

TOPOGRAPHIC SURVEY

LOCATION SKETCH

NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF TRACTS A, B, C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C; THENCE NORTH 88°37'50" WEST ALONG THE SOUTH LINE OF SAID TRACTS C AND D, 1216.78 FEET; THENCE NORTH 01°22'10" EAST 160.40 FEET; THENCE NORTH 88°37'50" WEST 51.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "D"; THENCE NORTH 01°22'10" EAST ALONG SAID WEST LINE 84.77 FEET; THENCE SOUTH 88°37'50" EAST 20.00 FEET; THENCE NORTH 01°22'10" EAST 123.00 FEET; THENCE NORTH 88°37'50" WEST 20.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B"; THENCE NORTH 01°22'10" EAST 16.83 FEET; THENCE NORTH 39°42'19" WEST 61.75 FEET TO A POINT OF A NON-TANGENT CURVE, THE LAST TWO COURSES BEING ON THE WEST LINE OF SAID TRACT "D"; THENCE 65.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 676.62 FEET, A CENTRAL ANGLE OF 05°33'39"; A CHORD OF 65.64 FEET WHICH BEARS NORTH 47°30'52" EAST; THENCE NORTH 44°44'02" EAST 355.02 FEET TO A POINT OF CURVATURE; THENCE 347.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.62 FEET, A CENTRAL ANGLE OF 33°22'57"; A CHORD OF 342.72 FEET WHICH BEARS NORTH 61°25'30" EAST; THE LAST THREE COURSES BEING ON THE WESTERLY LINE OF SAID TRACTS A AND D AND THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 53RD STREET; THENCE SOUTH 01°22'10" WEST 160.87 FEET; THENCE SOUTH 36°39'52" EAST 228.95 FEET; THENCE SOUTH 88°37'50" EAST 565.43 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B"; THENCE SOUTH 00°00'17" EAST ALONG THE EAST LINE OF TRACTS B AND C, 575.17 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 819.875 SQUARE FEET (18.822 ACRES) MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C AND D = NORTH 88°37'50" WEST.

SURVEYOR'S NOTES:

EXISTING BUILDINGS UNDER DEMOLITION

PROPERTY ADDRESS:

NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

PROPERTY OF:

DORAL 8333 OFFICE LLC

FLOOD INFORMATION:

FLOOD ZONE X

MAP & PANEL = 12086C0279

COMMUNITY No.: 120041

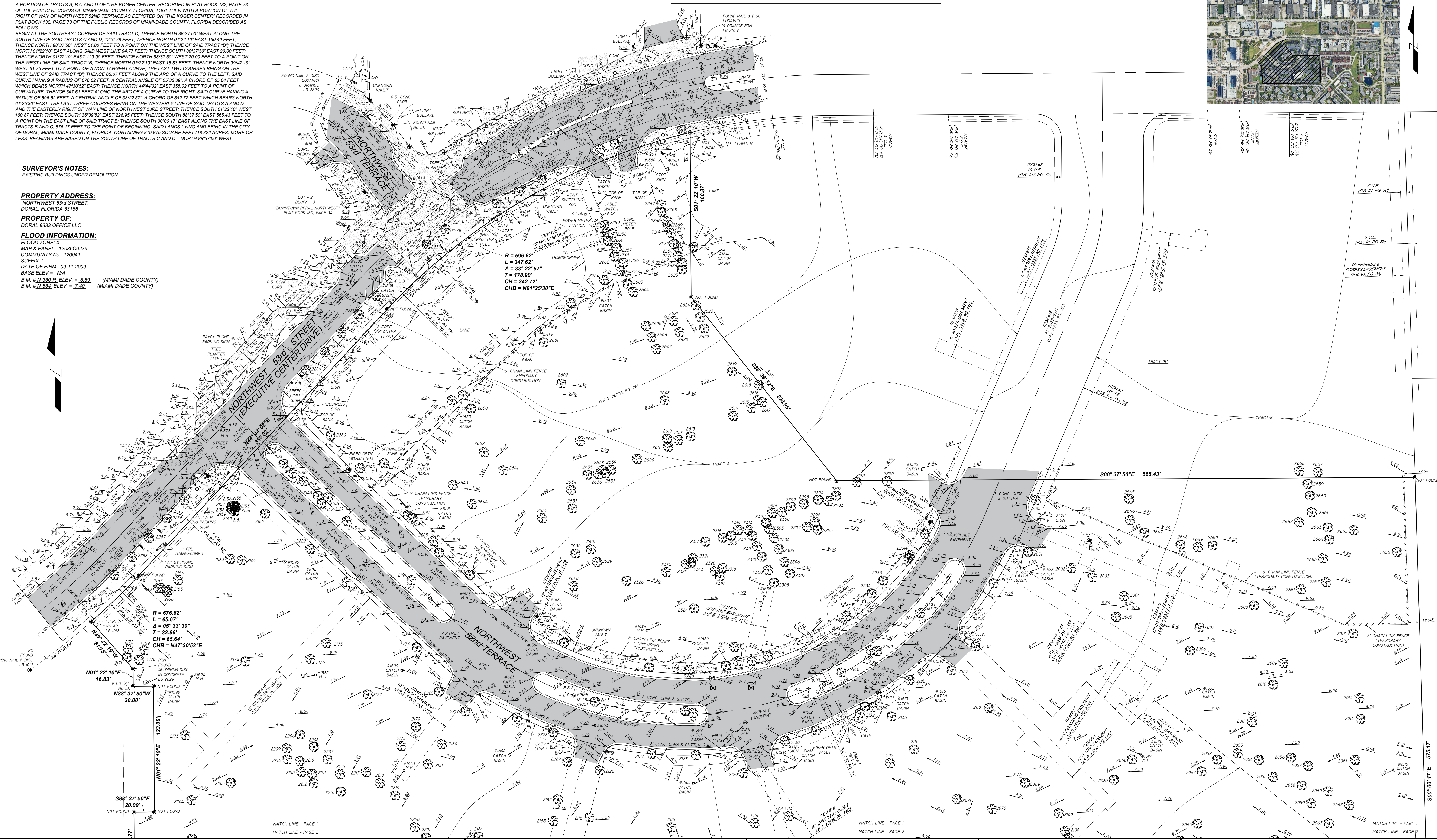
SUFFIX: L

DATE OF FIRM: 09-11-2009

BASE ELEV = N/A

B.M. # N-330-R, ELEV. = 5.89 (MIAMI-DADE COUNTY)

B.M. # N-534, ELEV. = 7.40 (MIAMI-DADE COUNTY)



LEGEND	SYMBOLS	LEGEND	SYMBOLS
AVE. AVENUE	F.H. FIRE HYDRANT	P.C. POINT OF COMPOUND CURVATURE	TYPE TYPICAL
BLVD. BOULEVARD	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	U.E. UTILITY EASEMENT
BM. BENCHMARK	IP. IRON PIPE	P.S. PROFESSIONAL LAND SURVEYOR	WM. WATER METER
CB. CATCH BASIN	FL. FLORIDA POWER & LIGHT	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
CBS. CONCRETE BLOCK STRUCTURE	F.P. FOUND RAIL OR PIPE	P.R. PROPERTY LINE	
CH. CHORD	F.O. FOUND RAIL OR PIPE	P.R.C. POINT OF BEGINNING	
CHD. CHORD DISTANCE	FND. FOUND	P.P.C. POINT OF COMMENCEMENT	
COR. CORNER	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
COR. CORNER	(L) LIGHT POLE	P.T. POINT OF TANGENCY	
COR. CORNER	LB. LICENSED BUSINESS	R. RADIUS	
COR. CORNER	LS. LAND SURVEYOR	RE. RECORD	
COR. CORNER	ME. MEASURED	R.M. RADIUS	
COR. CORNER	MS. NATIONAL GEODETIC VERTICAL DATUM	R.M. RADIUS	
COR. CORNER	NO. NO. NOT TO SCALE	S.A. SANITARY	
COR. CORNER	NTS. NOT TO SCALE	S.I.R. SET IRON ROD	
COR. CORNER	Q.E. QUANTITY	S.M. SET IRON ROD	
COR. CORNER	Q.E. QUANTITY	T. TANGENT	
COR. CORNER	Q.E. QUANTITY	T.B. TANGENT BENCH MARK	
COR. CORNER	Q.E. QUANTITY	TEL. TELEPHONE	
COR. CORNER	Q.E. QUANTITY		

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO TOP FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION: SOUTHEASTERLY RIGHT OF WAY OF NORTHWEST 53RD STREET = N44°44'02"E

DRAWN BY:

TT

PROJECT SCALE:

1" = 40'

DATE OF FIELD WORK:

05-03-2025

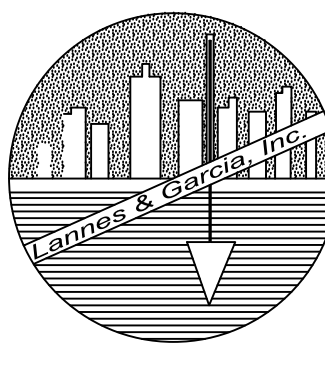
05-22-2025: ELEVATIONS ADDED



TOPOGRAPHIC & BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC & BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 647.08 THROUGH 647.11, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING

LANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

4967 SW 75th AVENUE,

MIAMI, FLORIDA 33155

PH (305) 666-7909 FAX (305) 442-2530

TOPOGRAPHIC SURVEY

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

A PORTION OF TRACTS A, B, C AND D OF "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF NORTHWEST 52ND TERRACE AS DEPICTED ON "THE KOGER CENTER" RECORDED IN PLAT BOOK 132, PAGE 73 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

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SURVEYOR'S NOTES:

EXISTING BUILDINGS UNDER DEMOLITION

PROPERTY ADDRESS:

NORTHWEST 53rd STREET,
DORAL, FLORIDA 33166

PROPERTY OF:

DORAL 8333 OFFICE LLC

FLOOD INFORMATION:

FLOOD ZONE: X

MAP & PANEL: 12086C0279

COMMUNITY No.: 120041

SUFFIX: L

DATE OF FIRM: 09-11-2009

BASE ELEV. = N/A

B.M. # N-330-R, ELEV. = 5.89 (MIAMI-DADE COUNTY)

B.M. # N-534, ELEV. = 7.40 (MIAMI-DADE COUNTY)

SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO. 11125000159-CTB ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, APRIL 10, 2025 AT 12:00 AM BE ADVISED AS FOLLOWS:

ITEM #1: ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET - **NOT A SURVEY ISSUE.**

ITEM #2: FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED - **REFLECTED HEREON.**

ITEM #3: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION - **NOT A SURVEY ISSUE.**

ITEM #4: CONSTRUCTION, MECHANICS', CONTRACTORS' OR MATERIALS' LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD - **NOT A SURVEY ISSUE.**

ITEM #5: EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS - **NOT A SURVEY ISSUE.**

ITEM #6: GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2025 AND SUBSEQUENT YEARS - **NOT A SURVEY ISSUE.**

ITEM #7: RESTRICTIONS AND EASEMENTS, AS SET FORTH ON THE PLAT OF THE KOGER CENTER, RECORDED IN PLAT BOOK 132, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **REFLECTED HEREON.**

ITEM #8: MASTER DEVELOPMENT AGREEMENT BY AND BETWEEN CM DORAL DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF DORAL, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, RECORDED OCTOBER 3, 2006 IN OFFICIAL RECORD BOOK 2498A, PAGE 2889, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 2609, PAGE 1, AS AMENDED BY SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3037, PAGE 143, THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 3174, PAGE 4851, AND ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORD BOOK 34703, PAGE 4512, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **AFFECTS SUBJECT PARCEL, NOT A SURVEY ISSUE.**

ITEM #9: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORD BOOK 26524, PAGE 1700, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #10: NOTICE OF ESTABLISHMENT OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT RECORDED JULY 16, 2008 IN OFFICIAL RECORD BOOK 26524, PAGE 1873, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **NO RESULTS PER COUNTY RECORDS.**

ITEM #11: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DOWNTOWN DORAL COMMUNITY DEVELOPMENT DISTRICT AS VALIDATED BY AND CONTAINED WITHIN THAT CERTAIN FINAL JUDGMENT RECORDED MARCH 13, 2009 IN OFFICIAL RECORD BOOK 28400, PAGE 3928, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHEREIN PARAGRAPH 18 IN THE SAID JUDGMENT STATES THE SPECIAL ASSESSMENTS AS LEVIED AND CONFIRMED BY THE DISTRICT CONSTITUTE VALID AND ENFORCEABLE FIRST LIENS ON THE ASSESSED PROPERTY WITHIN THE DISTRICT COEQUAL WITH ALL STATE OF FLORIDA COUNTY SCHOOL DISTRICT AND MUNICIPAL TAXES SUPERIOR IN DIGNITY TO ALL OTHER LIENS TITLES AND CLAIMS ON SUCH REAL PROPERTY - **NOT A SURVEY ISSUE.**

ITEM #12: ORDINANCE NO. 09-38 FOR THE CREATION OF THE DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 16, 2009 IN OFFICIAL RECORD BOOK 28916, PAGE 945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #13: RESOLUTION NO. R-606-09 ADOPTING PRELIMINARY ASSESSMENT ROLL FOR THE SPECIAL TAXING DISTRICT KNOWN AS DOWNTOWN DORAL MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT RECORDED JUNE 15, 2009 IN OFFICIAL RECORD BOOK 28916, PAGE 1011, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #14: UNITY OF TITLE RECORDED DECEMBER 1, 1988 IN OFFICIAL RECORD BOOK 13008, PAGE 1382, AS AFFECTED BY RELEASE OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 3831, PAGE 3848, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES.**

ITEM #15: PALMETTO-PHOENIX FARMS SANITARY SEWER IMPROVEMENT PROJECT, AS EVIDENCED BY MEMORANDUM RECORDED JUNE 2, 1987 IN OFFICIAL RECORD BOOK 13297, PAGE 1746, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #16: GRANT OF EASEMENT FOR WATER LINE AND SEWER EASEMENT(S) IN FAVOR OF METROPOLITAN DADE COUNTY, RECORDED JANUARY 11, 1988 IN OFFICIAL RECORD BOOK 13335, PAGE 1153, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #17: NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED JUNE 16, 1989 IN OFFICIAL RECORD BOOK 11417, PAGE 2335, AS AMENDED BY THE NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT AND VAULT BUILDING EASEMENT RECORDED AUGUST 1, 1989 IN OFFICIAL RECORD BOOK 14202, PAGE 350, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #18: TERMS, CONDITIONS, AND PROVISIONS OF NON-EXCLUSIVE UNDERGROUND EASEMENT AND RIGHT-OF-WAY AGREEMENT, RECORDED AUGUST 2, 1995 IN OFFICIAL RECORD BOOK 18669, PAGE 2358, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #19: TERMS, CONDITIONS, AND PROVISIONS OF COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT-OF-WAY, RECORDED OCTOBER 9, 1998 IN OFFICIAL RECORD BOOK 18307, PAGE 1694, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #20: TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT DATED APRIL 30, 2010, RECORDED MAY 17, 2010 IN OFFICIAL RECORD BOOK 37287, PAGE 665, AS AFFECTED BY PARTIAL TERMINATION OF RECIPROCAL EASEMENT AND PROPERTY OWNERS AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 38034, PAGE 1426, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #21: AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES RECORDED IN OFFICIAL RECORD BOOK 38748, PAGE 115, AND ADDENDUM RECORDED IN OFFICIAL RECORD BOOK 31155, PAGE 4026, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, BLANKET, NOT PLOTTABLE.**

ITEM #22: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORD BOOK 27866, PAGE 3481, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, REFLECTED HEREON.**

ITEM #23: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 30634, PAGE 1410, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #24: SUBJECT TO AN UNRECORDED AMENDED AND RESTATED OPTION AGREEMENT AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 25331, PAGE 3924, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

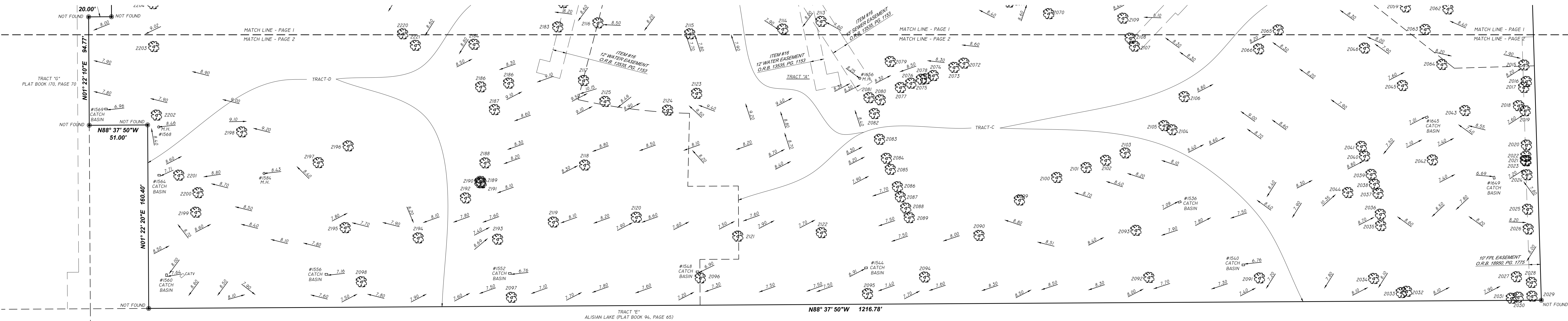
ITEM #25: SUBJECT TO AN UNRECORDED AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND RESERVED RIGHTS AS EVIDENCED BY MEMORANDUM RECORDED IN OFFICIAL RECORD BOOK 23311, PAGE 3945, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #26: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 32945, PAGE 441, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - **APPLIES, NOT A SURVEY ISSUE.**

ITEM #27: ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY - **NOT A SURVEY ISSUE.**

ITEM #28: RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.

NOTE: STANDARD EXCEPTIONS 2 THROUGH 5 WILL BE DELETED UPON RECEIPT OF A SATISFACTORY SURVEY AND SATISFACTORY OWNER'S AFFIDAVIT - **NOT A SURVEY ISSUE.**



LEGEND

AC AIR CONDITIONER
AVE AVENUE
BLV BOULEVARD
BM BENCHMARK
C.B. CATCH BASIN
CBS CONCRETE BLOCK STRUCTURE
CHB CHORD BEARING
CHORD DISTANCE
COR CORNER
COURT
CLEARLINE
CL CLEAR
CONC CONCRETE
C.O. CATCH OUT
E.B. ELECTRIC BOX
ELEV ELEVATION
ENCR ENCROACHMENT
E.U. OVERHEAD UTILITY LINES
F.F. FINISH FLOOR

F.H. FIRE HYDRANT
I.C.V. IRRIGATION CONTROL VALVE
I.P. IRON PIPE
P.F. FLORIDA POWER & LIGHT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
FND FOUND
L ARC LENGTH
(L) LEGAL
L.P. LIGHT POLE
LB LICENSED BUSINESS
LS LAND SURVEYOR
(M) MEASURED
NGVD NATIONAL GEODETIC VERTICAL DATUM
NO ID. NOT IDENTIFIABLE
NO NUMBER
NTS NOT TO SCALE
O.R.B. OFFICIAL RECORD BOOK
O.N.P. ON PROPERTY LINE
O.U.L. OVERHEAD UTILITY LINES
P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
P.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.L. PROPERTY LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.R. POINT OF REVERSE CURVATURE
P.P.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENT
(R) RECORD
R RADIUS
R.E. RM ELEVATION
R.W. RIGHT-OF-WAY
SAK SANITARY
S.I.R. SET IRON PIPE
ST STREET
T TANGENT
T.B.M. TEMPORARY BENCH MARK
TEL TELEPHONE

SYMBOLS
--- OVERHEAD UTILITY LINES
--- WIRE FENCE
--- PROPERTY CORNER
--- WATER FLOW
--- EXISTING GRADE ELEVATION
--- PROPOSED GRADE ELEVATION
--- WATER VALVE
--- DRAINAGE MANHOLE
--- SANITARY MANHOLE
--- FIRE HYDRANT
--- LIGHTING FIXTURE
--- FIRE DEPARTMENT CONNECTION

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12) BEARINGS IF ANY SHOWN ARE BASED ON LEGAL DESCRIPTION: SOUTHEASTERLY RIGHT OF WAY OF NORTHWEST 53rd STREET = N44°44'02"E

DRAWN BY:

TT

PROJECT SCALE:

1" = 40'

DATE OF FIELD WORK:

05-03-2025

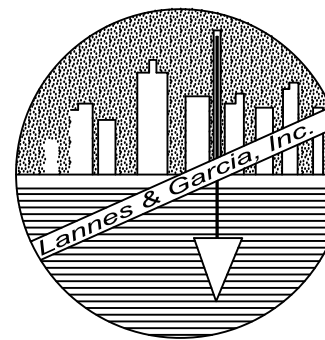
05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED



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MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 442-2530

TOP

GRAPHIC

SURVEY

(2209) ROYAL PALM TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 50'

(2210,2211) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 50'

(2212) TRIPLE CARPENTERIA TREE
DBH: 5'
CANOPY: 25'
HEIGHT: 25'

(2213) DOUBLE CARPENTERIA TREE
DBH: 5'
CANOPY: 15'
HEIGHT: 20'

(2214) TRIPLE CARPENTERIA TREE
DBH: 5'
CANOPY: 20'
HEIGHT: 25'

(2215) HARDWOOD TREE
DBH: 3'
CANOPY: 15'
HEIGHT: 10'

(2216) HARDWOOD TREE
DBH: 1.5'
CANOPY: 20'
HEIGHT: 25'

(2217,2218,2219) TRIPLE CARPENTERIA TREE
DBH: 1.5'
CANOPY: 8'
HEIGHT: 5'

(2220,2221) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 40'

(2222) HARDWOOD TREE
DBH: 4.5'
CANOPY: 45'
HEIGHT: 40'

(2223) OAK TREE
DBH: 0.75'
CANOPY: 25'
HEIGHT: 25'

(2224) OAK TREE
DBH: 2'
CANOPY: 35'
HEIGHT: 35'

(2225) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 35'

(2226) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 35'

(2227,2228) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 35'

(2229)OAK TREE
DBH: 1.75'
CANOPY: 40'
HEIGHT: 40'

(2230) HARDWOOD TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 20'

(2231) OAK TREE
DBH: 2.5'
CANOPY: 30'
HEIGHT: 20'

(2232)CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2233,2234) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2235) OAK TREE
DBH: 4.0'
CANOPY: 55'
HEIGHT: 25'

(2236) OAK TREE
DBH: 4'
CANOPY: 55'
HEIGHT: 25'

(2237,2238,2239) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2240) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2241) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 25'

(2242) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 25'

(2243) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2244,2245) CARPENTERIA TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 30'

(2246,2247) PALM TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 20'

(2248) HARDWOOD TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 25'

(2249) HARDWOOD TREE
DBH: 0.25'
CANOPY: 10'
HEIGHT: 15'

(2250) POINCIANA TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 20'

(2251) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 30'

(2252,2253) HARDWOOD TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 15'

(2254) HARDWOOD TREE
DBH: 3'
CANOPY: 40'
HEIGHT: 25'

(2255,2256,2257,2258) PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 30'

(2259,2260) HARDWOOD TREE
DBH: 1'
CANOPY: 20'
HEIGHT: 20'

(2261,2262) HARDWOOD TREE
DBH: 0.75'
CANOPY: 20'
HEIGHT: 15'

(2263) HARDWOOD TREE
DBH: 5'
CANOPY: 50'
HEIGHT: 25'

(2264,2265,2266,2267) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2268,2269,2270,2271) PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 35'

(2272,2273) PALM TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2274,2275,2276,2277,2278,2279,2280) OAK TREE
DBH: 0.7'
CANOPY: 15'
HEIGHT: 15'

(2281,2282,2283,2284,2285,2286,2287,2288,2289) OAK TREE
DBH: 0.5'
CANOPY: 10'
HEIGHT: 15'

(2290) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 40'

(2291) HARDWOOD TREE
DBH: 5'
CANOPY: 60'
HEIGHT: 50'

(2292) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2293) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2294) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2295) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 25'
HEIGHT: 40'

(2296) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2297) HARDWOOD TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2298) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 20'

(2299,2300,2301) TRIPLE CARPENTERIA TREE
DBH: 4'
CANOPY: 20'
HEIGHT: 20'

(2302,2303) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2304,2305,2306,2307,2308, 2309, 2310,2311) CARPENTERIA TREE
DBH: 0.7'
CANOPY: 15'

(2312,2313) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 20'

(2314,2315,2316) TRIPLE CARPENTERIA TREE
DBH: 5'
CANOPY: 20'
HEIGHT: 20'

(2317) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 35'

(2318) POINCIANA TREE
DBH: 0.7'
CANOPY: 8'
HEIGHT: 10'

(2319) ROYAL PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 35'

(2320) HARDWOOD TREE
DBH: 1'
CANOPY: 10'
HEIGHT: 15'

(2321,2322) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 20'
HEIGHT: 30'

(2323) HARDWOOD TREE
DBH: 2'
CANOPY: 8'
HEIGHT: 10'

(2324) HARDWOOD TREE
DBH: 0.7'
CANOPY: 20'
HEIGHT: 15'

(2325) ROYAL PALM TREE
DBH: 2'
CANOPY: 20'
HEIGHT: 40'

(2326) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2600,2601) HARDWOOD TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 15'

(2602) OAK TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 15'

(2603) HARDWOOD TREE
DBH: 0.5'
CANOPY: 15'
HEIGHT: 20'

(2604, 2605,2606,2607) ROYAL PALM TREE
DBH: 2'
CANOPY: 25'
HEIGHT: 40'

(2608)PALM TREE
DBH: 1.25'
CANOPY: 15'
HEIGHT: 20'

(2609) HARDWOOD TREE
DBH: 1.25'
CANOPY: 15'
HEIGHT: 20'

(2610,2611,2612,2613,2614, 2615,2616,2617)TRIPLE PALM TREE
DBH: 5'
CANOPY: 20'
HEIGHT: 10'

(2618)HARDWOOD TREE
DBH: 3'
CANOPY: 30'
HEIGHT: 40'

(2619) PALM TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2620,2621) HARDWOOD TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2622,2623,2624,2625) ROYAL PALM TREE
DBH: 2.5'
CANOPY: 25'
HEIGHT: 45'

(2626) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2627) PALM TREE
DBH: 0.75'
CANOPY: 10'
HEIGHT: 15'

(2628) HARDWOOD TREE
DBH: 0.75'
CANOPY: 15'
HEIGHT: 15'

(2629) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2630) HARDWOOD TREE
DBH: 1.5'
CANOPY: 50'
HEIGHT: 40'

(2631) PALM TREE
DBH: 1'
CANOPY: 8'
HEIGHT: 10'

(2632,2633,2634) HARDWOOD TREE
DBH: 4'
CANOPY: 40'
HEIGHT: 40'

(2635,2636,2637,2638,2639) CARPENTERIA TREE
DBH: 0.5'
CANOPY: 20'
HEIGHT: 20'

(2640) HARDWOOD TREE
DBH: 2'
CANOPY: 40'
HEIGHT: 30'

(2641) HARDWOOD TREE
DBH: 2'
CANOPY: 30'
HEIGHT: 30'

(2642) HARDWOOD TREE
DBH: 1'
CANOPY: 25'
HEIGHT: 25'

(2643,2644) HARDWOOD TREE
DBH: 1'
CANOPY: 15'
HEIGHT: 25'

(2645) OAK TREE
DBH: 2'
CANOPY: 1.25'
CANOPY: 30'
HEIGHT: 30'

(2646,2647) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2648,2649) HARDWOOD TREE
DBH: 2.5'
CANOPY: 25'
HEIGHT: 30'

(2650) HARDWOOD TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 30'

(2651) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2652) OAK TREE
DBH: 1.5'
CANOPY: 50'
HEIGHT: 40'

(2653) OAK TREE
DBH: 2.5'
CANOPY: 50'
HEIGHT: 40'

(2654) OAK TREE
DBH: 1.5'
CANOPY: 40'
HEIGHT: 40'

(2655) GUMBOLIMBO TREE
DBH: 40'
CANOPY: 40'
HEIGHT: 40'

(2656) OAK TREE
DBH: 2.5'
CANOPY: 40'
HEIGHT: 40'

(2657,2658,2659,2660,2661) FOXTAIL PALM TREE
DBH: 1'
CANOPY: 1.5'
HEIGHT: 35'

(2662) OAK TREE
DBH: 1.5'
CANOPY: 30'
HEIGHT: 40'

(2663) OAK TREE
DBH: 1.5'
CANOPY: 35'
HEIGHT: 40'

589) CATCH BASIN INLET MANHOLE RIM ELEV. 7.98 CAN NOT OPEN 590) CATCH BASIN INLET MANHOLE RIM ELEV. 8.00 CAN NOT OPEN 594) CATCH BASIN INLET MANHOLE RIM ELEV. 6.97 CAN NOT OPEN 623) CATCH BASIN INLET MANHOLE RIM ELEV. 7.56 CAN NOT OPEN 1405) STORM SEWER MANHOLE RIM ELEV. 7.80 INVERT: 2.90, 18" PVC PIPE NORTHWEST, INVERT: 2.53, 18" PVC PIPE NORTHEAST, BOTTOM OF BOX = 2.10 1406) SANITARY SEWER MANHOLE RIM ELEV. 7.28 INVERT: 0.78, 8" PVC PIPE NORTHWEST, INVERT: 0.13, 8" PVC PIPE SOUTHWEST, INVERT: 0.78, 8" PVC PIPE SOUTHEAST, 1407) SANITARY SEWER MANHOLE RIM ELEV. 7.92 INVERT: -4.18, 18" CONCRETE PIPE NORTHEAST, INVERT: -4.13, 18" CONCRETE PIPE SOUTHWEST, INVERT: -0.38, 8" PVC PIPE NORTHWEST, 1408) SANITARY SEWER MANHOLE RIM ELEV. 7.88 INVERT: -4.29, 18" CONCRETE PIPE NORTHEAST, INVERT: -4.22, 18" CONCRETE PIPE SOUTHWEST, 1409) STORM SEWER MANHOLE RIM ELEV. 7.65 INVERT: 3.70, 15" PVC PIPE NORTH, INVERT: 3.65, 12" CONCRETE PIPE SOUTH, BOTTOM OF BOX = 2.85 1410) STORM SEWER MANHOLE RIM ELEV. 7.88 INVERT: 2.39, 24" PVC PIPE NORTHEAST, INVERT: 2.39, 24" PVC PIPE SOUTHWEST, INVERT: 3.19, 15" PVC PIPE SOUTH, BOTTOM OF BOX = 0.99 1411) STORM SEWER MANHOLE RIM ELEV. 6.18 INVERT: 3.71, 18" PVC PIPE EAST, INVERT: 3.88, 15" PVC PIPE WEST, BOTTOM OF BOX = 1.86 1412) CATCH BASIN INLET MANHOLE RIM ELEV. 8.25 INVERT: 1.81, 24" PVC PIPE SOUTHWEST, BOTTOM OF BOX = 1.90 1414) STORM SEWER MANHOLE RIM ELEV. 7.63 INVERT: 3.03, 15" CONCRETE PIPE NORTH, INVERT: 2.65, 15" CONCRETE PIPE EAST, INVERT: 3.01, 15" CONCRETE PIPE WEST, BOTTOM OF BOX = 0.98 1415) STORM SEWER MANHOLE RIM ELEV. 7.79 INVERT: 2.59, 12" CMP PIPE NORTHEAST, BOTTOM OF BOX = 1.84 1416) STORM SEWER MANHOLE RIM ELEV. 7.47 INVERT: 3.37, 15" CONCRETE PIPE NORTHEAST, INVERT: 2.47, 15" CONCRETE PIPE SOUTH, BOTTOM OF BOX = 1.87 1418) CATCH BASIN INLET MANHOLE RIM ELEV. 8.38 INVERT: 3.28, 18" PVC PIPE WEST, BOTTOM OF BOX = -1.92 1419) SANITARY SEWER MANHOLE RIM ELEV. 7.54 INVERT: -5.26, 18" CONCRETE PIPE NORTH, INVERT: -3.86, 8" PVC PIPE EAST, INVERT: -5.21, 18" CONCRETE PIPE WEST, 1415) STORM SEWER MANHOLE RIM ELEV. 7.66 INVERT: 2.36, 12" CMP PIPE EAST, INVERT: 2.47, 12" CMP PIPE WEST, BOTTOM OF BOX = 1.96 1450) CATCH BASIN INLET MANHOLE RIM ELEV. 7.47 CAN NOT OPEN 1501) CATCH BASIN INLET MANHOLE RIM ELEV. 6.79 CAN NOT OPEN 1502) STORM SEWER MANHOLE RIM ELEV. 7.35 INVERT: 3.20, 24" PVC PIPE EAST, INVERT: 3.35, 15" CMP PIPE SOUTH, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF BOX = 1.55 1503) SANITARY SEWER MANHOLE RIM ELEV. 6.06 INVERT: -0.49, 8" PVC PIPE NORTH, INVERT: -0.44, 8" PVC PIPE SOUTH, BOTTOM OF BOX = WATER RUNS NORTH 1504) CATCH BASIN INLET MANHOLE RIM ELEV. 6.82 CAN NOT OPEN 1505) CATCH BASIN INLET MANHOLE RIM ELEV. 7.96 CAN NOT OPEN 1506) CATCH BASIN INLET MANHOLE RIM ELEV. 7.89 CAN NOT OPEN 1507) STORM SEWER MANHOLE RIM ELEV. 7.17 INVERT: 3.07, 15" CMP PIPE TO LAKE NORTH, BOTTOM OF BOX = 0.07 1508) SANITARY SEWER MANHOLE RIM ELEV. 7.98 INVERT: 0.86, 8" PVC PIPE NORTHWEST, INVERT: 2.83, 8" PVC PIPE SOUTHWEST, INVERT: 0.91, 8" PVC PIPE SOUTH, BOTTOM OF BOX = WATER RUNS NORTHWEST 1509) CATCH BASIN INLET MANHOLE RIM ELEV. 7.30 CAN NOT OPEN 1510) STORM SEWER MANHOLE RIM ELEV. 7.51 INVERT: 3.28, 18" PVC PIPE NORTHWEST, INVERT: 3.51, 15" PVC PIPE TO CB SOUTHWEST, BOTTOM OF BOX = 1.51 1511) SANITARY SEWER MANHOLE RIM ELEV. 7.68 INVERT: 1.93, 8" PVC PIPE NORTHWEST, INVERT: 1.98, 8" PVC PIPE SOUTH, INVERT: 1.98, 8" PVC PIPE EAST, 1512) CATCH BASIN INLET MANHOLE RIM ELEV. 7.13 CAN NOT OPEN 1513) CATCH BASIN INLET MANHOLE RIM ELEV. 6.85 CAN NOT OPEN 1514) CATCH BASIN INLET MANHOLE RIM ELEV. 7.24 CAN NOT OPEN 1515) CATCH BASIN INLET MANHOLE RIM ELEV. 7.57 BAFFLE BOTTOM OF BOX = -0.53 1519) STORM SEWER MANHOLE RIM ELEV. 7.14 INVERT: 3.24, 24" CMP PIPE TO CB 1520 NORTHEAST, INVERT: 3.74, 24" CMP PIPE TO CB1645 SOUTHEAST, BOTTOM OF BOX = 2.04 1520) CATCH BASIN INLET MANHOLE RIM ELEV. 6.71 INVERT: 2.98, 24" CMP PIPE TO MH 1519 SOUTHWEST, BOTTOM OF BOX = 1.31 1524) CATCH BASIN INLET MANHOLE RIM ELEV. 7.03 BAFFLE FILLED WITH WATER & DEBRIS BOTTOM OF BOX = -0.22 1528) CATCH BASIN INLET MANHOLE RIM ELEV. 7.08 INVERT: 3.38, 24" HP PVC PIPE NORTHEAST, INVERT: 3.33, 18" HP PVC PIPE EAST, INVERT: 2.28, 18" HP PVC PIPE SOUTH, BOTTOM OF BOX = 0.21 1532) CATCH BASIN INLET MANHOLE RIM ELEV. 7.00 INVERT: 1.95, 1" PVC PIPE NORTHWEST, INVERT: 1.95, 12" PVC PIPE SOUTHEAST, BOTTOM OF BOX = -0.65 1536) CATCH BASIN INLET MANHOLE RIM ELEV. 7.09 INVERT: 2.84, 15" CMP PIPE TO 1540 SOUTHWEST, INVERT: 1.68, 24" CMP PIPE EAST, BOTTOM OF BOX = 0.60 1537) CATCH BASIN RIM ELEV. 6.75 UNABLE TO OPEN 1540) CATCH BASIN INLET MANHOLE RIM ELEV. 6.76 INVERT: 3.21, 15" CMP PIPE TO 1536 NORTHEAST, INVERT: 1.81, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.32 1544) CATCH BASIN INLET MANHOLE RIM ELEV. 6.91 INVERT: 3.68, 24" CMP PIPE EAST, INVERT: 2.38, 15" CMP PIPE WEST, BOTTOM OF BOX = 0.66 1545) CATCH BASIN RIM ELEV. 7.34 UNABLE TO OPEN 1548) CATCH BASIN INLET MANHOLE RIM ELEV. 6.90 INVERT: 3.80, 15" CMP PIPE EAST, INVERT: 3.85, 15" CMP PIPE WEST, BOTTOM OF BOX = -0.90 1552) CATCH BASIN INLET MANHOLE RIM ELEV. 6.78 INVERT: 3.44, 15" CMP PIPE EAST, INVERT: 2.26, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.41 1556) CATCH BASIN INLET MANHOLE RIM ELEV. 7.16 INVERT: 3.46, 12" PVC PIPE, RAIN RUNOFF NORTH, INVERT: 2.91, 24" CMP PIPE EAST, INVERT: 2.66, 24" CMP PIPE WEST, BOTTOM OF BOX = 0.90 1560) CATCH BASIN INLET MANHOLE RIM ELEV. 7.64 BAFFLE BOTTOM OF BOX = 0.14 1564) CATCH BASIN INLET MANHOLE RIM ELEV. 7.71 BAFFLE BOTTOM OF BOX = 0.56 1565) CATCH BASIN RIM ELEV. 6.27 UNABLE TO OPEN 1568) STORM SEWER MANHOLE RIM ELEV. 8.46 INVERT: 3.41, 15" PVC PIPE SOUTHEAST, INVERT: 3.46, 15" PVC PIPE TO CB 1569 WEST, BOTTOM OF BOX = 1.66 1569) CATCH BASIN INLET MANHOLE RIM ELEV. 6.96 INVERT: 3.41, 18" PVC PIPE EAST, INVERT: 3.41, 15" CMP PIPE TO 1.71 1573) SANITARY SEWER MANHOLE RIM ELEV. 8.80 INVERT: -3.40, 8" PVC PIPE NORTH, INVERT: -3.75, 12" PVC PIPE EAST, INVERT: -3.70, 12" PVC PIPE WEST, 1574) STORM SEWER MANHOLE RIM ELEV. 8.83 INVERT: -4.13, 18" PVC PIPE NORTHWEST, INVERT: 3.18, 18" CMP PIPE NORTHEAST, BOTTOM OF BOX = 0.63 1575) STORM SEWER MANHOLE RIM ELEV. 8.39 INVERT: 1.99, 12" CMP PIPE EAST, INVERT: 1.29, 12" CMP PIPE WEST, BOTTOM OF BOX = 1.29 1578) STORM SEWER MANHOLE RIM ELEV. 8.23 INVERT: 3.11, 15" PVC PIPE TO MH 1578 NORTH, INVERT: 3.08, 24" CMP PIPE WEST, BOTTOM OF BOX = 1.33 1577) BELLSOUTH MANHOLE RIM ELEV. 9.25 1578) STORM SEWER MANHOLE RIM ELEV. 8.66 INVERT: 4.01, 15" PVC PIPE TO MH 1576 SOUTH, INVERT: 2.56, 12" CMP PIPE WEST, BOTTOM OF BOX = 1.56 1579) STORM SEWER MANHOLE RIM ELEV. 8.32 CAN'T SEE ANY PIPES BOTTOM OF BOX = 0.07 1580) STORM SEWER MANHOLE RIM ELEV. 7.05 INVERT: 3.90, 12" PVC PIPE NORTHWEST, 1581) STORM SEWER MANHOLE

LOCATION SKETCH
NOT TO SCALE



MIAMI, FLORIDA 33155
(305) 666-7909 FAX (305) 442-2

DRAWN BY:
TT

PROJECT SCALE:
NTS

DATE OF FIELD WORK:
05-03-2025

05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED

DATE OF FIELD WORK:
05-03-2025

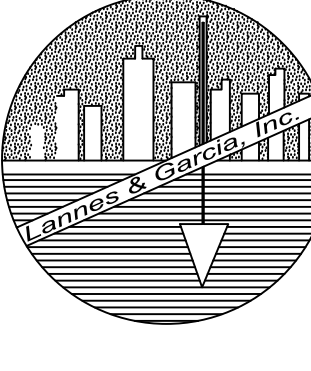
05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED

DATE OF FIELD WORK:
05-03-2025

05-22-2025: ELEVATIONS ADDED
06-12-2025: SCHEDULE B-II NOTES ADDED



FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530