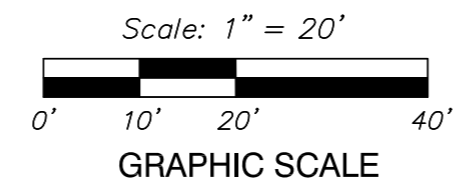
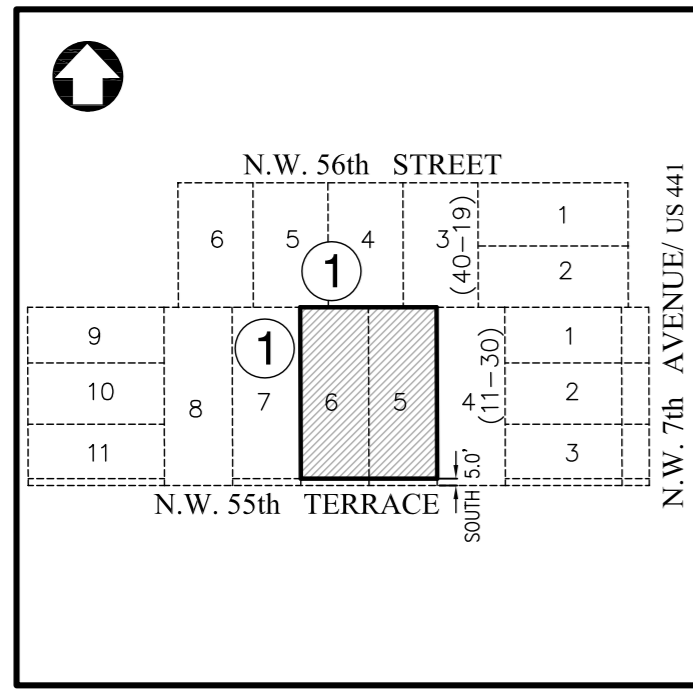




MAP OF BOUNDARY SURVEY

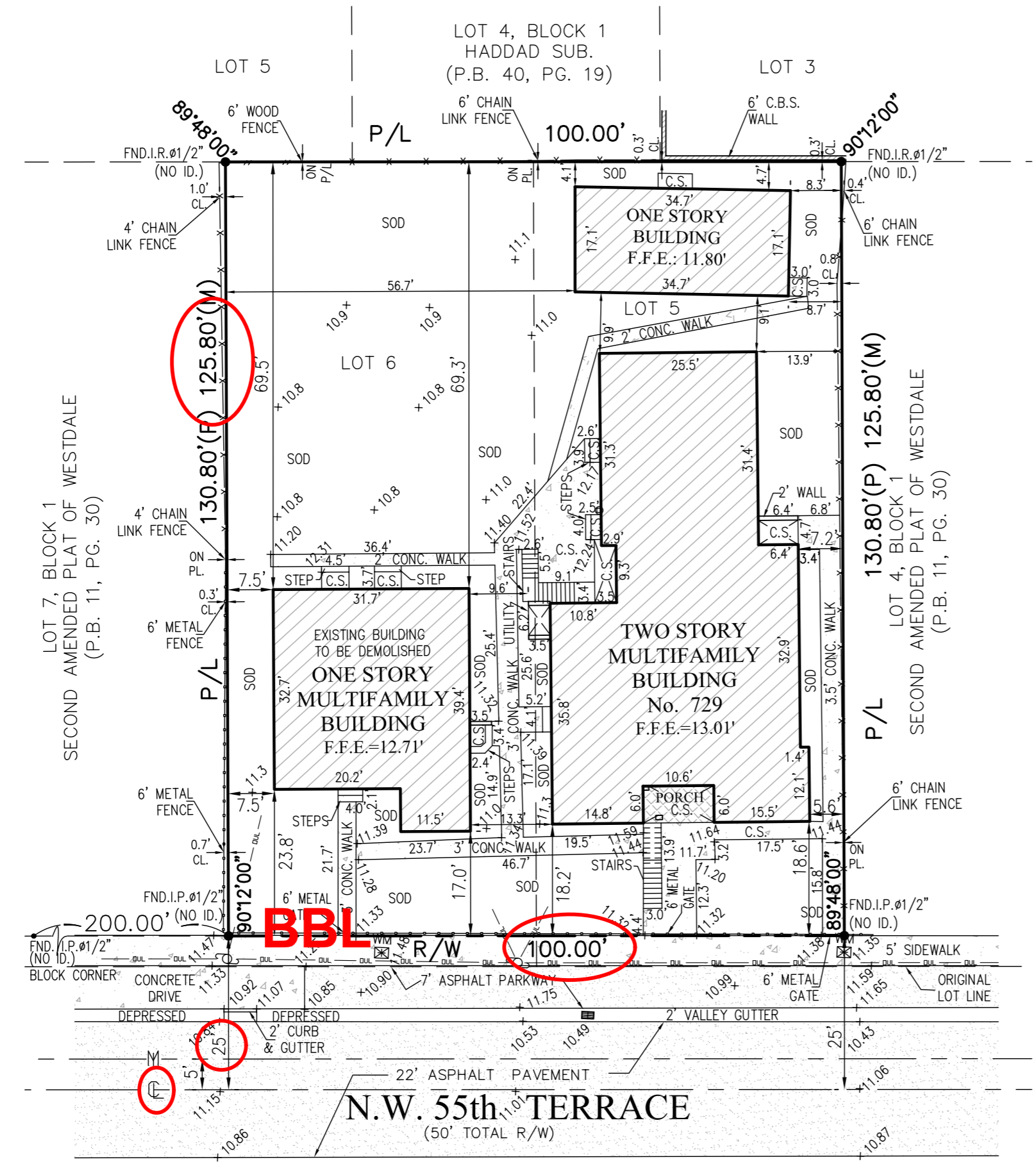
729 N.W. 55th Terrace, City of Miami,
Miami-Dade County, FL 33127
Folio # 01-3114-030-0040



LOCATION SKETCH
NOT TO SCALE

City of Miami
Department of Resilience
and Public Works

**BASE BUILDING
LINE ONLY
MAS 12R**



SURVEYOR'S REPORT:

- MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: February 7th, 2025.
- LEGAL DESCRIPTION:

Lots 5 and 6 less South 5 Feet to Street, Block 1, SECOND AMENDED PLAT OF WESTDALE, according to the plat thereof as recorded in Plat Book 11, at Page 30, of the Public Records of Miami-Dade County, Florida.
- AREA:

Containing 12,580 Square Feet or 0.29 Acres more or less by calculations.
- ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.
- DATA OF SOURCES:

HORIZONTAL CONTROL:
 -The Legal Description was furnished by client.
 -North Arrow, as per Plat Book 11, Page 30, of the Public Records of Miami-Dade County, Florida
 -City of Miami Municipal Atlas Sheet No. 12 R.

VERTICAL CONTROL:
 Elevations are referred to N.G.V.D. 1929.
 Benchmark used:
 Miami-Dade County Benchmark No. H-412, Elevation=10.69' (N.G.V.D. 1929)
 located @ N.W. 54th Street and N.W. 7th Avenue.
- FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Miami and Community Number 120650 Map/Panel Number 12086C0304, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.
- LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
 No determination was made as to how the site can be served with utilities.
 Fences and walls ownership by visual means only, legal ownership not determined.
 No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

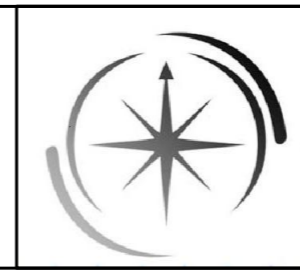
I certify: This Map of Boundary Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said meets the intent of the applicable provisions of the "Standard of Practice for Land Surveying in the State of Florida" pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS AND LEGEND

A ARC LENGTH	C.B. CATCH BASIN	CL CENTERLINE	E.R.P. ELEVATION REFERENCE POINT	F.I.R. FOUND IRON REBAR	L.F.E. LOWES FLOOR ELEVATION	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM	ON/PL ON PROPERTY LINE	M MONUMENT LINE	P.R.M. PERMANENT REFERENCE MONUMENT	S.I.R. SET IRON REBAR	U.E. UTILITY EASEMENT
A/C AIR CONDITIONER	C.B.S. CONCRETE BLOCK STRUCTURE	CL CLEAR CONC. CONCRETE	F.F.E. FINISH FLOOR ELEVATION	F.ND FOUND	L.P. LIGHT POLE	NO ID. NOT IDENTIFIABLE	P.B. PLAT BOOK	PL PROPERTY LINE	P.T. POINT OF TANGENCY	ST. STREET	WM WATER METER
AVE. AVENUE	CHB. CHORD BEARING	C.O. CLEAN OUT	I.C.V. IRRIGATION CONTROL VALVE	I.P. IRON PIPE	L.B. LICENSE BUSINESS NO. MEASURED	N.I.S. NOT TO SCALE	P.C. POINT OF CURVATURE	PSM PROFESSIONAL SURVEYOR AND MAPPER	R RADIUS	T TANGENT	WP WATER PUMP
BLVD. BOULEVARD	CH. CHORD DISTANCE	E.B. ELECTRIC BOX	I.R. IRON REBAR	I.R. IRON REBAR	N.A.V.D. NORTH AMERICAN VERTICAL DATUM	N&D NAIL & DISC	P.C.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	(R) RECORD	T.B.M. TEMPORARY BENCH MARK	WV WATER VALVE
B.M. BENCH MARK	COR. CORNER	ELEV. ELEVATION	L. LEGAL	L. LEGAL	O.R.B. OFFICIAL RECORD BOOK	O.R.D. OFFICIAL RECORD DATUM	P.C.P. PERMANENT CONTROL POINT	P.O.C. POINT OF COMMENCEMENT	R/W RIGHT-OF-WAY	W.U.P. WOOD UTILITY POLE	
CATV CABLE TELEVISION BOX	CT. COURT	ENC. ENCROACHMENT	F.I.P. FOUND IRON PIPE	F.I.P. FOUND IRON PIPE			Pg. PAGE	P.R.C. POINT OF REVERSE CURVATURE	R/W RIGHT-OF-WAY	TEL TELEPHONE	
									S.I.P. SET IRON PIPE	Typ. TYPICAL	
UNKNOWN MANHOLE	TELEPHONE MANHOLE	WATER METER	CONTROL VALVE	CATCH BASIN	FIRE HYDRANT	M.L.P. METAL LIGHT POLE	CONCRETE LIGHT POLE	PROPERTY CORNER	CHAIN LINK FENCE	METAL FENCE	
SEWER MANHOLE	DRAIN	WATER VALVE	GASOLINE VALVE	BACKFLOW PREVENTER	LIGHT POLE	UTILITY POLE	ELECTRIC BOX	SPOT ELEVATION	WOOD FENCE	OVERHEAD UTILITY LINE	



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Land Surveying, Inc.

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Seal: EUGENIA L FORMOSO
Digitally signed by EUGENIA L FORMOSO
Date: 2025.09.19 13:03:06 -0400

Date: 02-07-2025
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

Proj # 23-12007
Job # 25-020501

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