



Location Sketch  
NTS

**LEGEND**

- & = Central Angle
- A = Arc
- A/C = Air Conditioner
- ASPH = Asphalt
- EBD = Barbecue
- CB = Catch Basin
- CB'S = Concrete Block Structure
- CH = Chord
- Chella. = Chastahocsee
- CL = Center Line
- CL F = Chain Link Fence
- CL = Clear
- Conc. = Concrete
- D = Dood
- Q = Diameter
- DH = Ditch Hole
- DME = Drainage & Maintenance Estmt
- Easmt = Easement
- Enc. = Encroachment
- F.H. = Fire Hydrant
- FP = Found 1/2" Iron Pipe
- FIR = Found 1/2" Iron Rober
- FPL = Florida Power & Light
- HP = Handicap Parking
- ID = Identification
- I.P. = Iron Pipe
- LME = Lake Maintenance Easement
- L.S. = Land Surveyor
- M = Measured
- MAINT. = Maintenance
- ME = Maintenance Easement
- M = Monument Line
- Mon. = Monument
- NA = Not Applicable
- ND = Not & Disc
- N = Number
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overboard Utility Lines
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PKWY = Parkway
- P = Property Line
- PL = Planter
- PLS = Professional Land Surveyor
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- PRC = Point of Reverse Curvature
- PRM = Point of Reference Monument
- PT = Point of Tangency
- R = Radius
- Res. = Resurvey
- R.L.S. = Registered Land Surveyor
- RNG = Range
- R/R = Railroad
- RSM = Registered Surveyor & Mapper
- R/W = Right-of-Way
- SUBK = Subark
- Sec. = Section
- T = Tangent
- TWP = Township
- U.E. = Utility Easement
- UTL. = Utility
- W.F. = Wood Fence
- W.M. = Water Meter
- WME = Wall Maintenance Easement

**LEGAL DESCRIPTION:**

Lots 6, 7, 8 and 9, less the West 15 feet from said Lots, Block 25, SILVER BLUFF ESTATES, SECTION "B", according to the Plat thereof, as recorded in Plat Book 10, at Page 68, of the Public Records of MIAMI-DADE County, Florida.

CERTIFIED TO: MAGEBO, LLC; Norman T. Roberts, P.A.; Chicago Title Insurance Company; Lawyer's Title Insurance Corporation.

PREPARED FOR: MAGEBO, LLC, 2525 S.W. 27 Avenue, Miami, FL 33133

**Encroachments:**

1. The concrete drives are encroaching into the street Right-of-Way (S.W. 27th Avenue).
2. Portion of the 6 foot high wood fence is encroaching over the East boundary line.

- Note:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
  - Encroachments Noted: 2
  - Underground structures, if any, not located.
  - Bearings, if shown, are based on assumed meridian or Plat of Record
  - Lands shown hereon were not abstracted for easements and/or right-of-ways of record.
  - Legal description provided by client.

<p><b>SURVEYOR'S SEAL</b></p> <p>Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.</p>	<p><b>BOUNDARY SURVEY</b></p> <p>HEREBY CERTIFY: That the attached survey was made under my responsible charge and substantially meets the minimum technical standards as set forth by the FLORIDA BOARD OF LAND SURVEYORS in Chapter 18G17-5, Florida Administrative Code, pursuant to Section 473.017, Florida Statutes. There are no encroachments, easements, or interests appearing on the plat or visible assessments of record as shown hereon.</p> <p style="text-align: center;"><i>Nelson Mojarena</i> NELSON MOJARENA Registered Surveyor &amp; Mapper No. 5504 State of Florida</p>	<p><b>MOJARENA &amp; ASSOCIATES, INC.</b> Land Surveyors &amp; Mappers Certificate of Authorization No. 6698 12925 S.W. 132nd Avenue Miami, Florida 33186 (305) 278-2494</p>
<p>REVISED: 03-07-07</p>	<p>FLOOD ZONE: X</p> <p>DATE: 05-20-04</p> <p>SCALE: 1" = 20'</p>	<p>BASE: N/A</p> <p>DWN. BY: M.M.</p> <p>JOB NO.: 04-0357</p>