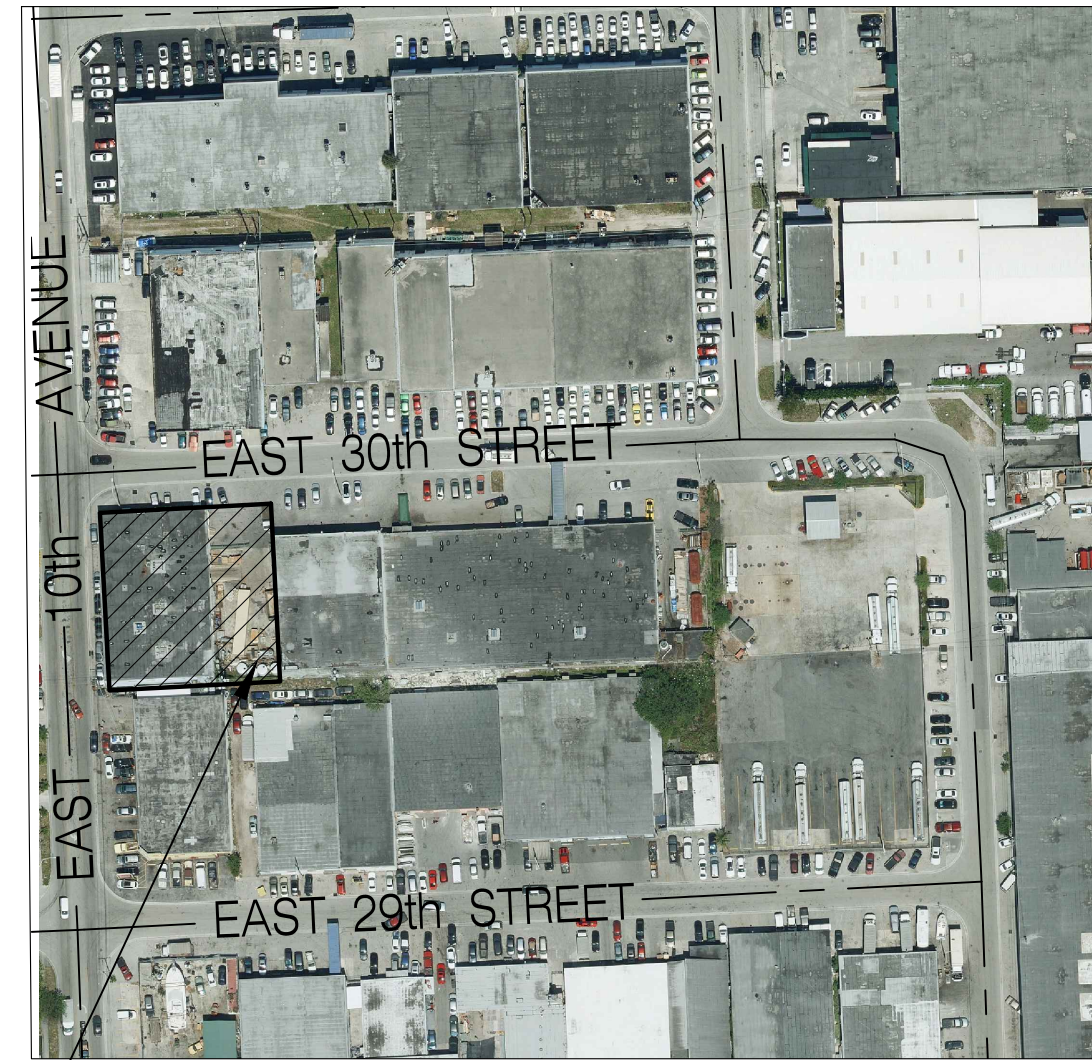
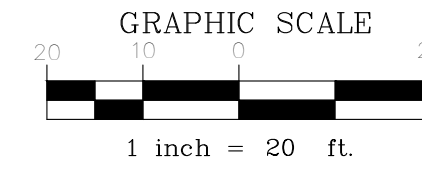
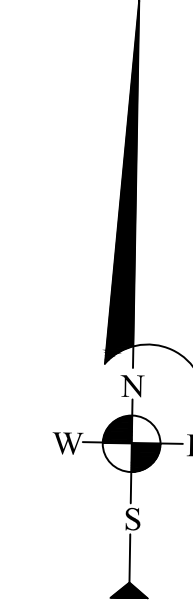
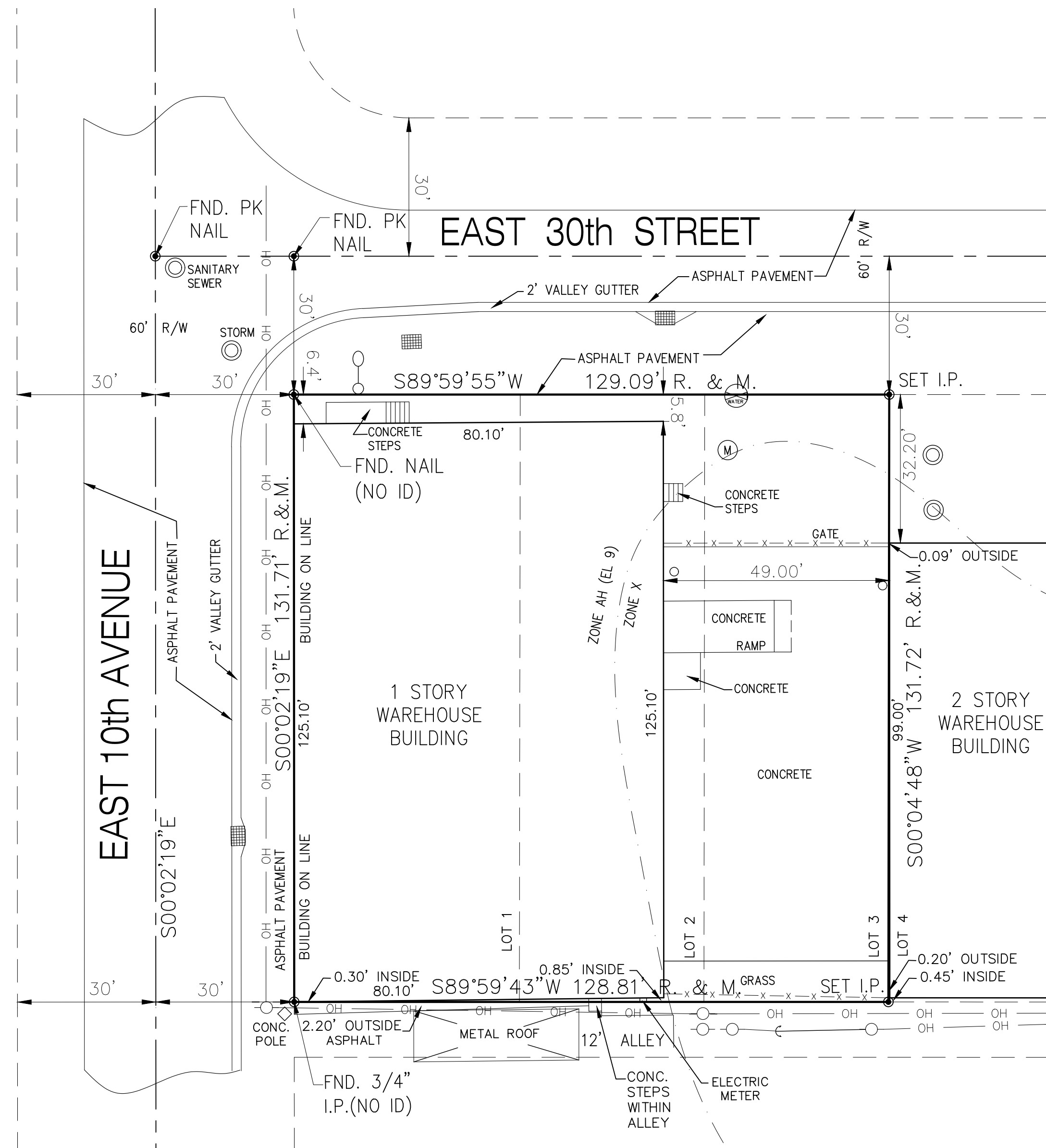


BOUNDARY SURVEY



LOCATION SKETCH
NOT TO SCALE
1000 EAST 30th STREET
HIALEAH, FLORIDA 33013



LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK 788, AMENDED PLAT OF THE AMENDED PLAT OF THIRTEENTH ADDITION TO HIALEAH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY UNDER FOLIO No.: 04-3108-001-8590

SURVEYOR'S REPORT:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AND AH, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NUMBER 120643 CITY OF HIALEAH, MIAMI DADE COUNTY, PANEL NO. 12086C0282L, DATED SEPTEMBER 11, 2009.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF EAST 10th AVENUE, WHICH BEARS S00°02'19\"/>

LEGAL DESCRIPTION WAS TAKEN FROM DEED RECORDED UNDER O.R.B. 19467, PAGE 4806.

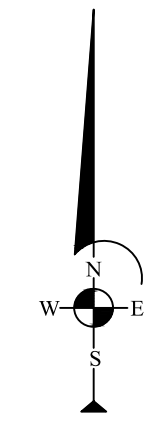
THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

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.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SURVEY : 11-14-18, 02-03-2025



PROJECT SITE

LEGEND:

- FIRE HYDRANT
- VALVE COVER WATER
- VALVE COVER SANITARY SEWER
- SANITARY MANHOLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- SIGNAL MAST ARM
- LIGHT POLE
- GUY WIRE
- SIGN
- POLE
- CATCH BASIN
- CLEAN-OUT VALVE
- WATER METER
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC WIRES
- MONITORY WELL
- WOOD POLE

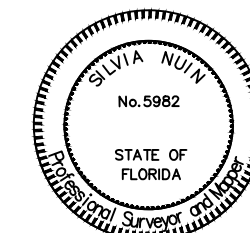
ABBREVIATIONS:

- FND. = FOUND
- P.B. = PLAT BOOK
- PG. = PAGE
- ELEV. = ELEVATION
- N.T.S. = NOT TO SCALE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- CONC. = CONCRETE
- R/W = RIGHT-OF-WAY
- L.B. = LICENSED BUSINESS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RECORDED
- M = MEASURED
- O.R.B. = OFFICIAL RECORD BOOK
- ID = IDENTIFICATION
- PK & W = PARKER KALON & WASHER
- C&G = CURB & GUTTER
- IR = IRON ROD
- IP = IRON PIPE
- S.R. = STATE ROAD
- C = CALCULATED
- A.C. = AIR CONDITIONER

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.

SILVIA NUIN
PSM 5982
State of Florida



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

Date:	11/15/18
FIELD BOOK:	
DESIGN NO.:	18-05-30-18-691
DRAWN BY:	S.N.
CHECKER:	S.N.
DATE:	02-04-2025
REVISION:	UPDATE SURVEY
SCALE:	1" = 20'

BOUNDARY SURVEY
for Property located at:
1000 EAST 30th STREET
HIALEAH, FLORIDA 33013

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS

13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295
• www.mgv.com

