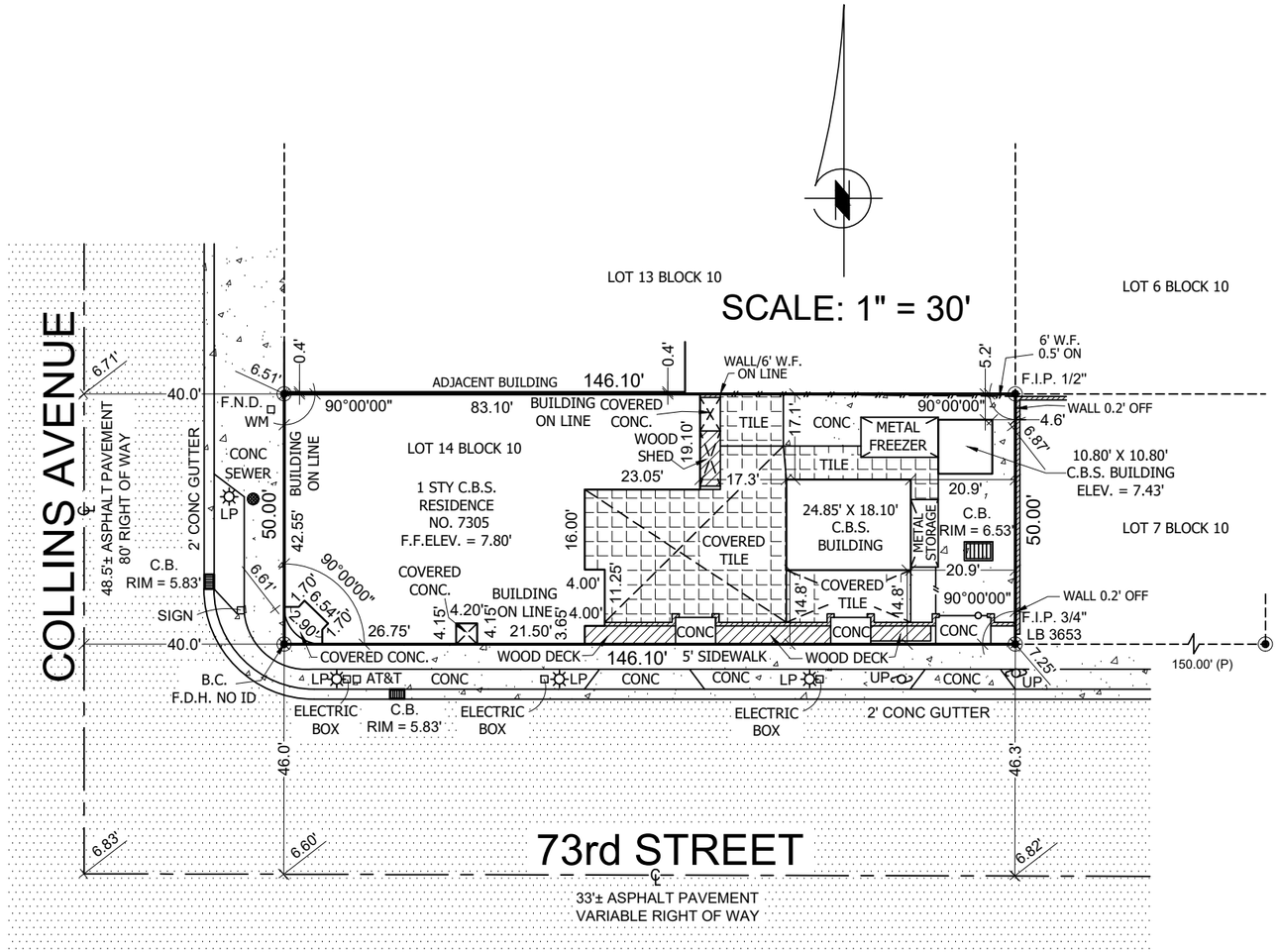
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'



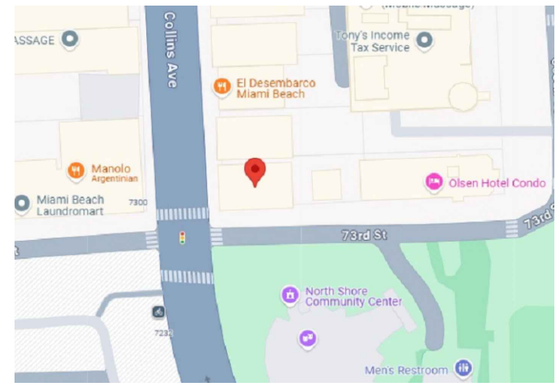
LEGAL DESCRIPTION:

LOT 14, BLOCK 10, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 4, PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

FOLIO: 02–3202–003–1241

CERTIFIED TO: COLLINS 73RD INVEST GRP LLC

LOCATION SKETCH (N.T.S.)



NOTES:

a)The flood information shown heron 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 restrictions and/or encumbrances which affect this property.
c)Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted.Underground features, if any, not identified nor located except as may be indicated hereon.
d)All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
e)The issue of this survey is only for the parties or institutions in the Certification.
f)Code restrictions and title search not reflected in this survey.
g)Underground utilities and encroachments, if any not located.
h)Lands depicted hereon 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 hereon 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:

M.H.=Man Hole
W.F.=Wood Fence
R=Radius
F.R.=Found Rebar
A/C=Air Conditioner
C.B.=Catch Basin
Pl=Planter
Pkwy=Parkway
N.T.S.=Not to Scale
LB=Licenced Business
LS.=Land Surveyor
T=Tangent
Sec.=section
RNG=Range
P.O.B.=Point of Beginning
M=Monument Line
N/A=Non applicable
O/S=Off Set
BBQ=Barbecue
P.P.=Power Pole
R/R=Railroad
SWK=Sidewalk
F.H.=Fire Hydrant
M=Measured
P=Plat
Asph.=Asphalt
Ø=Diameter
S.I.P.=Set Iron Pipe & cap
No.=Number
P.O.C.=Point of Commencement
P.C.C.=Point of Compound Curvature
D.M.E.=Drainage&MaintenanceEasement
P.R.M.=Permanent ReferenceMonument
PRC=Point of Reverse Curvature
F.P.L.=Florida Power & Light
D.E.=Drainage Easement
Comm.=Community
P.C.=Point of Curvature
P.T.=Point of Tangency
P.C.P.=Permanent Control Point
P.L.S.=Professional Land Surveyor
Res.=Residence
CLF=Chain Link Fence
BM=Bench Mark
Chatta.=Chattahoochee
F.D.H.=Found Drill Hole
W/M=Water Meter
F.I.P.= Found Iron Pipe
F.N.=Found Nail
Δ=Central Angle
℄ =Property Line
B.C.=Block Corner
R/W=Right-of-Way
O.U.L.=Overhead Utility Line
F.N.&D.=Found Nail & Disc
CBS=Concrete Block Stucco
O/H=Roof Overhang
U.E.=Utility Easement
CONC.=Concrete
C=Clear
ENCR=Encroaching
℄ = Center Line
A= Arc Length
Ch=Chord

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 write consent of the signing Professional Surveyor and Mapper.

NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

PROPERTY ADDRESS: 7305 Collins Avenue, Miami Beach, Florida. 33141

LOWEST FLOOR ELEVATION	N/A	FLOOD ZONE	AE	COMM/PANEL No.	120651/12086C0326L
LOWEST ADJACENT GRADE	N/A	BASE FLOOD ELEV.	8.0'	DATE OF FIRM	09–11–2009

BENCH MARK USED	G–313
ELEVATION	8.26'
COUNTY	MIAMI–DADE

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2025.03.11 10:50:38 -04'00'

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 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FIELD DATE: 03–10–2025

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 6453

STATE OF FLORIDA — G. A. GUERRERO — CERTIFICATE — SURVEYOR & MAPPER

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

NOTES\REVISIONS	BASIS OF BEARINGS: RIM	SCALE: 1"=30'	JOB No. GG–25–7305