

B & B LAND SURVEYORS, INC.

11633 S.W. 58th Street
Cooper City, Florida 33330
Phone (954) 680-4061
Licensed Business #6601

LEGAL DESCRIPTION:

LOT 5, IN BLOCK 2 OF "WEBB ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

27701 S.W. 167TH AVENUE
HOMESTEAD, FLORIDA 33031

CERTIFIED TO:

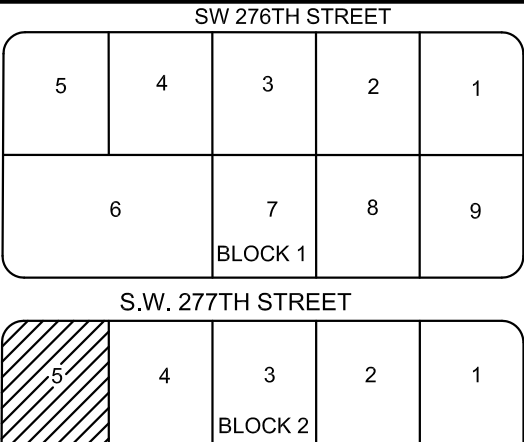
- BRIAN S. JACOBSON
- HINSHAW & CULBERTSON LLP
- FIRST AMERICAN TITLE INSURANCE COMPANY
- PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

SURVEY NOTES:

- NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- THIS SURVEY WAS PERFORMED FOR TITLE AND MORTGAGE PURPOSES ONLY. B & B LAND SURVEYORS, INC. WILL NOT BE HELD LIABLE FOR ANY CONSEQUENCES DUE TO THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF ONLY THE PARTIES CERTIFIED TO HEREIN, RIGHTS OR LIABILITY TO ANY THIRD PARTIES CANNOT BE TRANSFERRED OR ASSIGNED.
- EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED

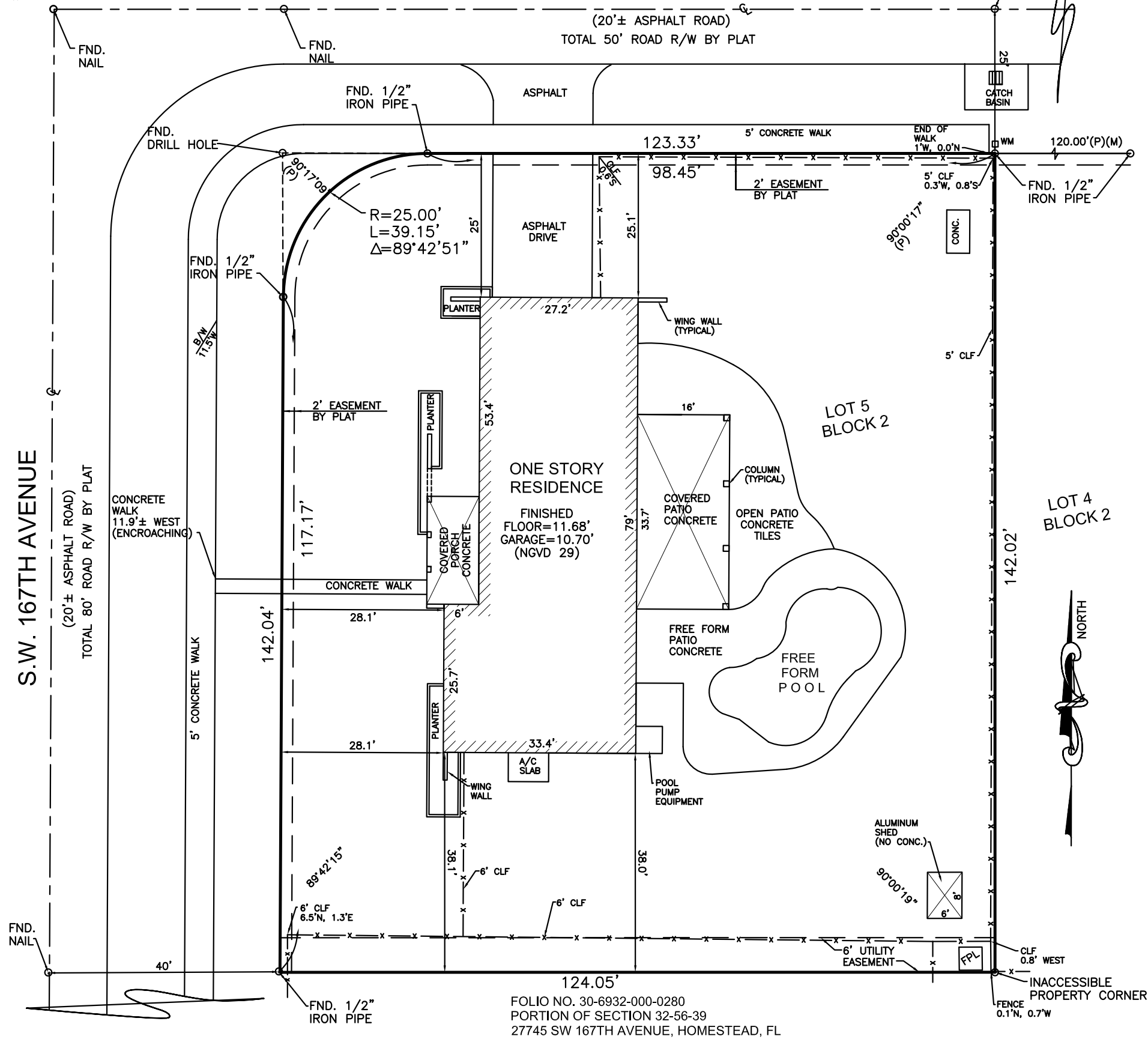
ABBREVIATION LEGEND:

- A.G. - AVERAGE GRADE
C/L - CENTER LINE
R/W - RIGHT OF WAY
(M) - MEASURED
(P) - PLAT
(R) - RECORD
R - PROPERTY LINE
CONC. - CONCRETE
N.T.S. - NOT TO SCALE
L.B. - LICENSED BUSINESS
FND. - FOUND
CLF - CHAIN LINK FENCE
WM - WATER METER
C.B.S. - CONCRETE BLOCK STRUCTURE
WD - WOOD
PP - POWER POLE
OHL - OVERHEAD LINE
B/W - BACK OF WALK
C.P. - COVERED PORCH
MDCR - MIAMI-DADE COUNTY RECORDS
L - ARC LENGTH
Δ - TANGENT
R - RADIUS
A/C - AIR CONDITIONING
O/S - OFFSET
FPL - FLORIDA POWER & LIGHT
CATV - CABLE TV BOX
CLR - CLEAR
(R) - RECORD



S.W. 277TH STREET

(20'± ASPHALT ROAD)
TOTAL 50' ROAD R/W BY PLAT



FLOOD INSURANCE NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
120635	0590	L	9/11/09	X	~

Lowest Finished Floor Elevation 11.68', Garage Floor Elevation 10.70', Lowest Adjacent Grade 10.6'

SURVEYOR'S NOTES:

Legal Description provided by client.
This survey was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record.
Underground locations and/or underground encroachments, if any, are not shown unless otherwise indicated.
Elevations are relative to NGVD of 1929, and shown thus: 11.68', and are based on COUNTY benchmarks.
Bearings based on: ANGLES MEASURED IN FIELD.
BENCHMARK: MDC BM P-524
Elevation: 9.34'

DRAWN BY: EMB	CHECKED BY: GB	FIELD BK.	PGS.
REVISIONS:			
SCALE: 1"=20'			
FILE NO. 16-078			

THIS BOUNDARY SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SURVEY FOR THE PURPOSE INTENDED.

Dated this 27TH day of JULY 20 16 A.D.

Gary L. Bogumill
Gary L. Bogumill

Professional Land Surveyor & Mapper
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.