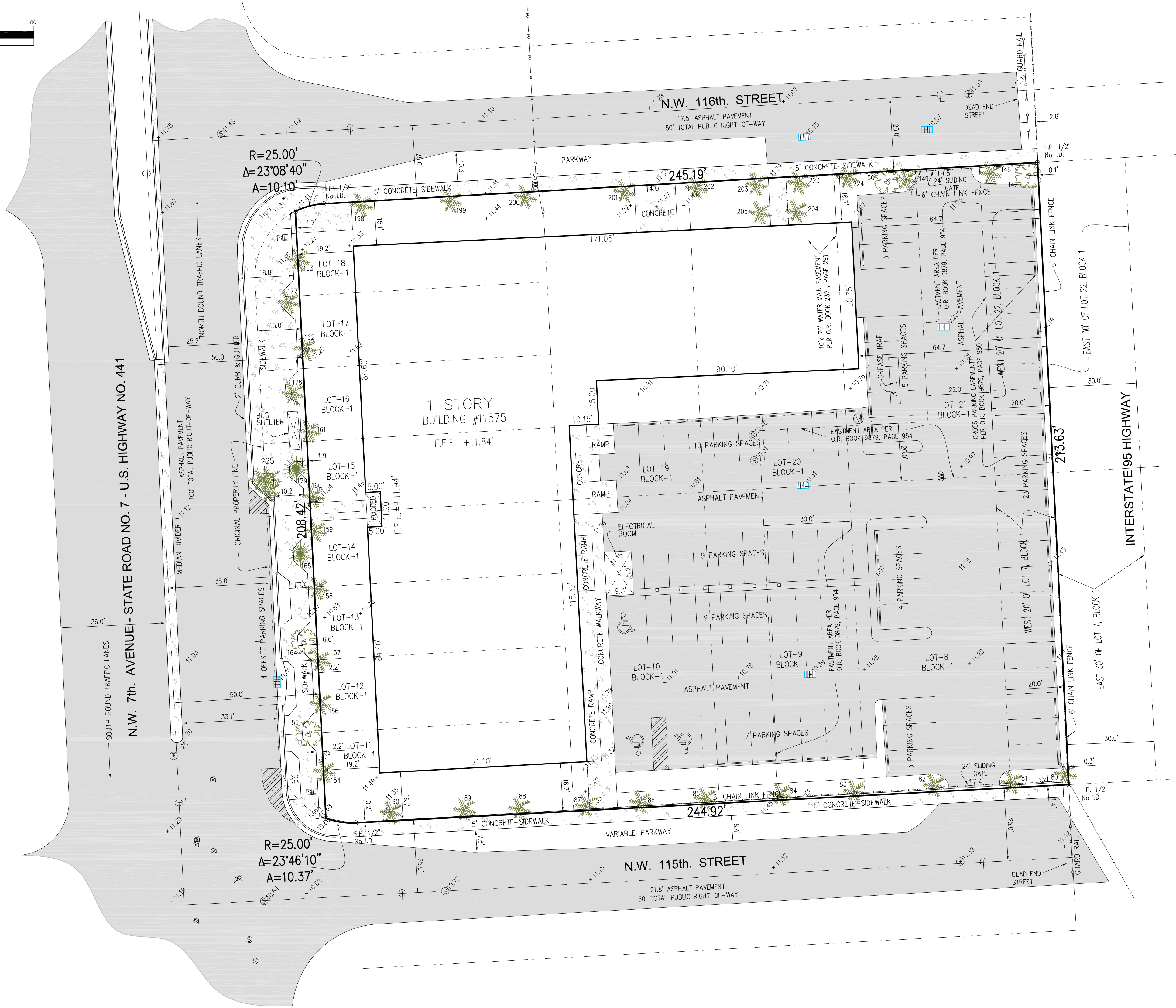


LEGEND

- Overhead Wire Line
- //—// Wood Fence
- x—x— Chain Link Fence
- o—o— Iron Fence
- |—|— Monument Line
- +—+— Centerline
- |—|— Property Line
- A = Arc
- B.G. = Bearing
- Ch = Chord
- Δ = Delta
- L = Length
- R = Radius
- T = Tangent
- ∅ = Diameter
- ① = Existing Elevations
- ⊕ = Catch Basin
- ⊙ = Water Meter
- ⊕ = Electric Box
- ⊕ = Sanitary Manhole
- ⊕ = Sprinkler Pump
- ⊕ = Wood Pole
- ⊕ = Conc. Pole
- ⊕ = Light Pole
- ⊕ = Fire Hydrant
- ⊕ = Water Valve
- ⊕ = Inlet
- ⊕ = Cable Tv Box
- ⊕ = Electric Meter Box
- ⊕ = Traffic Signal Box
- ⊕ = Gas Valve
- ⊕ = Monitoring Valve
- ⊕ = Manhole
- A.C. = Air Conditioner
- Conc. = Concrete
- C.B.S. = Concrete Block & Stucco
- (D) = Ditch
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- F.D.H. = Found Drill Hole
- F.F.E. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe/In
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.N.D. = Found Nail & Disc
- F.P.L. = Florida Power Light
- H = Height
- L.M.E. = Lake Maintenance Easement
- (M) = Measured
- (P) = Platted
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- (R) = Record
- Res. = Residence
- S.I.P.R. = Set Iron Pipe/Rebar
- S = Spread
- U.E. = Utility Easement



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN @ 4.5' (BREAST HEIGHT))	HEIGHT (OAH) FT	CANOPY (CAO) FT
80	PALM	14	12	10
81	PALM	14	12	10
82	PALM	14	12	10
83	PALM	14	12	10
84	PALM	14	12	10
85	PALM	12	12	10
86	PALM	15	12	10
87	PALM	15	12	10
88	PALM	14	12	10
89	PALM	15	12	10
90	PALM	15	12	10
147	TREE	18	25	25
148	PALM	12	10	10
149	PALM	14	12	10
150	TREE	12	15	10
154	PALM	15	12	10
155	TREE	3	6	4
156	PALM	15	12	10
157	PALM	15	12	10
158	PALM	14	12	10
159	PALM	14	12	10
160	PALM	14	12	10
161	PALM	15	12	10
162	PALM	14	12	10
163	PALM	15	12	10
164	TREE	3	6	5
165	OAK	8	15	15
177	PALM	12	12	10
178	PALM	12	12	10
179	OAK	10	15	15
198	PALM	16	12	10
199	PALM	14	12	10
200	PALM	12	12	10
201	PALM	12	12	10
202	PALM	14	12	10
203	PALM	14	12	10
204	PALM	14	12	10
205	PALM	14	12	10
223	PALM	14	12	10
224	PALM	15	12	10
225	3 PALMS	3	15	4

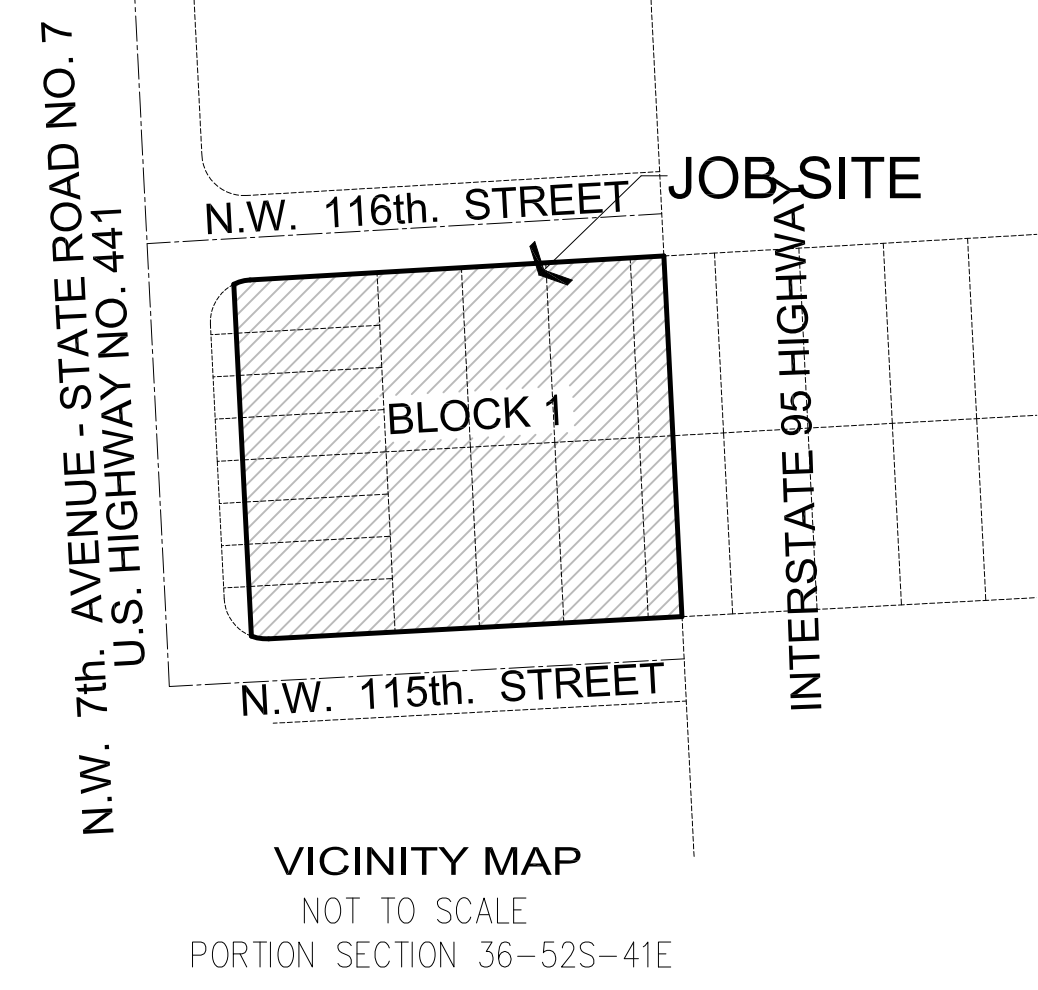
SURVEYOR'S NOTES:

- The Legal Description was provided by the Client from most recent County Records available.
 - This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - 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.
 - No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
 - The surveyor does not determine fence and/or wall ownership.
 - Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Type of survey SKETCH OF SURVEY.
 - The North arrow shown hereon based on recorded plat of "FOSTER AND SANCHEZ TRACT", according to the Plat thereof, recorded in Plat Book 31, Page 45, of the Public Records of Miami-Dade County, Florida.
 - Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
 - Benchmark Used: Miami-Dade County Benchmark #L-11-R. Elevation = +11.51'
 - Flood Zone Data: Community/ Panel #120635/0139/L Dated: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.
 - This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- OZ-MIA-11575 NW 7 AVENUE LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-11.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Printed copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



PROPERTY ADDRESS:
11575 NW 7th Avenue # 659 NW 115 STREET MIAMI, FL 33168
Folio# 30-2136-0050 # 30-2136-0040

LEGAL DESCRIPTION

ARCEL 1:
The West 20 feet of Lot 7 and all of Lot 8, in Block 1 "PARKWOOD TERRACE", according to the Plat thereof, as recorded in Plat Book 22, Page 3, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:
Lots 9 through 21, inclusive, and Lot 22, less the East 30 feet thereof, and less the West 15 feet of Lots 11 through 18, inclusive, in Block 1, of "PARKWOOD TERRACE", according to the Plat thereof, as recorded in Plat Book 22, Page 3, of the Public Records of Miami-Dade County, Florida.

For the Firm Royal Point Land Surveyors, Inc LB# 7282
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L5# 6231 STATE OF FLORIDA
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L5# 5880 STATE OF FLORIDA

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
 info@RoyalPointLS.com
 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

SKETCH OF SURVEY

TYPE OF SURVEY: SKETCH OF SURVEY

RECORD OF REVISION

NO.	DATE	DESCRIPTION	BY	APP.

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: AS NOTED

FIELD DATE: 02/06/2024

JOB No.: RP24-0137

SHEET:

1

OF 1 SHEET

F:\DRAWING\11575 NW 7 AVE 659 NW 115 ST UPDATE & TREE SURVEY RP24-0137.dwg 2/26/2024