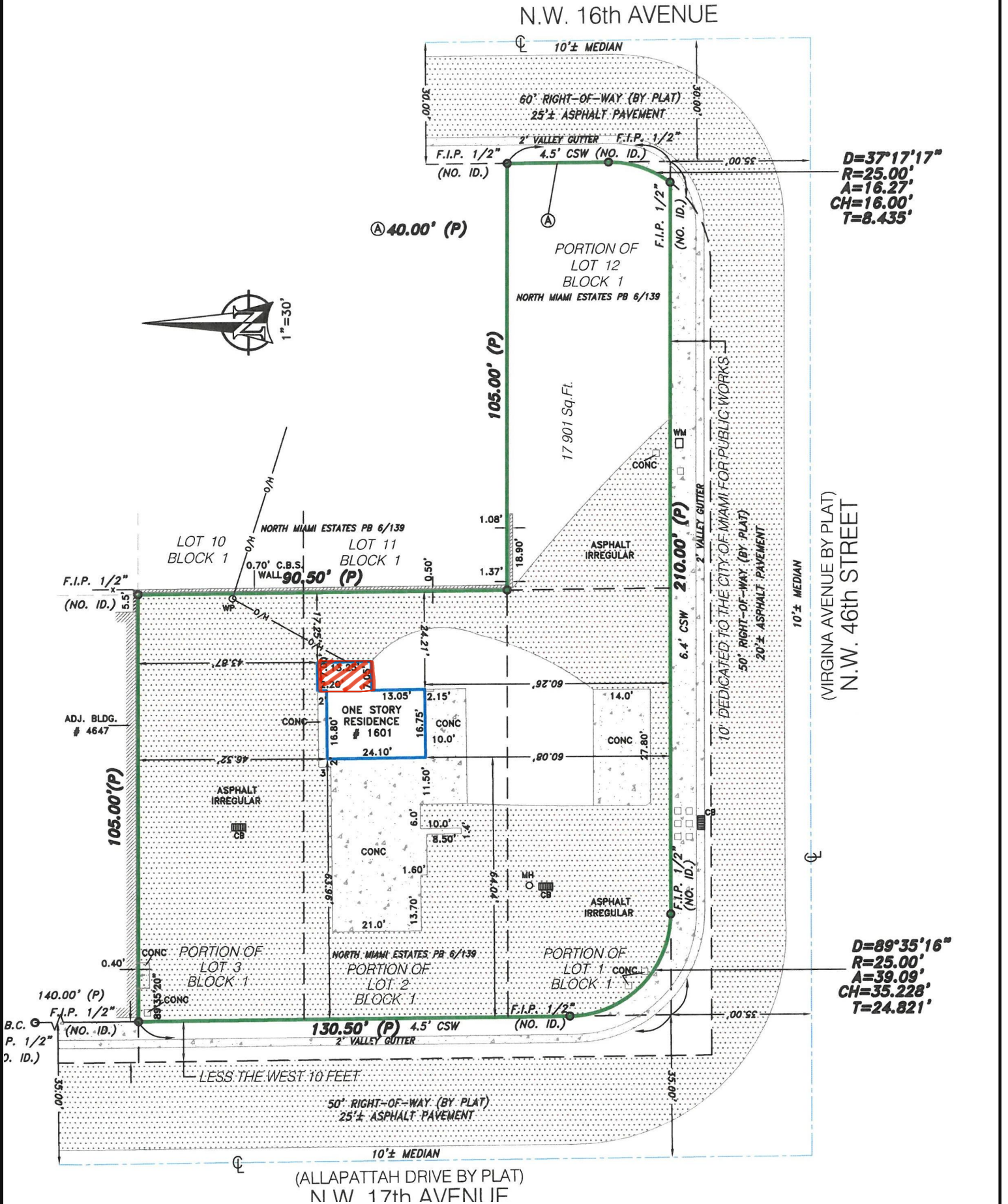




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This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
4601 N.W. 17 Avenue
Miami, FLORIDA 33142

Notes: **NO NOTES**

SURVEYOR'S CERTIFICATION: I HERBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY REPORTED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS SINCE CHAPTER 5J-17-051 THROUGH 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 6792, FLORIDA STATUTES.

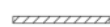
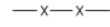
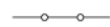
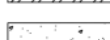
SIGNED _____ **FOR THE FIRM**
EFRAIN LOPEZ
STATE OF FLORIDA
11/20/21
P.S.M. No. 6792

NOT VALID WITHOUT AND AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, Inc.
10665 SW 190th Street
Suite 3110
Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

	PROPERTY LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL	TELEPHONE FACILITIES
	STRUCTURE	LB#	LICENSE # - BUSINESS		CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CONC. BLOCK WALL	LS#	LICENSE # - SURVEYOR	R	RADIUS OR RADIAL	E.U.B.	ELECTRIC UTILITY BOX
	CHAIN-LINK FENCE OR WIRE FENCE	CALC	CALCULATED POINT	RAD.	RADIAL TIE	SEP.	SEPTIC TANK
	WOOD FENCE	SET	SET PIN	N.R.	NON RADIAL	D.F.	DRAINFIELD
	IRON FENCE	▲	CONTROL POINT	TYP.	TYPICAL	A/C	AIR CONDITIONER
	EASEMENT	■	CONCRETE MONUMENT	I.R.	IRON ROD	S/W	SIDEWALK
	CENTER LINE		BENCHMARK	I.P.	IRON PIPE	DWY	DRIVEWAY
	WOOD DECK	ELEV	ELEVATION	N&D	NAIL & DISK	SCR.	SCREEN
	CONCRETE	P.T.	POINT OF TANGENCY	PK NAIL	PARKER-KALON NAIL	GAR	GARAGE
	ASPHALT	P.C.	POINT OF CURVATURE	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	BRICK / TILE	P.R.M.	PERMANENT REFERENCE MONUMENT		WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.C.	POINT OF COMPOUND CURVATURE		FIRE HYDRANT	F.F.	FINNISHED FLOOR
	APPROXIMATE EDGE OF WATER	P.R.C.	POINT OF REVERSE CURVATURE		M.H.	T.O.B.	TOP OF BANK
	COVERED AREA	P.O.B.	POINT OF BEGINNING	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	TREE	P.O.C.	POINT OF COMMENCEMENT	TX	TRANSFORMER	E.O.P	EDGE OF PAVEMENT
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	CATV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
	CATCH BASIN	M	FIELD MEASURED	W.M.	WATER METER	B.S.L.	BUILDING SETBACK LINE
C.U.E.	COUNTY UTILITY EASEMENT	P	PLATTED MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
I.E./E.E.	INGRESS / EGRESS EASEMENT	D	DEED	CONC.	CONCRETE SLAB		CENTER LINE
U.E.	UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
		L.M.E.	LAKE OR LANDSCAPE MAINT. ESMT.	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
				L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT

Property Address:

4601 N.W. 17 Avenue
Miami, FLORIDA 33142

Flood Information:

Community Number: 120650
Panel Number: 12086C0303L
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 01/06/2021
Date of Completion: 01/07/2021

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall ties are done to the face of the wall.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lots 1, 2, 3 LESS the West 10 feet thereof, LESS the South 10 feet of Lot 1 and Lot 12, LESS the South 10 feet thereof, Block 1, NORTH MIAMI ESTATES, SECTION THREE, according to the plat thereof, as recorded in Plat Book 6, at Page 139, of the Public Records of Miami-Dade County, Florida Less and Except the following: The external area formed by a 25.00 foot radius arc concave to the Northeast, tangent to the North line of the South 10.00 feet of said Lot 1 and tangent to the East line of the West 10.00 feet of said Lot 1, LESS that portion thereof previously conveyed to the public.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

RM Opportunity LLC
B2B Title, LLC
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez , for M.E. Land Surveying Inc., dated 01/07/2021 bearing Job # B-86441 :

a. NO NOTES



M.E. Land Surveying, Inc.

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