



SCALE = 1" = 40'

BOUNDARY SURVEY

18690 NORTHWEST 2nd AVENUE, MIAMI GARDENS, FL. 33169

"SCHEDULE B-2" ITEMS

- 1-4 -STANDARD EXCEPTIONS WERE NOT ADDRESSED.
- 5 ALL MATTERS CONTAINED ON THE PLAT OF AMENDED PLAT OF REPLAT OF A PORTION OF TRACT A, GREEN RANCH HOMES, AS RECORDED IN PLAT BOOK 72, PAGE 9, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- AFFECTS, PLOTTED AS SHOWN
- 6 ALL MATTERS CONTAINED ON THE PLAT OF GREEN RANCH HOMES, AS RECORDED IN PLAT BOOK 65 PAGE 92, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- AFFECTS, PLOTTED AS SHOWN
- 7 DECLARATION OF RESTRICTION RECORDED IN CLERK FILE NUMBER 1958-56983, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- DOES NOT AFFECT, NOTHING TO PLOT
- 8 FRANCHISE RECORDED IN CLERK FILE NUMBER 1958-97015, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NOT A SURVEY RELATED ITEM
- 9 FRANCHISE RECORDED IN CLERK FILE NUMBER 1959-104555, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NOT A SURVEY RELATED ITEM
- 10 COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN O.R. BOOK 18869, PAGE 2929, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NOT A SURVEY RELATED ITEM
- 11 RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

LEGAL DESCRIPTION:

THE NORTH 105 FEET OF THE EAST 180 FEET OF TRACT A, GREEN RANCH HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 92, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

PENDRAGON TITLE AND ESCROW
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 STRATEGIC CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE:

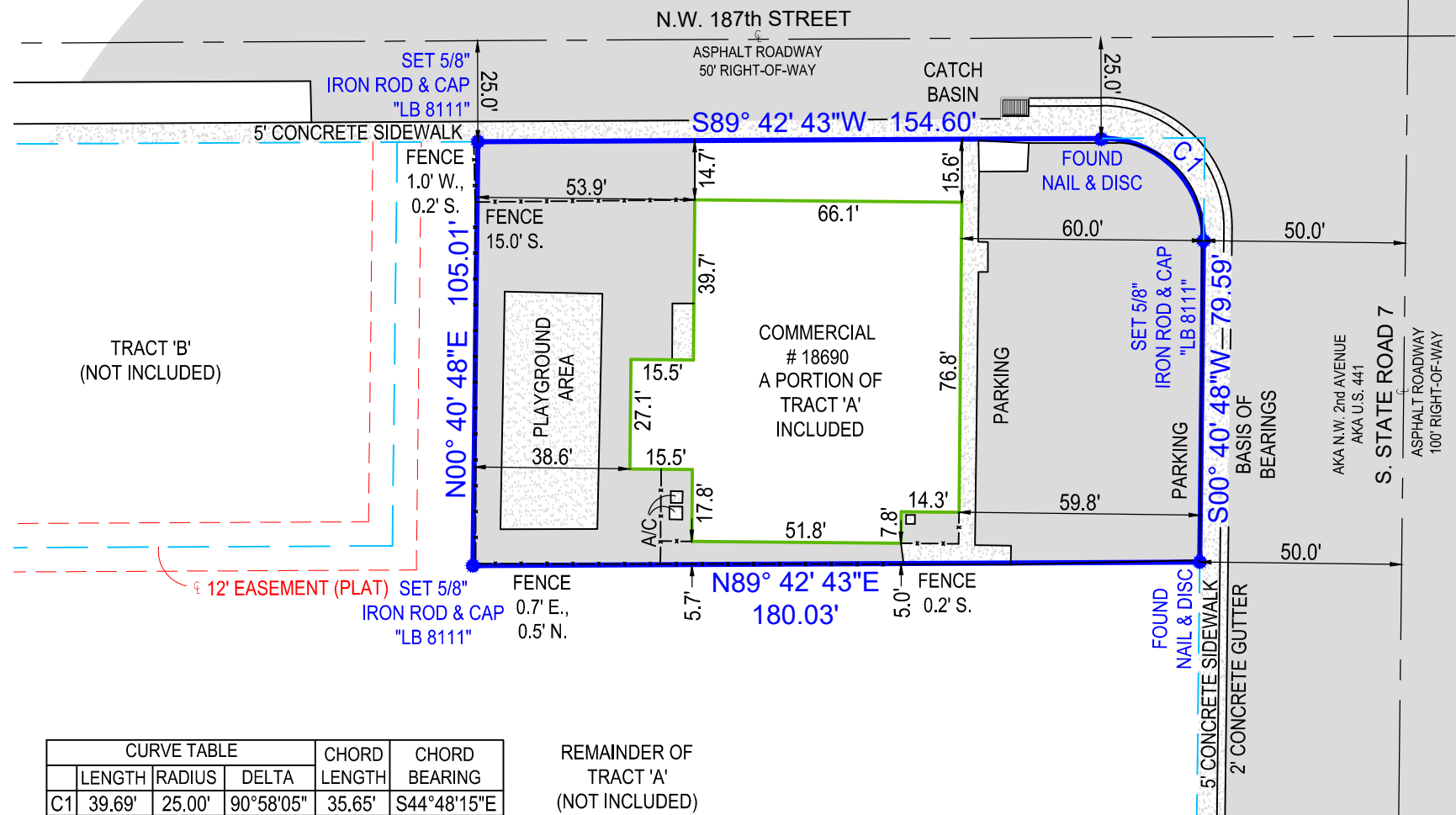
MAP NO. 12086C0129L
 ZONE: X
 EFF: 09/11/2009

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC, NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: #1230062,
 HAVING AN EFFECTIVE DATE OF FEBRUARY 9, 2022.



CURVE TABLE			CHORD LENGTH	CHORD BEARING
LENGTH	RADIUS	DELTA		
C1 39.69'	25.00'	90°58'05"	35.65'	S44°48'15"E

REMAINDER OF TRACT 'A' (NOT INCLUDED)

- LEGEND: (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)
- | | | | | | | | | | |
|---------------------|------------------------------|----------------------------------|------------------------------|-------------------|------------------------------------|---------------|---------------|-----------------|-----------------------------|
| A/C-AIR CONDITIONER | P.O.B.-POINT OF BEGINNING | D.E.-DRAINAGE EASEMENT | R-RADIUS(R) | (P)-PLAT | ELEV-ELEVATION | ☼ -LIGHT POLE | # -NUMBER | ⊗ -WELL | - * - FENCE |
| WM-WATER METER | P.O.C.-POINT OF COMMENCEMENT | P.U.E.- PUBLIC UTILITY EASEMENT | O.R.B.-OFFICIAL RECORDS BOOK | EOW-EDGE OF WATER | FF-FINISHED FLOOR | | - ASPHALT | ⊕ -WATER VALVE | - + - PLUS OR MINUS |
| AL-ARC LENGTH | P.B.-PLAT BOOK | L.A.E.-LIMITED ACCESS EASEMENT | SQ.FT.-SQUARE FEET | TOB-TOP OF BANK | LS-LICENSED SURVEYOR | | - CONCRETE | ⊙ -CENTER LINE | - ○ - POLE |
| (C)-CALCULATED | PG-PAGE | L.M.E.-LAKE MAINTENANCE EASEMENT | AC.-ACRES | OHL-OVERHEAD LINE | LB-LICENSED BUSINESS | | - PAVER/BRICK | ⊕ -CATCH BASIN | ⊙ -MANHOLE |
| (M)-MEASURED | U.E.-UTILITY EASEMENT | O.H.E.-OVERHEAD EASEMENT | DB-DEED BOOK(D)-DEED | C/O-CLEAN OUT | PSM-PROFESSIONAL SURVEYOR & MAPPER | | - WOOD | ⊕ -FIRE HYDRANT | X.XX -TOPOGRAPHIC ELEVATION |

- SURVEY NOTES:
 - CONCRETE PAD EXTENDS INTO EASEMENTS AS SHOWN.
 - PROPERTY SERVICED BY MUNICIPAL WATER AND SEWER.
 - FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

FIELD DATE: 03/22/2022
 DRAWN BY: G.D.
 ORDER NO: 1000171347
 REVISIONS:

1421 Oglethorpe Road
 West Palm Beach, FL 33405
 NexgenSurveying.com LB#8111
 PHONE: 561.508.6272
 FAX: 561.508.6309



I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
 CLYDE O. MCNEAL
 PSM 2883
 ON 03/22/2022