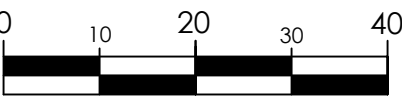
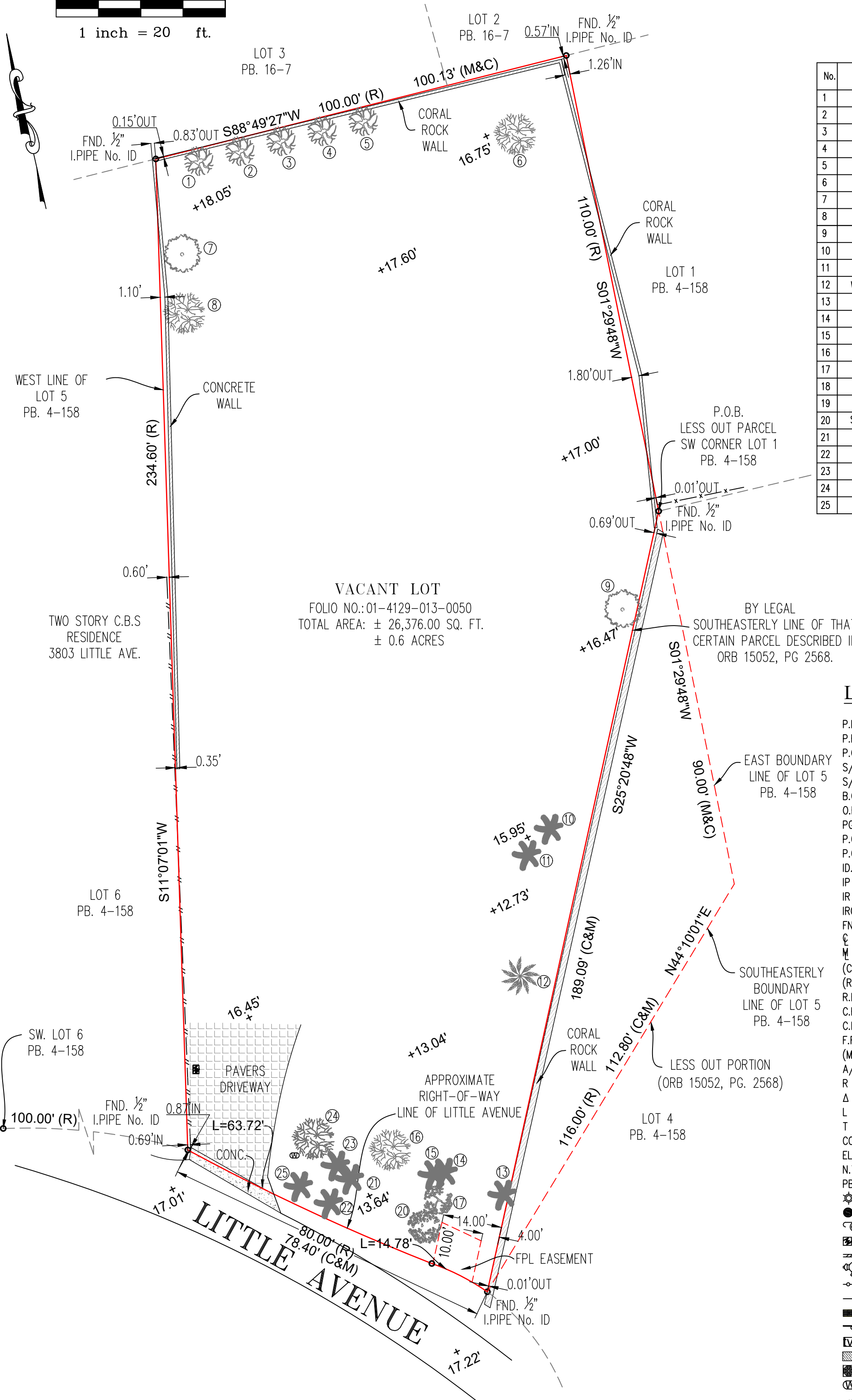


SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



1 inch = 20 ft.



TREE CHART

No.	BOTANICAL NAME	COMMON NAME	DIAMETER (IN.)	CANOPY (FT.)	HEIGHT (FT.)
1	CONOCARPUS ERECTUS	GREEN BUTTONWOODS	4"±	6'±	13'±
2	CONOCARPUS ERECTUS	GREEN BUTTONWOODS	4"±	6'±	13'±
3	CONOCARPUS ERECTUS	GREEN BUTTONWOODS	4"±	6'±	13'±
4	CONOCARPUS ERECTUS	GREEN BUTTONWOODS	4"±	6'±	13'±
5	CONOCARPUS ERECTUS	GREEN BUTTONWOODS	4"±	6'±	13'±
6	QUERCUS ROBUR	OAK	36"±	50'±	45'±
7	BURSERA SIMARUBA	GUMBO LIMBO	24"±	40'±	45'±
8	QUERCUS VIRGINIANA	OAK TREE	36"±	60'±	50'±
9	BURSERA SIMARUBA	GUMBO LIMBO	30"±	40'±	45'±
10	ROYSTONEA REGIA	ROYAL PALM	18"±	15'±	50'±
11	ROYSTONEA REGIA	ROYAL PALM	15"±	15'±	45'±
12	WASHINGTONIAN ROBUSTA	WASHINGTONIAN PALM	12"±	10'±	70'±
13	ROYSTONEA REGIA	ROYAL PALM	18"±	16'±	50'±
14	DEAD ROYAL PALM	DEAD ROYAL PALM	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
15	ROYSTONEA REGIA	ROYAL PALM	18"±	16'±	50'±
16	QUERCUS VIRGINIANA	OAK TREE	13"±	20'±	30'±
17	MANGO	MANGIFERA INDICA	12"±	30'±	35'±
18	NUMBER NOT USED	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
19	NUMBER NOT USED	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
20	SPATHUDEA CAMPANULATA	AFRICAN TULIPAN TREE	10"±	20'±	25'±
21	ROYSTONEA REGIA	ROYAL PALM	10"±	15'±	35'±
22	ROYSTONEA REGIA	ROYAL PALM	18"±	15'±	50'±
23	ROYSTONEA REGIA	ROYAL PALM	10"±	15'±	37'±
24	QUERCUS VIRGINIANA	OAK TREE	14"±	25'±	25'±
25	ROYSTONEA REGIA	ROYAL PALM	18"±	15'±	50'±

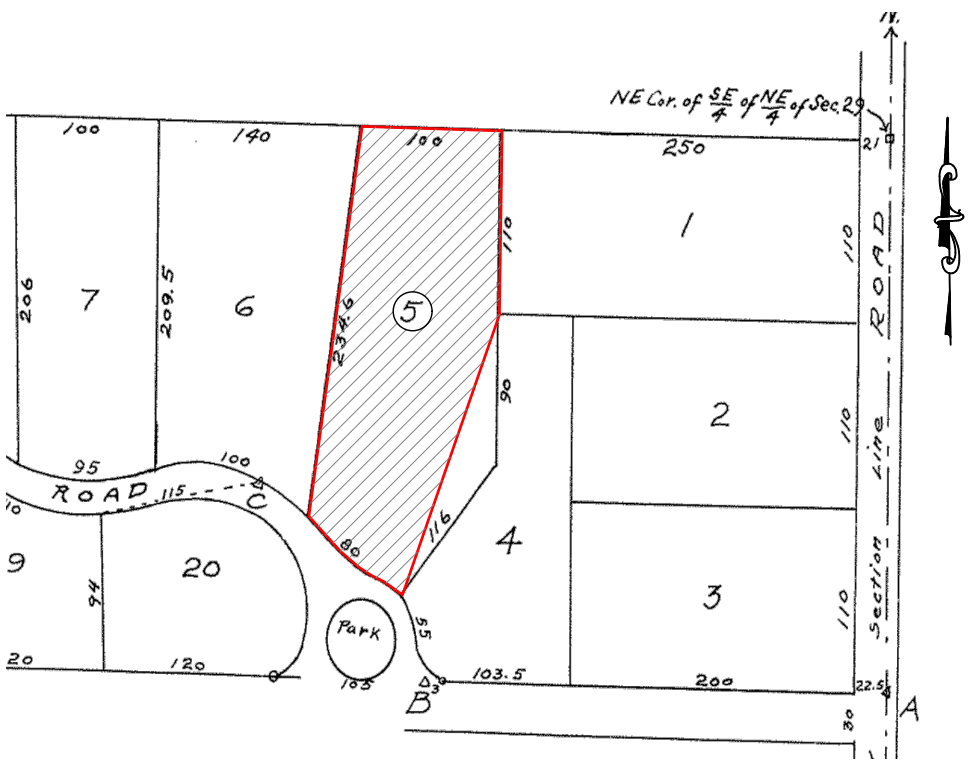
NOTE:

- TREE TRUNK DIAMETERS WERE MEASURED AT A HEIGHT ±4.5 FEET FROM THE GROUND.
- FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS CHART.

LOCATION MAP

SCALE.....N.T.S.

SUBDIVISION NAME: "YE LITTLE WOOD AMND PL"



LEGAL DESCRIPTION:

LOT 5, OF "AMENDED PLAT OF YE LITTLE WOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, AT PAGE 158 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION, THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF LOT 5, FOR 90 FEET, MORE OR LESS, TO A POINT WHERE SAID LOT LINE TURNS SOUTHWESTWARDLY; THENCE CONTINUE SOUTHWESTWARDLY 116 FEET TO THE INTERSECTION OF SAID LOT LINE WITH THE PRIVATE ROAD AS SHOWN ON SAID PLAT; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PROVIDE THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 33645, PAGE 2085, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER SJ-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE.

THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTY DESCRIBED ON THIS SURVEY, LIES WITHIN A FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120650-0459L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PER MIAMI-DADE COUNTY BENCHMARK NAME G-51, WITH AN ELEVATION OF 18.17 FEET, LOCATED OVER MIAN HWY AND SW 37th AVENUE, WITH A DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT www.fema.com.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.

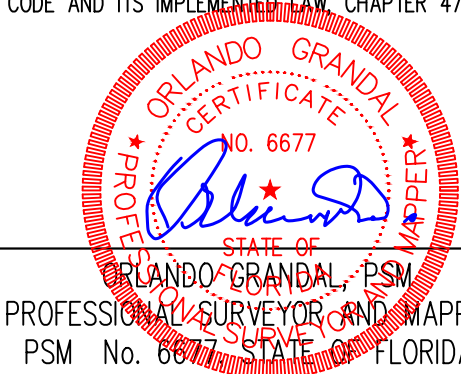
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

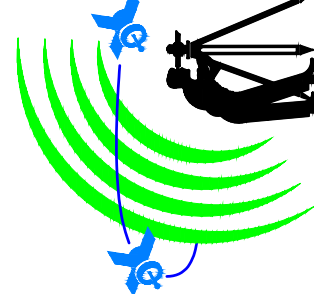
MAPCONS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8352.

By:



ORLANDO GRANDAL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
PSM No. 6677, STATE OF FLORIDA

MAPCONS
Group, LLC.
PROFESSIONAL LAND SURVEYORS



5545 SW 8th Street, Suite 108
Miami, Florida 33134
Office (786) 615 3103
Cell (786) 223 1419
Email: mlsurveying@gmail.com
Web: www.mapconsgruopinc.com

DATE	REVISION COMMENTS BY	DATE	REVISION COMMENTS BY
09/19/2024	D.J.		
	UPDATE		

PROJECT LOCATION:
MIAMI-DADE COUNTY, FLORIDA
3803 Little Avenue, Miami, FL 33133
Folio No.: 01-4129-013-0050.

CERTIFY TO:
LOUIS L. LAFONTISEE, III, TRUSTEE, 3803 LITTLE AVENUE
LAND TRUST U/A/D MARCH 22, 2023.
STEVEN M. LEE, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

PROJECT No:	23-038
FIELD BOOK:	FILE DATA C.
SCALE:	AS SHOWN
DRAWN BY:	J.S.
CHECKED BY:	O.G.
SURVEY:	BOUNDARY
DATE:	07-12-2023
SHEET No:	