SKETCH OF SURVEY

SCALE: 1" = 30'

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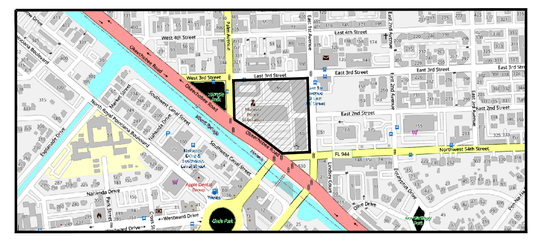
PROUDLY SERVING FLORIDA COAST TO COAST

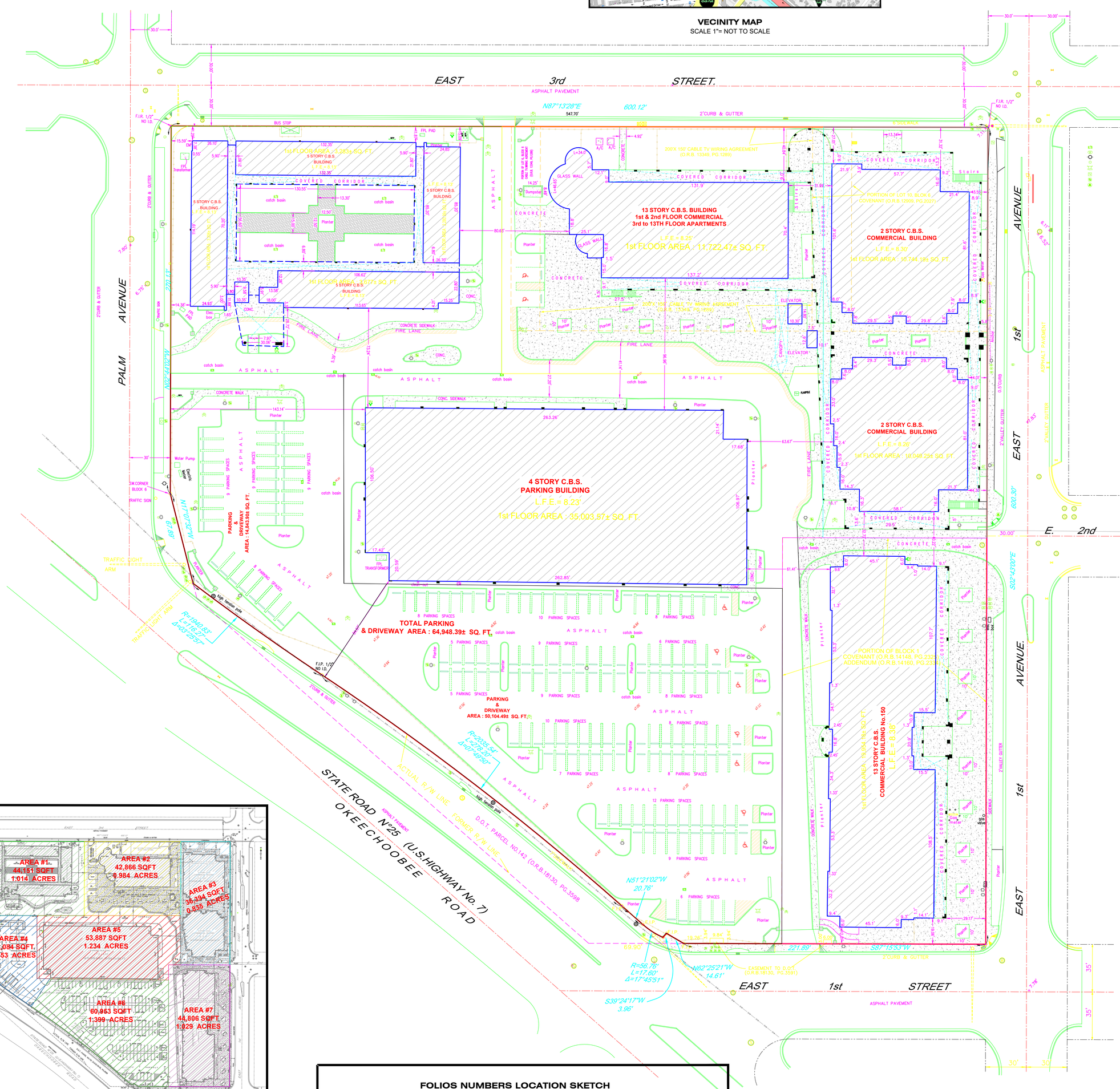
12555 BISCAYNE BOULEVARD # 934,
NORTH MIAMI, FLORIDA 33181

GRAPHIC SCALE

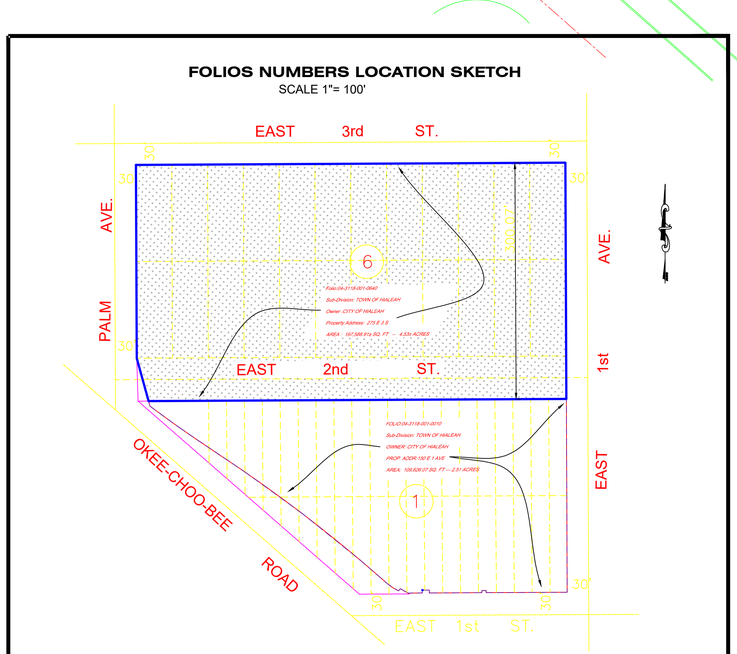
(IN FEET)
1 inch = 30 ft.

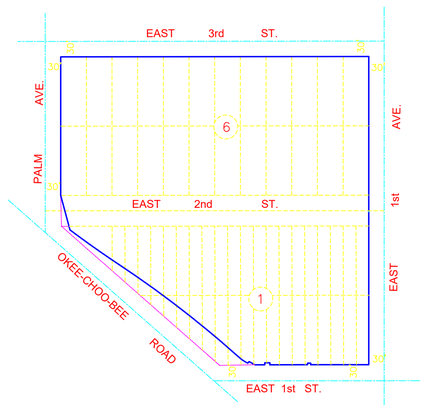


VECINITY MAP
SCALE 1"= NOT TO SCALE



FOLIOS NUMBERS LOCATION SKETCH
SCALE 1"= 100'





LOCATION SKETCH
SCALE 1"= NOT TO SCALE

LEGAL DESCRIPTION:

All of Blocks 1 and 6, "TOWN OF HIALEAH", according to the Plat thereof, as recorded in Plat Book 5, at Page 77, of the Public Records of Miami- Dade County, Florida, TOGETHER WITH the 60 foot right of way of East 2nd Street, lying between and adjoining said Blocks 1 and 6, less and except that portion which lies within the Right of Way of State Road 25, U.S. Highway N° 27, as per Florida Department of Transportation right of Way Map dated June 30, 1998, Section 87090-2503.

ADDRESS:

150 E 1st AVENUE, HIALEAH, FLORIDA 33010
275 E. 3rd STREET, HIALEAH, FLORIDA 33010

FLOOD INFO:

COMMUNITY: MIAMI-DADE COUNTY

CITY OF HIALEAH : 120643

Map & Panel #: 12086 C 0284

Suffix: L Date: 9/11/2009

Flood Zone: AH Elevation: 8'

CERTIFIED TO:

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

LEGEND:

R. = Record
M. = Measured
C. = Calculated
C/P = Concrete Porch
F.I.P.= Found Iron Pipe
I.R.F.= Iron Rod Found
℄ = Centerline
P.L. = Property Line
P.O.L. = Point on Line
IP = Iron Pipe
Swk = Sidewalk
Conc = Concrete
CBS = Concrete Block Structure
x 10.97 = Existing Elevation
FH = Fire Hydrant
W/R= Wood Roof
PWY = Parkway
FND N/D=Found Nail&Disk
C/B = Catch Basin
P.O.C.= Point of Commencing
P.O.B.= Point of Beginning
C.B.W.= Concrete Block Wall
PVMT= Pavement
R/W.= Righ of Way
= Wood Fence
= Chain Link Fence
A/C= Air Conditioner
U.E.= Utility Easement
B.O.B.= Basis of Bearing
R.O.H.= Roof Overhang
P.C. = Point of Curvature
C&G= Curb & Gutter
OHL= Overhead Wire Line
LB= Licenses Business
RES = Residence
F.F.E.= Finish Floor Elev.
B.C. = Block Corner
ENCR.= Encroachment
A/R = Aluminum Roof
A/S. = Aluminum Shed

SURVEYOR'S NOTES:

1- LEGAL DESCRIPTION PROVIDED BY OTHERS.
2- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
4- FENCE OWNERSHIP NOT DETERMINED.
5- WALL TIES ARE THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
6- NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
7- ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
8- BENCHMARK USED: AB7785
9- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THE SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
10- UNLESS OTHERWISE NOTED RECORDED AND MEASURED.
11- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED.
12- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
13- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
14- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE.
15- DATE OF FIELD WORK: 1/27/2025
16- DATE OF ANY REVISIONS: N/A

SYMBOL

CATCH BASIN	TRAFFIC SIGNAL BOX
WATER METER	LIGHTED CONCRETE UTILITY POLE
UTILITY POLE	FIRE DEPARTMENT CONNECTION
LIGHT POLE	BACKFLOW PREVENTER
FIRE HYDRANT	OVERHEAD WIRE LINE (OHW)
CABLE BOX	CHAIN LINK FENCE (C.L.F)
ELECTRIC BOX	WOOD FENCE (W.F)
TELEPHONE BOX	METAL FENCE (M.F)
WATER VALVE	PLASTIC FENCE (P.F)
IRRIGATION CONTROL VALVE	WIRE FENCE (W.F)

NOTE:
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING:
PLAT ANGLES

CARLOS HERNANDEZ LICENSE No. 5718 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

CARLOS HERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB 7619 1/27/2025

Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown hereon is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.
I Hereby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.051 and 5J-17.052 of The Florida Aministrative Code.

SHEET 1 OF 2