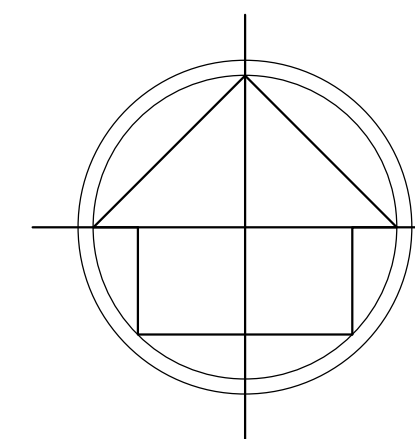


SKETCH OF SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
FPL	FLORIDA POWER & LIGHT
-E-	OVERHEAD UTILITY LINES
CLF	CHAIN LINK FENCE
6.36	ELEVATION
POB	POINT OF BEGINNING
R	RADIUS
A	ARC DISTANCE
Δ	CENTRAL ANGLE
ELEV	ELEVATION
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
E-BOX	ELECTRIC BOX
MLP	METAL LIGHT POLE

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120640
PANEL NUMBER	0302 L
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	09/11/09

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 04, 2015. (ORDER NO.: 5544825)
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK # L-24 ELEVATION = 9.45'
- ENCROACHMENTS:
A. SIDEWALK ENCROACHES BY 0.2' AT THE NORTHWEST CORNER OF SITE.
B. OVERHEAD UTILITY WIRES CROSSES OVER THE EASTERLY PORTION OF THE PROPERTY.

CERTIFIED TO:

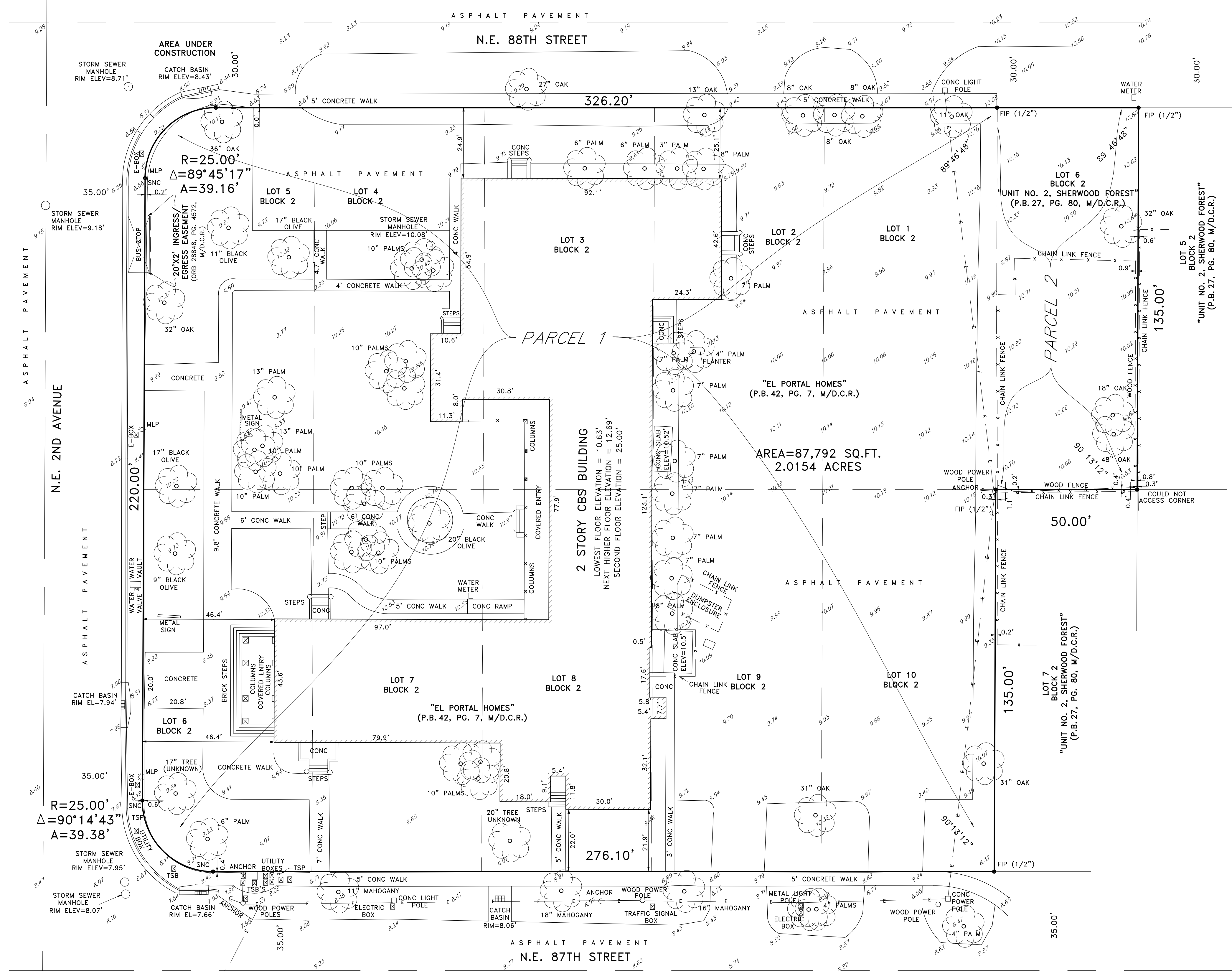
GROUP 10 CAPITAL MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BELOFF LAW, P.A.
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 11/29/17



- SCHEDULE B-II:
- #6 RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF "EL PORTAL HOMES", P.B. 42, PG. 7, M/D.C.R. (AFFECTS/PLOTTED)
 - #7 RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF "SHERWOOD FOREST UNIT 2", P.B. 27, PG. 80, M/D.C.R. (AFFECTS/PLOTTED)
 - #8 EASEMENT RESERVATION AS CONTAINED IN RESTRICTIVE AND PROTECTIVE COVENANTS PER DEED BOOK 2053, PG. 443, M/D.C.R. (COULD NOT ACCESS DOCUMENT)
 - #9 EASEMENT AGREEMENT PER ORB 28848, PG. 4572, M/D.C.R. (AFFECTS/PLOTTED)

LAND DESCRIPTION:
PARCEL 1:
LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 2 OF "EL PORTAL HOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.
PARCEL 2:
LOT 6, BLOCK 2 OF "SHERWOOD FOREST UNIT 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 80 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

CLIENT :
H3

**205 NE 87TH STREET
MIAMI, FLORIDA 33138**

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	04/14/09	140/16	AV	REC
ADDED CERTIFIED TO	06/03/09	----	AV	REC
UPDATED SURVEY	02/18/14	----	JD	REC
UPDATED SURVEY	11/24/15	SKETCH	JD	REC
UPDATED SURVEY	09/28/16	SKETCH	JD	REC
UPDATED SURVEY	11/29/17	SKETCH	JD	REC

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER : 6273-09
SCALE : 1" = 20'

SHEET
1 OF 1
SHEET