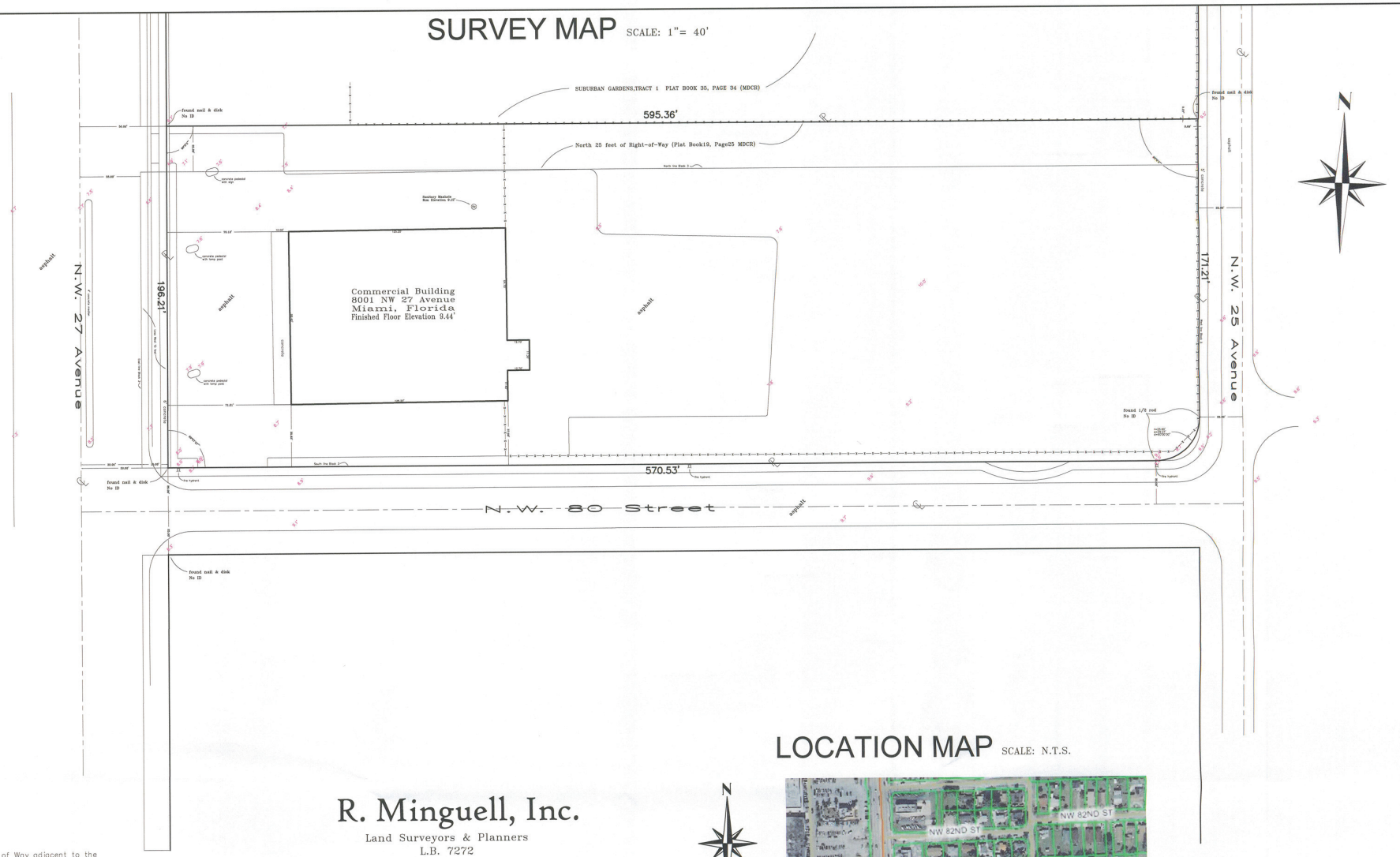
SURVEY MAP SCALE: 1"= 40'



LOCATION MAP SCALE: N.T.S.

R. Minguell, Inc.

Land Surveyors & Planners
L.B. 7272
954-298-8935
Fax: 954-392-6060
Minguell@bellsouth.net
2841 Montevideo Avenue
Cooper City, Florida 33026

Legal Description
Block 3 and the 25 feet of Right of Way adjacent to the North, LESS the West 15 feet of Lots 43 thru 49 inclusive, of EVERGLADES TERRACE, according to the Plat thereof as recorded in Plat Book 19, Page 25, of the Public Records of Miami-Dade County, Florida.

Survey Date: 10/25/2011
Job Number: 11-4025
Revision:

National Flood Insurance
Community Panel: 12086 C 0301 L
Flood Zone: X
Base Flood Elevation: N/A
Firm Date: 09/11/2009

Certified to:
SALVATION ARMY

SURVEYORS NOTES
- This is a Record survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- Examination of The Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property.
- Bearings, if any, shown hereon are based upon an assumed meridian, according to Plat Book 19, Page 25 of Miami-Dade County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- No identification caps were found on recovered monuments unless otherwise noted.
- Elevations, if shown, are based of NGVD 1929.
Benchmark No. L-32 Elevation: 7.70feet, located at NW 87 ST - 67' SOUTH OF SOUTH EDGE OF PAVING & NW 27 AVE - 4' WEST OF WEST CURB OF SOUTHBOUND LANE
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUES.

RICHARD J. MINGUELL LICENSE NUMBER No. 6402 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida

Legend
- chain link fence
- wood fence
- metal fence
- PP Pool pump
- AC Air Conditioner
- Property Line
- Center Line
- N.T.S. Not to Scale
- C.B.S. Concrete Block Stucco
- BCR Broward County Records
- MDCR Miami-Dade County Records