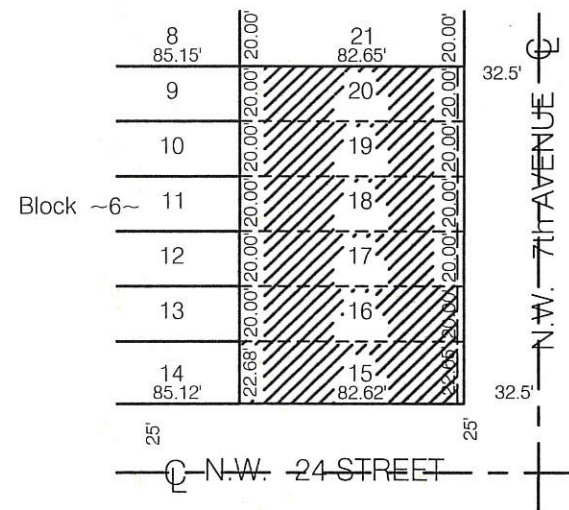
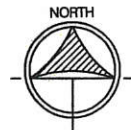


LOCATION MAP

Scale: 1" = 70'



LEGAL DESCRIPTION:

FOLIO: 01-3126-011-0340

LOTS 15, 16, 17, 18, 19 AND 20, LESS THE EAST 7 1/2 FEET THEREOF, BLOCK 6, 'SUNSHINE PARK', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 89, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

2400 N.W. 7th AVENUE MIAMI, FLORIDA 33127-4206

FLOOD ZONE: "X"

COMMUNITY: 120650

PANEL: 0312

DATE OF FIRM: 09-11-2009

SUFFIX: L

ELEVATION: "N/A"

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER
10200 S.W. 134 STREET, MIAMI, FLORIDA 33176
PHONE: (305) 262-2992

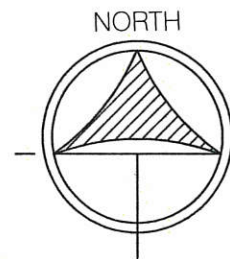
L.B. No. 6463

BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
01/06/2023	01/04/2023	01/06/2023	D.D.	S-15000

MAP OF SURVEY

Scale: 1" = 20'



CERTIFIED TO:

TWENTY FOUR HUNDRED LLC

ABBREVIATIONS AND LEGEND:

A/C	= DENOTES AIR CONDITIONING UNIT
CONC.	= DENOTES CONCRETE
(Meas)	= DENOTES MEASURE
(Rec)	= DENOTES RECORD
(Calc)	= DENOTES CALCULATED
R/W	= DENOTES RIGHT - OF - WAY
CL	= DENOTES CENTERLINE
U.E.	= DENOTES UTILITY EASEMENT
P.B.	= DENOTES PLAT BOOK
PG.	= DENOTES PAGE
CL.	= DENOTES CLEAR
N.	= DENOTES NORTH
S.	= DENOTES SOUTH
E.	= DENOTES EAST
W.	= DENOTES WEST
D	= DENOTES DELTA
R	= DENOTES RADIUS
L	= DENOTES ARC LENGTH
CH	= DENOTES CHORD LENGTH
O/S	= DENOTES OFFSET
ID.	= DENOTES IDENTIFICATION
	= DENOTES WATER METER
	= DENOTES WOOD POWER POLE
	= DENOTES WOOD FENCE
	= DENOTES CHAIN LINK FENCE
	= DENOTES IRON FENCE
	= DENOTES OVERHEAD WIRES
	= DENOTES FOUND IRON PIPE (NO ID.)

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 8

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 9

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 10

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 11

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 12

"SUNSHINE
PARK"
P.B. 9 - PG. 89
Lot 13

"SUNSHINE PARK"
P.B. 9 - PG. 89
Lot 14

