

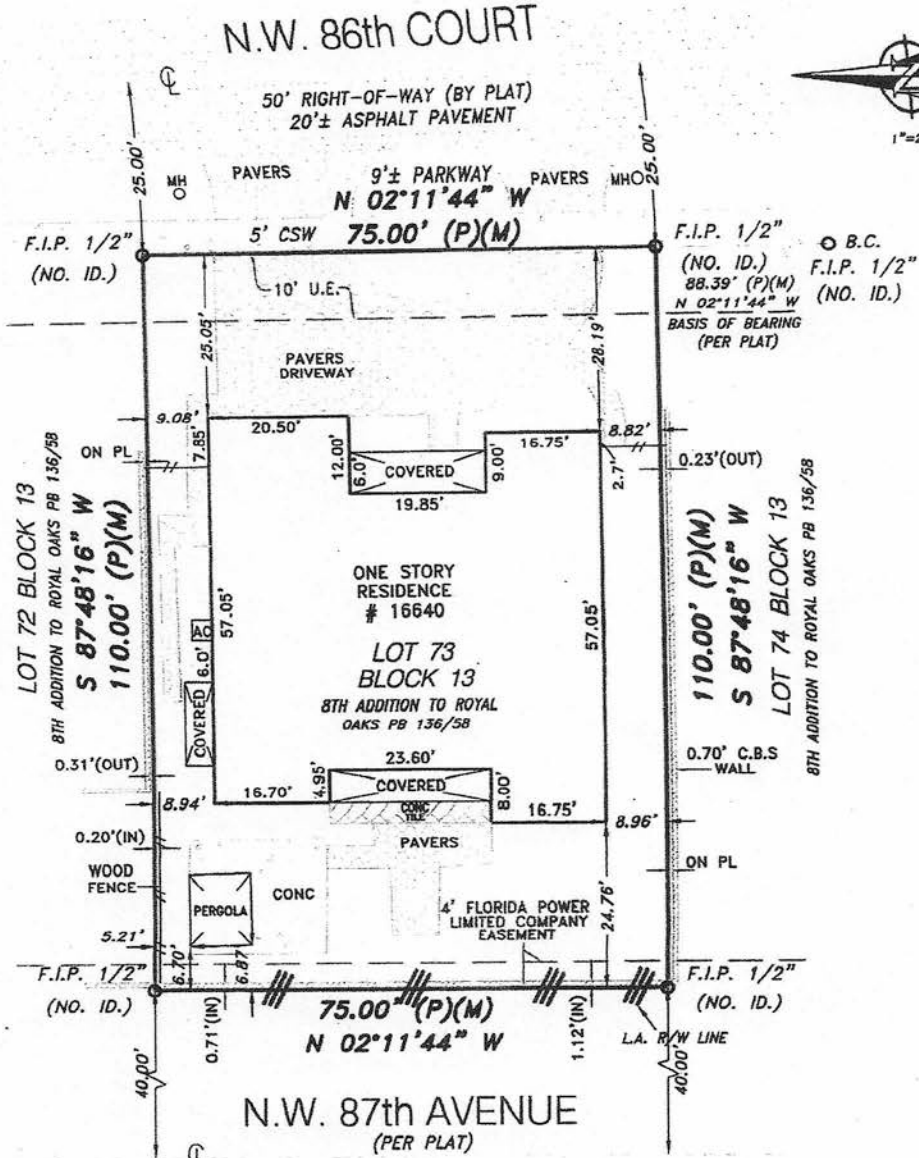
MELand

SURVEYING

A PRO LAND COMPANY



This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By:

Property Address:
16640 N.W. 86 Court
Miami Lakes, FLORIDA 33016

Notes: PAVER DRIVEWAY ENCUMBERS 10' UTILITY EASEMENT ALONG EAST PROPERTY LINE.
FENCE AND CBS WALL ENCUMBER 4' FPL EASEMENT ALONG WEST PROPERTY LINE. CBS WALL
EXTENDS BEYOND SOUTH PROPERTY LINE.

MINIMUM CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE SURVEY IS A TRUE AND CORRECT REPRESENTATION
OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH
BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-02-002, FLORIDA ADMINISTRATIVE
CODE PURSUANT TO 472.027 FLORIDA STATUTES. NO. 5792

SIGNED: FOR THE FIRM
Edwin Lopez STATE OF FLORIDA P.S.M. No. 0782
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SEAL AND / OR THIS MAP IS
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

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Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE		FND FOUND IRON PIPE / NAILS NOTED ON PLAT		B.R. BEARING REFERENCE		TEL. TELEPHONE FACILITIES
	PROPERTY LINE		LSB LICENSE 1 - BUSINESS		C.A. CENTRAL ANGLE OR DELTA		U.P. UTILITY POLE
	STRUCTURE LINE		LSW LICENSE 2 - SURVEYOR		RAD. RADIAL		E.U.B. ELECTRIC UTILITY BOX
	CONCRETE BLOCK WALL		CALC. CALCULATED POINT		N.R. NON RADIAL		SEP. SEPTIC
	CHAIN LINK FENCE OR WIRE FENCE		SET PIN		TYP. TYPICAL		G.P. GRAPWEED
	WOOD FENCE		CP. CONTROL POINT		I.R. IRON ROD		A.C. AIR CONDITIONER
	IRON FENCE		CM. CONCRETE MONUMENT		I.P. IRON PIPE		SW. SIDEWALK
	EASEMENT		B.M. BENCHMARK		N.D. NAIL & DISK		D.W. DRIVEWAY
	CENTER LINE		ELEV. ELEVATION		P.V. PARKED VEHICLE		SCR. SCREENED
	WOOD DECK		P.T. POINT OF TANGENCY		D.H. DRILLING HOLE		GAR. GARAGE
	ASPHALT		P.C. POINT OF CURVATURE		W. WELL		ENCL. ENCLOSURE
	BRICK TILE		P.R.M. PERMANENT REFERENCE MONUMENT		F.H. FIRE HYDRANT		N.T.S. NOT TO SCALE
	WATER		P.C.C. POINT OF COMPOUND CURVATURE		M.H. MANHOLE		F.F. FINISHED FLOOR
	APPROXIMATE EDGE OF WATER		P.R.C. POINT OF REVERSE CURVATURE		O.H.L. OVERHEAD LINES		T.O.B. TOP OF BANK
	COVERED AREA		P.O.B. POINT OF BEGINNING		T.F. TRANSFORMER		E.O.P. EDGE OF PAVEMENT
	TREE		P.O.C. POINT OF COMMENCEMENT		C.T.V. CABLE TV FILLER		C.V.G. CONCRETE VALLEY GUTTER
	POWER POLE		P.C.P. PERMANENT CONTROL POINT		W.M. WATER METER		B.S.L. BUILDING SETBACK LINE
	CATCH BASIN		M. FIELD MEASUREMENT		P.E. POOL EQUIPMENT		S.T.L. SURVEY TIE LINE
	COUNTY UTILITY EASEMENT		D. DEED		C.S. CONCRETE SLAB		C.L. CENTER LINE
	DISTRICT / ORDINANCE EASEMENT		C. CALCULATED		E. EASEMENT		R.O.W. RIGHT-OF-WAY
	UTILITY EASEMENT		L.M.E. LANE OR LANDSCAPE MAINTENANCE EASEMENT		D.E. DRAINAGE EASEMENT		P.U.E. PUBLIC UTILITY EASEMENT
	ELECTRIC POLE		W.O.E. WOOD OVERHANG EASEMENT		L.P.E. LANDSCAPE PLANTER EASEMENT		L.M.E. LOCAL MAINTENANCE EASEMENT
	PAGE		C. CONCRETE		L.A.E. LIMITED ACCESS EASEMENT		A.E. ANOTHER EASEMENT
	PLAT BOOK		C.S.W. CONCRETE SIDEWALK		B.C.R. BROWARD COUNTY RECORDS		ID. IDENTIFICATION
			C.L. CURVE LENGTH		F.I.R. FOUND IRON PIN / REBAR		B.C. BLOCK CORNER
					W.F. WOOD FENCE		

Property Address:

16640 N.W. 86 Court
Miami Lakes, FLORIDA 33016

Flood Information:

Community Number: 120686
Panel Number: 12086C0112
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: AE
Base Flood Elevation: 6'
Date of Field Work: 06/02/2026
Date of Completion: 06/04/2026

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Well/Venue ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R. also are assumed.
- 9.) Dimensions shown are plotted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 73, of Block 13, of EIGHTH ADDITION TO ROYAL OAKS, according to the plat thereof, as recorded in Plat Book 136, Page 58, of the public records of Miami-Dade County, FLORIDA

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Jorge Fernandez de Castro and Maybel Valdes
Law Offices of David Djebelli, P.A. d/b/a The Closing Law Firm

United Wholesale Mortgage, LLC

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez, for M.E. Land Surveying Inc., dated 06/04/2026 bearing Job # B-171628 :

- a. PAVER DRIVEWAY ENCUMBERS 10' UTILITY EASEMENT ALONG EAST PROPERTY LINE. FENCE AND CBS WALL ENCUMBER 4' FPL EASEMENT ALONG WEST PROPERTY LINE. CBS WALL EXTENDS BEYOND SOUTH PROPERTY LINE.

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