

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.

b) The survey shows platted easements and right-of-ways. There may exist additional easements and/or encumbrances which affect this property.

c) Elevation shown hereon are with references to the National Geodetic Vertical Datum

(NVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated herein.
(C)All clearances and/or encroachments shown hereon are of the apparent nature, and the legal ownership not determined.
(I)The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
(C)Code restrictions and title search not reflected in this survey.
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- h) Lands depicted herein were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- i) All roads shown herein are public unless otherwise noted.
- j) No identification cap found on property corners unless otherwise noted.
- k) Distance along boundary are recorded and measured unless otherwise noted.
- l) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

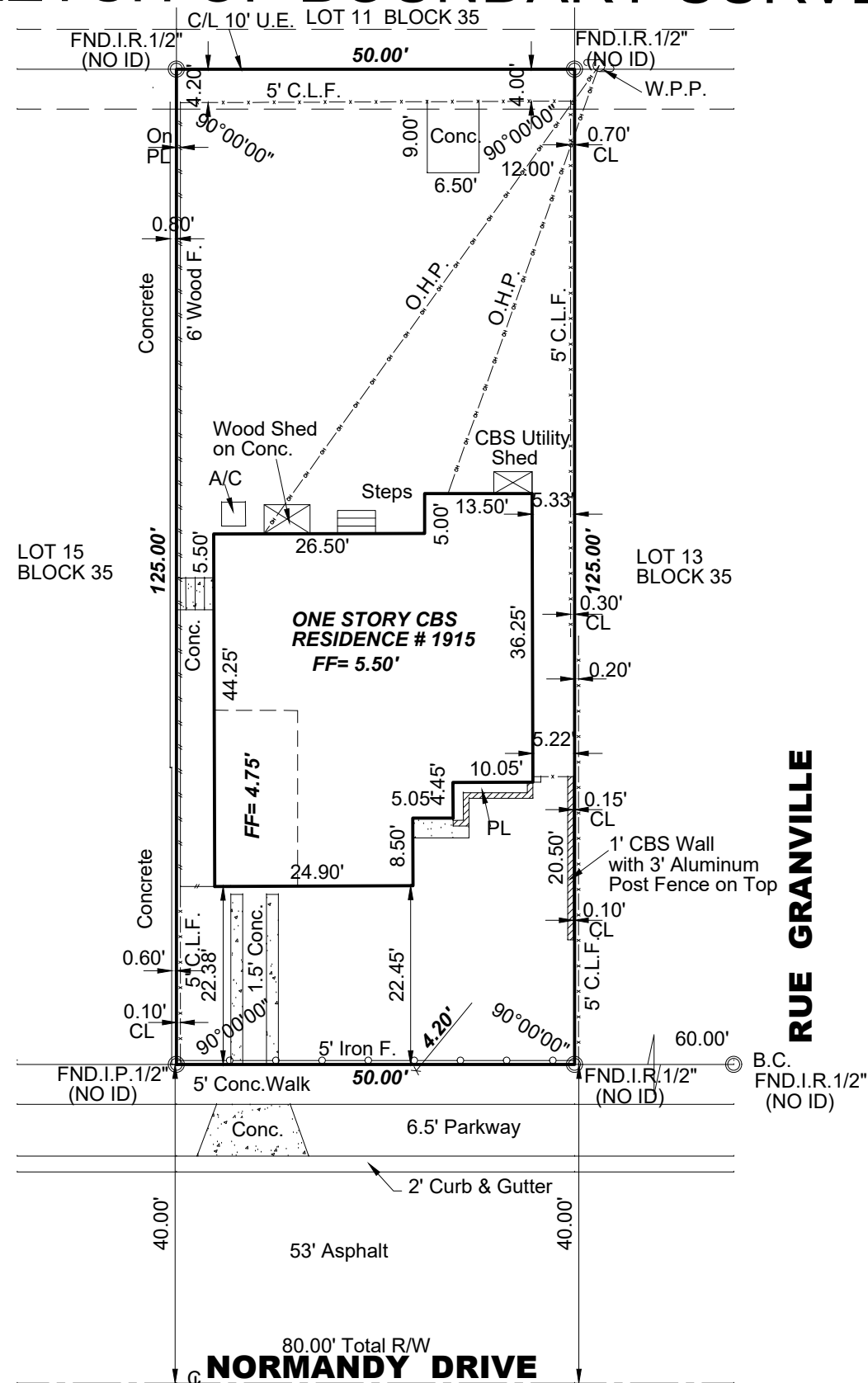
ABBREVIATIONS:
 W=Man Hole
 F=Wood Fence
 R=Radius
 R=Found Rebar
 A=Air Conditioner
 C=Catch Basin
 U.E.=Utility Easement
 CONC.=Concrete
 C=Ceiling
 ENCR=Encroaching
 C=Center Line
 A= Arc Length
 Ch=Chord
 P=Property Line
 B.C.=Block Corner
 R/W=Right-of-Way
 O=Overhead Utility
 F.N.=Found Nail & Disc
 C.BS.=Concrete Block Stucco
 O/H=Roof Overhang

Comm.=Community	P.O.B.=Point of Beginning	F.H.=Fire Hydrant	P.O.C.=Point of Commencement
P.C.=Point of Curvature	PL=Planter	M=Measured	P.C.E.=Point of Compound Curvature
P.O.T.=Point of Tangency	PLW=Parway	N/A=Not Applicable	D.E.=Drainage Easement
P.O.P.=Point of Property	LS=Not to Scale	O/S=Off Set	M.C.=Maintenance
P.P.=Permanent Control Point	LS=Land Surveyor	BBO=Barbecue	P.R.M.=Permanent Reference Monument
P.P.=Professional Land Surveyor	P.P.=Power Pole	ASPH=Asphalt	PRC=Point of Reverse Curvature
Res.=Residence	T=Target	R/R=Railroad	F.P.L.=Florida Power & Light
Res.=Residence	Sec.=Section	SW=Sidewalk	D.E.=Drainage Easement

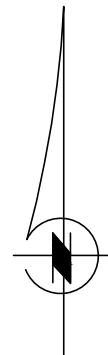
NOTES:

"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners." The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'



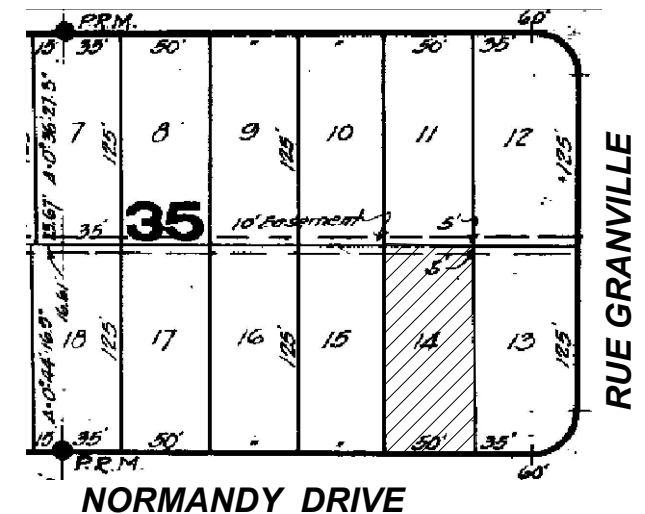
LEGAL DESCRIPTION:

LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40,
PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 02-3210-011-0290

CERTIFIED TO:

Ben Arviv/ Arviv Group LLC

LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

NOT VALID UNLESS
IT BEARS THE
SIGNATURE AND
THE ORIGINAL
RAISED SEAL OF
FLORIDA LICENSED
SURVEYOR AND
MAPPER

BOUNDARY SURVEY
I hereby certify that this Survey meets the
Standards of Practice as set forth by the
Florida Board of Professional Surveyors and
Mappers in Chapter 5j-17 of the Florida
Administrative Code, pursuant to Section
472.027 Florida Statutes.
Field Date: 05-26-2023

~~No. 6453~~

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 West 21st Street, Hialeah, FL 33013
(305)333-3328 Cell
guerreropsm@aol.com

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 10000

BASIS OF BEARINGS:

SCALE: 1"=20'

JOB No.	GG-23-1915
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