

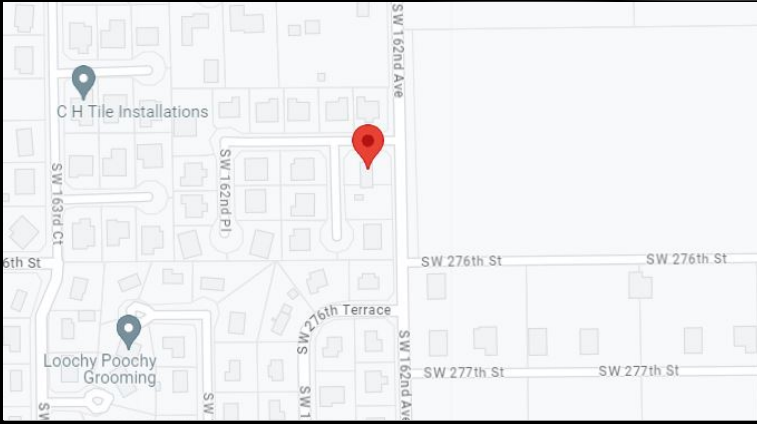
JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72ND AVENUE
SUITE 3025
MIAMI, FL 33126
PH: (305) 262-0400
FAX: (305) 262.0401

4040 DEL PRADO BLVD S
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2644



LOCATION SKETCH

SCALE = N.T.S.



VIEW OF SUBJECT PROPERTY

27501 SW 162 CT & 27531 SW 162 CT, HOMESTEAD, FLORIDA 33031

ABBREVIATIONS

A = ARC	E.T.P. = ELECTRIC TRANSFORMER PAD	O.R.B. = OFFICIAL RECORDS BOOK	T = TANGENT
A/C = AIR CONDITIONER PAD	ELEV. = ELEVATION	O.V.H. = OVERHANG	TB = TELEPHONE BOOTH
A.E. = ANCHOR EASEMENT	ENC.R. = ENCROACHMENT	PVMT. = PAVEMENT	T.B.M. = TEMPORARY BENCHMARK
A.R. = ALUMINUM ROOF	F.H. = FIRE HYDRANT	PL = PLANTER	T.U.E. = TECHNOLOGY UTILITY EASEMENT
A.S. = ALUMINUM SHED	F.I.P. = FOUND IRON PIPE	P.L. = PROPERTY LINE	TSB = TRAFFIC SIGNAL BOX
ASPH. = ASPHALT	F.I.R. = FOUND IRON ROD	P.C.C. = POINT OF COMPOUND CURVATURE	T.S.P. = TRAFFIC SIGNAL POLE
B.C. = BLOCK CORNER	F.F.E. = FINISHED FLOOR ELEVATION	P.C. = POINT OF CURVATURE	TWP = TOWNSHIP
BLDG. = BUILDING	F.N.D. = FOUND NAIL & DISK	P.O.T. = POINT OF TANGENCY	UTIL. = UTILITY
B.M. = BENCH MARK	FT. = FEET	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
B.C.R. = BROWARD COUNTY RECORDS	FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM	P.O.B. = POINT OF BEGINNING	U.P. = UTILITY POLE
B.O.B. = BASIS OF BEARING	F.N. = FOUND NAIL	P.R.C. = POINT OF REVERSE CURVATURE	W.M. = WATER METER
B.S.L. = BUILDING SETBACK LINE	H. = HIGH OR (HEIGHT)	P.WY. = PARKWAY	W.F. = WATER FENCE
(C) = CALCULATED	IN.&EG. = INGRESS AND EGRESS EASEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT	W.P. = WOOD PORCH
C.B. = CATCH BASIN	I.C.V. = IRRIGATION CONTROL VALVE	P.L.S. = PROFESSIONAL LAND SURVEYOR	W.R. = WOOD ROOF
C.B.S. = CONCRETE BLOCK STRUCTURE	I.F. = IRON FENCE	P.P. = POWER POLE	W.V. = WATER VALVE
C.B.W. = CONCRETE BLOCK WALL	L.B. = LICENSED BUSINESS	P.P.S. = POOL PUMP SLAB	M = MONUMENT LINE
CH. = CHORD	L.P. = LIGHT POLE	P.U.E. = PUBLIC UTILITY EASEMENT	CL = CENTER LINE
CH.B. = CHORD BEARING	L.F.E. = LOWEST FLOOR ELEVATION	(R) = RECORD DISTANCE	Δ = DELTA
CH.L. = CHORD LENGTH	L.M.E. = LAKE MAINTENANCE EASEMENT	RES. = RESIDENCE	
CL. = CLEAR	' = MINUTES	R/W. = RIGHT-OF-WAY	
C.O. = CLEAN OUT	(M) = MEASURED DISTANCE	RAD. = RADIUS OR RADIAL	
C.L.F. = CHAIN LINK FENCE	M.B. = MAIL BOX	RGE. = RANGE	
C.M.E. = CANAL MAINTENANCE EASEMENT	M.D.C.R. = MIAMI DADE COUNTY RECORDS	R.O.E. = ROOF OVERHANG EASEMENT	
CONC. = CONCRETE	M.E. = MAINTENANCE EASEMENT	SEC. = SECTION	
C.U.P. = CONCRETE UTILITY POLE	M.H. = MANHOLE	STY. = STORY	
C.P. = CONCRETE PORCH	N.A.P. = NOT A PART OF	SWK. = SIDEWALK	
C.S. = CONCRETE SLAB	NGVD = NATIONAL GEODETIC VERTICAL DATUM	S.I.P. = SET IRON PIPE	
C.W. = CONCRETE WALK	N.T.S. = NOT TO SCALE	S. = SOUTH	
D.E. = DRAINAGE EASEMENT	# OR NO. = NUMBER	S.P. = SCREENED PORCH	
D.M.E. = DRAINAGE MAINTENANCE EASEMENT	OS = OFFSET	S.V. = SEWER VALVE	
DRIVE = DRIVEWAY	O.H. = OVERHEAD	* = SECONDS	
* = DEGREES	O.H.L. = OVERHEAD UTILITY LINES		
EB = ELECTRIC BOX			

LEGEND

	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
	= EXISTING ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  10/28/2023
JULIO E. PEREZ (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6029 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

FLOOD ZONE INFORMATION:

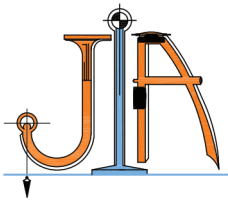
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN MIAMI DADE, COMMUNITY NUMBER 120635, DATED 9/11/2009.

DRAWN BY:	G.O.
FIELD DATE:	10/28/2023
SURVEY NO:	23-001657
SHEET:	1 OF 2

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.





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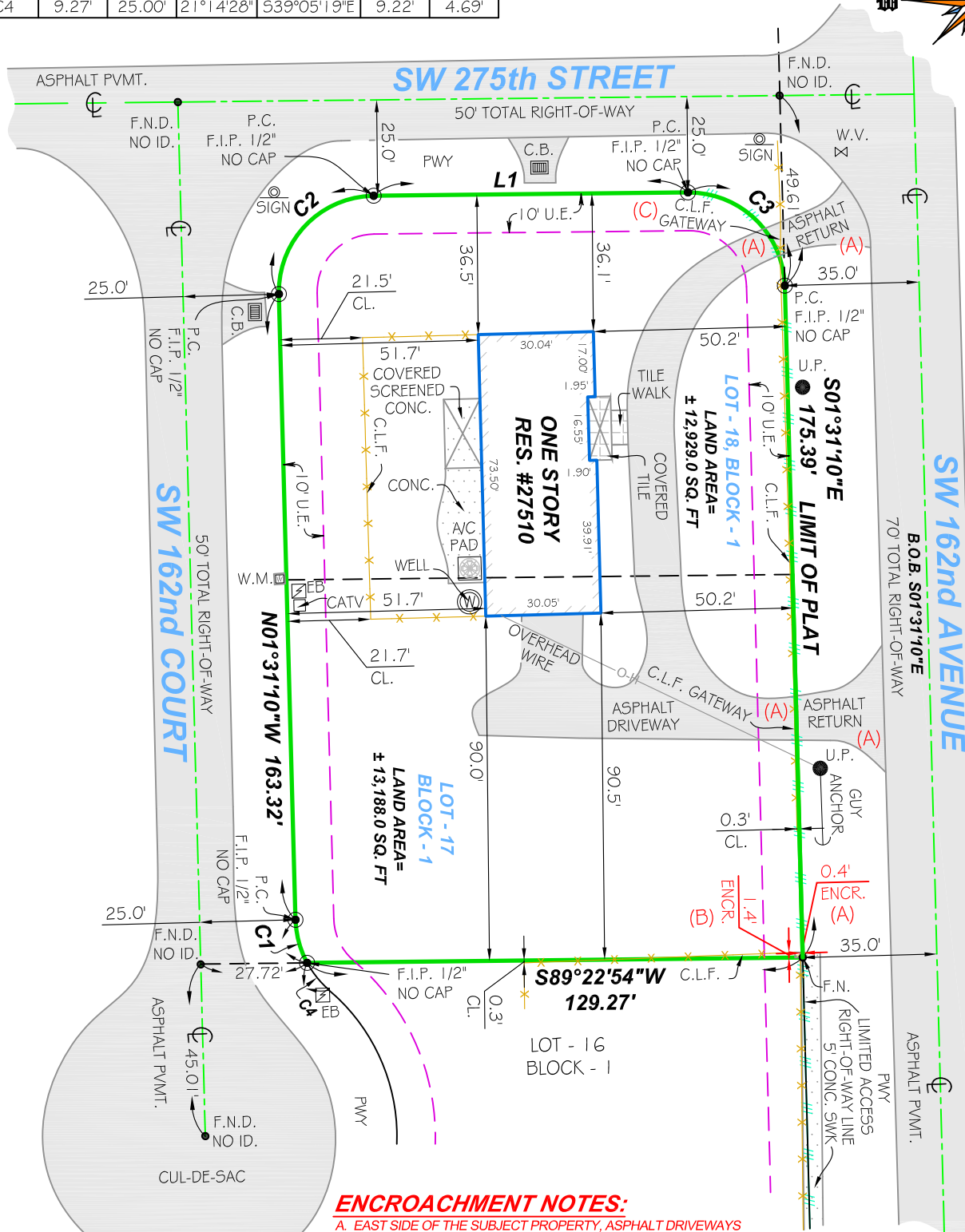
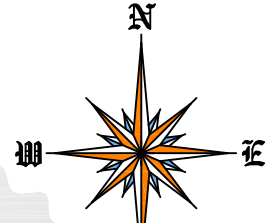
MAP OF BOUNDARY SURVEY

27501 SW 162 CT & 27531 SW 162 CT, HOMESTEAD, FLORIDA 33031

(REV.1 11/7/2023) (REV.1 11/6/2023)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. B.	CH. L.	T
C1	11.76'	25.00'	26°56'55"	N14°59'38"W	11.65'	5.99'
C2	39.66'	25.00'	90°54'15"	N43°55'46"E	35.63'	25.40'
C3	38.88'	25.00'	89°05'45"	S46°04'14"E	35.08'	24.61'
C4	9.27'	25.00'	21°14'28"	S39°05'19"E	9.22'	4.69'

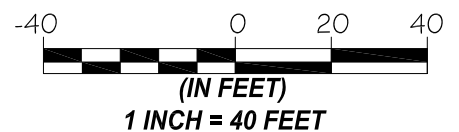
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°22'54"E	81.99'



ENCROACHMENT NOTES:

- A. EAST SIDE OF THE SUBJECT PROPERTY, ASPHALT DRIVEWAYS ARE ENCROACHING INTO THE 10 FOOT UTILITY EASEMENT AND ASPHALT RETURNS ARE ENCROACHING INTO THE RIGHT OF WAY OF SW 162nd AVENUE. COMMUNITY SIDEWALK IS ENCROACHING INTO THE SUBJECT PROPERTY.
- B. SOUTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S CHAIN LINK FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
- C. NORTH SIDE OF THE SUBJECT PROPERTY, CHAIN LINK GATEWAY IS ENCROACHING INTO THE RIGHT OF WAY OF SW 275th STREET.

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOT 17+18, BLOCK 1, ANACO SOUTH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

MARK WHEELUS

DRAWN BY:

G.O.

FIELD DATE:

10/28/2023

SURVEY NO:

23-001657

SHEET:

2 OF 2