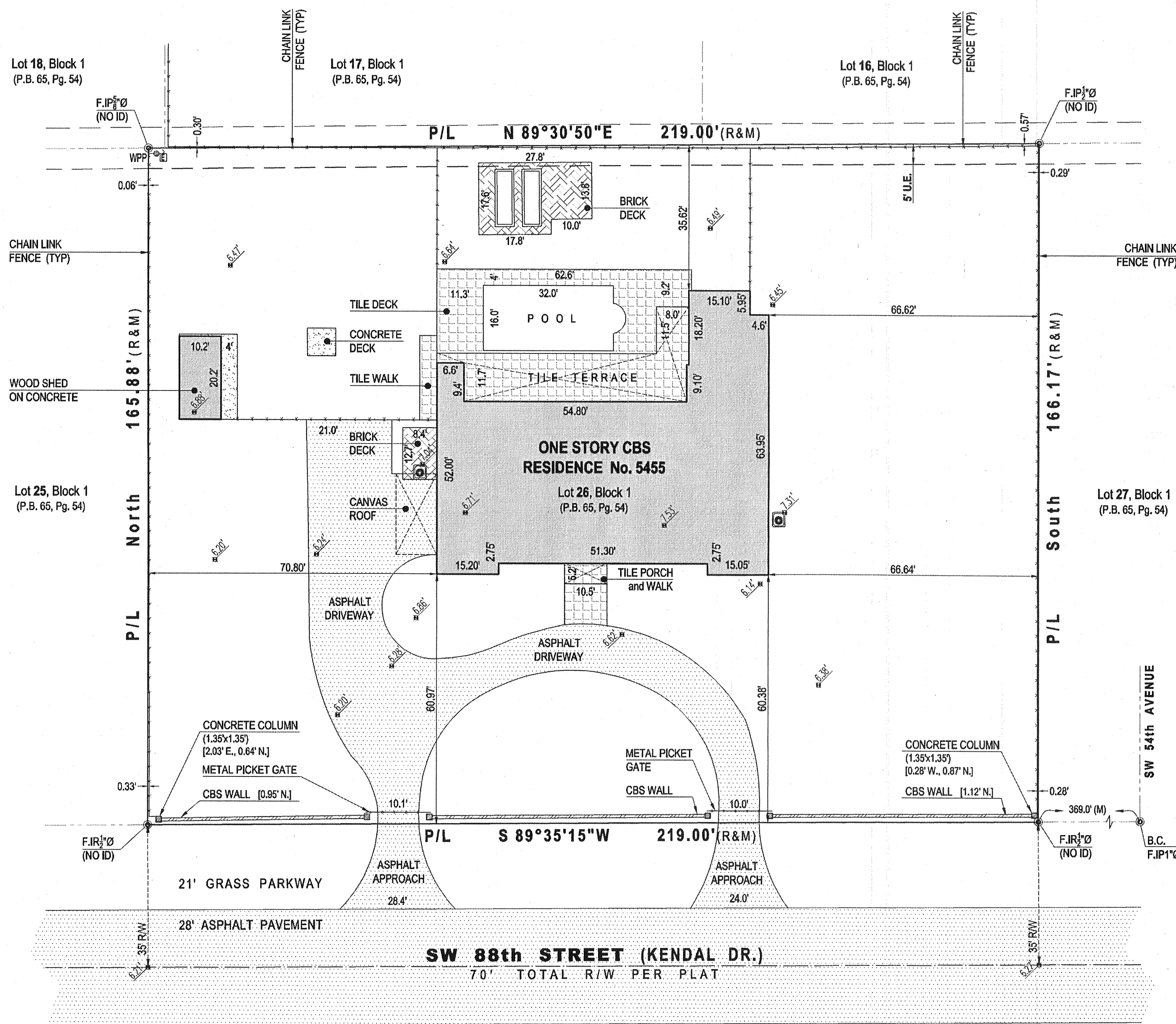


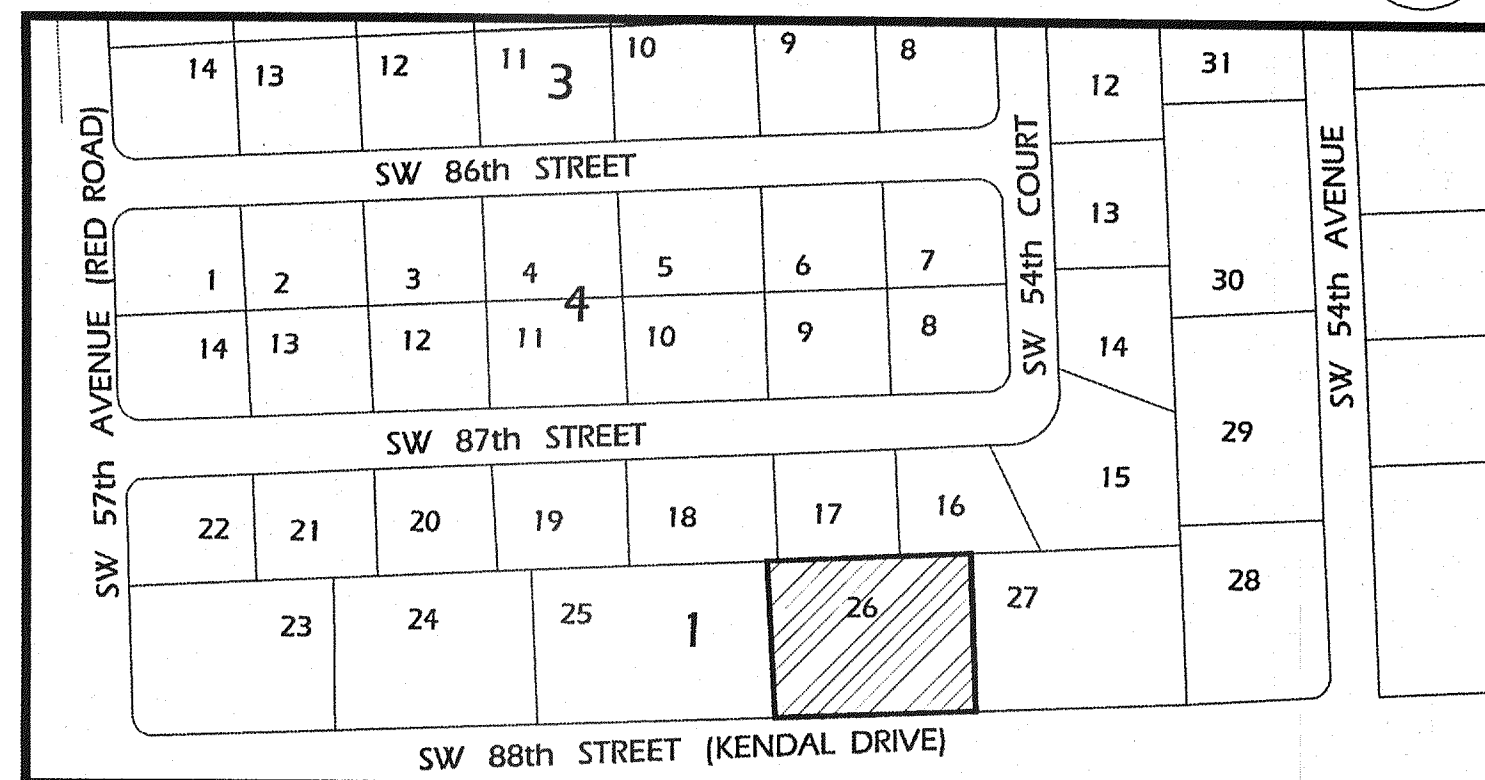
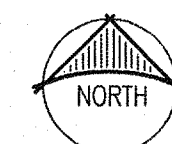
MAP OF SURVEY:

SCALE: 1" = 20'



LOCATION SKETCH:

SCALE: N.T.S.



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR PROPERTY:
5455 SW 88th STREET MIAMI FLORIDA 33156
2. LEGAL DESCRIPTION :
Lot 26, Block 1 of "SNAPPER CREEK VILLAGE AMD "; according to the Plat Thereof as Recorded in Plat Book 65 at Page 54; of the Public Record of Miami-Dade County, Florida.
3. SOURCES OF DATA (HORIZONTAL CONTROL):
The North Arrow and Bearings as shown hereon are based on bearings value S87°40'45"W along the center line of SW 50th Lane, according to the Plat Thereof as Recorded in Plat Book 135 at Page 48; of the Public Record of Miami-Dade County, Florida.
4. SOURCES OF DATA (VERTICAL CONTROL):
Flood information Based on the Flood Insurance Rate Map of the Federal Emergent Management Agency. (NGVD 1929)

F.I.R.M. date	Flood Zone:	Base elevation:	Community:	Panel No.	Suffic:	BM used:
09-11-2009	AH	7.0'	120635	0458	L	SC-38 (5000) Elevation: 810.40' [N.G.V.D. 29]
5. ACCURACY :
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
6. LIMITATIONS :
 - 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.
 - Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any.
 - The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
 - No excavation or determination was made as to how the Subject Property is served by utilities.
 - No Improvements were located, other than those shown.
 - No underground foundations, improvements and/or utilities were located or shown hereon.
 - This survey is exclusively for the use of the parties to whom it was certified.
 - The elevations (if any) 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 pavement, curbs, sidewalks and other manmade structures.
 - This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

ABBREVIATIONS AND LEGEND:			
A = acre	ENC. = encroachment	O.H. = overhead	R/W = right-of-way
B.B.Q. = barbecue	FIP = found iron pipe	O.U.L. = overhead utility line	R/W L = right-of-way line
B.O.B. = basis of bearings	FIR = found iron rebar	O.R.B. = official record book	SEC. = section
B.M. = bench mark	F.F.E. = finished floor elevation	P = plat	S = south
B.C. = block corner	F.N.D. = found nail and disc	P.B. = plat book	T = tangent
B.L.D.G. = building	HT. = high (height)	P.C. = point of curvature	TWP. = township
C.M.E. = canal maintenance easement	L.F.E. = lowest floor elevation	P.G. = page	U.E. = utility easement
C. = calculated	L.M.E. = lake maintenance easement	P.C.P. = permanent control point	UTIL. = utility
CH. = chord distance	L.S. = land surveyor	PKWY = parkway	W = west
CH.B. = chord bearing	M. = measured distance	P/L = property line	
C.B.S. = concrete block structure	M/L = monument line	PL. = planter	
CL = clear	N/A = not applicable	P.O.B. = point of beginning	
CONC. = concrete	N & D = nail & disc	P.O.C. = point of commencement	
D = diameter	N.G.V. = national geodetic vertical datum	P.R.C. = point of reverse curvature	
DH. = drill hole	N.T.S. = not to scale	P.R.M. = point of reference monument	
D.M.E. = drainage maintenance easement	No. = number	P.T. = point of legacy	
		R = radius	
		RNG = range	
		R/R = railroad	

IP* = LIGHT POLE	IP* = LIGHT POLE
(M) = UNKNOWN MANHOLE	(M) = UNKNOWN MANHOLE
CH. = CHAIN LINK FENCE	CH. = CHAIN LINK FENCE
W. = WOOD FENCE	W. = WOOD FENCE
M. = METAL BAR FENCE	M. = METAL BAR FENCE
C. = CENTER LINE	C. = CENTER LINE
SPOT ELEVATION	SPOT ELEVATION
TEMPORARY BENCHMARK	TEMPORARY BENCHMARK
FIRE HYDRANT	FIRE HYDRANT
CABLE TV BOX	CABLE TV BOX
WATER METER	WATER METER
ELECTRIC BOX	ELECTRIC BOX
TELEPHONE BOX	TELEPHONE BOX
FPL BOX	FPL BOX
CONCRETE POWER POLE	CONCRETE POWER POLE
WOOD POWER POLE	WOOD POWER POLE
FOR MORE INFORMATION VISIT US ON THE WEB	FOR MORE INFORMATION VISIT US ON THE WEB

CERTIFY TO : RAYMOND D. KIMSEY.

SURVEYOR'S CERTIFICATE: I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and its implementing law, chapter 472.027 of the Florida Statutes.

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 are prohibited without the written consent of the signing party. (See 2 of 2)

By:
Miguel Garay
Professional Surveyor and Mapper
No. 6592 State of Florida

8801 NW 176th Street Miami Lakes, FL 33018
P. 305.362.7926 P. 305.305.4143
M. madelln @surveyinflorida.com

Date: 10-05-2015
Job No. 15-7475F
Sheet No. 1 of 1

NEW BEARINGS, INC.
SURVEYOR AND MAPPERS LB. 7611
north central and south florida