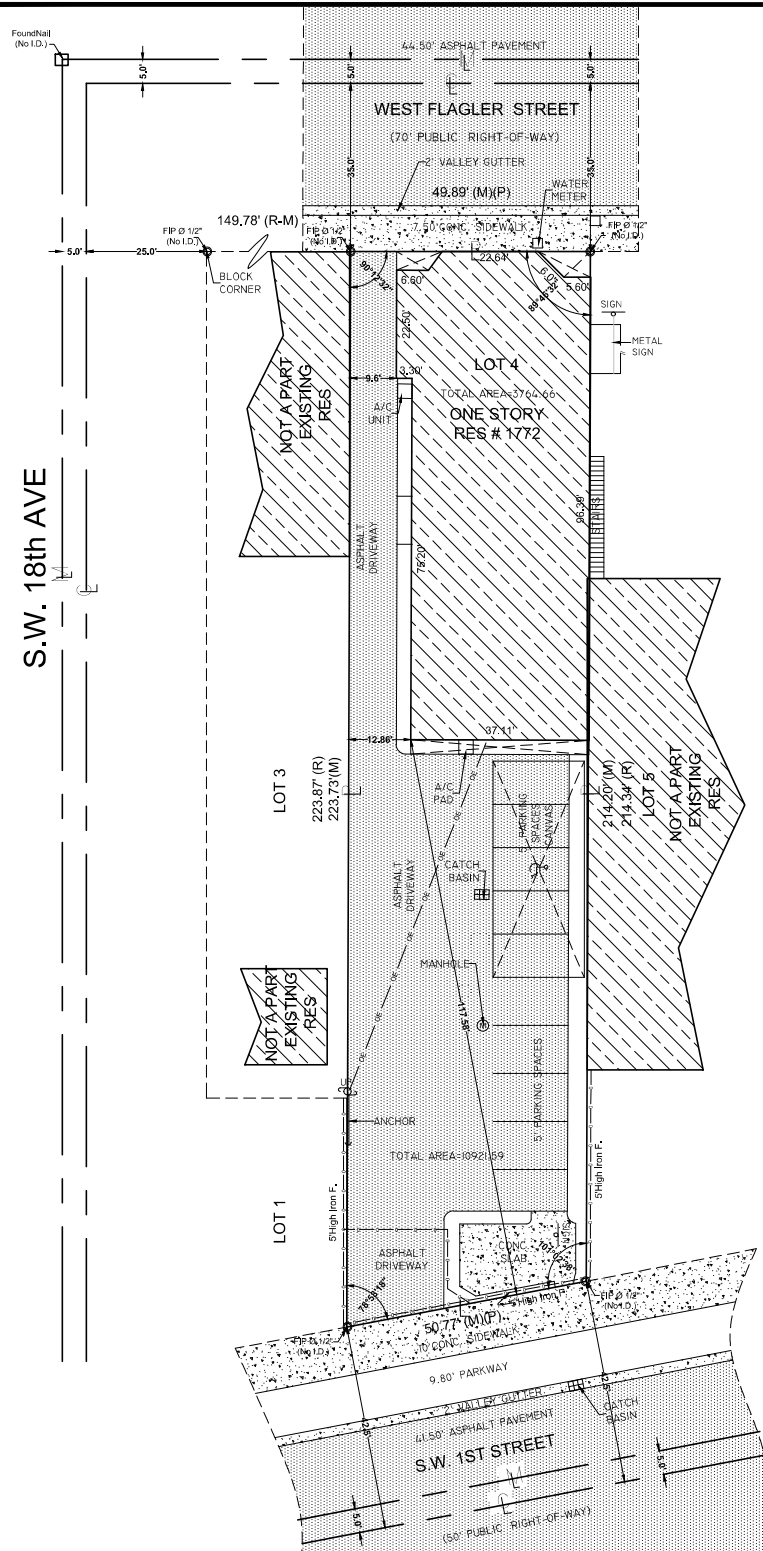




THE SCIENCE OF EVERYTHING



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION
Community No. 120650
Panel No. 0294
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: X

BM #
Elevation = ' convert

LOCATION MAP (NOT TO SCALE)

alterations.

LIST OF POSSIBLE ENCROACHMENT:

9. N/A

PROPERTY ADDRESS:
1772 W FLAGLER STREET,
MIAMI, FL. 33135
(FOLIO No. 01-4103-049-0040

DESCRIPTION
 Lot 4, of " KENTS SUB " according to the
 Plat thereof as recorded in Plat Book 65,
 Page 48 of the Public Records of
 Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey 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 Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

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

CERTIFY TO:

VIDAR PROPERTY LLC.

SURVEYOR'S CERTIFICATION:

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule Chapter 472.027 of the Florida Statutes.

05-29-2020

Armando Garcia, P.L.S.
Registered Surveyor and Mapper No. 3109
State of Florida.



CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
8765 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

JOB No.:

05-269-20

 MW - GAS MONITORING WELL
 MH - STORM DRAIN MANHOLE
 UP - WOOD UTILITY POLE
 CUP - CONC. UTILITY POLE
 CB - CATCH BASIN

S.W.K. = SIDEWALK
 T.S.B. = TELEPHONE SERVICE BOX
 T.C.B. = TV CABLE SERVICE BOX
 U.D.E. = UTILITY & DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 U.M.E. = UTILITY & MAINTENANCE EASEMENT
 U.P. = UTILITY POLE
 W. = WATER WELL
 W.M. = WATER METER

IONS

- AL = PROPERTY LINE
- R) = RECORDED
- R = RADIUS
- AD. = RADIAL
- ES. = RESIDENCE
- W = RIGHT OF WAY
- = SEWER MANHOLE
- EC. = SECTION
- A.P. = SET IRON PIPE No
- = SET BACK LINE

END OF SURVEY ABBREVIATIONS

MH	= MAN HOLE
M	= MEASURED
ML	= MONUMENT LINE
N.G.&V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.E.	= OVERHEAD ELECTRIC LINES
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
P.	= PAGE

P. = CONC. LIGHT POLE
C. = CONCRETE
A. = CENTRAL ANGLE
M. = ELECTRIC SERVICE BOX
E. = ELECTRIC METER (CAN)
D.H. = FOUND DRILL HOLE
H. = FIRE HYDRANT
I.P. = FOUND IRON PIPE
R. = FOUND REBAR
N. = FOUND NAIL
G. = GAS METER

A	= ARC LENGTH
A/C	= AIR CONDITIONING PAD
Alum.F	= ALUMINUM FENCE
Bldg.	= BUILDING
B/C	= BLOCK CORNER
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CH.	= CHORD DISTANCE
CL	= CLEAR
CL	= CENTER LINE

9. Survey is not covered Professional Liability Insurance.

ORIGINAL 05-29-2020
FIELD DATE _____
REVISIONS:

DRAWN	M.R.
SHEET No.	1/1