5582 N.W. 7th STREET SUITE 202 SURVEY No. \_\_ 04-12786-2 Nova Surveyors MIAMI, FLORIDA 33126 TELEPHONE: (305) 220-3171 FAX: (305) 264-0229 Inc. LAND SURVEYORS SHEET No. 2 OF 2 DRAWN BY: N. GACIO. **BOUNDARY SURVEY** SCALE = 1": 30" DRWEWAY ENCR. ONTO 100.00' TOTAL R/W ENCE ONTO 81ME LOT-8 BLOCK - 6 LOT - 11 BLOCK - 6 F.I.P 1/2" FLP 1/2 1.25' CL POOL LOT - 10 PUMP CONC. SCREENED BLOCK - 6 29.27 0.20°C ENCE. OHT BRICK DRIVEWAY ONE STORY RES. # 5701 PATIO 30.00 F.N. NO ID. 20.95 BRICK DRIVEWAY F.N. NO ID P/C F.I.P 1/2" 136 Ur CHB=N43°18'53 E BRICK DRIVEWAY RIW PI SOUTH SIDE SURVEYOR'S NOTE: There may be Easements recorded in the Public Records not shown on this Survey.

The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.

582 N.W. 7TH STREET, SUITE 202 MIAML FL 33126 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

# Nova Surveyors, Inc.

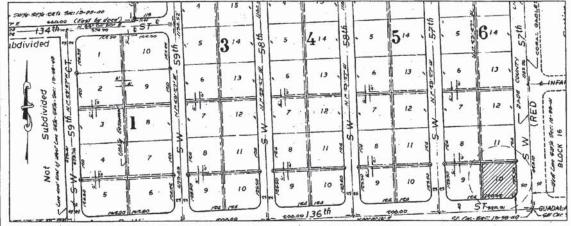
4-0012786-2 SURVEY NO

DRAWN BY: N.G.

LAND SURVEYORS SURVEY OF LOT 10, BLOCK 6, OF CUTLER BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 28,

SHEET NO

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA PROPERTY ADDRESS: 5701 SW 136 ST, MIAMI, FL 33156 FOR: LOCATION SKETCH Scale 1" = NT.S. THE SETA CETA SEC. 13-00-00



#### ABBREVIATION AND MEANING

R. . RECORD DISTANCE

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE
USED FOR CONSTRUCTION PURPOSES.

EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY,
AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS
OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEMS A DRAWING AND JOR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN
THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND JOR NOT TO SCALE.
EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCRACHMENTS.

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE
FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO
AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTEO. THIS FIRM HAS NOT ATTEMPTED TO LOCATE
FOOTING AND/OR FOUNDATIONS.

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM
IN.8EG. = INGRESS AND EGRESS EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C = CALCULATED M. = MEASURED DISTANCE
M.H = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL
DATUM
N.T.S. = NOT TO SCALE
O.H.L = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O'S = OFFSET
O'AL = OVERHEAD COMMENT C.B. = CATCH BASIN C.B.W. = CONCRETE BLOCK WALL CH = CHORD CH.B. = CHORD BEARING
CL = CLEAR O'R' O'FRET
O'H' = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.L. S. = PROFESSIONAL LAND
SURVEYOR
P.O.B. = POINT OF EDINING
P.O.C. = POINT OF REVERSE CURVE
P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
MONUMENT
P.T. = POINT OF TANGENCY
PVMT. = PAVEMENT
PWY = PARKWAY
R = RECORD DISTANCE CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE
EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE
EASEMENTS EASEMENTS DRIVE = DRIVEWAY DRIVE = DRIVEWAY
ENCR = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.F.E. = FINISHED FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.L.P. = FOUND IRON PIPE
F.LR. = FOUND IRON ROD
EN = ENLED AAII

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY");

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
A/R = ALUMINIUM ROOF
A/S = ALUMINIUM SHED
ASPH. = ASPHALT

F.N. = FOUND NAIL F.N.D. = FOUND NAIL & DISK

FOOTING AND/OR FOUNDATIONS

FNIP. = FEDERAL NATIONAL INSURANCE RAD. = RADIUS OF RADIAL RGE. = RANGE R.P. = RADIUS POINT R.O.E. = ROOF OVERHANG EASEMENT

R/W = RIGHT-OF-WAY

SEC. = SECTION S.I.P. = SET IRON PIPE L.B. #6044

S.I.P. = SET IRON PIPE L.B. !
SWK = SIDEVALK
T = TANGENT
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED

₹ = ANGLE A = CENTRAL ANGLE

# = CENTER LINE

# = MONUMENT LINE

### LEGEND TYPICAL

\* 0.00

-0H- OVERHEAD UTILITY LINES ZZZZ C.B.S. = WALL (CBW) ---- C.L.F. = CHAIN LINK FENCE I.F. = IRON FENCE W.F. = WOOD FENCE

SURVEYOR'S NOTES

SURVETURS NOTES

I) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

2) THIS IS A SPECIFIC PURPOSE SURVEY.

3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FT. 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMIDADE COUNTY

= EXISTING ELEVATIONS

ELEV. FEET OF N.G.V.D. OF 1929.

### SURVEYOR'S CERTIFICATION

SURVETURS ZERTIFICATION
I HEREBY CERTIFY: THAT THIS 'BOUNDARY SURVEY' OF
THE PROPERTY DESCRIBED HEREON, AS RECENTLY
SURVEYED AND DRAWN UNDER MY SUPERVISION,
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS
AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17-8,
FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027,
FLORIDA STATUTES.

5-09-07 (DATE OF FIELD WORK) GEORGE IBARRA

PROFESSIONAL LAND SURVEYOR NO. 2534 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND

REVISED ON:

REVISED ON:







5582 N.W. 7TH STREET, SUITE 202 MIAMI FL 33126 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

# Nova Surveyors, Inc.

### LAND SURVEYORS

4-0012786-2 SURVEY NO

SHEET NO OF

SURVEY OF LOT 10, BLOCK 6, OF CUTLER BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

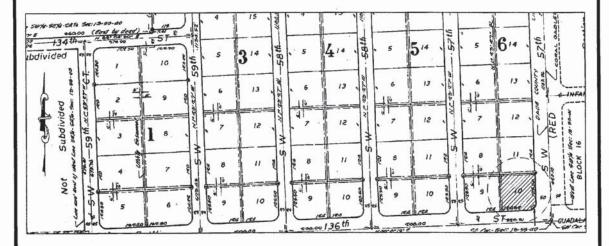
PROPERTY ADDRESS: 5701 SW 136 ST, MIAMI, FL 33156

FOR:

DRAWN BY: N.G.

# LOCATION SKETCH

Scale 1" = NT.S.



### ABBREVIATION AND MEANING

EASEMENT

A = ARC
A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT A/R = ALUMINIUM ROOF A/S = ALUMINIUM SHED AS = ALUMINIUM SHED
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C. R. = BROWARD COUNTY RECORDS
B.M. = BENCH MARK
B.O.B. = BASIS OF BEARINGS
C = CALCULATED
C = CACCURATED

C.B. = CATCH BASIN C.B.W. = CONCRETE BLOCK WALL

C.B.W. = CONCRETE BLOCK WAL
CH = CHORD
CH.B. = CHORD BEARING
CL.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE
EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE
C.P. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE
ON CREATER STANCE
D.M.E. = DRAINAGE MAINTENANCE
ON CREATER STANCE
D.M.E. = DRAINAGE MAINTENANCE
D.M.E. = DR

D.M.E. = DRAINAGE MAINTENANCE FASEMENTS

EASEMENTS

DRIVE = DRIVEWAY

ENCR. = ENCROACHMENT

E.T.P. = ELECTRIC TRANSFORMER PAD

F.F.E. = FINISHED FLOOR ELEVATION

F.H. = FIRE HYDRANT

F.P. = FOUND IRON PIPE

F.R.R. = FOUND IRON ROD

E.N.R. = FOUND IRON ROD

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY");

F.N.D. = FOUND NAIL & DISK

FOOTING AND/OR FOUNDATIONS

L.M.E. = LAKE MAINTENANCE EASEMENT L.P. = LIGHT POLE M. = MEASURED DISTANCE M.H. = MANHOLE N.A.P. = NOTA PART OF NGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD UTLITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
O/H. = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.C.C. = POINT OF COMPOUND CURVE
P.L.S. = PROFESSIONAL LAND
SURVEYOR

FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM IN.&EG. = INGRESS AND EGRESS

L.M.E. = LAKE MAINTENANCE EASEMENT

L.F.E. = LOWEST FLOOR ELEVATION

P.L.S. = PROFESSIONAL LAND
SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
P.T. = POINT OF TANGENCY
PVMT = PAYEMENT
PVY = PARKWAY

PWY = PARKWAY R. = RECORD DISTANCE

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE

FENCE OWNERSHIP NOT DETERMINED.
THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.

THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PUPPOSES.

EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. BOUNDARY SURVEY MEANS A DRAWMING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE. EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTION PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED. HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE STILLATED IN ZONE: AE COMMUNITY/PANEL/SUFFIX: 120636 0286 J DATE OF FIRM: 07/17/1995 BASE FLOOD ELEVATION: 11FT.

### LEGEND TYPICAL

-0H- OVERHEAD UTILITY LINES ZZZZ C.B.S. = WALL (CBW) -X X C.L.F. = CHAIN LINK FENCE

RW = RIGHT-OF-WAY SEC. = SECTION S.LP. = SET IRON PIPE L.B. #5044 SWK = SIDEWALK T = TANGENT TWP = TOWNSHIP

U.E. = UTILITY EASEMENT U.P. = UTILITY POLE W.M. = WATER METER W.R. = WOOD ROOF W.S. = WOOD SHED

RAD. = RADIUS OF RADIAL RGE. = RANGE R.P. = RADIUS POINT R.O.E. = ROOF OVERHANG EASEMENT

₹ = ANGLE A = CENTRAL ANGLE

# = CENTER LINE

# = MONUMENT LINE

I.F. = IRON FENCE W.F. = WOOD FENCE

= EXISTING ELEVATIONS

SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2) THIS IS A SPECIFIC PURPOSE SURVEY.

3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE

4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMIDADE COUNTY.

BM#	ELEV	FEET OF N.G.V.D.	OF 192

#### SURVEYOR'S CERTIFICATION

SURVETURS ZERTIFICATION
IHEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF
THE PROPERTY DESCRIBED HEREON, AS RECENTLY
SURVEYED AND DRAWN UNDER MY SUPERVISION,
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS
AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6,
FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027,
FLORIDA STATUTES.

5-09-07 (DATE OF FIELD WORK) GEORGE IBARRA

PROFESSIONAL LAND SURVEYOR NO. 2534 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND

REVISED ON:

REVISED ON:







SURVEYOR'S SEAL

5582 N.W. 7th STREET SUITE 202 SURVEY No. \_ '04-12786-2 MIAMI, FLORIDA 33126 Nova Hurveyors Inc. TELEPHONE: (305) 220-3171 FAX: (305) 264-0229 LAND SURVEYORS SHEET No. \_ 2 OF \_ 2 DRAWN BY: N. GACIO. **BOUNDARY SURVEY** SCALE = 1": 30" 100.00' TOTAL R/W LOT-8 BLOCK - 6 LOT - 11 BLOCK - 6 F.I.P 1/2" FLP 1/2 NO CAP N 88°01'12" E 129.32 1.25' CL POOL LOT - 10 PUMP CONC. SCREENED BLOCK - 6 1.65° GL 60 0.20° C4 29.27 BRICK DRIVEWAY LOT-9 BLOCK - 6 41.90 125.50 ONE STORY 13.50 RES. # 5701 N 01°23'27" W N 01°23'27" W SCREENED PATIO 30.00 F.N. NO ID. 26.05 TILE BRICK DRIVEWAY F.N. NO ID. 0.15'.01 124.00° P/C F.I.P 1/2" CHB=N43°18'53 E ₹ § B.O.B. N88°01'12"E SURVEYOR'S NOTE: There may be Easements recorded in the Public Records not shown on this Survey.

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5582 N.W. 7TH STREET, SUITE 202 MIAMLEL 33126 TELEPHONE: (305) 264-2660 FAX: (305) 264-0228

# Nova Surveyors, Inc.

# LAND SURVEYORS SURVEY OF LOT 10, BLOCK 6, OF CUTLER BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 28.

4-0012786-2 SURVEY NO

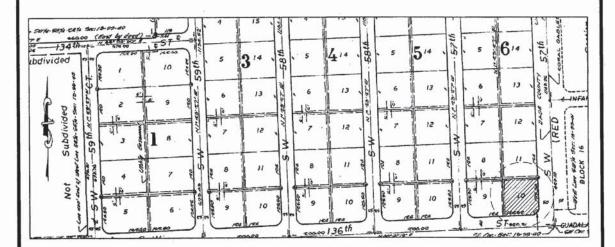
2 SHEET NO OF

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5701 SW 136 ST, MIAMI, FL 33156 FOR:

LOCATION SKETCH

Scale 1" = NT.S.



### ABBREVIATION AND MEANING

A/R = ALUMINIUM ROOF A/S = ALUMINIUM SHED L.F.I	PROGRAM 3. = INGRESS AND EGRESS EASEMENT E. = LOWEST FLOOR ELEVATION E. = LAKE MAINTENANCE EASEMENT P. = LIGHT POLE M. = MEASURED DISTANCE H. = MANHOLE
A/R = ALUMINIUM ROOF A/S = ALUMINIUM SHED L.F.I	EASEMENT = LOWEST FLOOR ELEVATION = LAKE MAINTENANCE EASEMENT P. = LIGHT POLE M. = MEASURED DISTANCE
A/S = ALUMINIUM SHED L.F.I	E. = LOWEST FLOOR ELEVATION E. = LAKE MAINTENANCE EASEMENT P. = LIGHT POLE M. = MEASURED DISTANCE
	E. = LAKE MAINTENANCE EASEMENT P. = LIGHT POLE M. = MEASURED DISTANCE
	P. = LIGHT POLE M. = MEASURED DISTANCE
ASPH = ASPHALT L.M.I	M. = MEASURED DISTANCE
B.C. = BLOCK CORNER L.	
B.C.R. = BROWARD COUNTY RECORDS	H = MANHOLE
B.O.B. = BASIS OF BEARINGS N.A.	P. = NOT A PART OF
C = CALCULATED NGV	D = NATIONAL GEODETIC VERTICAL
C.B. = CATCH BASIN	DATUM
C.B.W. = CONCRETE BLOCK WALL N.T.	S. = NOT TO SCALE
	L. = OVERHEAD UTILITY LINES
CH.B. = CHORD BEARING O.R.	B. = OFFICIAL RECORD BOOK
CL = CLEAR O	S = OFFSET
	H. = OVERHANG
	B. = PLAT BOOK
EASEMENTS P.	C. = POINT OF CURVE
CONC. = CONCRETE P.C.	C. = POINT OF COMPOUND CURVE
	L. = PLANTER
	S. = PROFESSIONAL LAND
	SURVEYOR
	3 = POINT OF BEGINNING
	= POINT OF COMMENCEMENT
	P. = POWER POLE
	S., = POOL PUMP SLAB
	C. = POINT OF REVERSE CURVE
F.F.E. = FINISHED FLOOR ELEVATION PR	M = PERMANENT REFERENCE
F.H. = FIRE HYDRANT	MONUMENT
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	T. = PAVEMENT
	Y = PARKWAY
F.N.D. = FOUND NAIL & DISK	R. = RECORD DISTANCE

# LEGEND TYPICAL

RAD. = RADIUS OF RADIAL RGE. = RANGE R.P. = RADIUS POINT R.O.E. = ROOF OVERHANG EASEMENT

R/W = RIGHT-OF-WAY

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SWK = SIDEWALK
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TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.R. = WOOD ROOF
W.S. = WOOD SHED

₹ = ANGLE △ = CENTRAL ANGLE

& = CENTER LINE

# = MONUMENT LINE

-0H- OVERHEAD UTILITY LINES ZZZZ C.B.S. = WALL (CBW) - C.L.F. = CHAIN LINK FENCE I.F. = IRON FENCE SEC. = SECTION S.I.P. = SET IRON PIPE L.B. #5044 W.F. = WOOD FENCE \* 0.00 = EXISTING ELEVATIONS

### SURVEYOR'S NOTES

1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY: IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

2) THIS IS A SPECIFIC PURPOSE SURVEY,

3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMIDADE COUNTY

\_ ELEV. \_\_\_\_ \_\_ FEET OF N.G.V.D. OF 1929.

HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SURVEYOR'S CERTIFICATION

#### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY");

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

THER MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

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EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.

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ARCHITECTS SHALL VERHY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORIZED IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS, SELECTIONS.

FENCE OWNERSHIP NOT DETERMINED.

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HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE SURVEYOR MAKES NO QUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A.
AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED
LAND TO BE SITUATED IN ZONE: AE

COMMUNITY/PANEL/SUFFIX: 120635 0286 J

DATE OF FIRM: 07/17/1995
BASE FLOOD ELEVATION: 11FT.

5-09-07 (DATE OF FIELD WORK) GEORGE IBARRA PROFESSIONAL LAND SURVEYOR NO. 2534 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND

REVISED ON:

REVISED ON:

CERTIFIED TO: LISA BAIRD THE CLOSING COMPANY FIDELITY NATIONAL TITLE INSURANCE COMPANY BANK OF AMERICA N.A., ITS SUCCESSORS AND/OR ASSIGNS





5582 N.W. 7th STREET SUITE 202 MIAMI, FLORIDA 33126 TELEPHONE: (305) 220-3171 SURVEY No. 04-12786-2 Nova Surveyors Inc. FAX: (305) 264-0229 LAND SURVEYORS SHEET No. 2 OF 2 DRAWN BY: N. GACIO. **BOUNDARY SURVEY** SCALE = 1": 30" 100.00' TOTAL R/W LOT-8 BLOCK - 6 LOT - 11 BLOCK - 6 F.I.P 1/2" NO CAP F.LP 1/2 N 88°01'12" E 129.32' 1.25' CL POOL LOT - 10 PUM CONC. SCREENED BLOCK - 6 PATIO 1,65' GL 0 21.40 20.90 BRIÇK DRIVEWAY LOT-9 BLOCK - 6 41.90 125.50 ONE STORY 16' PWY RES. # 5701 N 01°23'27" SCRÉENED PATIO 30.00 F.H. F.N. NO ID. 41.97 26.05 TILE BRICK DRIVEWAY F.N. NO ID. 124.00 P/C F.I.P 1/2 N 88°01'12" E NO CAP for an order CHB=N43°18'53"E Se Se B.O.B. N88°01'12"E SURVEYOR'S NOTE:

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5582 N.W. 7TH STREET, SUITE 202 MIAMI, FL 33126 TELEPHONE: (305) 264-2660 FAX: (305) 264-0229

# Nova Surveyors, Inc.

SURVEY NO _	4-0012786-2

2 1 SHEET NO

LAND SURVEYORS

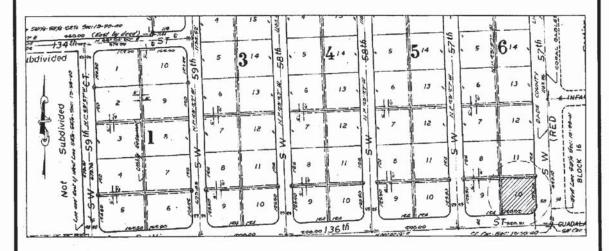
SURVEY OF LOT 10, BLOCK 6, OF CUTLER BAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 5701 SW 136 ST, MIAMI, FL 33156

FOR:

# LOCATION SKETCH

Scale 1" = NT.S.



RAD. = RADIUS OF RADIAL

R.P. = RADIUS POINT
R.O.E. = ROOF OVERHANG
EASEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.I.P. = SET IRON PIPE L.B. #6044

R.P. = RADIUS POINT

RGE. = RANGE

SWK. = SIDEWALK

₹ = ANGLE ∧ = CENTRAL ANGLE

# = CENTER LINE

# = MONUMENT LINE

T = TANGENT

T = TANGENT
TWP = TOWNSHIP
U.E = UTILITY EASEMENT
U.P = UTILITY POLE
W.M. = WATER METER
W.R = WOOD ROOF
W.S = WOOD SHED

### ABBREVIATION AND MEANING

RDS

CL = CLEAR C.L.F. = CHAIN LINK FENCE C.M.E. = CANAL MAINTENANCE FASEMENTS

EASEMENTS
CONC. = CONCRETE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE
EASEMENTS
ORDITE = DRAINAGE MAINTENANCE
EASEMENTS DRIVE = DRIVEWAY

ORIVE = DRIVEWAY
ENCR. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSPORMER PAD
F.F.E. = FRINSHED FLOOR ELEVATION
F.H. = FRE HYDRANT
F.L.P. = FOUND IRON PIPE
F.L.R. = FOUND IRON ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK

FNIP. = FEDERAL NATIONAL INSURANCE

PROGRAM IN 8EG = INGRESS AND EGRESS EASEMENT

L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
L.P. = LIGHT POLE
M. = MEASURED DISTANCE

M/H = MANHOLE

MIN = MANHOLE
N A.P. = NOTA PART OF
NGVD = NATIONAL GEODETIC VERTICAL
DATUM
N.T.S. = NOTTO SCALE
D.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORD BOOK
O.B. = OFFICIAL
OVER = OVERHEAD OFFICIAL
OVER = OVERHEAD OFFI

O/S - OFFISITA RECURD BOOK
O/S - OFFISIT
OVH = OVERHANG
P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.L. = PLANTER
P.L.S. = PROFESSIONAL LAND
SURVEYOR
P.O.S. = POINT OF BEGINNING
P.O.S. = POINT OF BEGINNING
P.P.S. = POOL PUMP SLAB
P.R.C. = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT

PT. = POINT OF TANGENCY
PVMT. = PAVEMENT
PWY = PARKWAY
R. = RECORD DISTANCE

#### LEGEND TYPICAL

-OH-	OVERHEAD UTILITY LINES
7777	C.B.S. = WALL (CBW)
	C.L.F. = CHAIN LINK FENCE
-0-0-	LF. = IRON FENCE
1000	W.F. WOOD FELIOR

W.F. = WOOD FENCE

= 0.00 = EXISTING ELEVATIONS

## SURVEYOR'S NOTES

SURVETORS NOTES

I) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.

2) THIS IS A SPECIFIC PURPOSE SURVEY.

3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FE

4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMIDADE COUNTY.

ELEV. FEET OF N.G.V.D. OF 1929.

## LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY");

THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
 THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE

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EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

BOUNDARY SURVEY MEANS A DRAWING AND JOR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND JOR NOT TO SCALE.

EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS. UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING ANDOR FOUNDATIONS.

FENCE OWNERSHIP NOT DETERMINED

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THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A.
AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FINIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED.
LAND TO BE STUATED IN ZONE. AE COMMUNITY/PANEL/SUFFIX: 120635 0286 J DATE OF FIRM: 07/17/1996
BASE FLOOD ELEVATION: 11FT.

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 6:G17-6, FLORIDA SOAMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

5-09-07 (DATE OF FIELD WORK) unge -BY: GEORGE IBARRA

PROFESSIONAL LAND SURVEYOR NO. 2534 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND

REVISED ON

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REVISED ON:

CORIDA SURVEYOR'S SEAL

NO. 2534 STATE OF



CERTIFIED TO: LISA BAIRD THE CLOSING COMPANY FIDELITY NATIONAL TITLE INSURANCE COMPANY BANK OF AMERICA N.A., ITS SUCCESSORS AND/OR ASSIGNS

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### LAND SURVEYORS

4-0012786-2 SURVEY NO

SHEET NO OF

DRAWN BY: N.G.

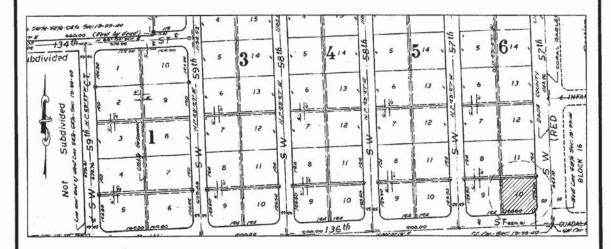
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W.S. = WOOD SHED

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₹ = ANGLE A = CENTRAL ANGLE # = CENTER LINE

SEC. = SECTION S.I.P. = SET IRON PIPE L.B. #6044

### ABBREVIATION AND MEANING

4 - 400	FNIP. = FEDERAL NATIONAL INSURANCE
A = ARC A/C = AIR CONDITIONER PAD	PROGRAM
A.E. = ANCHOR EASEMENT	IN.&EG. = INGRESS AND EGRESS
7121	
A/S = ALUMINIUM ROOF	L.F.E. = LOWEST FLOOR ELEVATION
AS = ALUMINIUM SHED	L M E = LAKE MAINTENANCE EASEMENT
ASPH. = ASPHALT	L.P. = LIGHT POLE
B.C. = BLOCK CORNER	M = MEASURED DISTANCE
B.C.R. = BROWARD COUNTY RECORDS	MH = MANHOLE
B.M. = BENCH MARK	
B.O.B. = BASIS OF BEARINGS	N.A.P. = NOT A PART OF
C = CALCULATED	NGVD = NATIONAL GEODETIC VERTICAL
C.B. = CATCH BASIN	DATUM
C.B.W. = CONCRETE BLOCK WALL	
CH = CHORD	O.H.L. = OVERHEAD UTILITY LINES
CH.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORD BOOK
CL = CLEAR	O/S = OFFSET
	OVH. = OVERHANG
C.M.E. = CANAL MAINTENANCE	P.B. = PLAT BOOK
EASEMENTS	P.C. = POINT OF CURVE
	P.C.C. = POINT OF COMPOUND CURVE
C.P. = CONCRETE PORCH	PL. = PLANTER
C.S. = CONCRETE SLAB	PL. = PLANTER P.L.S. = PROFESSIONAL LAND SUBVEYOR
D.M.E. = DRAINAGE MAINTENANCE	
EASEMENTS	P.O.C = POINT OF COMMENCEMENT
DRIVE = DRIVEWAY	P.P. = POWER POLE
ENCR. = ENCROACHMENT	P.P.S = POOL PUMP SLAB
E.T.P. = ELECTRIC TRANSFORMER PAD	
F.F.E. = FINISHED FLOOR ELEVATION	PRM = PERMANENT REFERENCE
F.H. = FIRE HYDRANT	MONUMENT
F.I.P. = FOUND IRON PIPE	PT. = POINT OF TANGENCY
F.H. = FIRE HYDRANT F.I.P. = FOUND IRON PIPE F.I.R. = FOUND IRON ROD F.N. = FOUND NAIL F.N.D. = FOUND NAIL & DISK	PVMT. = PAVEMENT
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