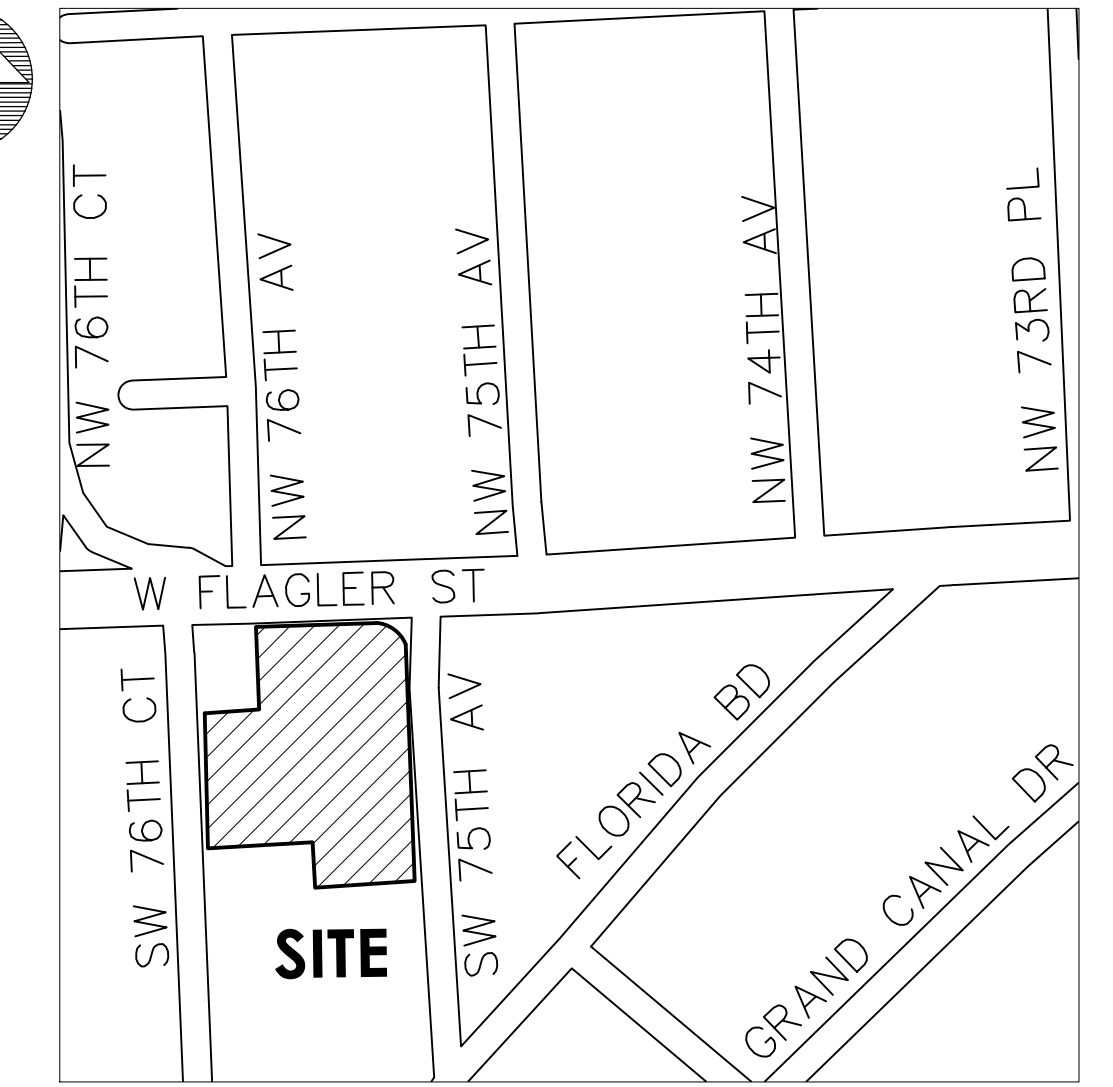
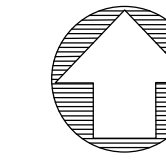


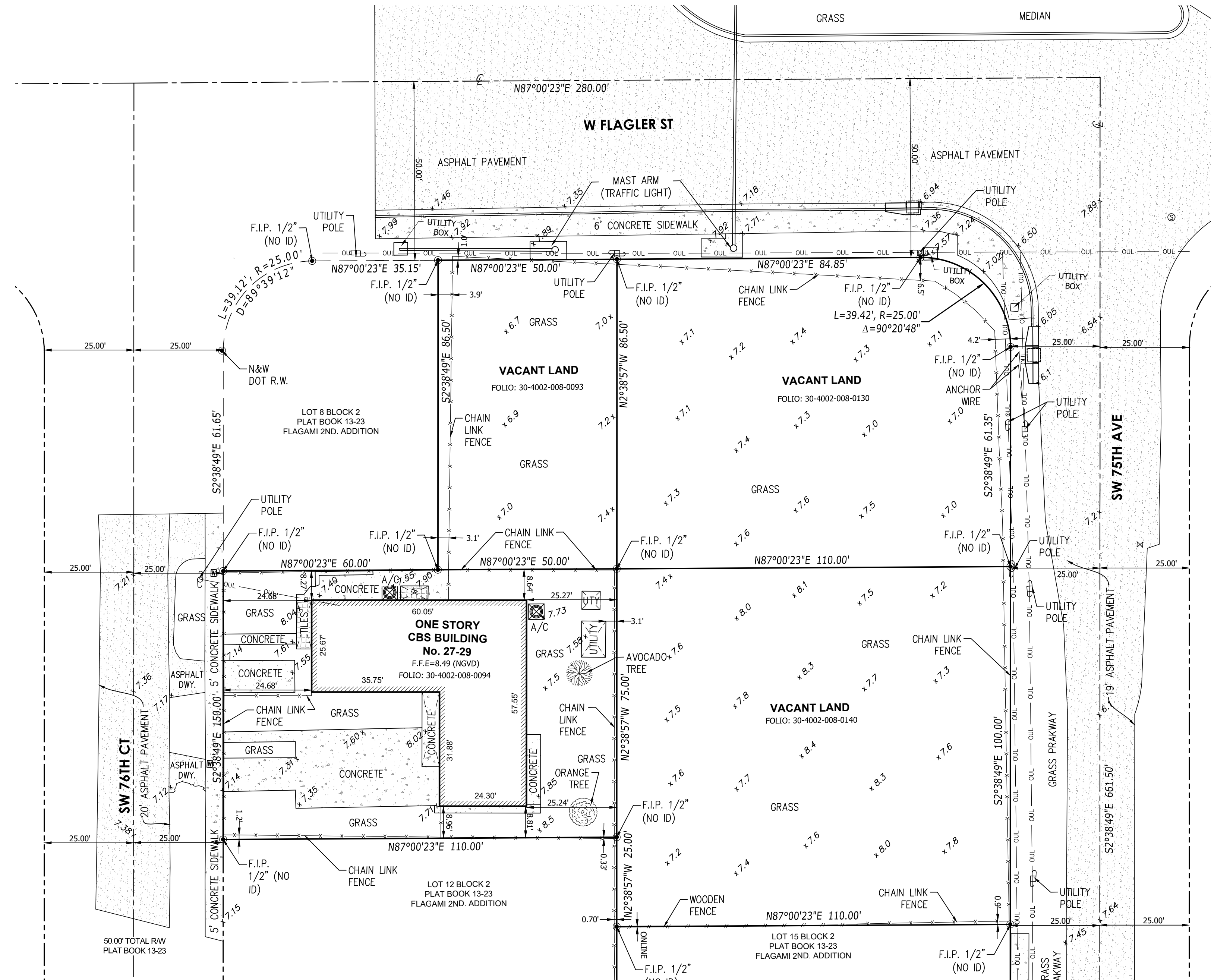
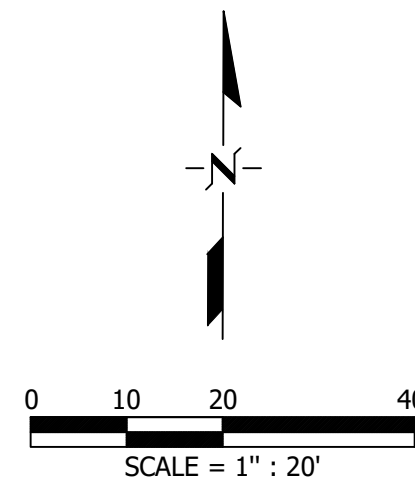
# TOPOGRAPHIC SURVEY

W FLAGLER ST, SW 76TH AVENUE AND SW 76TH CT MIAMI, FL 33144

FOLIO No: 30-4002-008-0093, 30-4002-008-0130,  
30-4002-008-0140 AND 30-4002-008-0094.



LOCATION MAP  
NOT TO SCALE



### SURVEYOR'S NOTES:

FIELD WORK COMPLETED ON: 08-24-2023

1. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
2. PROPERTY DETAILS:
  - FOLIO: 30-4002-008-0093 - VACANT LAND LYING ON FLAGLER ST MIAMI, FL 33144 WITH LEGAL DESCRIPTION: LOTS 5 AND 6, LESS 15 FEET THEREOF, IN BLOCK 2 OF FLAGAMI SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 17 AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
  - FOLIO: 30-4002-008-0130 - VACANT LAND LYING ON THE SW CORNER OF FLAGLER ST AND SW 76 AVE MIAMI, FL 33144 WITH LEGAL DESCRIPTION: LOTS 1,2,3 AND 4, LESS THE NORTH 15 FEET THEREOF, AND LESS THAT PART OF SAID LOT 1 INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHWEST TANGENT TO THE EAST LINE OF SAID LOT 1 AND TANGENT TO A LINE THAT IS 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST, FOR ROAD-OF-WAY, IN BLOCK 2 OF FLAGAMI SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 17 AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
  - FOLIO: 30-4002-008-0140 - VACANT LAND LYING ON SW 76 AVE MIAMI, FL 33144 WITH AND LEGAL DESCRIPTION: LOTS 45,46,47 AND 48, IN BLOCK 2 OF FLAGAMI SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 17 AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
  - FOLIO: 30-4002-008-0094 - 27-29 SW 76 CT MIAMI, FL 33144 WITH LEGAL DESCRIPTION: LOTS 9,10, AND 11, BLOCK 2 OF FLAGAMI SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDER IN PLAT BOOK 17 AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. THE ABOVE CAPTIONED PROPERTIES WERE SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
6. EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
8. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
9. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
10. THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
11. OWNERSHIP SUBJECTS TO OPINION OF TITLE.
12. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
13. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
14. NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X AND AH (EL. 7), AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120635 MIAMI-DADE UNINCORPORATED AREAS, MIAMI-DADE COUNTY, FL MAP NO. 0289, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009.
15. THE ELEVATIONS SHOWN HEREON ARE REFERRED TO NGVD 1929 VERTICAL DATUM.  
USED BM: E-440 ELEV= 12.48' (NGVD 1929)
16. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

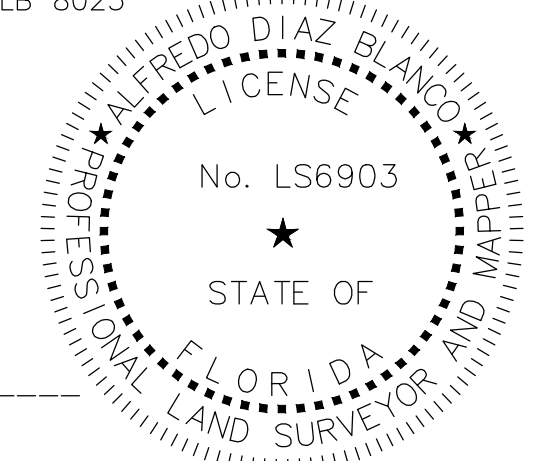
- CONTRACTOR 911 LLC.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "TOPOGRAPHIC SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025

BY:   
Alfredo Diaz  
Registered PSM. LS 6903 State of Florida



NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

### LEGEND

- = WOOD FENCE
- = CHAIN LINK FENCE
- = METAL FENCE
- = C.B.S. WALL
- = UTILITY POWER POLE
- = AIR CONDITIONER
- = LIGHT POLE
- = TRAFFIC SIGN
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CATCH BASIN
- = ELEVATION
- = SEWER MANHOLE
- = DRAINAGE MANHOLE
- = PROPERTY CORNER
- = BACKFLOW PREVENTER
- = CLEAN OUT

### ABBREVIATIONS

- |        |                   |      |               |
|--------|-------------------|------|---------------|
| A.R.V. | AIR RELEASE VALVE | IP   | PROPERTY LINE |
| D.W.Y. | DRIVEWAY          | RT.  | RIGHT         |
| C.B.   | CATCH BASIN       | R/W  | RIGHT-OF-WAY  |
| CL     | CENTER LINE       | SEC. | SECTION       |
| D.I.P. | DUCTILE IRON PIPE | S.S. | STORM SEWER   |
| C.I.P. | CAST IRON PIPE    | STA. | STATION       |
| E.L.   | ELEVATION         | TWP. | TOWNSHIP      |
| U.E.   | UTILITY EASEMENTS | TYP. | TYPICAL       |
| CONC.  | CONCRETE          | UTY. | UTILITY       |
| EXIST. | EXISTING          |      |               |
| W.M.   | WATER MAIN        |      |               |
| G.V.   | GATE VALVE        |      |               |
| LT.    | LEFT              |      |               |
| N.T.S. | NOT TO SCALE      |      |               |
| O/S    | OFFSET            |      |               |
| TAP.   | TAPPING           |      |               |

**TOPOGRAPHIC SURVEY**  
W FLAGLER ST, 76TH AVE AND 76TH CT, MIAMI, FL 33144  
CONTRACTOR 911 LLC

**PEGASUS LAND SURVEYORS INC.**  
9551 NW 26th Place  
Sunrise, Florida 33322  
Ph. 305-409-9291  
Certificate of Authorization LB# 8025

JOB No.:	230824
FIELD WORK:	A.G.
DRAWN BY:	L.P.
CHECKED BY:	A.D.
SHEET:	1/1