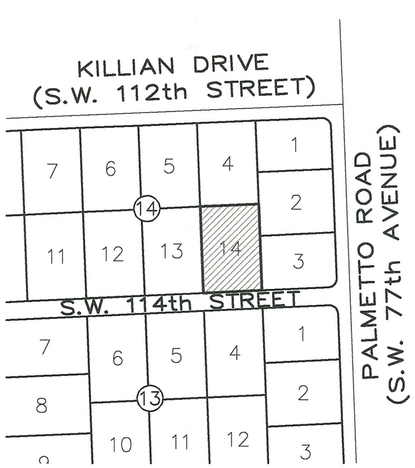
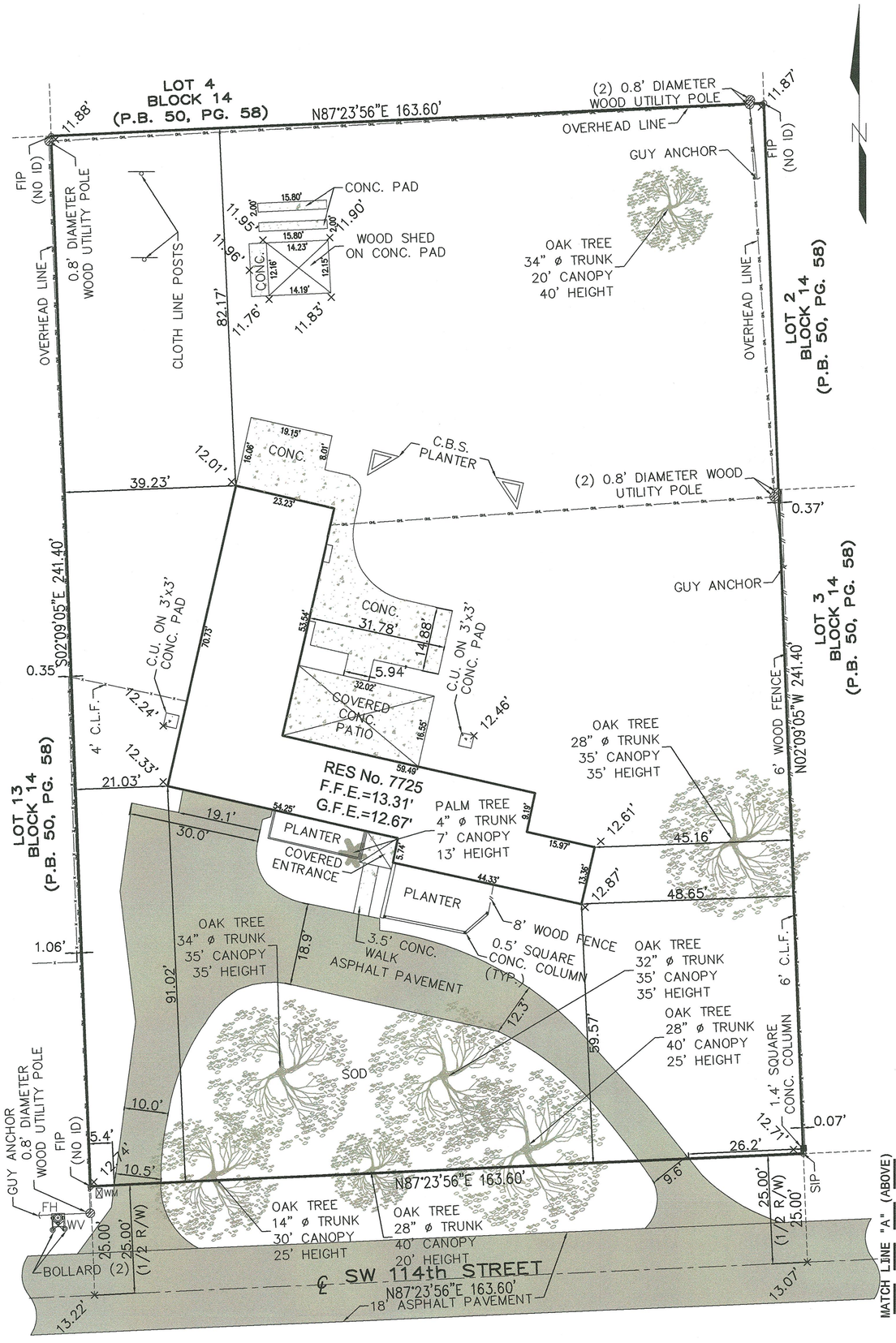
LOCATION MAP

NTS



SKETCH OF SURVEY

SCALE 1"=20'



DESCRIPTION:
LOT 14, BLOCK 14 OF "SUNILAND ESTATES" FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. The herein captioned Property was surveyed and described based on the shown Legal Description as provided by Client.
2. Ownership subject to OPINION OF TITLE
3. Tri-County Engineering, Inc. and the certifying Professional Surveyor and Mapper accept no responsibility for Rights-Of-Way, Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in the current Deed and / or other instruments of record furnished by Client.
4. This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
5. There may be additional Restrictions not shown on this survey that may be found in the Public Records of this county. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property
6. The vertical control element of this Survey was derived from the National Geodetic Vertical Datum (NGVD) of 1929.
7. Field-measured control for elevation information shown on this survey is based on a level loop. Closure in feet is accurate to a standard of plus or minus .05 ft. times the square root of the distance in miles.
8. The accuracy of control survey data was verified by redundant measurements or closed traverse and was found to meet or exceeded the following closure, based on the expected use of the property:
9. The Expected use of property is Suburban: with a linear closure of: 1 foot in 7,500 feet.
10. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
11. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
12. Additions or deletions to survey, maps, or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
13. Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
14. Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property.
15. The Surveyor shall be notified, in writing, as to any deviation from utilities shown hereon, if any.
16. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the Surveyor and Mapper. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
17. All Bearings and Distances shown hereon are Record and Measured unless otherwise noted.
18. Property Address: 7725 SW 114th STREET, PINECREST, FL 33156
19. Survey Type: BOUNDARY SURVEY.
20. Miami-Dade County Survey Section provided the benchmark used, as published in its "Benchmark Book", dated September, 2008. Locator: 5022, Benchmark name: CD-6-R, Elevation: 10.75' (NGVD 1929) which is BRASS BAR IN CONC. MON AT BACK EDGE OF SIDEWALK INSIDE SCHOOL YARD.
    SW 120 ST -- 26' NORTH OF CENTER LINE
    SW 77 AVE -- 77' EAST OF CENTER LINE
21. AREA OF PROPERTY:
    GROSS AREA: 43,582.94 SQFT OR 1.001 ACRES +/-;
    NET AREA: 39,492.84 SQFT OR 0.907 ACRES +/-;.
22. Bearings shown hereon and north arrow direction are based on an assumed value of: N87°23'56"E along the Center line of SW 114th STREET.
23. By scaled determination the subject property appears to lie in Flood Zone "X" Base Flood Elevation = N/A as per Federal Emergency Management Agency (FEMA) Map/Panel Number 12086 C0462 Suffix L, Community Number 120425, Revised Date: September 11th 2009.

ABBREVIATIONS & SYMBOLS

(M)	=	MEASURED
(R)	=	RECORD
ATT	=	AT&T RISER
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.L.F.	=	CHAIN LINK FENCE
C.O.	=	CLEAN-OUT
C.U.	=	CONDENSING UNIT
CB	=	CATCH BASIN
CONC.	=	CONCRETE
DME	=	DRAINAGE AND MAINTENANCE EASEMENT
ELE.	=	ELEVATION
EPB	=	ELECTRIC PULL BOX
F.F.E.	=	FINISHED FLOOR ELEVATION
FH	=	FIRE HYDRANT
FIP	=	FOUND 1/2" IRON PIPE
FN&D	=	FOUND NAIL AND DISK
FPL	=	FLORIDA POWER AND LIGHT COMPANY
G.F.E.	=	GARAGE FLOOR ELEVATION
GP	=	GUARD POLE
ID	=	IDENTIFICATION
L	=	ARC LENGTH
MB	=	MAIL BOX
MH	=	MANHOLE
MH	=	SEWER MANHOLE
P.B.	=	PLAT BOOK
P/L	=	PROPERTY LINE
PB.	=	PAGE
PCP	=	PERMANENT CONTROL POINT
PVC	=	POLYVINYL CHLORIDE
R	=	ARC RADIUS
R/W	=	RIGHT OF WAY
RES	=	RESIDENCE
SIP	=	SET 1/2" IRON PIPE LB 6507
SN&D	=	SET NAIL AND DISK
SWME	=	STORM WATER MANAGEMENT EASEMENT
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
WM	=	WATER METER
Δ	=	CENTRAL ANGLE
	=	SET NAIL AND DISK
	=	CENTER LINE
x 0.00'	=	ELEVATION

Surveyor's Certificate:
I HEREBY CERTIFY: That this Survey and the Sketch of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said Survey meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to rule 5J-17 of the Florida administrative code and its implementing law, Chapter 472.027 of the Florida Statutes. I further certify: That the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances, therein.

Tri-County Engineering, Inc.
Florida Certificate of Authorization Number LB6507

By: AUG 29 2022
Jose M. Lopez, P.S.M.
Professional Surveyor and Mapper Number 4849
State of Florida for the Firm.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Map per. Additions or deletions to Sketch of Survey are prohibited without the written consent of the signing party.

Tri-County Engineering, Inc.
Engineering - Surveying & Mapping
EB-6706 - LB-6507 State of Florida
7729 NW 146th Street
Miami Lakes, FL 33016
PH: 305-823-3737
Fax: 305-823-3172

REVISIONS
1 UPDATED TO SHOW TREES 08/29/2022 JOB#:220844 BY JHB

CERTIFIED TO: LUIS RODRIGUEZ

SCALE: AS SHOWN
CHECKED BY: JML
DRAWN BY: JMLjr
DATE OF FIELD WORK: 03/09/2022
ORDER NUMBER: 220274
FIELD BOOK: SCANS
SHEET: 1 OF 1

E:\DIDE POINT\SURVEY 7725 SW 114TH ST PINECREST\SURVEY\7725 SW 114TH STREET - TREE SURVEY.DWG