

**SYMBOL LEGEND**

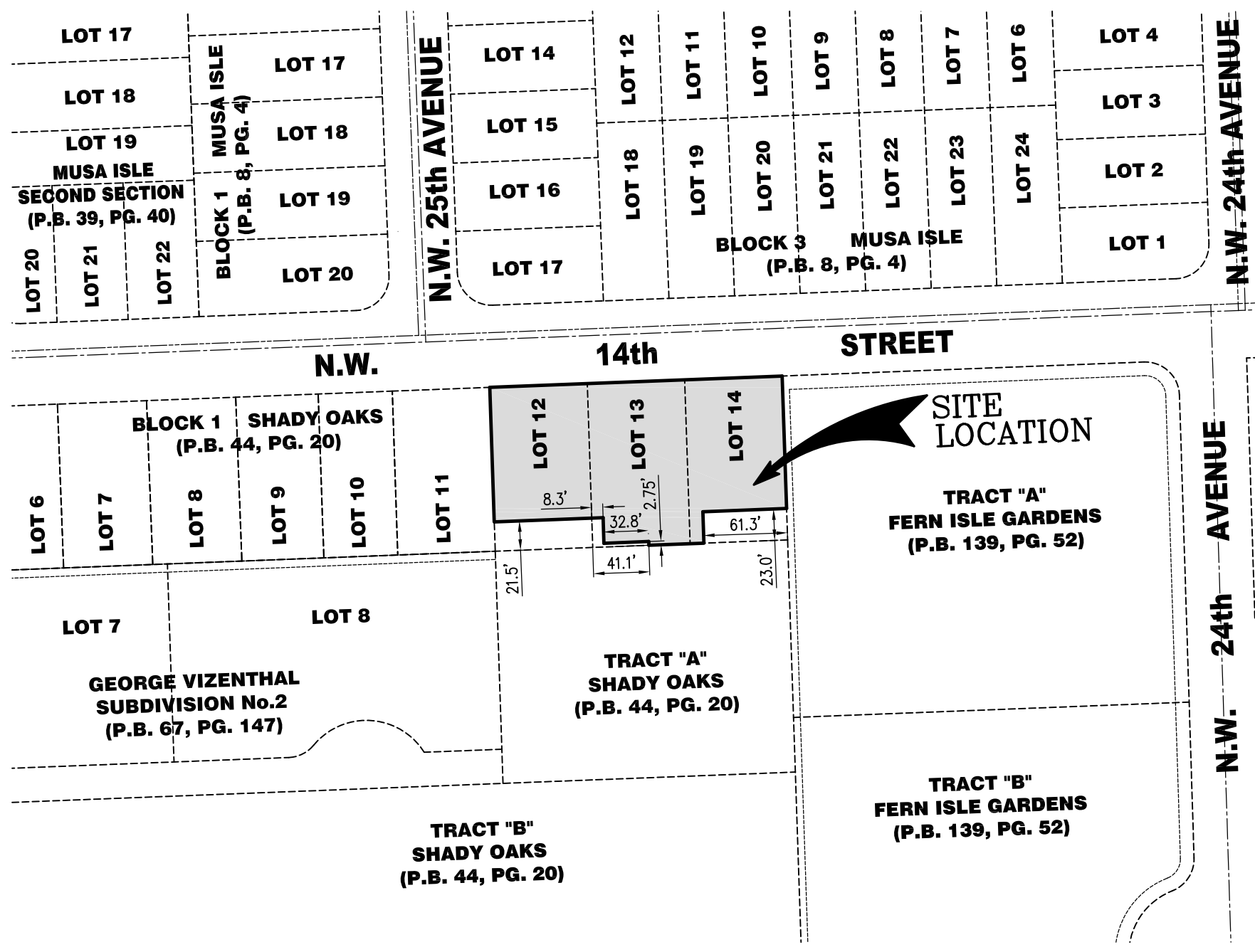
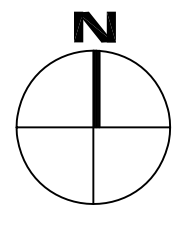
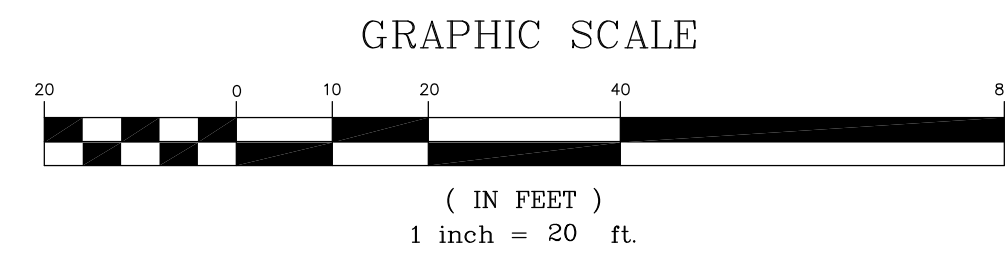
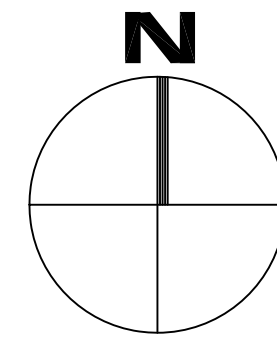
ABBREVIATION	SYMBOL	DEFINITION
AL	(Symbol)	ALUMINUM LIGHT POLE
BL	(Symbol)	BELL SOUTH MANHOLE
BT	(Symbol)	BELL SOUTH TELEPHONE BOX
BR	(Symbol)	BROOKHURST
CB	(Symbol)	CABLE BOX
CS	(Symbol)	CUSTOM SIGN
CU	(Symbol)	CURB
CV	(Symbol)	CENTRAL VALVE
DA	(Symbol)	DEAN
DL	(Symbol)	CHAIN LINK FENCE
DR	(Symbol)	DRIVE
EC	(Symbol)	ELECTRIC CONDUIT
EL	(Symbol)	ELECTRIC LIGHT POLE
EM	(Symbol)	ELECTRIC METER
EN	(Symbol)	ELECTRIC WIRE OVERHEAD
EV	(Symbol)	ELEVATION (ELECTRIC)
EX	(Symbol)	ELEVATION (SURFACE)
FF	(Symbol)	FRESH FLOOR
FR	(Symbol)	FIRE HYDRANT
FM	(Symbol)	FIRE MAIN VALVE
FP	(Symbol)	FURNACE PIPING AND GAS CONTROL VALVE
FS	(Symbol)	FOUND
GA	(Symbol)	GAS METER
GM	(Symbol)	GAS MANHOLE
GP	(Symbol)	GAS VALVE
GR	(Symbol)	GRASS
IR	(Symbol)	IRON FENCE
IP	(Symbol)	IRON PIPE

**SYMBOL LEGEND**

ABBREVIATION	SYMBOL	DEFINITION
LA	(Symbol)	LETTER ACCESS RIGHT OF WAY
ME	(Symbol)	MEASUREMENT
N, B, S	(Symbol)	NORTH, BOUNDARY, SOUTH
OL	(Symbol)	ON LINE
P.C.	(Symbol)	POINT OF CURVATURE
P.I.P.	(Symbol)	POINT OF INTERSECTION
P.M.	(Symbol)	PERMANENT MARK
P.P.	(Symbol)	PERMANENT POINT
P.R.	(Symbol)	PERMANENT REFERENCE
R.M.	(Symbol)	RIGHT OF WAY
R.W.	(Symbol)	RIGHT OF WAY
SEC	(Symbol)	SECTION
SC	(Symbol)	SECTION CORNER
SM	(Symbol)	SEWER MANHOLE
SP	(Symbol)	SPRINKLER VALVE
SS	(Symbol)	SQUARE CUT AND NAIL
ST	(Symbol)	STONE MANHOLE
TL	(Symbol)	TELEPHONE LIGHT BOX
TR	(Symbol)	TELEPHONE BOX
TV	(Symbol)	TELEPHONE VALVE
TS	(Symbol)	TRAFFIC SIGNAL
TSB	(Symbol)	TRAFFIC SIGNAL BOX
U	(Symbol)	UTILITY
U.P.	(Symbol)	UTILITY PIN
W	(Symbol)	WATER METER
WV	(Symbol)	WATER VALVE
W.P.	(Symbol)	WOOD POWER POLE
AS	(Symbol)	ASPHALT
BR	(Symbol)	BRICK
CC	(Symbol)	CONCRETE
FL	(Symbol)	FILE

**LEGAL DESCRIPTION:**

Lots 12, 13, and 14, Block 1, SHADY OAKS, according to the Plat thereof, as recorded in Plat Book 44, Page 20, of the Public Records of Miami-Dade County, Florida; LESS that portion of an asphalt paved parking legally described as the East 61.3 feet of the South 23.0 feet of Lot 14, together with the South 21.5 feet of Lot 12, together with the West 8.3 feet of the South 21.5 feet and the East 32.8 feet of the West 41.1 feet of the South 2.75 feet of Lot 13, Block 1, SHADY OAKS, according to the Plat thereof, as recorded in Plat Book 44, at Page 20, of the Public Records of Miami-Dade County, Florida.



**LOCATION MAP**  
A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
MIAMI-DADE COUNTY, FLORIDA  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

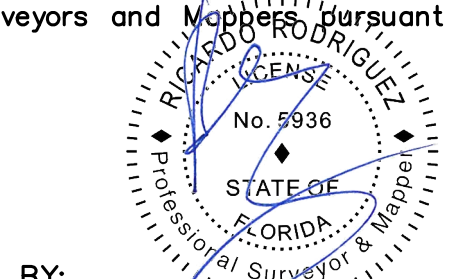
- The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. TITLE POLICY NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County. Examination of TITLE POLICY NOT REVIEWED will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of the land, is "Commercial/High Risk Linear", the minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement, and conforms to the Standards of Practice set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.
- Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 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.
- Ownership subject to OPINION OF TITLE.
- Area of Property: 22,473.05 Square Feet or 0.52 Acres +/-
- Type of Survey: BOUNDARY SURVEY
- North arrow direction shown hereon is based on assumed meridian along the Center Line of N.W. 14th Street, as shown in Plat Book 44, Page 20 of the Public Records of Miami-Dade County, Florida.
- Elevations are based on: National Geodetic Vertical Datum, 1929.
- Miami-Dade County Bench Mark Used:  
City of Miami Bench Mark Elev.: 7.76' (City of Miami Datum), Elev.: 7.50' (N.G.V.D. 1929)
- Bench Mark Location:  
PK Nail and Brass Washer at the NW corner of intersection of N.W. 15th Street & N.W. 24th Avenue
- Property Address:  
2470 N.W. 14th Street  
MIAMI, FL 33125.
- Flood Zone: "AE"  
Base Flood Elev. = 9 feet  
AS PER FEMA Map Number: 12086C0311L  
Panel No.: 0311 L  
Date: September 11, 2009.
- This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:  
a.) Magali E. Fernandez  
b.) LMP Acquisitions LLC, a Florida limited liability company  
c.) Parlane Law Firm PA  
d.) Old Republic National Title Insurance Company
- Field Book: SND  
Data Collector File: MAGFERN.cr5  
Project No.: 18-049-0363
- This Map of Survey is intended to be displayed at a scales One inch equals 20 feet or smaller.

**SURVEYOR'S CERTIFICATE:**

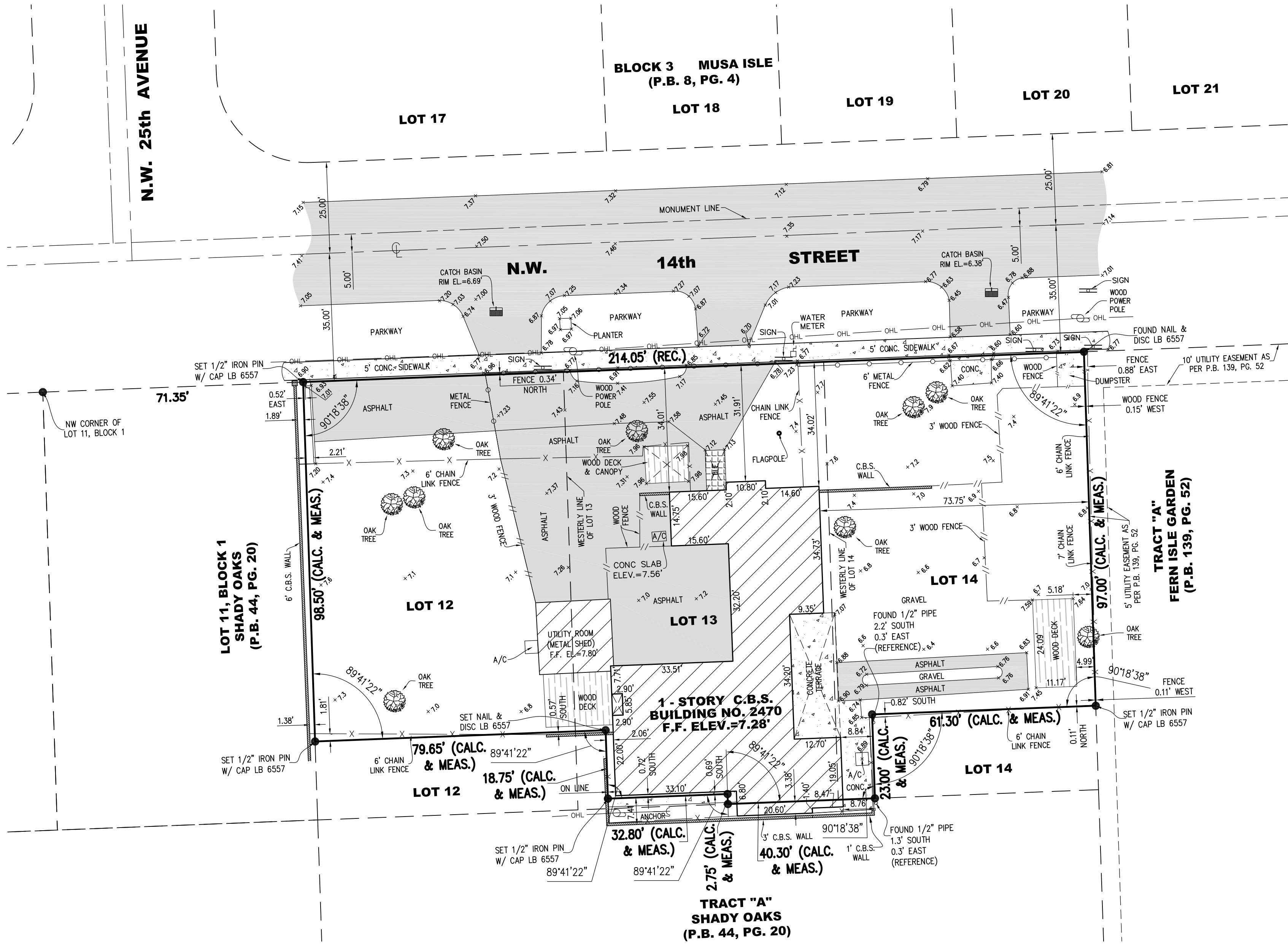
I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

**FORD, ARMENTEROS & FERNANDEZ, INC., LB557**  
Original Field Work Survey Date: August 13th, 2018  
Revision Date:  
Revision Date:  
Revision Date:



BY: **Ricardo Rodriguez, P.S.M.** For The Firm  
Professional Surveyor and Mapper, LS 5936  
State of Florida.



C:\FORD COMPANIES\Engineering & Surveying\Survey\Topo Survey\18-049-0363 2470 NW 14 STREET.DWG

**FORD, ARMENTEROS & FERNANDEZ, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805  
L.B. No. 6557

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO PART OF THIS PROJECT OR ANY THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC.

NO.	DATE	DESCRIPTION	BY	APP.

**2470 NW 14 STREET**  
BOUNDARY SURVEY  
SKETCH, LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND  
MAGALI FERNANDEZ  
PROJECT LOCATION: SECTION 34, TOWNSHIP 53 SOUTH, RANGE 41 EAST  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

SCALE:	1" = 20'
DRAWN BY:	C.B.
CHK. BY:	<input type="checkbox"/>
QUALITY CONTROL:	<input type="checkbox"/>
DATE:	08-13-2018
PROJECT NO.:	18-049-0363
SHEET:	1