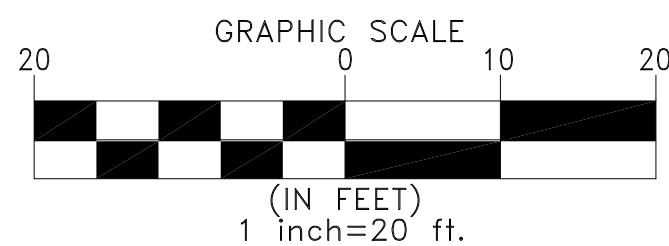
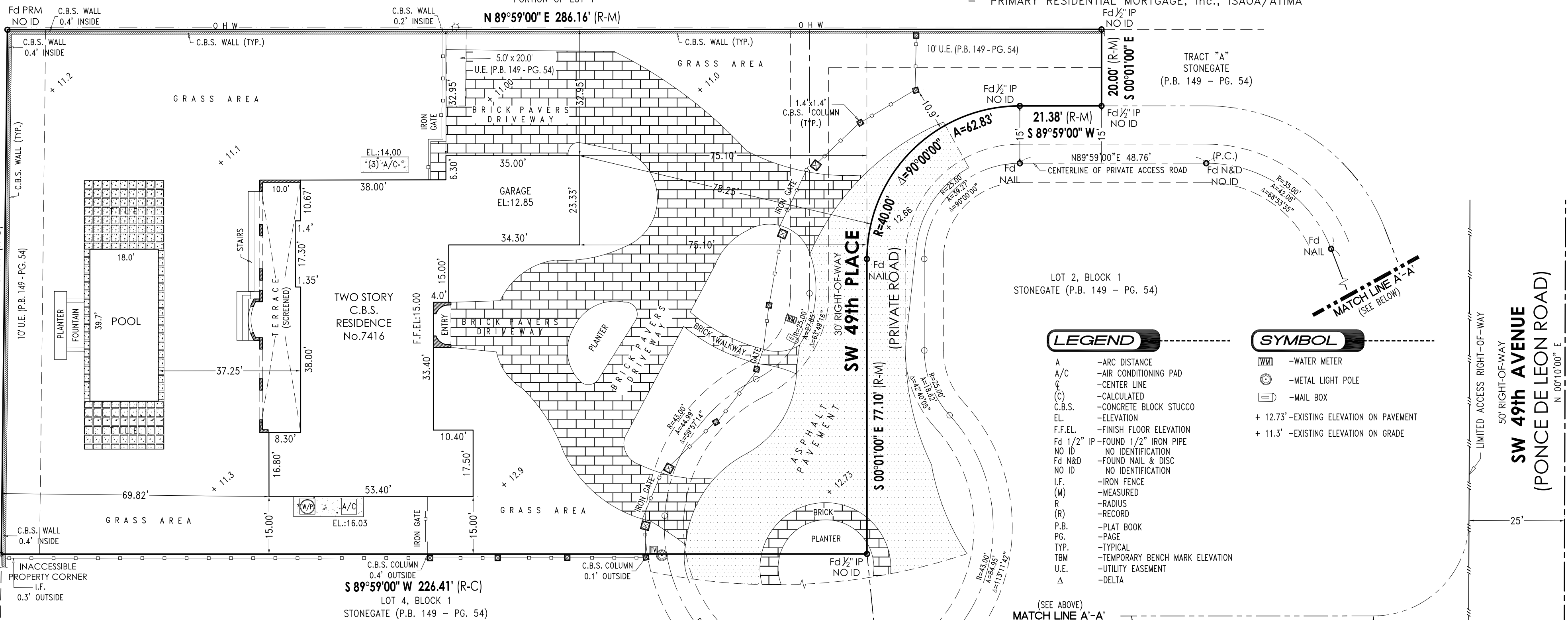




SKETCH of BOUNDARY SURVEY



CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY A.E. KINGSLEY (P.B. 1 - PG. 41) PORTION OF LOT 1



LEGAL DESCRIPTION

LOT 3, BLOCK 1, OF STONEGATE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE(S) 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

- FRANCISCO J. PINES, PA
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- ALEJANDRO A. DUENAS AND his wife, JOLIE DUENAS
- SABADELL UNITED BANK, N.A. its successors and/or assigns,
- SUNTRUST MORTGAGE, Inc., ISAOA/ATIMA
- PRIMARY RESIDENTIAL MORTGAGE, Inc., ISAOA/ATIMA



SURVEYORS • MAPPERS LAND PLANNERS

Office: (305) 551-8511 (786) 877-7176

E-mail: bmdesigngroup@gmail.com

No.	Date:	Description

LEGEND

- A - ARC DISTANCE
- A/C - AIR CONDITIONING PAD
- C - CENTER LINE
- (C) - CALCULATED
- C.B.S. - CONCRETE BLOCK STUCCO
- EL. - ELEVATION
- F.F.EL. - FINISH FLOOR ELEVATION
- Fd 1/2" IP - FOUND 1/2" IRON PIPE NO IDENTIFICATION
- Fd N&D - FOUND NAIL & DISC NO IDENTIFICATION
- I.F. - IRON FENCE
- (M) - MEASURED
- R - RADIUS
- (R) - RECORD
- P.B. - PLAT BOOK
- PG. - PAGE
- TYP. - TYPICAL
- TBM - TEMPORARY BENCH MARK ELEVATION
- U.E. - UTILITY EASEMENT
- Δ - DELTA

SYMBOL

- WM - WATER METER
- ⊙ - METAL LIGHT POLE
- ☐ - MAIL BOX
- + 12.73' - EXISTING ELEVATION ON PAVEMENT
- + 11.3' - EXISTING ELEVATION ON GRADE

SURVEYOR REPORT and NOTES

1. THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY WERE FURNISHED BY THE CLIENT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.
4. THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
7. UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE ANY FOOTING AND/OR UNDERGROUND UTILITIES ON AND/OR ADJACENT TO THE PROPERTY.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
9. BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF "STONEGATE", PLAT BOOK 149 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALONG THE NORTH LINE OF BLOCK 1 OF SAID PLAT, WHICH IS N 89°59'00" E.
10. THE FINISH FLOOR ELEVATIONS WERE TAKEN AT THE EXISTING DOORS FROM THE OUTSIDE OF THE HOUSE, AS SHOWN ON SURVEY.

BENCH MARK

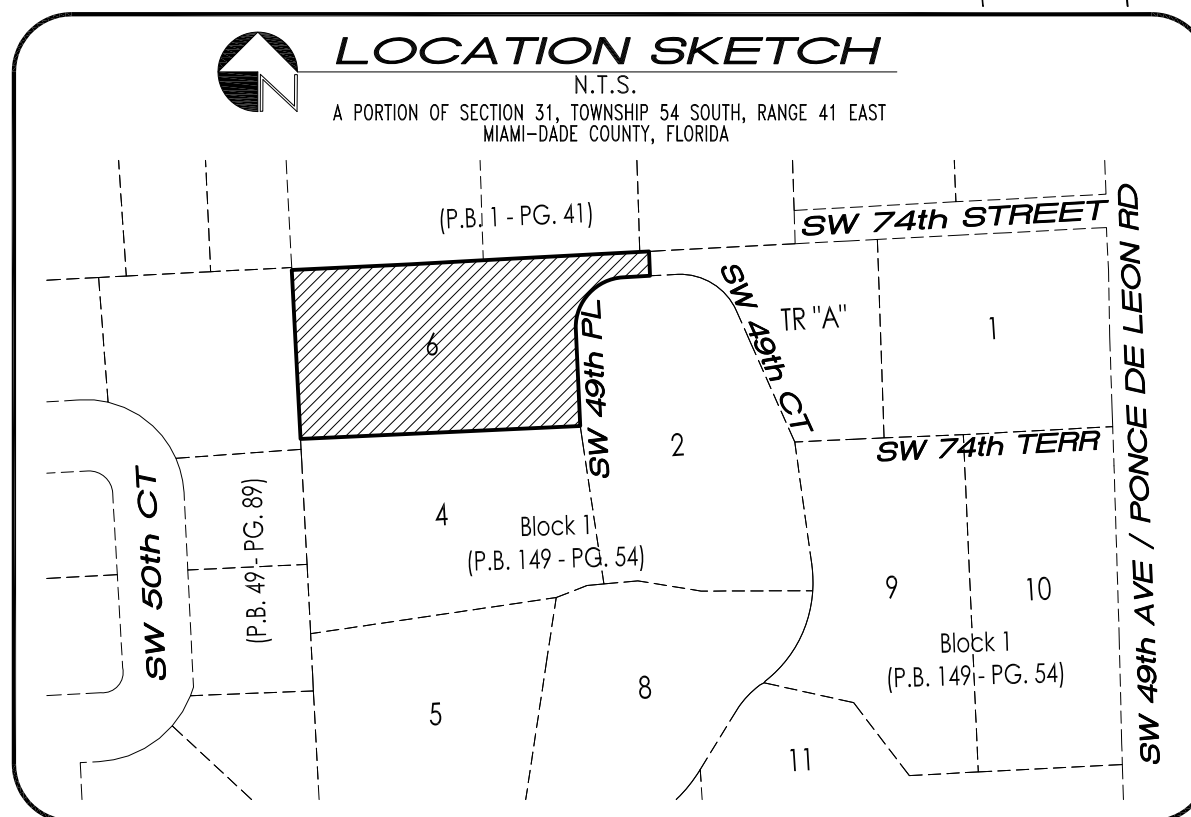
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.
 BENCHMARK: CG-22 (Brass Bar in conc. Mon).
 SW 72 ST --- 101' NORTH OF C/L SW 49 CT (MAYNADA ST) --- 38' WEST OF C/L
 ELEVATION(NGVD29): 11.31 (In Feet) SW 49 CT (MAYNADA ST) --- 38' WEST OF C/L
 FOR TBM INFORMATION SEE SKETCH OF SURVEY. LOCATOR: 4155 W.

FLOOD INFORMATION

THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X, WITH A BASE FLOOD ELEVATION: N.A., PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY No: 120635 (MIAMI-DADE COUNTY) AND PANEL NUMBER: 0459, SUFFIX: L, AS LAST REVISED IN SEPTEMBER 11, 2009.

LOCATION SKETCH

N.T.S.
 A PORTION OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST
 MIAMI-DADE COUNTY, FLORIDA



SW 74th TERRACE

50' RIGHT-OF-WAY
 N 89°59'00" E 178.51'
 (PRIVATE ROAD)
 INGRESS - EGRESS EASEMENT (P.B. 49 - PG. 54)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO L. NUNEZ Jr.
 PROFESSIONAL SURVEYOR AND MAPPER No.6382
 STATE OF FLORIDA

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

Project Name:	BOUNDARY SURVEY with ELEVATIONS
Type of Project:	7416 SW 49th PLACE, MIAMI, FL 33143.
Project Address:	30-4131-047-0030
Folio No.:	
Scale:	As shown
Drawn By:	BM
Checked By:	F.N.
Field Date:	June 30/2016
Drawn Date:	June 30/2016
F.B./PG.:	FILE/MRF
Prepared for:	
Project No.:	16-5257
Sheet:	1 of 1