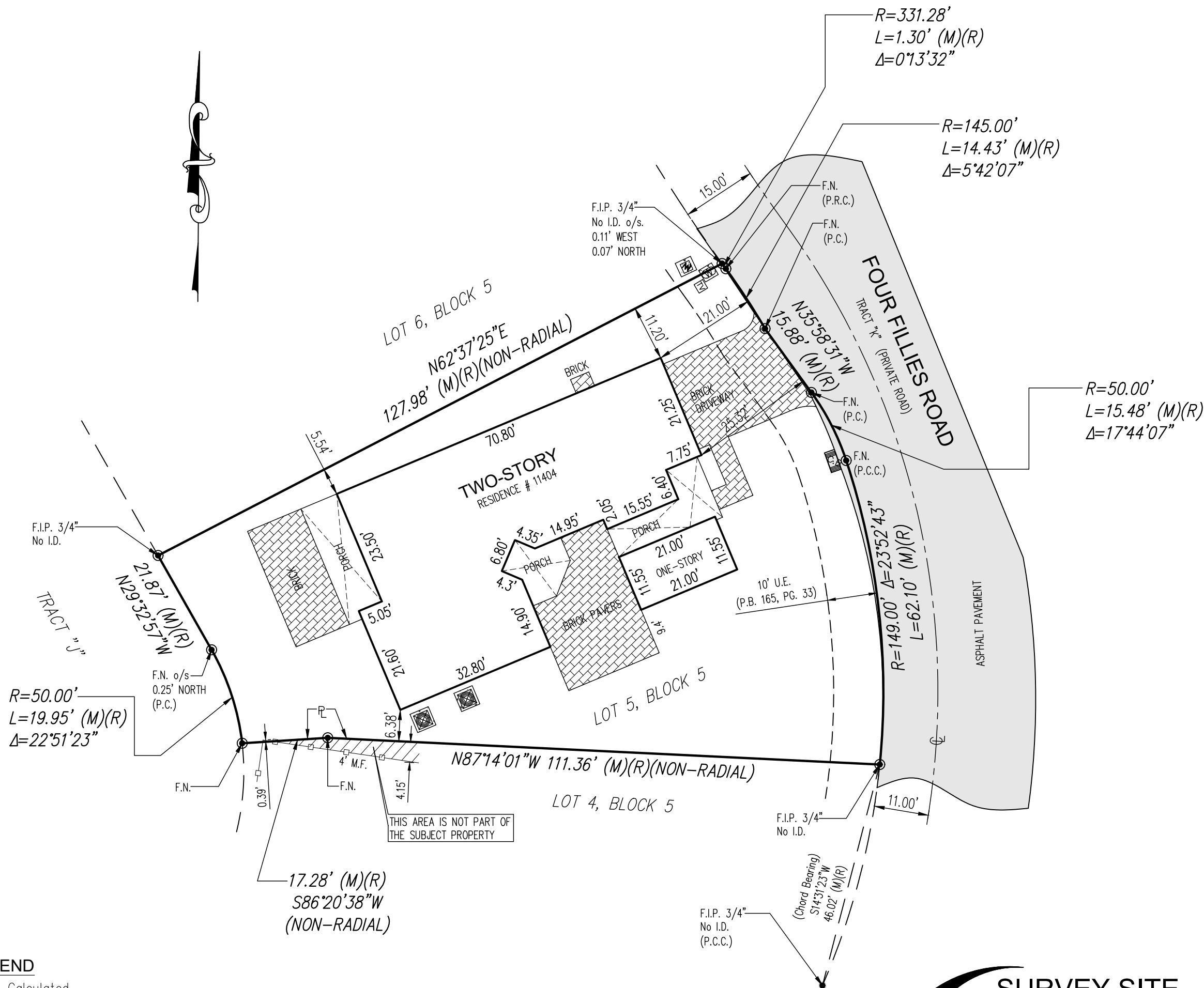
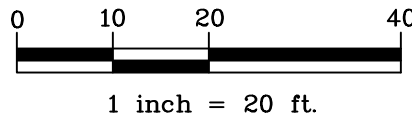


SKETCH OF BOUNDARY SURVEY



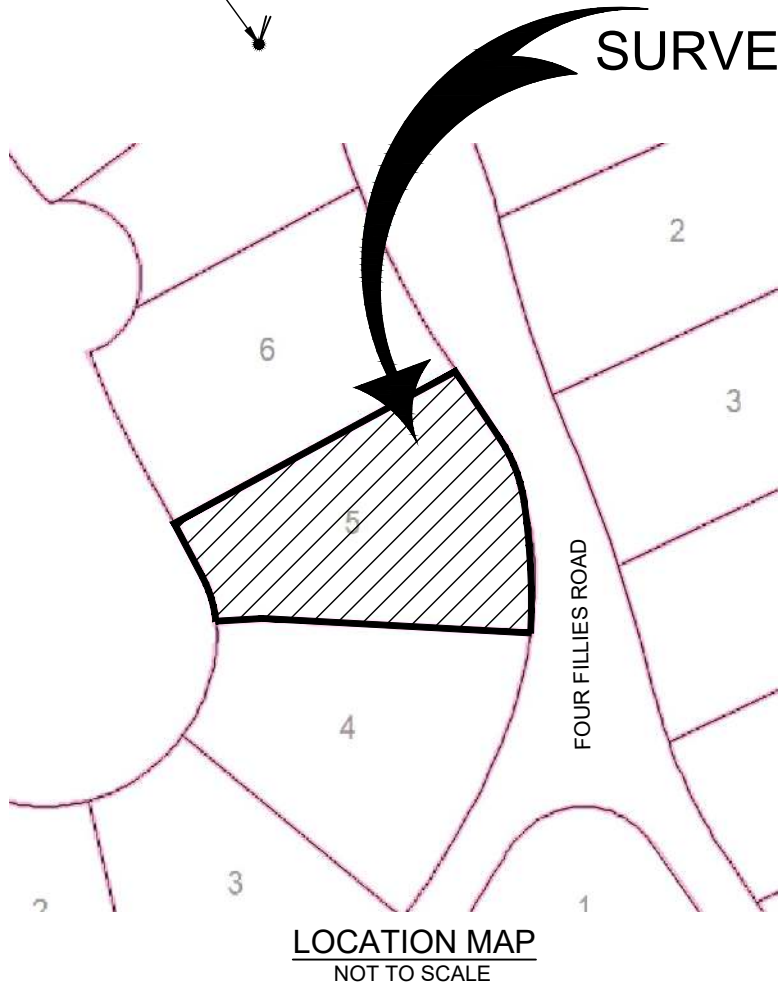
LEGEND

(C) = Calculated
CL. = Clear
C = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
P.L. = Property Line
(P) = Plat
P.C. = Point of Curvature
P.C.C. = Point of Continuous Curvature
P.R.C. = Point of Reverse Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

AIR CONDITIONER
 CABLE TV
 CATCH BASIN
 CONCRETE POLE
 ELECTRIC BOX
 MANHOLE
 WATER PUMP
 WATER HEATER
 WATER METER
 WOOD POLE
 EXISTING ELEVATION
 COVERED AREA
 CHAIN LINK FENCE (C.L.F.)
 METAL FENCE (M.F.)
 OVERHEAD LINES
 PLASTIC FENCE (P.F.)
 WOOD FENCE (W.F.)
 WIRE FENCE (W.R.F.)
 CBS. WALL

SURVEY SITE



PROPERTY ADDRESS:
11404 Four Fillies Road
Pinecrest, Florida 33156-4255

LEGAL DESCRIPTION:
Lot 5, Block 5, of "SMATHERS FOUR FILLIES FARM", according to the Plat thereof as recorded in Plat Book 165 at Page 33 of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 20 5107 014 0290 (Miami-Dade County Public Records/Property Appraiser's Office)

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

Bearings are based/referred to an assumed meridian where the Northerly boundary line of the subject property bears N 62° 37' 25" E, as shown on Plat Book 165, Page 33.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120425 (Village of Pinecrest) 12086 C, 0468 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation.

Existing fences as shown hereon appears to be all original developer's fences done at the time of construction.

Not all Property Corners were recovered at the time of updated survey work.

CERTIFIED TO:
Howard Paul Rubin and Karin Gwinn Wilkins
Herskowitz Shapiro PLLC
Prosperity Home Mortgage, LLC, its successors and/or assigns, as their interests may appear
Old Republic National Title Insurance Company

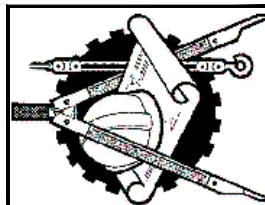
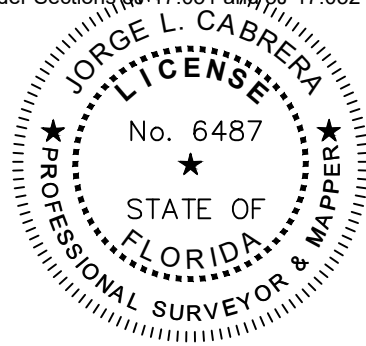
- GENERAL SURVEYOR'S NOTES:
- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2)- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - 3)-This Survey does not reflect or determine ownership.
 - 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
 - 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
 - 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
 - 9)-Utility facilities within Utility Easements not noted as violations.
 - 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
 - 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
 - 12)-Fence ownership determines by visual means only (if any); Legal ownership not determined.
 - 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
 - 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
 - 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
 - 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
 - 17)- Obstructed corners are witnessed by improvements

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
10/07/2021
JN 17-3992-B

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Description
1	08/14/2020	REVISED TO UPDATE
2	11/07/2021	Revised to update and re-certifications

Prepared for:
**Howard Paul Rubin and
Karin Gwinn Wilkins**

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 04/27/2017
DATE: 05/11/2017
SCALE: 1" = 20'
JOB No. 17-3992

SHEET:
1
OF 1