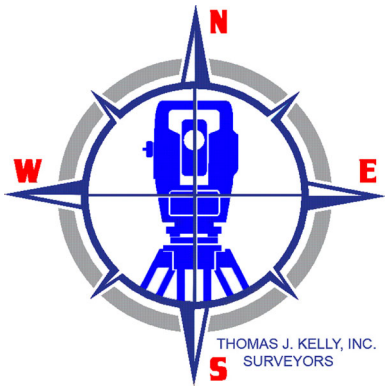




CERTIFY TO:
LEEROY RODRIGUEZ, NURIA GLADYS RODRIGUEZ AND MARIA DEL CARMEN SERPA.
GONZALO PEREZ, JR., P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A & D MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
LEGAL DESCRIPTION:
LOT 5, BLOCK 2
SUBDIVISION: OAK PLACE SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 155 PAGE 81
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
PROPERTY ADDRESS:
7830 NW 161ST TERRACE
MIAMI LAKES, FLORIDA 33016

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE
HEREIN DESCRIBED LAND TO BE SITUATED IN:

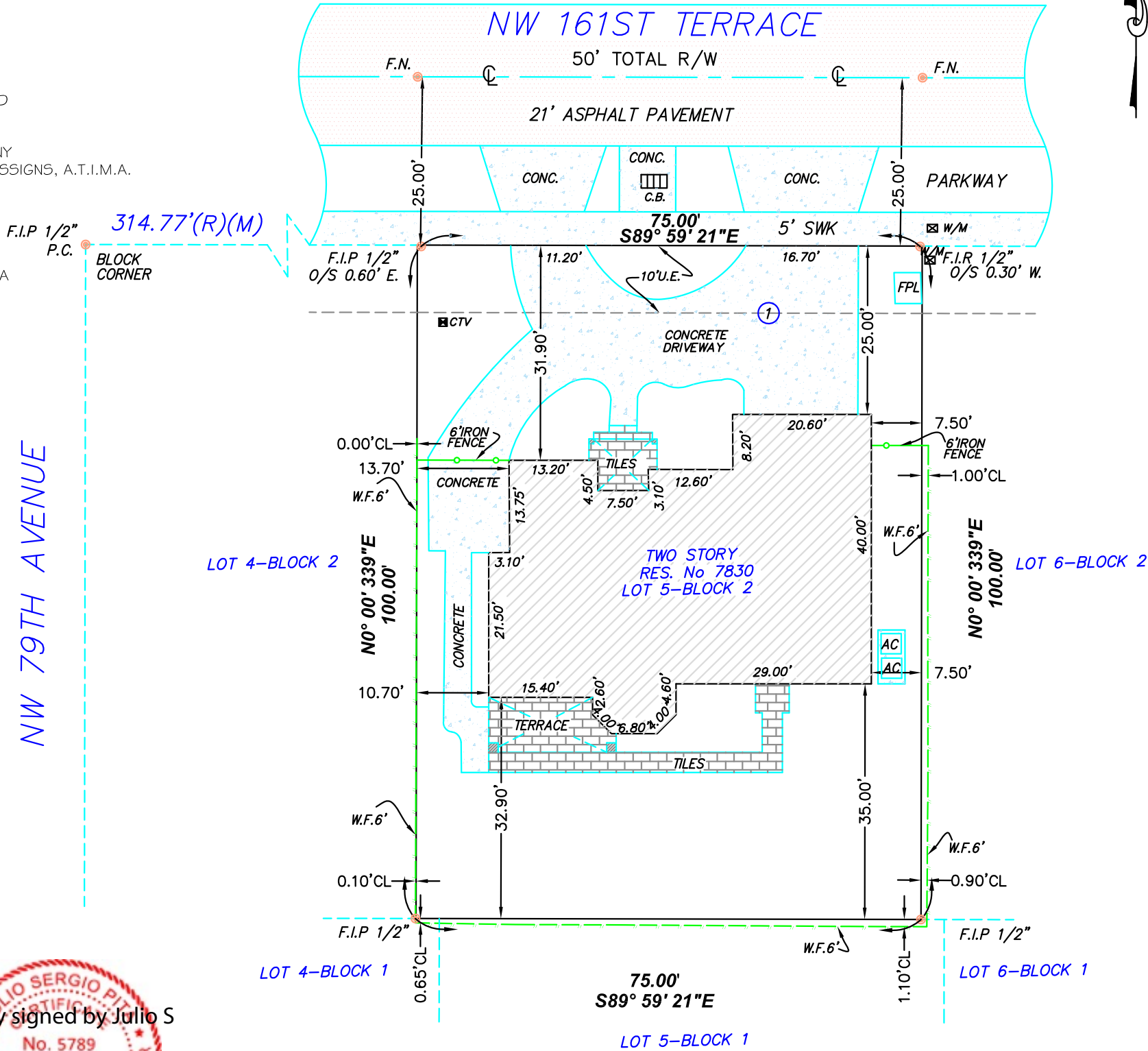
FLOOD ZONE: AE
PANEL NO/SUFFIX: 0112 L
COMMUNITY NO.: 120686
DATE OF FIRM: 09/11/2009

THE SUBJECT PROPERTY DOES LIE
IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) All Clearances and / or encroachments shown
hereon are of apparent nature. fences ownership
by visual means. Legal ownership of fences not
determined.
B) This survey is intended for mortgage or refinance
purposes only exclusively for this use by those to
whom it is certified. This survey is not to be used
for construction, permitting, design, or any other
use without written consent of Thomas J. Kelly .Inc.
C) Code restriction and title search are not reflected
on this survey.
D) The flood information shown hereon does not imply
that the referenced property will or will not be free
from flooding or damage and does not create liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
E) The lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
F) Underground encroachments, if any, not located.
G) I hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the Board of Land Surveyors
in Chapter 5J-17.050 to 17.052 Florida
Administrative Code pursuant
to Section 472.027 Fla. Statutes.
H) If shown, bearings are to an assumed meridian
(by plat)
I) If shown, elevations are referred to N.G.V.D. 1929
J) This is a boundary survey

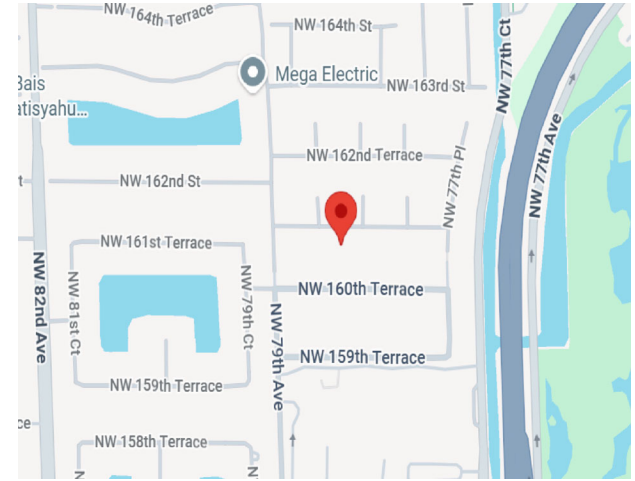
Digitally signed by Julio S Pita
Date: 2026.03.26 15:36:29
04'00"

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL



BOUNDARY SURVEY

SCALE: 1"= 20'



VICINITY MAP

LEGEND OF SYMBOLOGY

	MAN HOLE		SANITARY SEWER		WATER METER
	CATCH BASIN		WATER VALVE		ELECTRIC BOX
	FIRE HYDRANT		T.V. BOX		ELECTRIC METER
	SIGN		WOOD LIGHT POLE		METAL LIGHT POLE
	HANDICAP PARKING		UTILITY POLE		
	CONC. LIGHT POLE				

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITIONER	N.....NORTH
ASPH. PAV.....ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
C.D.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC.LIGHT POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	PG.....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	PKWY.....PARKWAY
C.M.E.....CANAL MAINTENANCE EASEMENT	P.L.S.....PROFESSIONAL LAND SURVEYOR
CONC.....CONCRETE	P/L.....PROPERTY LINE
COR.....CORNER	P.O.B.....POINT OF BEGINNING
CT.....COURT	P.O.C.....POINT OF COMMENCEMENT
D.B.....DEED BOOK	P.R.C.....POINT OF REVERSE CURVATURE
D.C.R.....DADE COUNTY RECORD	P.R.M.....PERMANENT REFERENCE MONUMENT
D.E.....DRAINAGE EASEMENT	P.T.....POINT OF TANGENCY
D & M.E.....DRAINAGE AND MAINTENANCE EASEMENT	(R).....RECORD
D/W.....DRAINAGE	RE-BAR.....REINFORCEMENT BAR
D/H.....DRILL HOLE	(R/M).....RECORD AND MEASURED
D/W.....DRIVEWAY	RES.....RESIDENCE
E.....EAST	R/W.....RIGHT-OF-WAY
ENC.....ENCROACHMENT	S.....SOUTH
E.O.W.....EDGE OF WATER	SEC.....SECTION
F.....FENCE	S.I.P.....SET IRON PIPE
FD.....FOUND	SWK.....SIDEWALK
F.H.....FIRE HYDRANT	(TYP).....TYPICAL
FD. I.P.....FOUND IRON PIPE	TERR.....TERRACE
F.F.L.EV.....FINISH FLOOR ELEVATION	U.E.....UTILITY EASEMENT
F.P.L.....FLORIDA POWER AND LIGHT CO.	U.P.....UTILITY POLE
L.M.E.....LAKE MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.E.....MAINTENANCE EASEMENT	W.M.....WATER METER
M.F.....METAL FENCE	W.....WEST
M.H.S.S.....MANHOLE-SANITARY SEWER	0.00.....DENOTES ELEVATION
M/L.....MONUMENT LINE	

SURVEYOR'S NOTATIONS:

- ① CONCRETE DRIVEWAY IS 10' INSIDE 10' UTILITY EASEMENT.

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
L.B. # 8077

BOUNDARY SURVEY

DATE	03/21/26
SCALE	1"=20'
DRAWN BY	R.B.
ORDER No.	26-0295
SHEET	1 OF 1