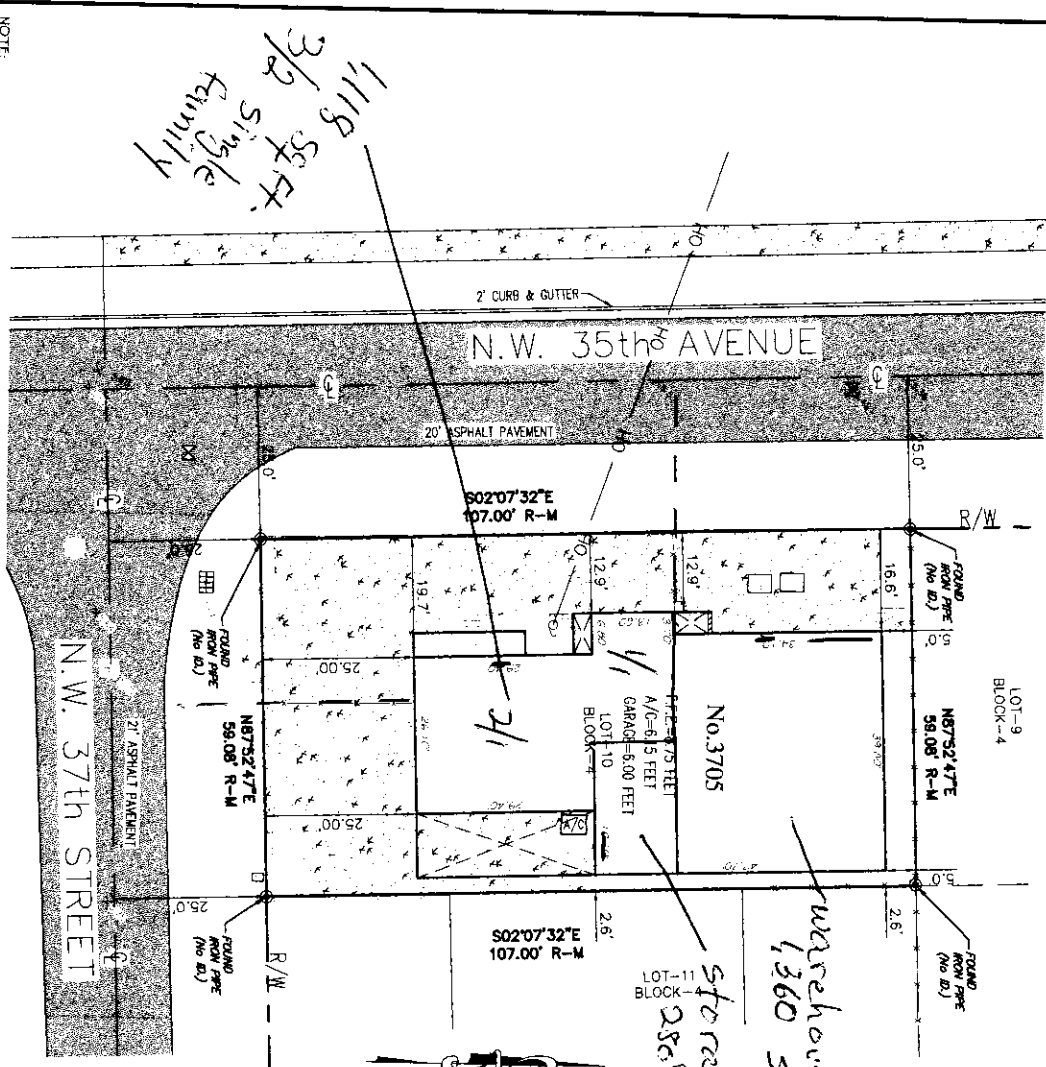


*Actual*

# BOUNDARY SURVEY

SCALE: 1" = 20'



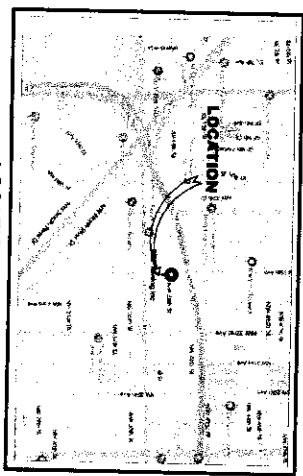
- NOTE: ELEVATIONS ARE REFERRED TO MIAMI DADE COUNTY BM# 11-427, ELEV. 8.06 OF N.G.V.D. OF 1929
- C = CENTER LINE
  - PL = PROPERTY LINE
  - RM = RIGHT OF WAY
  - CL = CHAIN LINK FENCE
  - W = WOODEN FENCE
  - CONC. = CONCRETE SLAB
  - FD = FOUND FOOTING
  - CHL = OVERHEAD UTILITIES
  - CB = CHECK BEARING
  - OC = OBTUSE ANGLE
  - RI = RECORD
  - RES = RESIDENCE
  - MC = MARIJUANA CULTIVATION
  - U = UTILITY EMBANKMENT
  - CS = CONCRETE BLOCK STRUCTURE
  - DVE = DRIVEWAY CONTROL POINT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - A = ARC DISTANCE
  - Q = QUANTILE
  - B = BENCHMARK
  - R.C. = BLOCK CORNER
  - TR = TRIP
  - ST = STAKE
  - PL = PLANT
  - C.G. = CURB & GUTTER
  - V.G. = VALLEY & GUTTER
  - E.M. = ELECTRIC METER
  - SEC = SECTION
  - MH = MANHOLE
  - CL ELEV. = FINISH FLOOR ELEVATION

- LEGEND AND ABBREVIATIONS
- WM = WIRE CONDUIT
  - U = UTILITY EMBANKMENT
  - CS = CONCRETE BLOCK STRUCTURE
  - DVE = DRIVEWAY CONTROL POINT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - A = ARC DISTANCE
  - Q = QUANTILE
  - B = BENCHMARK
  - R.C. = BLOCK CORNER
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**VIZCAYA SURVEYING AND MAPPING INC.**  
 Phone/Fax: (786) 413-8246  
 E-mail: vizcayasurveying@gmail.com  
 L.B. 8000  
 13217 S.W. 48th Ln.  
 Miami, Florida 33175

PROPERTY ADDRESS: 3705 NW 35th Ave, Miami, FL 33142  
 LEGAL DESCRIPTION: Lot 10, Block 4, 36th Street Highlands, according to the Plat thereof, as recorded in Plat Book 22, Page 73, of the Public Records of Miami-Dade County, Florida.  
 Folio Number: 30-3121-036-0550



*2756 total sqft.*

JOB NUMBER: 24-179-JT  
 BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 06/11/2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:  
 ZONE AE BASE FLOOD ELEV. 6' COMMUNITY NUMBER 129899 PANEL NUMBER 129899C022 SURFIN 1

LEGAL NOTES  
 THIS SURVEY DOES NOT REFLECT OR DETERMINE COMMISSION EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS NOT A GUARANTEE OF TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE TECHNICAL ASPECTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY OTHER SURVEYORS OR RECORDS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE TECHNICAL ASPECTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY OTHER SURVEYORS OR RECORDS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE TECHNICAL ASPECTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY OTHER SURVEYORS OR RECORDS.

FOR: AV 3705 LLC  
 DATE OF FIELD WORK: 12-11-2024  
 REVISIONS:  
 I hereby certify that the attached Sheet of Survey of the herein described property is to the best of my knowledge and belief, a true and correct copy of a field survey performed under my direction and also means the Surveyor's name and address as shown on the Board of Professional Surveyors and Mappers is correct.  
 Arturo R Torrac License No. 3102  
 13217 S.W. 48th Ln. Miami, Florida 33175  
 (786) 413-8246  
 Arturo R Torrac  
 Professional Land Surveyor & Mapper