

SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

(305) 220-0073

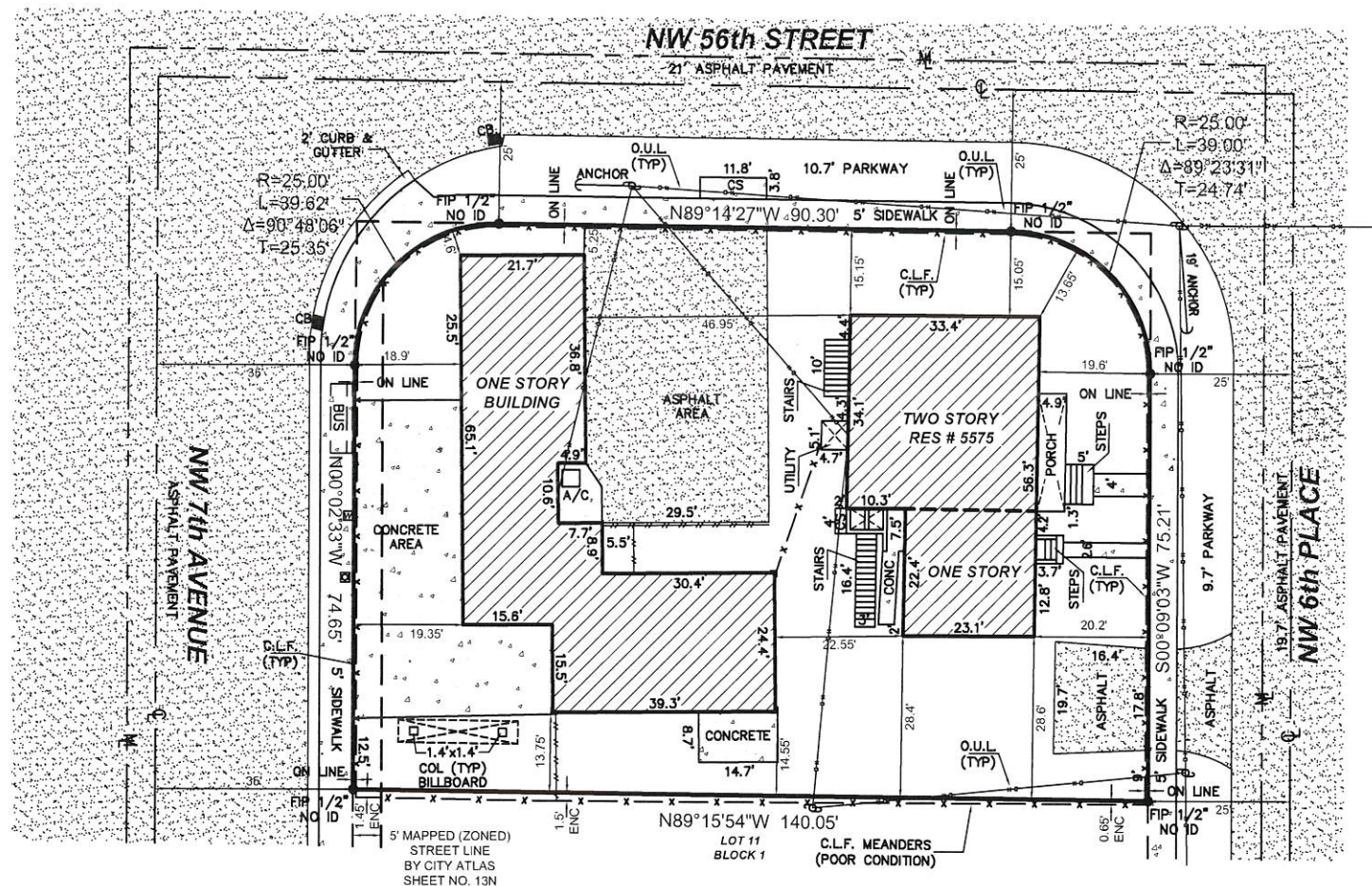
ABBREVIATIONS:

A/C	AIR CONDITIONER
O.U.L.	OVERHEAD UTILITY LINE
C.L.F.	CHAIN LINK FENCE
FIP	FOUND IRON PIPE
ID	IDENTIFICATION
ENC	ENCROACH
CS	CONCRETE SLAB
CONC	CONCRETE
R=	RADIUS
L=	ARC LENGTH
T=	TANGENT
Δ=	INTERIOR ANGLE OF CURVE



LEGEND:

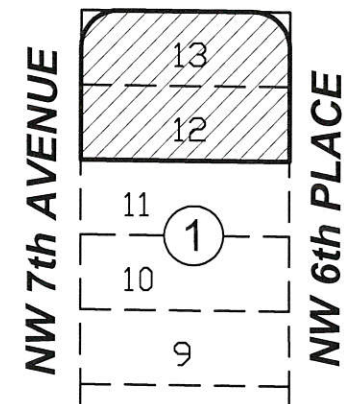
CB	- CATCH BASIN
WM	- WATER METER
WPP	- WOOD POWER POLE
SL	- STREET LAMP
CL	- CENTER LINE
ML	- MONUMENT LINE



LOCATION MAP

NOT TO SCALE

NW 56th STREET



PROPERTY ADDRESS:

5575 NW 7th Avenue, Miami, Florida 33127

LEGAL DESCRIPTION:

Lots 12 and 13, in Block 1, of EASTMORELAND; according to the Plat thereof, as recorded in Plat Book 15, at Page 60, of the Public Records of Miami-Dade County, Florida, also known as Lots 12 and 13, in Block 1, of RESUBDIVISION OF REVISED PLAT PORTION OF EASTMORELAND; according to the Plat thereof, as recorded in Plat Book 41, at Page 18, of the Public Records of Miami-Dade County, Florida, together with the improvements thereon.

FOR:

Alexander Waksman.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N89°14'27"W along the Northerly boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) This survey was performed for a mortgage transaction only, not intended for architectural, engineering or construction purposes.
- 11) According to the National Flood Insurance Program the subject property falls in Community No. 120850, Panel No. 0304, Suffix L, Date of FIRM 09-11-2009, Flood Zone X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) Alexander Waksman; 2) Commonwealth Land Title Insurance Company; 3) Union Title Services, Inc.; that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Minimum Technical Standards set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 12-22-2016
Job No.: 16-30911
Sketch No. 28573

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.