BOUNDARY SURVEY

ABBREVIATIONS AND LEGEND

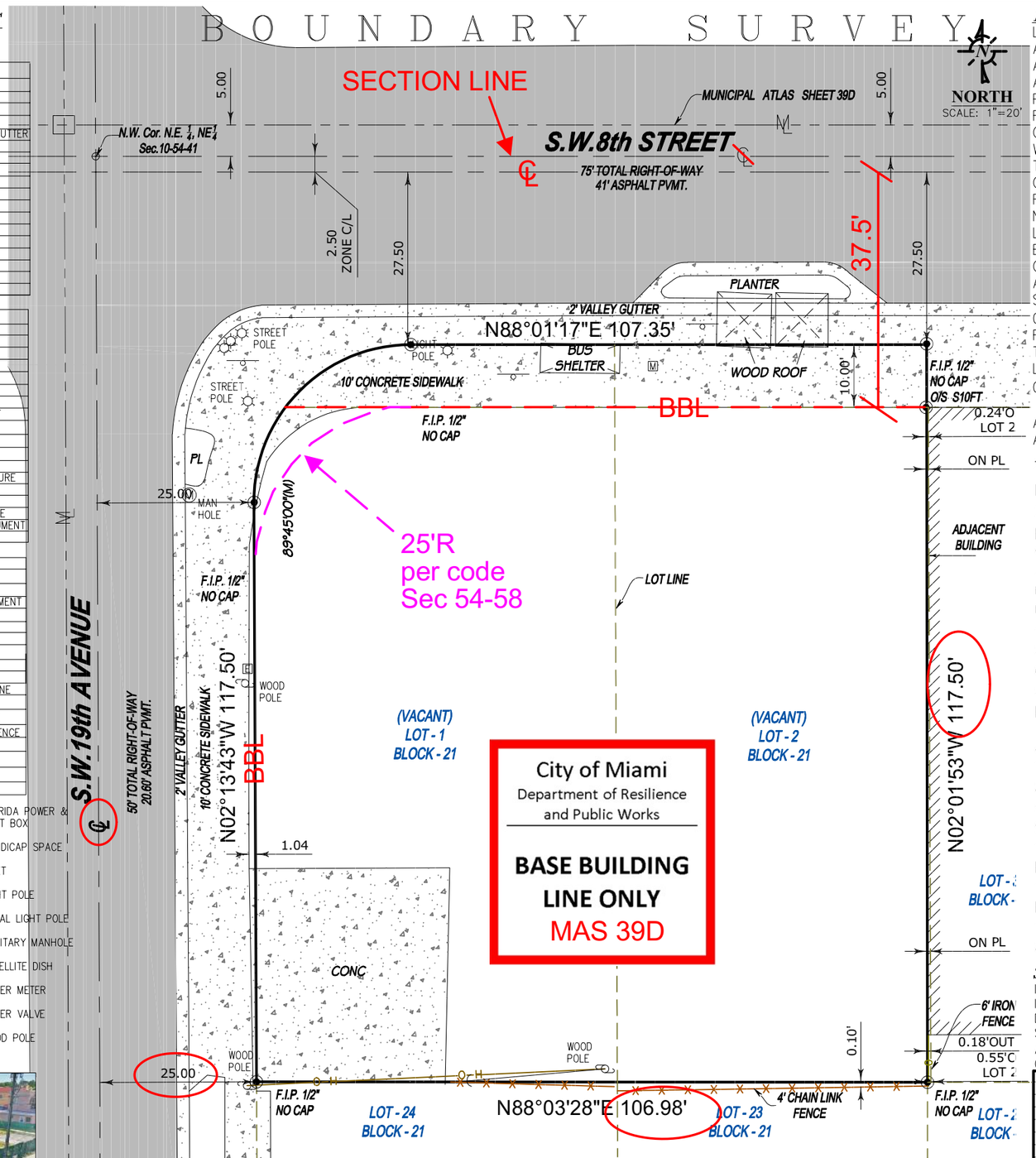
A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.Pk.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
# # #	WOOD FENCE
X X	CHAIN LINK FENCE
O O	IRON/ALUMINUM FENCE
M	MONUMENT LINE
℄	CENTERLINE
P	PROPERTY LINE
	STRUCTURE LINE

- =AIR CONDITIONER
- =BELLSOUTH BOX
- =CABLE BOX
- =CATCH BASIN
- =CONTROL VALVE BOX
- =ELECTRIC BOX
- =ELECTRIC METER
- =ELECTRIC SERVICE BOX
- =EXISTING ELEVATIONS
- =FIRE HYDRANT
- =FLORIDA POWER & LIGHT BOX
- =HANDICAP SPACE
- =INLET
- =LIGHT POLE
- =METAL LIGHT POLE
- =SANITARY MANHOLE
- =SATELLITE DISH
- =WATER METER
- =WATER VALVE
- =WOOD POLE

FRONT VIEW



LEGAL DESCRIPTION

LOT 1, AND 2 BLOCK 21, AMENDED MAP OF SHENANDOAH, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 90 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. TOGETHER WITH IMPROVEMENTS SITUATE THEREON; EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, FOR THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, RUN WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 0.24" TO A POINT, THENCE RUN SOUTHERLY DIRECTION TO A POINT ON THE SOUTH LINE OF SAID LOT 2, THAT IS 0.55" WEST OF THE SOUTHEAST CORNER OF SAID LOT 2, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 0.55" TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE RUN NORTH ALONG THE EAST LINE OF SAID LOT 2 THE POINT OF BEGINNING.

SPACE 3X3 FOR CITY SEAL/STAMP

SURVEYOR'S NOTES:

Tax card ok: 1890 SW 8 ST

1) The above captioned property was surveyed and based on the above legal description provided by the client.
2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
3) The lands shown hereon were not abstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
4) Wall ties are to face to the wall
5) Ownership subject to opinion of the Title.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9) The surveyor does not determine Ownership of fences or/and walls.
10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
11) The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.
12) North Arrow Direction And Bearings Are Based On Recorded Plat Book 8 At Page 90 Of The Public Records Of Dade County Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

SEAL
ESTEBAN ORTIZ License Number 5927 STATE OF FLORIDA Professional Surveyor and Mapper

Esteban Ortiz
Digitally signed by Esteban Ortiz
Date: 2023.05.04 01:28:09 -04'00'

ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927

NOTE: NOT VALID UNLESS SIGNED AND SEALED

CERTIFY TO:
A) VIVA INVESTMENT GROUP LLC.

FOLIO NUMBER:
01-4110-063-2940

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone X Base Flood Elevation N/A as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650 (CITY OF MIAMI), 12086 C Map No. 0313 Suffix L, Effective Date: September 11, 2009

APPROVED FOR PERMIT
REVIEWED FOR CODE COMPLIANCE
City of Miami
BUILDING DEPARTMENT
Approval of this plan is for permitting purposes only, and does not imply authority to violate, cancel, alter or set aside any of the provisions of the currently adopted technical codes, ordinances, laws or regulations, nor does issuance of a permit prevent the Building Official from requiring correction of errors in either the plans or construction, or any deficiencies which may have been omitted or overlooked in the plan review or permitting process.
BD23002632001
05/19/23

RECORD OF REVISION

NO.	DATE	DESCRIPTION

TYPE OF PROJECT: BOUNDARY SURVEY
PROJECT LOCATION: 1888 SW 8 STREET (VACANT LAND)
CITY, STATE & ZIP CODE: MIAMI, FLORIDA 33135
NOTE:

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Miami, Florida 33156
off: 305-970-6200
fax: 305-514-0087
LAND SURVEYORS* LAND PLANNERS* MAPPERS LB# 7555