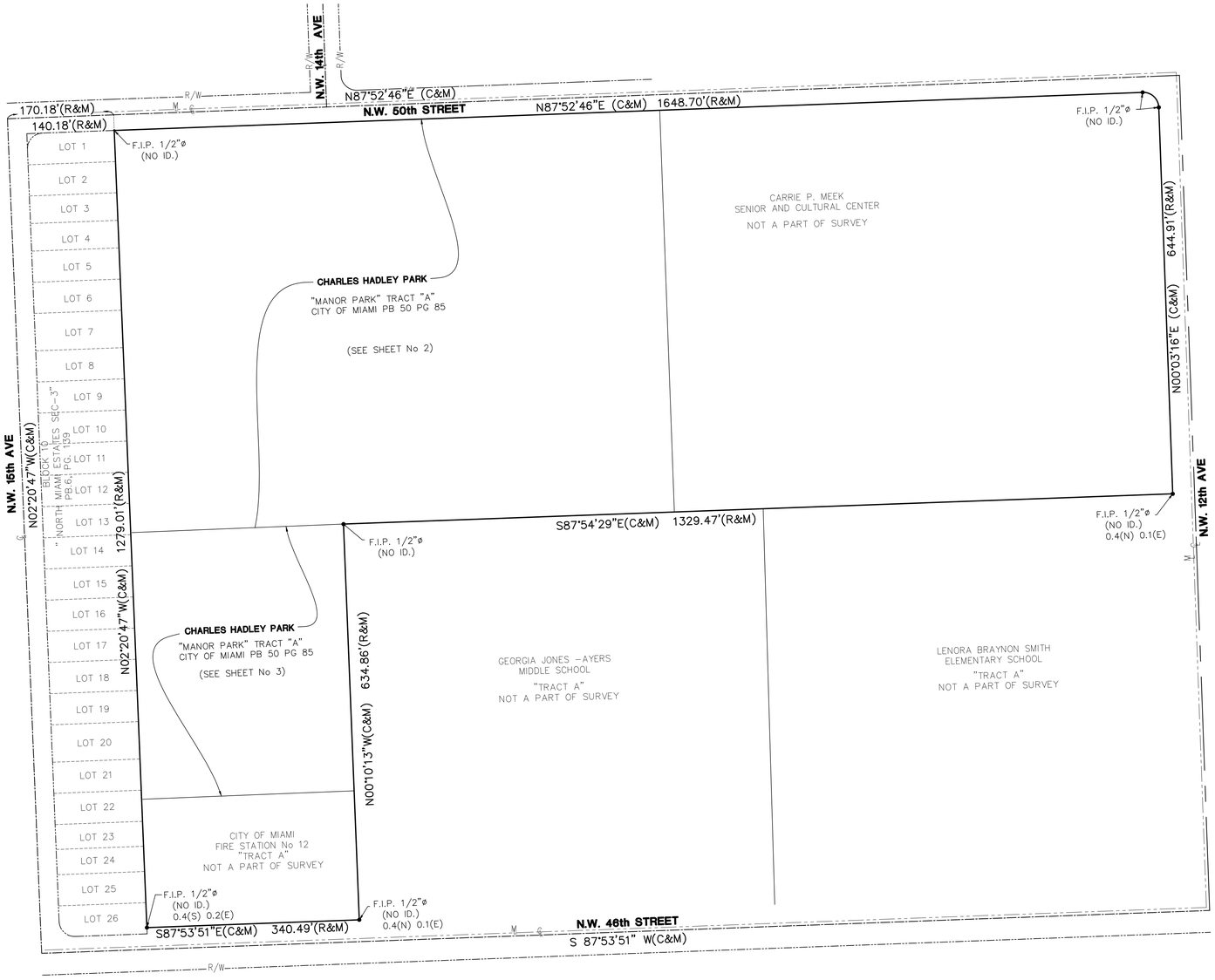
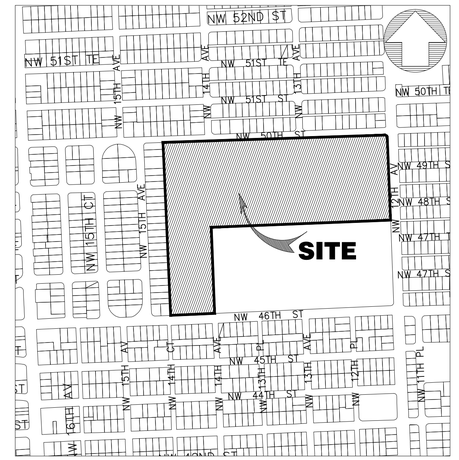


SECTION 23 - TOWNSHIP 53 SOUTH - RANGE 41 EAST



LOCATION MAP
NOT TO SCALE

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120650 (City of Miami), Map Panel No. 12086C0303 and 12086C0304, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

City of Miami Municipal Atlas, Sheet No. 17E and 17F, prepared by the City of Miami, Department of Engineering.

Benchmark Number: N 3116 Elevation: + 11.40 feet (NGVD), Miami Dade County Benchamark Located at the NW 47th Terrace and NW 12th Ave, City of Miami, Miami-Dade County, Florida.
Elevations as shown hereon are based on the City of Miami Datum.
A Miami Dade County Benchmark was used, its Elevation was converted by adding 0.26'.
BM Elevations 11.40 (NGVD 29) +0.26'= 11.46 feet (City of Miami).

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Topographic Survey was prepared at the request of and certified to:

City of Miami

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LEGEND:

DRWY	= DRIVEWAY	R	= RADIUS
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	RAD.	= RADIAL
C.M.E.	= CANAL MAINTENANCE EASEMENT	RES.	= RESIDENCE
UE	= UTILITY EASEMENT	R/W	= RIGHT OF WAY
Δ	= ARC DISTANCE	SEC.	= SECTION
BLDG.	= BUILDING	S.I.P.	= SET IRON PIPE
C.B.	= CATCH BASIN	T.O.P.	= TOP OF PIPE
C.B.S.	= CONCRETE BLOCK STRUCTURE	SWK	= SIDEWALK
CH.	= CHORD DISTANCE	P.G.	= PAGE
C	= CALCULATED VALUE	P.O.B.	= POINT OF BEGINNING
(C)	= CLEAR	℄	= PROPERTY LINE
℄	= CENTER LINE	N.T.S.	= NOT TO SCALE
CONC.	= CONCRETE	x.x	= ELEVATION
P.R.C	= POINT OF REVERSE CURVE		= WATER OUTLET
P.C.	= POINT OF CURVATURE	BL.	= BLOCK
F.N.D.	= FOUND NAIL/DISK		= CLEANOUT
P.C.C.	= POINT OF COMPOUND CURVE		= MONUMENT LINE
℔	= BASELINE		= DRAINAGE CATCH BASIN
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	Δ	= CENTRAL ANGLE
INV. EL.	= INVERT ELEVATION		= TRAFFIC SIGN
P.B.	= PLAT BOOK		= CATCH BASIN (INLET)
P.C.P.	= PERMANENT CONTROL POINT		= MAST ARM
CMP	= CORRUGATED METAL PIPE		
P.I.	= POINT OF INTERSECTION		
B/C	= BLOCK CORNER		

LEGEND:

	= WOOD UTILITY POLE	F.F.E.	= FINISH FLOOR ELEVATION
	= ANCHOR POLE	S.I.R.	= SET IRON REBAR
	= CONCRETE LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
	= CONCRETE POWER POLE	F.N.	= FOUND NAIL
	= FIRE HYDRANT	P.T.	= POINT OF TANGENCY
	= ELECTRIC BOX	E.N.C.	= ENCROACHMENT
	= CABLE TV BOX	F.H.	= FIRE HYDRANT
	= WIRE PULL BOX	F.I.P.	= FOUND IRON PIPE
	= WATER VALVE	F.I.R.	= FOUND IRON REBAR
	= SEWER VALVE	L.F.E.	= LOWEST FLOOR ELEVATION
	= METAL LIGHT POLE	L.P.	= LIGHT POLE
	= WATER MANHOLE	(M)	= MEASURED VALUE
	= TELEPHONE MANHOLE	(R)	= RECORD VALUE
	= DRAINAGE MANHOLE		= SHADE TREE
	= SANITARY SEWER MANHOLE	X-Y-Z	
T.B.M.	= TEMPORARY BENCH MARK		= PALM TREE
	= PARKING METER	X-Y-Z	
	= FLAG POLE		

X=TRUNK DIAMETER
Y=TREE HIGH
Z=CANOPY DIAMETER

	= RIGHT OF WAY LINE
	= PROPERTY LINE
	= EASEMENT LINE
	= IRON FENCE
// //	= WOOD FENCE
X X	= CHAIN LINK FENCE
OUL	= OVERHEAD UTILITY LINE
	= WATER LINE
UNK	= UNKNOWN LINE
	= STORM LINE
	= SEWER LINE
	= ELECTRIC LINE
	= GAS LINE
	= BRICK
	= CONCRETE
	= GRAVEL
	= TILE
	= PAVEMENT
	= OBS WALL

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the original Survey was on May 8, 2017.

SECTION 2) LEGAL DESCRIPTION:

Tract B , "MANOR PARK", according to the plat thereof, as recorded in Plat Book 50, at Page 85, of the Public Records of Miami-Dade County Florida.

Property Address: 1300 NW 50 Street, Miami, Florida, 33142.
Folio No.: 01-3123-016-0020

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of N87°52'46"E, said line to be considered a well established and monumented line.

HADONNE
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 201 - Doral, Fl 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

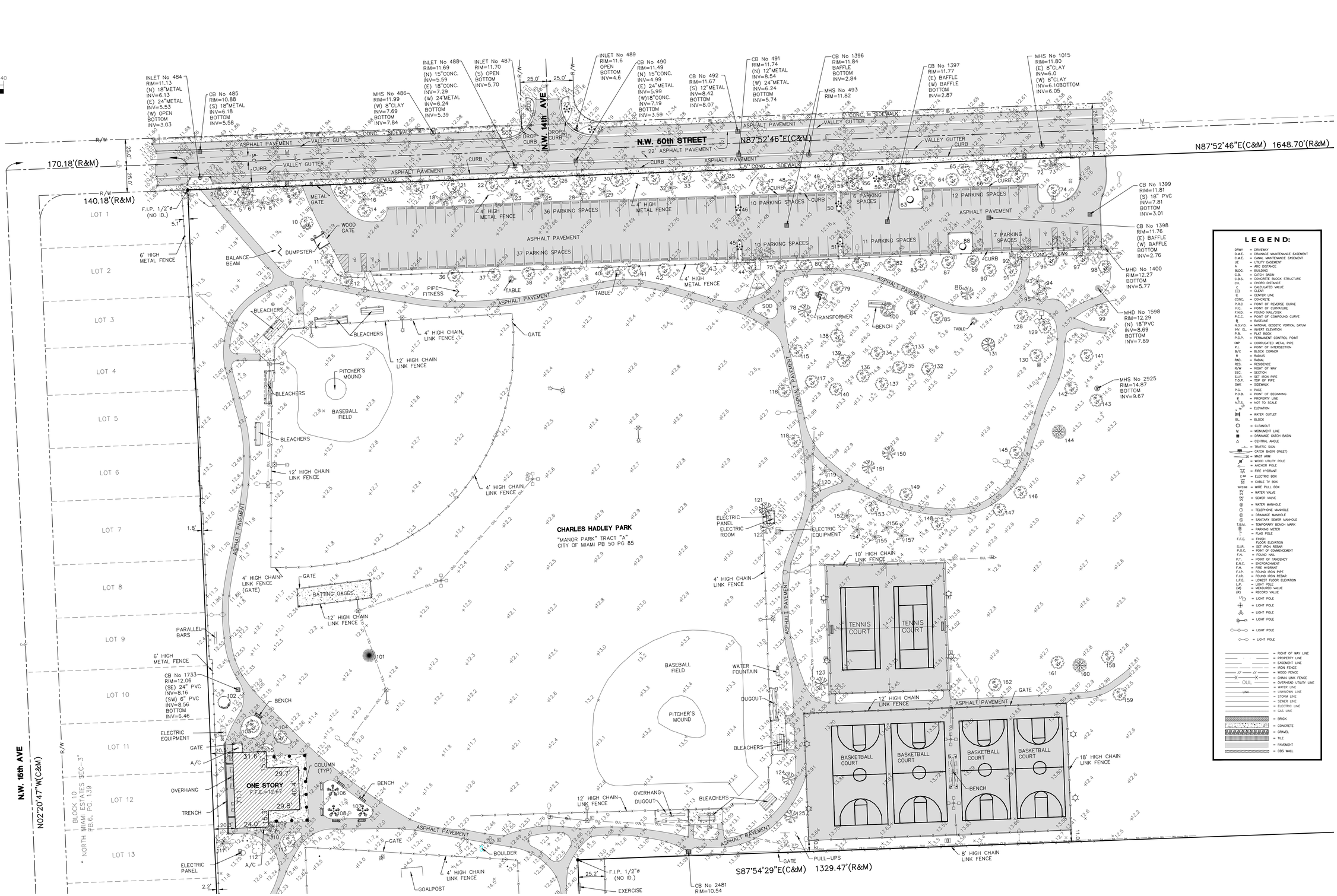
MAP OF TOPOGRAPHIC SURVEY

FOR
CITY OF MIAMI
OF
1300 NW 50 STREET, MIAMI, FL., 33142

REVISIONS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Field Book: FILE
DRAWN BY: BG
TECH BY: RI
QA/QC BY: AH
Job No.: 17043

1/3



LEGEND:

- DRWY = DRIVEWAY
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT
- Δ = ARC DISTANCE
- BLDG. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH. = CHORD DISTANCE
- (C) = CALCULATED VALUE
- (D) = CLEAR
- ℄ = CENTER LINE
- CONC. = CONCRETE
- P.R.C. = POINT OF REVERSE CURVE
- P.C. = POINT OF CURVATURE
- F.N.D. = FOUND NAIL/DISK
- P.C.C. = POINT OF COMPOUND CURVE
- ℚ = BASELINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- INV. EL. = INVERT ELEVATION
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- CMP = CORRUGATED METAL PIPE
- P.I. = POINT OF INTERSECTION
- B/C = BLOCK CORNER
- R = RADIUS
- RAD. = RADIAL
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.I.P. = SET IRON PIPE
- T.O.P. = TOP OF PIPE
- SWK = SIDEWALK
- P.O. = PAGE
- P.O.B. = POINT OF BEGINNING
- ℄ = PROPERTY LINE
- N.T.S. = NOT TO SCALE
- ⊕ = ELEVATION
- = WATER OUTLET
- BL. = BLOCK
- = CLEANOUT
- ℳ = MONUMENT LINE
- = DRAINAGE CATCH BASIN
- Δ = CENTRAL ANGLE
- = TRAFFIC SIGN
- = CATCH BASIN (INLET)
- = MAST ARM
- = WOOD UTILITY POLE
- = ANCHOR POLE
- = FIRE HYDRANT
- E = ELECTRIC BOX
- = CABLE TV BOX
- = WIRE PULL BOX
- = WATER VALVE
- = SEWER VALVE
- = WATER MANHOLE
- = TELEPHONE MANHOLE
- = DRAINAGE MANHOLE
- = SANITARY SEWER MANHOLE
- T.B.M. = TEMPORARY BENCH MARK
- = PARKING METER
- = FLAG POLE
- F.F.E. = FINISH FLOOR ELEVATION
- S.I.R. = SET IRON REBAR
- P.O.C. = POINT OF COMMENCEMENT
- F.N. = FOUND NAIL
- P.T. = POINT OF TANGENCY
- E.M.E. = ENCROACHMENT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON REBAR
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- (M) = MEASURED VALUE
- (R) = RECORD VALUE
- = LIGHT POLE
- = LIGHT POLE
- = LIGHT POLE
- = LIGHT POLE
- = LIGHT POLE
- = LIGHT POLE
- = RIGHT OF WAY LINE
- = PROPERTY LINE
- = EASEMENT LINE
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- OUL = OVERHEAD UTILITY LINE
- = WATER LINE
- UNK = UNKNOWN LINE
- = STORM LINE
- = SEWER LINE
- = ELECTRIC LINE
- = GAS LINE
- = BRICK
- = CONCRETE
- = GRAVEL
- = TILE
- = PAVEMENT
- = CBS WALL

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MAP OF TOPOGRAPHIC BOUNDARY

CITY OF MIAMI

1300 NW 50 STREET, MIAMI, FL., 33142

REVISIONS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

Field Book: FILE

DRAWN BY: BG

TECH BY: RI

QA/QC BY: AH

Job No.: 17043

2/3

LEGEND:

DRWY	= DRIVEWAY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
C.M.E.	= CANAL MAINTENANCE EASEMENT
U.E.	= UTILITY EASEMENT
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+.00	= ELEVATION
	= WATER OUTLET
BL.	= BLOCK
	= CLEANOUT
	= MONUMENT LINE
	= DRAINAGE CATCH BASIN
Δ	= CENTRAL ANGLE
	= TRAFFIC SIGN
	= CATCH BASIN (INLET)
	= MAST ARM
	= WOOD UTILITY POLE
	= ANCHOR POLE
	= FIRE HYDRANT
	= ELECTRIC BOX
	= CABLE TV BOX
WPB	= WIRE PULL BOX
	= WATER VALVE
	= SEWER VALVE
	= WATER MANHOLE
	= TELEPHONE MANHOLE
	= DRAINAGE MANHOLE
	= SANITARY SEWER MANHOLE
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	= LIGHT POLE
	= LIGHT POLE
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	= GAS LINE
	= BRICK
	= CONCRETE
	= GRAVEL
	= TILE
	= PAVEMENT
	= CBS WALL

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)	
1	PALM	8	30	15	
2	OAK	24	40	35	
3	OAK	15	40	40	
4	PALM	12	15	10	
5	PALM	8	30	20	
6	PALM	12	30	20	
7	PALM	8	30	20	
8	PALM	8	30	20	
9	OAK	18	50	40	
10	OAK	18	45	35	
11	OAK	25	60	45	
12	OAK	15	55	30	
13	OAK	15	40	30	
14	OAK	20	60	45	
15	OAK	10	20	15	
16	PALM	10	10	8	
17	PALM	25	50	45	
18	PALM	8	20	15	
19	PALM	10	35	20	
20	PALM	10	35	20	
21	OAK	15	45	30	
22	OAK	15	45	30	
23	PALM	10	35	20	
24	OAK	15	45	30	
25	PALM	10	35	20	
26	OAK	20	50	35	
27	OAK	15	35	30	
28	PALM	10	40	20	
29	PALM	10	30	20	
30	OAK	20	50	40	
31	OAK	24	60	50	
32	PALM	8	25	20	
33	OAK	12	35	25	
34	PALM	12	8	27	
35	OAK	20	55	60	
36	OAK	25	55	45	
37	OAK	20	60	50	
38	OAK	20	60	50	
39	OAK	24	60	45	
40	OAK	20	60	45	
41	OAK	15	50	40	
42	OAK	26	60	50	
43	OAK	25	50	60	
44	OAK	25	50	45	
45	GUMBOLIMBO	6	18	10	
46	GUMBOLIMBO	6	18	10	
47	OAK	4	15	8	
48	OAK	4	15	8	
49	OAK	4	15	8	
50	GUMBOLIMBO	6	18	10	
51	GUMBOLIMBO	6	18	10	
52	PALM	12	10	7	
53	OAK	30	70	60	
54	OAK	4	15	8	
55	PALM	12	10	7	
56	PALM	12	10	7	
57	GUMBOLIMBO	8	20	12	
58	PALM	10	15	12	
59	OAK	4	15	8	
60	PALM	10	15	12	
61	OAK	12	40	25	
62	PALM	10	15	12	
63	ROYAL POINCIANA	40	60	60	
64	OAK	4	15	8	
65	OAK	15	50	35	
66	OAK	4	15	8	
67	PALM	10	7	5	
68	PALM	8	30	20	
69	OAK	10	35	20	
70	PALM	8	40	20	
71	OAK	4	15	8	
72	OAK	25	65	50	
73	PALM	10	7	5	
74	OAK	4	15	8	
75	OAK	4	15	8	
76	OAK	4	15	8	
77	OAK	20	50	50	
78	MANGO	25	60	45	
79	OAK	20	50	50	
80	OAK	4	15	8	
81	OAK	4	15	8	
82	OAK	4	15	8	
83	OAK	4	15	8	
84	OAK	15	45	40	
85	OAK	15	80	50	
86	MANGO	14	35	20	
87	OAK	4	15	8	
88	ROYAL POINCIANA	15	50	35	
89	OAK	4	15	8	
90	OAK	15	55	40	
91	OAK	15	55	40	
92	OAK	4	15	8	
93	PALM	14	60	15	
94	PALM	14	60	15	
95	PALM	14	60	15	
96	OAK	4	15	8	
97	OAK	4	15	8	
98	OAK	12	45	30	
99	OAK	12	45	30	
100	AREKA	20	60	45	
101	PINE	12	70	30	
102	ROYAL POINCIANA	20	70	50	
103	OAK	6	20	15	
104	OAK	6	20	15	
105	PALM	8	12	7	
106	GUMBOLIMBO	12	25	25	
107	GUMBOLIMBO	12	25	25	
108	GUMBOLIMBO	12	25	25	
109	PALM	12	35	15	
110	PALM	8	12	7	
111	PALM	18	15	12	
112	TREE	6	25	15	
113	OAK	6	18	15	
114	PALM	12	30	15	2T
115	OAK	18	53	40	
116	OAK	18	55	40	
117	OAK	18	55	40	
118	OAK	20	50	50	
119	PALM	8	30	18	
120	PALM	8	30	18	
121	MANGO	30	45	30	
122	MANGO	30	45	30	
123	MANGO	24	35	20	
124	MANGO	18	40	35	
125	MANGO	18	40	35	
126	GUMBOLIMBO	12	25	15	
127	GUMBOLIMBO	12	25	15	
128	OAK	15	50	45	
129	OAK	15	50	45	
130	OAK	15	50	45	
131	FICUS	72	80	70	
132	OAK	18	60	45	
133	OAK	18	60	45	
134	OAK	15	60	40	
135	OAK	15	60	40	
136	OAK	12	40	30	
137	OAK	36	60	50	
138	OAK	15	50	40	
139	OAK	20	50	60	
140	OAK	20	50	60	
141	OAK	12	40	30	
142	OAK	15	45	35	
143	OAK	15	45	35	
144	ALMOND	40	80	65	
145	OAK	15	50	45	
146	OAK	20	80	50	
147	OAK	18	70	45	
148	OAK	25	70	50	
149	OAK	25	65	70	
150	MANGO	12	25	15	
151	MANGO	15	30	20	
152	PALM	12	8	7	
153	OAK	15	55	40	
154	PALM	12	8	7	
155	PALM	12	8	7	
156	PALM	12	8	7	
157	PALM	12	8	7	
158	OAK	24	60	50	
159	OAK	18	45	50	
160	PINE	20	70	40	
161	OAK	18	50	45	
162	OAK	18	50	45	
163	COCO	8	25	15	
164	COCO	12	35	20	
165	COCO	8	25	15	
166	COCO	12	35	20	
167	COCO	12	35	20	
168	COCO	12	35	20	
169	COCO	12	35	20	
170	COCO	12	35	20	
171	MANGO	8	20	20	
172	PALM	12	70	15	
173	PALM	12	70	15	
174	PALM	12	70	15	
175	PALM	12	70	15	
176	PALM	12	70	15	
177	OAK	18	45	35	
178	OAK	20	55	45	
179	PINE	24	85	40	
180	TREE	14	35	40	
181	TREE	30	40	25	
182	PALM	14	45	15	
183	BLACK OLIVE	24	65	50	

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LICENSED BUSINESS
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