

7210 S.W. 126th. COURT
MIAMI, FLORIDA 33133

ANIANO J. GARCIA, PLSM.
LAND SURVEYOR & PLANNER

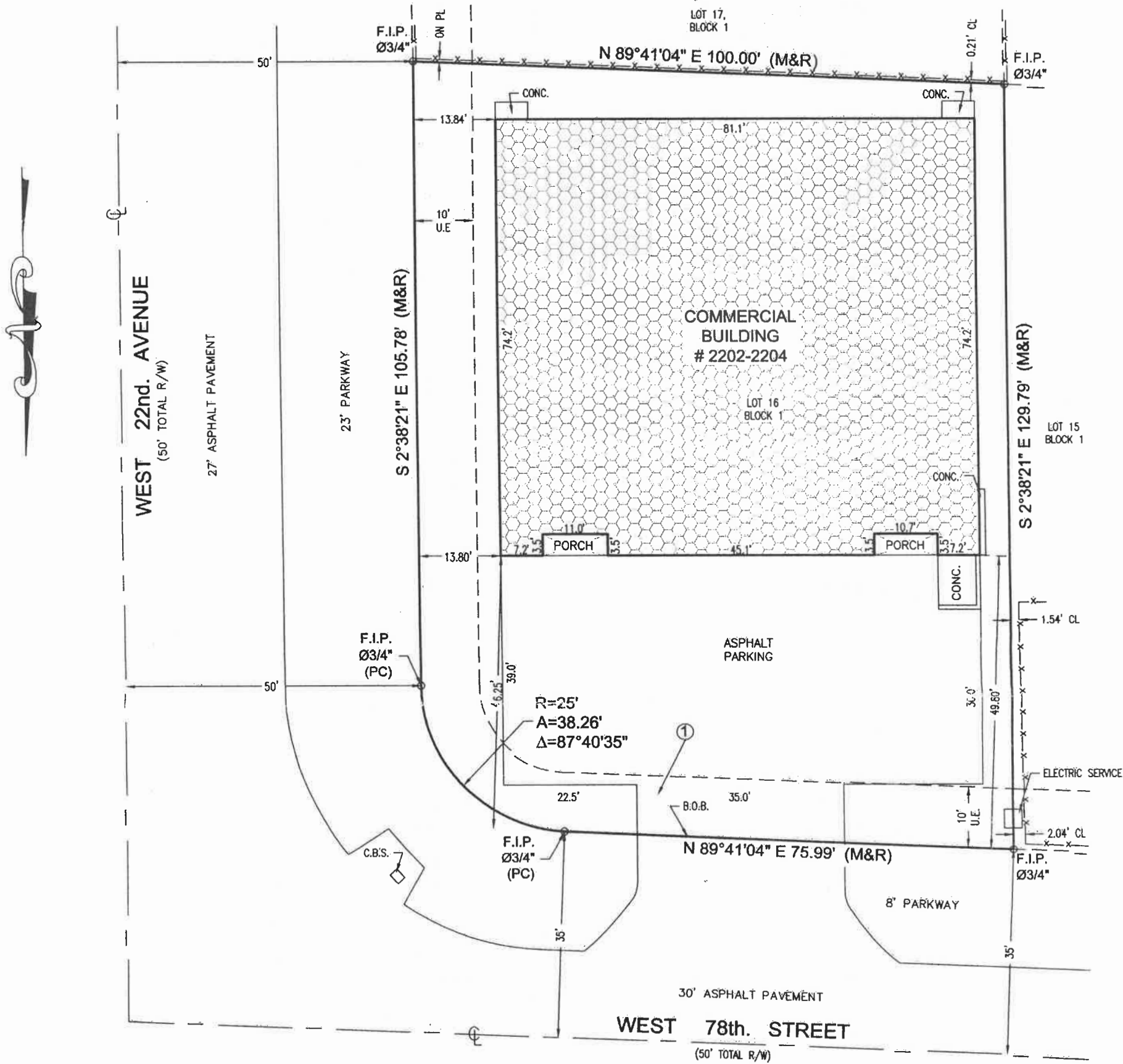
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PROPERTY ADDRESS: 2202-2204 WEST 78th. STREET, HIALEAH, FLORIDA 33016
LEGAL DESCRIPTION: LOT 16, BLOCK 1, OF "TERRANOVA INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 131, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECORD SURVEY

SCALE 1" = 20'



VISUAL ENCROACHMENTS NOTED:
① - ASPHALT DRIVEWAY ENCROACHES INTO A 10 FOOT UTILITY EASEMENT ALONG THE NORTH SIDE.

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY
REVISED ON 07/17/95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
ZONE AE BASE FLOOD ELEVATION 6' COMMUNITY NUMBER 120643
PANEL NUMBER 0075 SUFFIX J

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

DATE OF FIELD WORK 12-10-2002
REVISED ON
REVISED ON

THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ANIANO J. GARCIA P.L.S.M 5105
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
RAFAEL AND VIVIANA GABEIRAS,
HUSBAND AND WIFE.
LAW OFFICES OF WALTER AÑON, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.
BANK OF AMERICA, N.A.
ITS SUCCESSORS AND/OR ASSIGNS.

ORDER NO. 02-1843

LEGEND AND ABBREVIATIONS

A = ARC DISTANCE. A/C = AIR CONDITIONER PAD. A.E. = ANCHOR EASEMENT. ASPH. = ASPHALT. B/C = BLOCK CORNER. BLDG. = BUILDING. B.M. = BENCH MARK. R.O.B. = BASIS OF BEARINGS. C = CURVE. (C) = CALCULATED DIMENSION. C.B. = CATCH BASIN. C.B.S. = CONCRETE BLOCK STRUCTURE. C.B.S.W. = CONCRETE BLOCK WALL. Δ = CENTRAL ANGLE. ⓧ = PROPOSED ELEVATION.	CH = CHORD DISTANCE. CH. B. = CHORD BEARING. CL. = CLEAR. C/L OR C = CENTER LINE. C.L.F. = CHAIN LINK FENCE. C.M.E. = CANAL MAINTENANCE EASEMENT. CONC. = CONCRETE. C.P. = CONCRETE POST. C.S. = CONCRETE SLAB. D.E. = DRAINAGE EASEMENT. D.M.E. = DRAINAGE & MAINTENANCE EASEMENT. X.000 = EXISTING ELEVATION.	DIST. = DISTANCE. DR. = DRIVE. DR. W. = DRIVE WAY. E = EAST. ELEV. = ELEVATION. ENCR. = ENCROACHMENT. E.T.P. = ELECTRIC TRANSFORMER. F.D.H. = FOUND DRILL HOLE. F.F.E. = FINISHED FLOOR ELEVATION. F.H. = FIRE HYDRANT. F.I.P. = FOUND IRON PIPE. F.I.R. = FOUND IRON ROD. F.N. = FOUND NAIL. FT. = FEET. *** = CHAIN LINK FENCE.	IN. & EG. E. = INGRESS & EGRESS EASEMENT. L.B. = LICENSED BUSINESS. L.F.E. = LOWEST FLOOR ELEVATION. L.M.E. = LAKE MAINTENANCE EASEMENT. LN. = LANE. L.P. = LIGHT POLE. (M) = MEASURED DIMENSION. MIN. = MINUTES. M/L OR M = MONUMENT LINE. MON. = MONUMENT. N = NORTH. N.A.P.O. = NOT A PART OF. --- = WOOD FENCE. ----- = C.B.S. WALL.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM. N.T.S. = NOT TO SCALE. NO. OR # = NUMBER. O.E. = OVERHEAD UTILITY LINES. O/H. = OVER HANG. O/S = OFF SET. O.R.B. = OFFICIAL RECORD BOOK. PB. = PLAT BOOK. P.C. = POINT OF CURVATURE. P.C.C. = POINT OF COMPOUND CURVE. PG. = PAGE. P.C.P. = PERMANENT CONTROL POINT.	PL. = PLANTER OR PLACE. P/L = PROPERTY LINE. P.L.S. = PROFESSIONAL LAND SURVEYOR. P.L.S.M. = PROFESSIONAL LAND SURVEYOR & MAPPER. P.O.B. = POINT OF BEGINNING. P.O.C. = POINT OF REVERSE CURVE. P.R.M. = PERMANENT REFERENCE MONUMENT. PROP. COR. = PROPERTY CORNER. P.T. = POINT OF TANGENCY. P.V.M.T. = PAVEMENT. PWY. = PARK-WAY.	R = RADIUS. (R) = RECORDED DIMENSION. RAD. = RADIAL. RD. = ROAD. RES. = RESIDENCE. RCE = RANGE. R.P. = RADIUS POINT. R.R. = RAIL ROAD. R/W = RIGHT OF WAY. S = SOUTH. " = SECONDS. SEC. = SECTION.	S.I.P. = SET IRON PIPE WITH CAP P.L.S 5105 S.P. = SCREENED PORCH. ST. = STREET. STY. = STORY. S.W.K. = SIDE WALK. T = TANGENT. TWS. = TOWNSHIP. U.E. = UTILITY EASEMENT. U.P. = UTILITY POLE. UTY. = UTILITY. W = WEST. W.F. = WOOD FENCE. W.M. = WATER METER. W.V. = WATER VALVE.
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