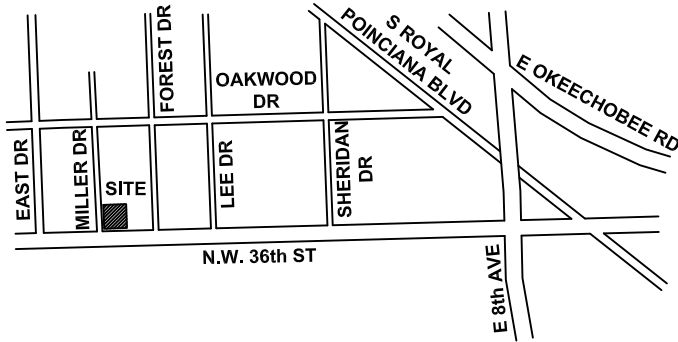


ALTA/NSPS LAND TITLE SURVEY



LOCATION SKETCH
NOT TO SCALE

GENERAL LEGEND:

A/C	= AIR CONDITIONER	EB	= ELECTRIC BOX	LME	= LAKE MAINTENANCE EASEMENT	PP	= POOL PUMP
AF	= ALUMINUM FENCE	ELE	= ELEVATION	N	= NORTH	P&M	= PLAT AND MEASURED
BCR	= BROWARD COUNTY RECORDS	X 0.00'	= ELEVATION	N&D	= NAIL & DISC	PVCF	= POLYVINYL CHLORIDE FENCE
BM	= BENCHMARK	EOP	= EDGE OF PAVEMENT	MF	= METAL FENCE	R	= RADIUS
CB	= CATCH BASIN	EOW	= EDGE OF WATER	MH	= MAN HOLE	R/W	= RIGHT OF WAY
CME	= CANAL MAINTENANCE EASEMENT	FF	= FINISHED FLOOR	OH	= OVERHEAD CABLES	S	= SOUTH
C/L	= CENTERLINE	FDH	= FOUND DRILLHOLE	OR	= OFFICIAL RECORD BOOK	S/W	= SIDEWALK
CLF	= CHAIN LINK FENCE	FH	= FIRE HYDRANT	O/S	= OFFSET	SIR	= SET 3/4" IRON ROD #6677
CBS	= CONCRETE BLOCK STRUCTURE	FN	= FOUND NAIL	PB	= PLAT BOOK	SND	= SET NAIL & DISC
CHATT	= CHATTAHOOCHEE	FIP	= FOUND 3/4" IRON PIPE	PBCR	= PALM BEACH COUNTY RECORDS	TYP	= TYPICAL
CONC	= CONCRETE	FIR	= FOUND 1/4" IRON ROD	PC	= POINT OF CURVATURE	UE	= UTILITY EASEMENT
CO	= CLEAN OUT	FND	= FOUND NAIL & DISC	PG	= PAGE	W	= WEST
D	= DELTA (CENTRAL ANGLE)	INV	= INVERT	PL	= PLANTER	WF	= WOOD FENCE
DE	= DRAINAGE EASEMENT	L	= ARC LENGTH	POB	= POINT OF BEGINNING	WM	= WATER METER
E	= EAST	LP	= LIGHT POLE	POC	= POINT OF COMMENCEMENT	WV	= WATER VALVE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND 5, BLOCK 2, "FOUST SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 31, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:
ORION 4501, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SHEHADEH GIANNAMORE, P.L.L.C.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 14, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9, 2023.

DATE OF PLAT OF MAP: **SEPTEMBER 13, 2023.**

ERNEST W. DUNCAN

PROFESSIONAL SURVEYOR AND MAPPER NO. LS#:5182
STATE OF FLORIDA

TITLE REVIEW CERTIFICATE:

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WAS SUPPLIED FOR REVIEW (COMMITMENT NUMBER: 1441353) WITH AN EFFECTIVE DATE OF August 15, 2023 AT 11:00 PM. THE SCHEDULE B, SECTION II OF SAID COMMITMENT WAS REVIEWED FOR SURVEY RELATED ISSUES AND THE FINDINGS ARE AS FOLLOWS:

ITEMS 1-4: ARE GENERAL EXCEPTIONS AND THEREFORE NOT APPLICABLE TO REVIEW.

ITEM 5: THERE ARE NO MATTERS TO SHOWN ON SURVEY FROM SAID PLAT, DOES NOT AFFECT OUR PROPERTY.

ITEM 6: RIGHT-OF-WAY DEED CREATES A 70' ROAD RIGHT-OF-WAY THAT IS TODAY PLATTED AND SOUTH ROYAL POINCIANA BOULEVARD AND RUNS LONG THE NORTH PORTION OF THE PLAT, DOES NOT AFFECT OUR PROPERTY.

ITEM 7: RIGHT-OF-WAY DEED DOCUMENT CREATES A 30' ROAD RIGHT-OF-WAY ON THE WEST SIDE OF THE ORIGINAL PLAT, DOES NOT AFFECT OUR PROPERTY.

ITEM 8: LEASE DOCUMENT, IT'S NOT A SURVEY MATTER.

ITEM 9: COVENANT DOCUMENT RUNNING WITH THE LAND, IT'S NOT A SURVEY MATTER.

ITEM 10: IS A GENERAL EXCEPTION AND THEREFORE NOT APPLICABLE TO REVIEW.

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) **THIS SURVEY SHOULD BE USED FOR CONVEYANCE PURPOSES ONLY. IF SURVEY IS TO BE USED FOR ANY OTHER PURPOSE (SUCH AS CONSTRUCTION OR DESIGN), ALL COUNTY SURVEYORS SHOULD BE CONTACTED TO ENSURE THE MOST UP TO DATE INFORMATION IS BEING UTILIZED.**
- (5.) **SQUARE FOOTAGE: 12,994 (0.2983 ACRES)**
- (6.) **TOTAL NUMBER OF PARKING SPACES: 0 SPACES, VACANT LAND**
- (7.) **THERE NO CEMETERY OR BURIAL GROUNDS ON OR ADJACENT TO SUBJECT PROPERTY**
- (8.) **THIS PROPERTY HAS DIRECT ACCESS TO SW 20th AVENUE & SW 5th PLACE AND BOTH ROADS ARE PUBLIC**

SYMBOLS LEGEND

- OH OVERHEAD CABLES (OH)
- PVCF POLYVINYL CHLORIDE FENCE (PVCF)
- CLF CHAIN LINK FENCE (CLF)
- WF WOOD FENCE (WF)
- MF METAL FENCE (MF)
- ° DEGREE SYMBOL
- WATER METER
- LIGHT POLE
- AT&T BOX
- UTILITY POLE
- CONC POLE
- SIGN
- FIRE HYDRANT
- ANCHOR
- ELECTRIC BOX
- SEWER MANHOLE

PROPERTY ADDRESS:

4545 N.W. 36th STREET
MIAMI SPRINGS, FL 33166

FLOOD ZONE DATA:

ZONE: X N/A

COMMUNITY #: 120653

PANEL & SUFFIX: 0292 L

DATE OF FIRM: 9/11/09

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

SCALE: 1" = 20'

CADD: DJC

CHECKED BY: EWD

INVOICE #: 23-59600

PAGE # 1 OF 1

THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ERNEST W. DUNCAN PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS

