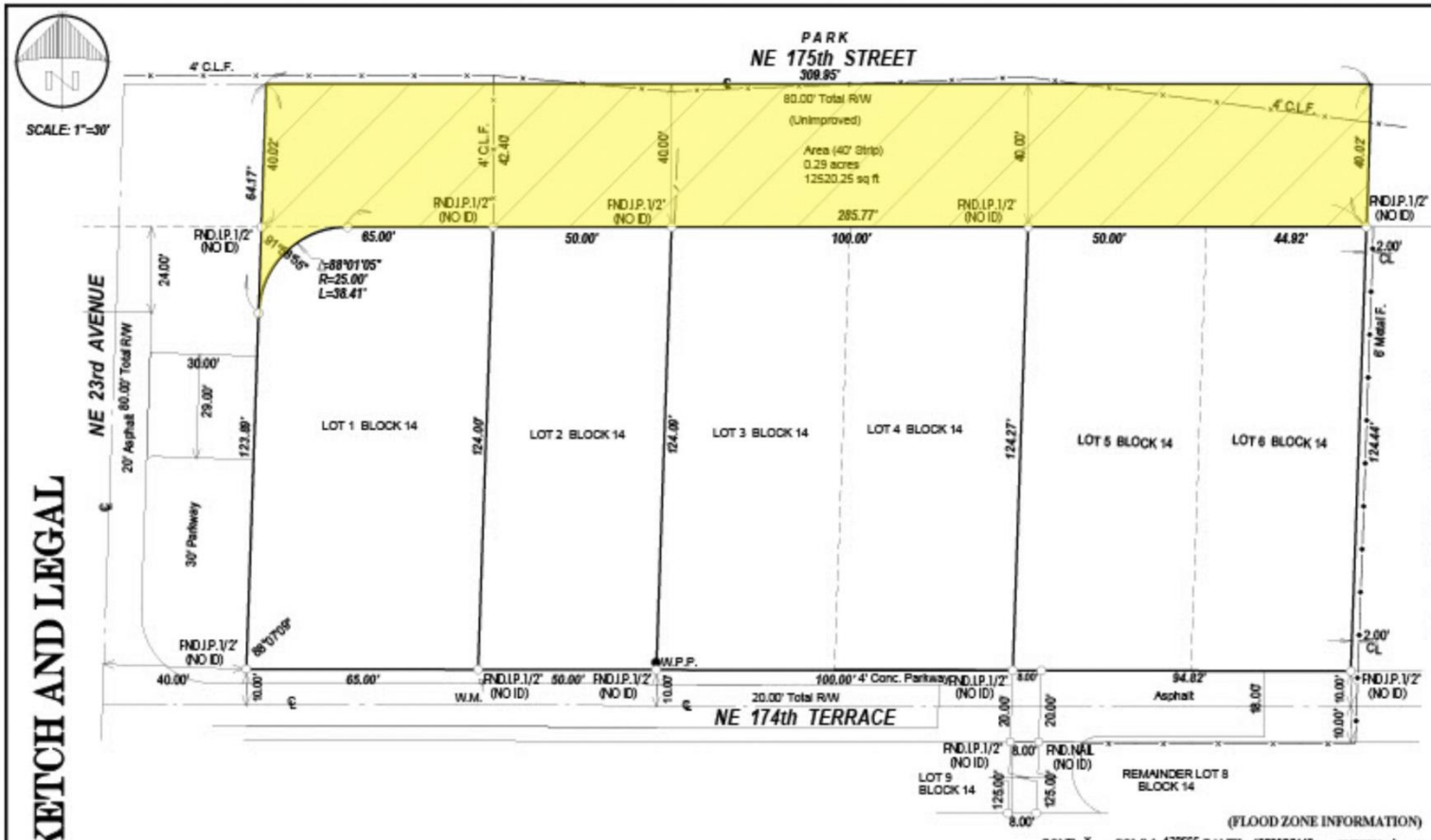
ATTACHMENT VI -
Applicant Presentation

GREYNOLDS PARK
NE 175 ST (CITY RIGHT OF WAY)
18200
NE 23rd Ave
17451
2315
2320
2341
NE 174th Terrace
2301
2311
2321
2351
NE 174th St

SKETCH AND LEGAL



SCALE: 1"=30'

PROPERTY ADDRESS:

40' STRIP OF LAND RUNNING EAST & WEST , ABUTTING ON THE NORTH SIDE OF LOTS 1,2,3,4,5, & 6 OF BLOCK 14

CERTIFIED TO:

RUTH KELI OGEN

LEGAL DESCRIPTION:

All that portion of the Right-of Way for NE 175th Street lying Northerly and adjacent to Block 14 as shown on Fulford by the Sea Amended Plat Section C, according to the plat thereof as recorded in Plat Book 25, at Page 8, of the public recordsof Miami Dade County, Florida bounded as follows:

On the East, by the Northerly extension of the East line of Lot 6, in said Block 14, and on the West by the Northerly extension of the West line of Lot 1 in said Block 14,

All of the above lying and being in Miami Dade County, Florida and containing 12,520.25 square feet or 0.29 acres more or less.

(FLOOD ZONE INFORMATION)

ZONE: X COMM: 120656 PANEL: 12086C0142 SUFFIX: L DATE: 9-11-2009 BASE: N/A

NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE.

LEGEND:

A	ARC	OHL	OVERHEAD UTILITY LINES	FH	FIRE HYDRANT	WM	WATER METER
BM	BENCH MARK	EL	ELEVATION	(M)	MEASURED	WV	WATER VALVE
CB	CATH BASIN	EM	ELECTRIC METER	POB	POINT OF BEGINNING	N	NAIL
CBS	CONCRETE BLOCK STUCTURE	MH	ELECTRIC MANHOLE	GM	GAS METER	OS	OFFSET
CH	CHORD	ET	ELECTRIC TRANSFORMER	FH	FOUND NAIL	T	TANGENT
CL	CENTER LINE	ENC.	ENCROACHMENT	PC	POINT OF CURVATURE	CH.BR.	CHORD BEARING
MO.	MONUMENT LINE	SIP	SET IRON PIPE	PT	POINT OF TANGENT	DME	DRAINAGE MAINTENENCE EASEMENT
CONC.	CONCRETE	FIP	FOUND IRON PIPE	PRC	POINT OF REVERSE CURVATURE	LME	LAKE MAINTENENCE EASEMENT
CL	CLEARANCE	FIR	FOUND IRON ROD	PCC	POINT OF COMPOUND CURVATURE	CME	CANAL MAINTENENCE EASEMENT
H&D	HAIL AND DISK	CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT	UE	UTILITY EASEMENT
F.F.ELEV.	FINISH FLOOR ELEVATION	TYP	TYPICAL	SIR	SET IRON ROD	RES	RESIDENCE
DH	DRILLHOLE	R	RADIUS	R	RECORD		
MH	MANHOLE	FD	FOUND	WF	WOOD FENCE		

NOTE: ONLY EASEMENTS, RIGHT OF WAYS, ETC READILY KNOWN ARE SHOWN. NO RESEARCH OTHER WISE HAS BEEN MADE

SURVEYOR'S NOTES:

1) The above captioned Property Update was surveyed and described based on the above Legal Description: Provided by Client.
2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (underground).
5) Fence ties are to be the center line of the fence.
6) Wall ties are to face of wall.
7) Ownership subject to opinion of the Ties.
8) Underground utilities are not depicted hereon.
9) Zoning and Setbacks are not verified by this survey.

SCALE 1": 30' DRAWN BY: A. PEREIRA DATED: 02-27-2026 REVISIONS JOB NO.: 25-1070

NOT A SURVEY

X-TREME MEASURES

LAND SURVEYING, CORP.
LB # 7495
Office: (954)817-0440
E-mail: xtrememeasures13@hotmail.com

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 53-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is True and correct to the best of my knowledge and belief. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ROLANDO MUSTELIER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPERS NO.6609
STATE OF FLORIDA

17451 NE 23 Avenue

2315 NE 174 Terrace