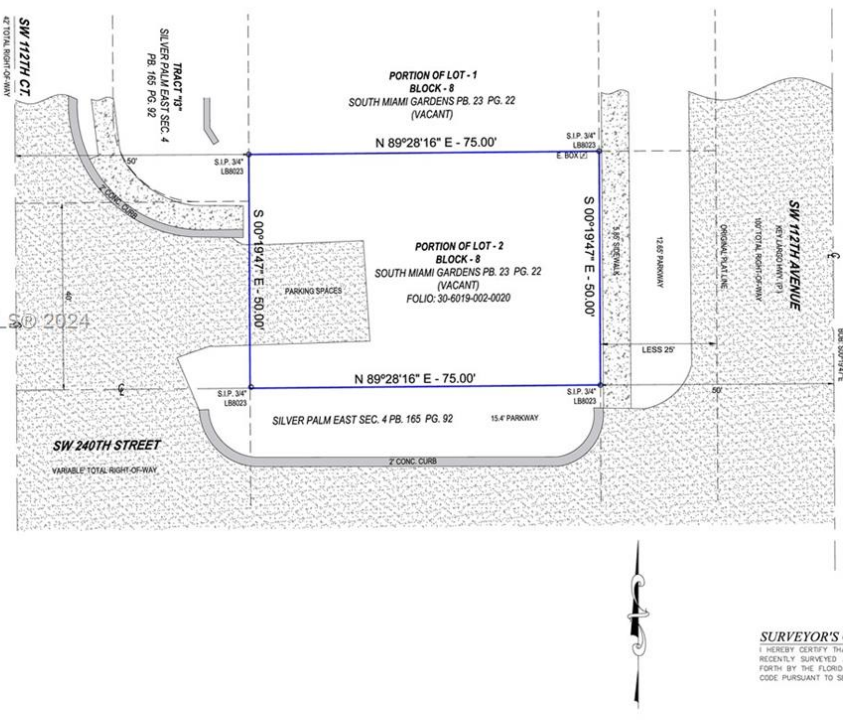


**LEGEND**

- ABBREVIATIONS:**
- A = ASIC DISTANCE
  - AC = AIR CONDITIONER PAD
  - BCR = BIRMINGHAM COUNTY RECORDS
  - BLDG = BUILDING
  - BM = BENCH MARK
  - BOB = BASIS OF BEARINGS
  - CB = CONCRETE BLOCK & STUCCO
  - CC = CALCULATED
  - CG = CURB & GUTTER
  - CL = CHAIN LINK FENCE
  - CO = COLUMN
  - D.E. = DRAINAGE EASEMENT
  - DM = DRAINAGE & MAINTENANCE EASEMENT
  - DW = DRIVEWAY
  - EB = ELECTRIC BOX
  - ENC = ENCROACHMENT
  - EP = EDGE OF PAVEMENT
  - EW = EDGE OF WATER
  - FMH = FOUND DRILL HOLE
  - FT = FINISHED FLOOR ELEVATION
  - FR = FOUND IRON PIPE (NO ID)
  - FR = FOUND IRON PIPE (NO ID)
  - FR = FOUND NAIL (NO ID)
  - FL = FLUORIDA POWER & LIGHT TRANSFORMER PAD
  - L.E. = LANDSCAPE EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - M = MEASURED
  - MOB = MIAMI-DADE COUNTY RECORDS
  - MP = MAIN POLE
  - M = MONUMENT LINE
  - PL = PLAT
  - PC = POINT OF CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - PE = POOL EQUIPMENT PAD
  - P = PAGE
  - PI = POINT OF INTERSECTION
  - PLAN = PLANTER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - MON = MONUMENT
  - R = RADIUS
  - RT = RIGHT-OF-WAY
  - SP = SURVEY POINT
  - STL = SURVEY TIE LINE
  - SOB = SOUTH BOUNDARY
  - UT = UTILITY TIE
  - U = UTILITY EASEMENT
  - W/F = WOOD FENCE
- SYMBOLS:**
- ☐ = TELEPHONE RISER
  - ☐ = CABLE TV RISER
  - ☐ = WATER METER
  - X 0.00 = ELEVATION
  - = ORIGINAL LOT DISTANCE
  - △ = CENTRAL ANGLE
  - = CENTER LINE
  - = RECORD
  - = WATER VALVE
  - = CURB INLET
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = CATCH BASIN
  - = UTILITY POLE
  - = DRAINAGE MANHOLE
  - = SEWER MANHOLE
  - = METAL FENCE
  - = WOOD FENCE
  - = CHAIN LINK FENCE
  - = SET-BACK
  - = EASEMENT
  - = BOUNDARY LINE
  - = OVERHEAD UTILITY LINE



**LOCATION MAP:**



**PROPERTY ADDRESS:**

LOT 2 LESS THE EAST 20 FEET, BLOCK 8, OF SOUTH MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

THE GRAPHICALLY DEPICTED BUILDINGS SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE SE, BASE FLOOD ELEVATION 7.

**SURVEYOR'S NOTES:**

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY MAY BE REQUIRED.
7. ALL BOUNDARY LINE INDICATORS SET ARE STAMPED LIB 8023.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PART OF THE FENCE.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
11. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF SW 112TH AVENUE BEARS S00°19'47\"/>

**ENCROACHMENT NOTES:**

1. ASPHALT ENCROACHES ONTO THE SUBJECT PARCEL.

**CERTIFIED TO:**

ESTATE OF HELEN BOREK

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THIS SURVEY WAS RECENTLY SURVEYED AND FORN BY THE FLORIDA SURVEYING BOARD PURSUANT TO SECTION 463.08, F.S.

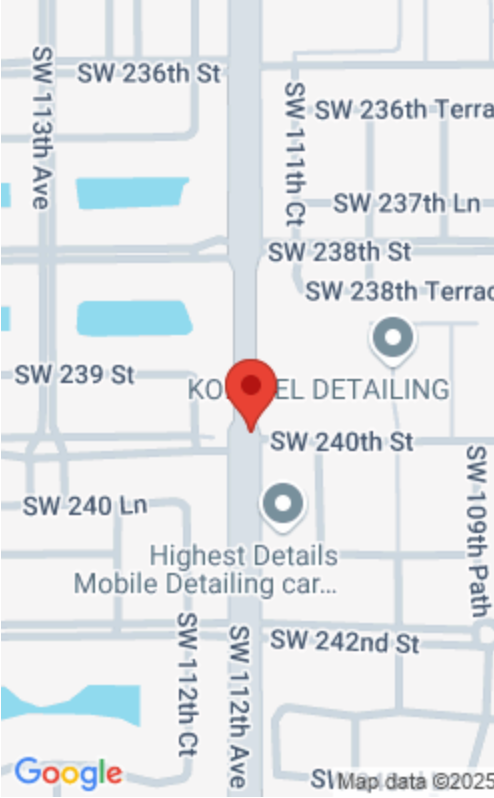
**\$89,000**

# 112 AVE 240 ST, UNINCORPORATED DADE COUNTY, FL, 33032

<https://igorpresman.com>

Vacant Lot by fully developed area

- Commercial Land
- Active



---

## Building Details

**NewConstructionYN:** No

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**GarageYN:** No

**CoolingYN:** No

**FireplaceYN:** No

