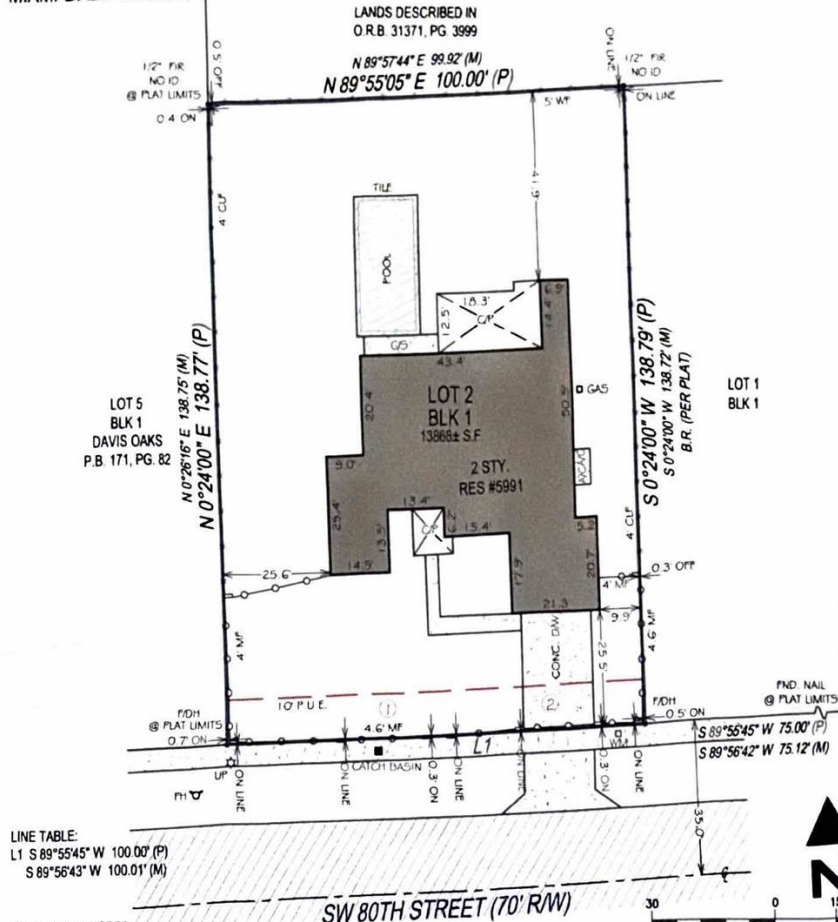




PROPERTY ADDRESS: 5991 SW 80TH STREET, SOUTH MIAMI, FLORIDA 33143

SURVEY NUMBER: FL2302 2079

FL2302 2079
BOUNDARY SURVEY
MIAMI-DADE COUNTY



JUAN C. CAREAGA
State of Florida Professional Surveyor and Mapper
License Number 6861
Exacta Land Surveyors, LLC | LSW 0291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:

1. 4.6' METAL FENCE OVER 10' PUBLIC UTILITY EASEMENT
2. CONCRETE DRIVEWAY OVER 10' PUBLIC UTILITY EASEMENT



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Eric Walter

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SURVEY NUMBER: FL2302.2079

THE BEARING REFERENCE OF SOUTH 0 DEGREES 24 MINUTES 00 SECONDS WEST IS BASED ON THE EASTERLY PROPERTY LINE OF LOT 2, BLOCK 1, LOCATED WITHIN EIGHTY DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 2, BLOCK 1, EIGHTY DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE(S) 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

1 The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown herein. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.	5 Alterations to this survey and report by other than the signing surveyor are prohibited. 6 Dimensions are in feet and decimals thereof. 7 Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed on www.fema.gov and may not reflect the most recent information.	the field location and may not represent the actual shape or size of the feature.
2 The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending land transaction. Utilities, ground findings, and/or other service lines, including but not less coverings were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.	8 Unless otherwise noted "SURC" indicates a Set Iron Pile with a Cap attached (LBR291, a minimum half inch in diameter and eighteen inches long). 9 If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 417.062 (2) of the Florida Statutes and Chapter 417.063 of the Florida Statutes. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.	11 Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
3 If there is a septic tank or drain field shown on this survey, the surveyor has inspected the same and either shown it to the owner by a third party or has estimated by visual observation above ground location. No excavation was performed to determine its location.		12 Utilities shown on the subject property may or may not be visible. The existence of recorded or unrecorded utility easements.
4 This survey is exclusively for a pending financial transaction and only to be used by the parties to whom a certified.	10 The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted to the <u>appropriate</u> center of	13 The information contained on this survey has been performed exclusively by and is the sole responsibility of: Exacta Land Surveyors, L.L.C. Additional logos or references to third party firms are for informational purposes only. 14 Pursuant to F.S. 558.033, an individual employee or agent may not be held individually liable for negligence. 15 Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

LINETYPES	Elevation	C/P - Covered Porch C/S - Concrete Slab	FIR - Found Iron Rod FIRC - Found Iron Rod & Cap	O/RB - Official Records Book ORV - Official Record Volume	S/W - Sidewalk
Boundary Line	Fire Hydrant	CATV - Cable TV Aerial	FN - Found Nail	O/A - Overall	SBL - Setback Line
Center Line	Find or Set Monument	CB - Concrete Block	FNDAD - Found Nail & Disc	O/S - Offset	SCL - Survey Closure Line
Chain Link or Wire Fence	Guywire or Anchor	CH - Chord Bearing	FRMSPE - Found Rail Road Spike	O/SF - Outside Subject Property Splice	SCR - Screen
Easement	Manhole	CHIM - Chimney	GAR - Garage	DH - Overhang	SEP - Septic Tank
Edge of Water	Tree	CLF - Chain Link Fence	GM - Gas Meter	DH - Overhead Utility Lines	SEW - Sewer
Iron Fence	Utility or Light Pole	CME - Canal Maintenance Easement	ID - Identification	OHWL - Ordinary High Water Line	SIRC - Set Iron Rod & Cap
Overhead Lines	Well	CO - Clean Out	IEEE - Ingress/Egress Easement	OH - Inside Subject Property Line	SMWE - Storm Water Management Easement
Structure		CONC - Concrete	IL - Irregular	P/E - Pool Equipment	SNAD - Set Not and Disc
Survey Tie Line		COR - Corner	INT - Instrument	PL - Plot Book	SOFT - Square Feet
Vinyl Fence		C/SW - Concrete Sidewalk	INT - Intersection	PC - Point of Curvature	STL - Survey Tie Line
Wall or Farty Wall		CVE - Control Utility Easement	IHR - Irrigation Easement	PCP - Point of Compound Curvature	STY - Story
Wood		CWG - Concrete Valley Gutter	L - Length	PCP - Permanent Control Point	SV - Sewer Valve
SURFACE TYPES		D/V - Driveway	LAE - Limited Access Easement	PI - Point of Intersection	SWE - Sidewalk Easement
Asphalt		DGE - Drainage Easement	LBF - License No. (Business)	PLS - Professional Land Surveyor	TBM - Temporary Bench Mark
Brick or Tile		DI - Drain Field	LBE - Limited Buffer Easement	PT - Port	TF - Telephone Facilities
Concrete		DIH - Drill Hole	LE - Landscape Easement	PUL - Pile-Header	TOB - Top of Bank
Covered Area		DUE - Drainage & Utility Easement	LME - Lake/Landscape Maintenance Easement	POB - Point of Beginning	TUE - Telephony Utility Easement
Water		ELEV - Elevation	LSF - License No. (Surveyor)	POC - Point of Commencement	TWP - Township
Wood		EM - Electric Meter	ME - Measurement Easement	PRC - Point of Reverse Curvature	TX - Transformer
SYMBOLS		ENCL - Enclosure	MES - Mitered End Section	PBM - Permanent Reference Monument	UTL - Utility Easement
Benchmark		EOP - Edge of Pavement	MF - Metal Fence	PSM - Professional Surveyor & Mapper	UG - Underground
Center Line		EOW - Edge of Water	MH - Manhole	UP - Utility Pole	UH - Underpass
Central Angle or Delta		ELNK - Easement	MHWL - Mean High Water Line	PU - Point of Tangency	UR - Utility River
Common Ownership		ESMT - Easement	NR - Non-Road	PTE - Public Utility Easement	VF - Vinyl Fence
Control Point		FD/H - Found Drill Hole	NTS - Not to Scale	R - Radius or Radius	WC - Witness Corner
Catch Basin		FCM - Found Concrete Monument	NAVDB - North American Vertical Datum 1988	R/W - Right of Way	WF - Wood Fence
		FF - Finished Floor	NGVD29 - National Geodetic Vertical Datum 1929	RES - Residential	WM - Water Meter/Valve Box
		FIP - Found Iron Pipe	OG - On Ground	ROE - Roof Overhang Easement	WV - Water valve
		FIRC - Found Iron Rod & Cap		KRP - Radius Point	

FEIPEL A. MEDEIROS AND MILENNY N. MEDEIROS, GLOBAL AMERICA TITLE SERVICES LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, UNITED WHOLESALE MORTGAGE, LLC; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF SOUTH MIAMI, COMMUNITY NUMBER 120658, PANEL NUMBER 0458 DATED 09/11/2009.

