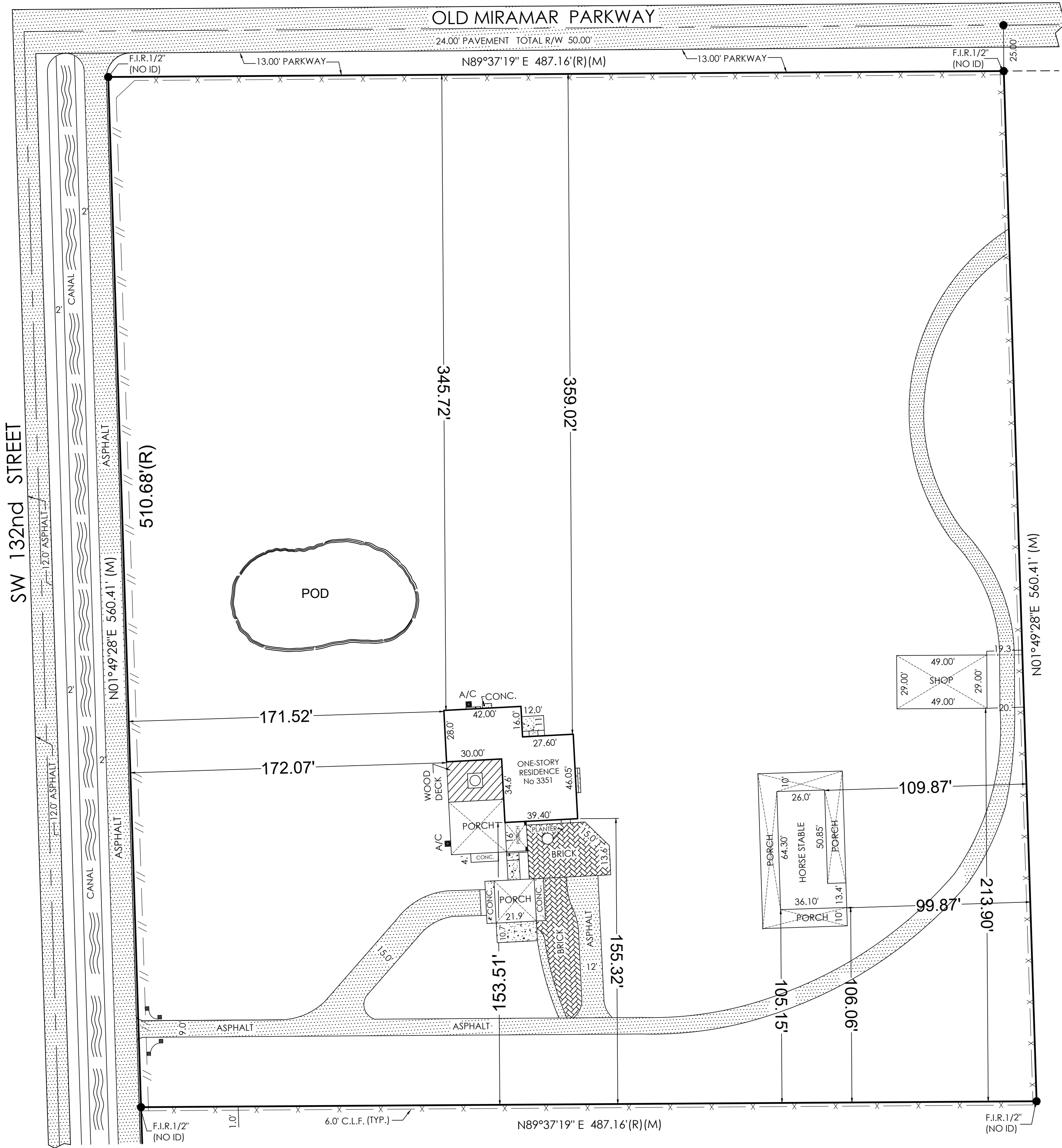


BOUNDARY SURVEY



LEGEND

- (C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
Δ = Delta
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) = Plot
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
S.I.P. = Set Iron Pipe
U.E. = Utility Easement
ISAOA = its successors and/or assigns
ATIMA = as their interest may appear

SYMBOLS

- AIR CONDITIONER
CATCH BASIN
WATER METER
FIRE HYDRANT
WOOD POLE
EXISTING ELEVATION
COVERED AREA
CBS. WALL
CHAIN LINK FENCE (C.L.F.)
DENOTE OAK TREE
DENOTE FICUS TREE

PROPERTY ADDRESS:

3351 SW 132nd AVENUE MIRAMAR FL 33027
ID: 5140 2601 0243

JOB No:22463

CERTIFIED TO:

HEIRBERTO FERNANDEZ
MERY LOPEZ, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LEND SURE MORTGAGE CORPORATION
IT'S SUCCESSOR AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN ARE REFERRED TO THE SECTION 8, TOWNSHIP 54 SOUTH, RANGE 39 EAST OF THE RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAY OR OTHER INSTRUMENTS OF RECORDS.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 4) NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
- 5) FENCES OWNERSHIP BY VISUAL MEANS ONLY.
- 6) UNLESS OTHERWISE NOTED, RECORDED AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
- 7) THE CLOSURE OF THE BOUNDARY SURVEY IS ABOVE 1' = 10,000 FEET.
- 8) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 9) ELEVATIONS IF ANY, SHOWN HEREON ARE RELATIVE TO N.G.V.D. 1929
- 10) BENCHMARK USED: (MIAMI-DADE COUNTY)
- 11) FLOOD ZONE AH BASE FOOD ELEV.: 9.0' PANEL NUMBER: 12086C0570-L SEPT. 11, 2009.
- 12) FEMA COMMUNITY: 120635 (UNINCORPORATED AREAS MIAMI-DADE COUNTY)
- 13) THIS SURVEY IS THE INTELLECTUAL PROPERTY OF THE SURVEYOR AND ITS REPRODUCTION IS PROHIBITED.

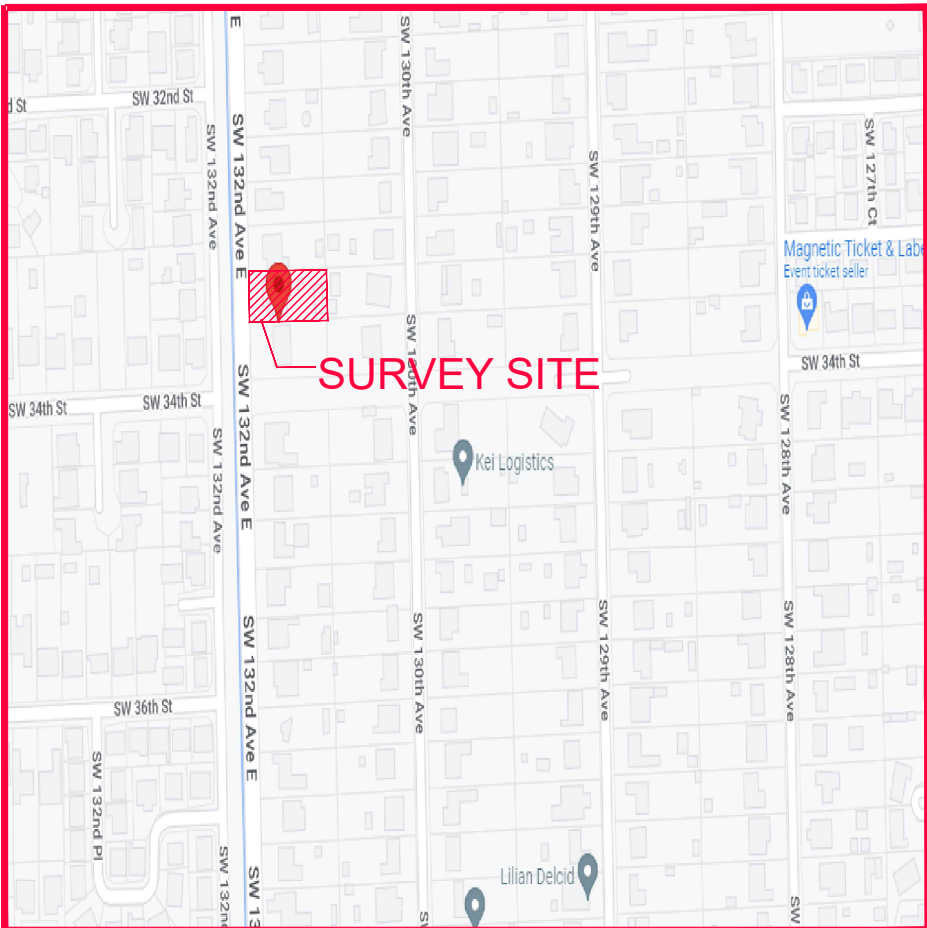
LEGAL DESCRIPTION:

LOT 14, BLOCK 4, OF COUNTRY CLUB RANCHES, A TRACT OF LAND IN THE UNRECORDED SUBDIVISION OF THE S 1/2 OF SECTION 26, TOWNSHIP 51, SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:
A PORTION OF TRACT 44.45 AND 46 OF A SUBDIVISION OF SECTION 26, TOWNSHIP 52, SOUTH, RANGE 40 EAST BROWARD COUNTY, FLORIDA ACCORDING TO THE PLAT EVERGLADES SUGAR LAND CO. PLAT BOOK 2 PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ALL THE WEST 537 FEET OF THE EAST 4,296 FEET OF THE S 1/2 OF SECTION 27, TOWNSHIP 51 SOUTH RANGE 40 EAST, BROWARD COUNTY, FLORIDA LESS THE SOUTH 2,436 FEET THEREOF. THE ABOVE DIMENSIONS BEING MEASURED PARALLEL TO THE EAST AND SOUTH LINES OF THE SAID SECTION 26, ALSO LESS THE NORTH 50.00 FEET THEREOF. THE SAID 50.00 FEET BEING MEASURED AT RIGH T ANGLES TO THE NORTH LINE OF THE S 1/2 OF THE SAID SECTION 26. SUBJECT TO AND EASEMENT OVER THE WEST 50.00 FEET THEREOF FOR DRAINAGE AND INGRESS AND EGRESS. THE SAID 50.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID 50.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID LOT 14.

AND
LOT 15, BLOCK 14, OF COUNTRY CLUB RANCHES A TRACT OF LAND IN THE UNRECORDED SUBDIVISION OF THE S 1/2 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 40 EAST BROWAR COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS:
A PORTION OF TRACT 44.45 AND 46 OF SUBDIVISION OF SECTION 26, TOWNSHIP 51 SOUTH, RANGES 40 EAST BROWARD COUNTY, FLORIDA ACCORDING TO THE PLAT EVERGLADES SUGAR LAND CO. PLAT BOOK 2 PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE NORTH 203 FEET OF THE SOUTH 2,436 FEET TO THE WEST 537.00 FEET OF THE EAST 4,296 FEET OF THE S 1/2 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA. THE ABOVE DIMENSIONS BEING MEASURED PARALLEL TO THE EAST AND SOUTH LINES OF THE SAID SECTION 26. SUBJEC TO AND EASEMENT OVER THE WEST 50.00 FEET THEREOF OF DRAINAGE AND INGRESS AND EGRESS. THE SAID 50.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID LOT 15.

AND
LOT 16, BLOCK 4, OF COUNTRY CLUB RANCHES A TRACT OF LAND IN THE UNRECORDED SUBDIVISION OF THE S1/2 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:
A PORTIN OF TRACT 44.45 AN D 46, OF A SUBDIVISION OF SECTION 26 TOWNSHIP 51 SOUTH, RANGE 40 EAST BROWARD COUNTY, FLORIDA, ACCORDING TO THE PLAT OF EVERGLADES SUGAR LAND CO. PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE NORTH 203 FEET OF THE SOUTH 2,233 FEET OF THE WEST 537 FEET OF THE 4,296 FEET OF THE S 1/2 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA. THE ABOVE DIMENSIONS BEING MEASURED PARALLEL TO THE EAST AND SOUTH LINES OF THE SAID SECTION 26, SUBJEC TO AND EASEMENT OVER THE WEST 50.00 FEET THEREOF FOR DRAINAGE AND INGRESS AND EGRESS.THE SAID 50.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SAID OF LOT 16.



Arturo R
Toirac
ARTURO R. TOIRAC P.L.S.
Professional Surveyor and Mapper
State of Florida, No. 3102

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Revisions	
No.	Date

VIZCAYA SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYOR LB# 8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
Phone: (305) 261-7240 (786) 380-6638
E-Mail: jesush527@gmail.com

Prepared for:
HEIRBERTO FERNANDEZ
3351 SW 132nd AVENUE MIRAMAR FL 33027

JOB No.
CHECKED BY: A.T.
FIELD CREW: R.VIZCAYA
DRAWN BY: P.B.
FIELD DATE: 04-07-22
DATE: 04-08-22
SCALE: 1" = 40'

SHEET:
1 OF 1

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.