

LEGEND AND ABBREVIATIONS

	= PALM TREE
	= TREE
	= ORNAMENTAL TREE
	= TEMPORARY SITE BENCHMARK
	= OFFICIAL RECORDS BOOK
	= PAGE
	= AMERICAN DISABILITY ACT
	= INDICATES NUMBER OF PIPES AND THE DIAMETER OF PIPES
	= INVERT
	= ELEVATION
	= TYPICAL
	= IRRIGATION
	= EXISTING
	= STORM
	= SANITARY
	= GAS
	= WATER
	= EXISTING UNDERGROUND COMMUNICATION LINE
	= EXISTING UNDERGROUND ELECTRIC LINE
	= FIBER OPTIC
	= CABLE TELEVISION
	= SPOT ELEVATION
	= CONCRETE
	= CONCRETE BLOCK STUCCO
	= CHAIN LINK FENCE
	= WOOD FENCE
	= BARBED WIRE FENCE
	= METAL FENCE
	= FINISH FLOOR
	= FIRE DEPARTMENT CONNECTION
	= DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
	= HEIGHT OF TREE
	= SPREAD (CANOPY OF TREE)
	= POLYVINYL CHLORIDE PIPE
	= HIGH-DENSITY POLYETHYLENE
	= RECORD
	= MEASURE
	= CORRUGATED METAL
	= CAST IRON
	= LICENSE BUSINESS
	= LENGTH
	= RADIUS
	= TANGENT
	= POINT OF COMPOUND
	= POINT OF REVERSE CURVATURE
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= ORNAMENTAL LIGHT POLE
	= METAL LIGHT POLE
	= CONCRETE LIGHT POLE
	= RIGHT-OF-WAY
	= SECTION LINE
	= CENTERLINE
	= BASELINE
	= MONUMENT LINE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL CABINET
	= BOLLARD
	= PEDESTRIAN SIGNAL
	= TRAFFIC HANDHOLE
	= TRAFFIC MANHOLE
	= TRAFFIC CAMERA
	= TRAFFIC MARKER SIGN
	= TRAFFIC SIGNAL MAST ARM
	= SIGN
	= TRAFFIC SENSOR
	= CABLE TELEVISION MANHOLE
	= CABLE TELEVISION VAULT
	= CABLE TELEVISION BOX
	= CABLE TELEVISION MARKER
	= CABLE TELEVISION MARKER SIGN
	= CABLE TELEVISION MARKER FLAG
	= CONCRETE LIGHT POLE
	= FLOODLIGHT
	= ELECTRIC BOX
	= ELECTRIC SWITCH
	= WOODEN UTILITY POLE
	= CONCRETE UTILITY POLE
	= METAL UTILITY POLE
	= ELECTRIC TRANSFORMER
	= GUY ANCHOR
	= GUY ANCHOR POST
	= ELECTRIC MANHOLE
	= ELECTRIC METER
	= ELECTRIC VAULT
	= ELECTRIC MARKING FLAG
	= ELECTRIC MARKING SIGN
	= GAS VALVE
	= GAS UTILITY BOX
	= GAS MANHOLE
	= GAS TANK
	= GAS HANDHOLE
	= GAS METER
	= GAS VAULT
	= GAS WELL
	= GAS MARKER FLAG
	= GAS MARKER SIGN
	= COMMUNICATION BOX
	= COMMUNICATION MANHOLE
	= COMMUNICATION VAULT
	= COMMUNICATION HANDHOLE
	= COMMUNICATION MARKER
	= COMMUNICATION MARKER SIGN
	= COMMUNICATION MARKER FLAG
	= GARBAGE RECEPTACLE
	= PAYPHONE
	= BASKETBALL HOOP
	= HANDICAP PARKING SPACE
	= WATER METER
	= IRRIGATION VALVE
	= WATER VALVE
	= FIRE HYDRANT
	= AIR RELEASE VALVE
	= WATER BOX
	= WATER CONNECTION
	= WATER HANDHOLE
	= WATER MANHOLE
	= WATER TANK
	= WATER VAULT
	= WATER WELL
	= WATER MARKING FLAG
	= WATER MARKING SIGN
	= STORM MANHOLE
	= STORM METER
	= STORM HANDHOLE
	= STORM VAULT
	= CATCH BASIN
	= STORM MARKER FLAG
	= STORM MARKER SIGN
	= TELEPHONE MANHOLE
	= TELEPHONE BOX
	= TELEPHONE VAULT
	= TELEPHONE MARKER SIGN
	= NEWSPAPER DISPENSER
	= MAILBOX
	= BORING HOLE
	= SANITARY MANHOLE
	= SANITARY VAULT
	= SANITARY TANK
	= SANITARY METER
	= SANITARY HANDHOLE
	= SANITARY LIFT STATION
	= SANITARY VAULT
	= SANITARY MARKER FLAG
	= SANITARY MARKER SIGN
	= GREASE TRAP MANHOLE
	= CLEANOUT
	= PARKING METER
	= FIBER OPTIC MANHOLE
	= FIBER OPTIC VAULT
	= FIBER OPTIC BOX
	= FIBER OPTIC MANHOLE
	= FIBER OPTIC MARKER FLAG
	= FIBER OPTIC MARKER SIGN
	= MONITORING WELL
	= FUEL TANK
	= UNKNOWN UTILITY BOX
	= UNKNOWN UTILITY HANDHOLE
	= UNKNOWN UTILITY METER
	= UNKNOWN UTILITY MANHOLE
	= UNKNOWN UTILITY POLE
	= UNKNOWN UTILITY TANK
	= UNKNOWN UTILITY VAULT
	= UNKNOWN UTILITY MARKER
	= UNKNOWN UTILITY MARKER SIGN
	= RAILROAD SIGNAL
	= RAILROAD SIGN
	= RAILROAD BOX
	= RAILROAD VAULT
	= RAILROAD HANDHOLE
	= FLAGPOLE
	= PRELIMINARY MANHOLE
	= PRELIMINARY METER
	= PRELIMINARY MANHOLE
	= PRELIMINARY VAULT
	= PRELIMINARY MARKER FLAG
	= PRELIMINARY MARKER SIGN
	ASPHALT
	BRICK
	PAVER
	CONCRETE
	UNIMPROVED
	TILE
	GRAVEL
	STAMPED CONCRETE

MAP OF BOUNDARY SURVEY

SECTION 13 - TOWNSHIP 55 SOUTH - RANGE 40 EAST
LYING IN THE VILLAGE OF PINECREST, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of Survey was on April 24, 2015.

The date of completion of the update Survey was on June 07, 2021.

LEGAL DESCRIPTION:

Lot 6, Less the Southeasterly 150 feet of Lot 6, in Block 2, of "TOWN AND RANCH ESTATES", according to the Plat thereof, as recorded in Plat Book 50, at Page 46, of the Public Records of Miami-Dade County, Florida, said excepted portion of Lot 6 being more particularly described as follows:

From a Point of Beginning at the Northeast corner of Lot 6, in Block 2, of TOWN AND RANCH ESTATES, according to the Plat thereof, as recorded in Plat Book 50, at Page 46, of the Public Records of Miami-Dade County, Florida, run Southwesterly along the Southeasterly line of Lot 6, being along a circular curve to the left, having a radius of 2510.67 feet and a central angle of 04°37'28" for an arc distance of 202.65 feet to a Point of Tangency, thence run South 45°00'00" West along the Southeasterly line of Lot 6 for a distance of 140.597 feet to a Point of Curvature of a circular curve to the right; thence run along said curve, having a radius of 25 feet and a central angle of 1°35'50"14" for an arc distance of 59.27 feet to the Point of Reverse Curvature of a circular curve to the left; thence run along the Southwesterly line of said Lot 6, being along a circular curve to the left, having a radius of 1018.454 feet and a central angle of 08°04'13" for an arc distance of 143.45 feet to a point; thence run North 45°00'00" East for a distance of 62.26 feet to a point of curvature of a circular curve to the left; thence run along said curve, having a radius of 2360.674 feet and a central angle of 04°37'28" for an arc distance of 190.53 feet to a point on the Northeastly line of Lot 6; thence run South 49°37'28" East along the Northeastly line of Lot 6 for a distance of 150 feet to the Point of Beginning. All being and lying in the Northeast 1/4 of Section 13, Township 55 South, Range 40 East, Miami-Dade County, Florida.

Containing 44,960 sq. ft. and/or 1.03 acres, more or less, by calculations.

Property Address:
12715 Rolling Road Drive, Pinecrest, Florida 33156
Folio No.: 20-5013-003-0180

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 6D.03 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of the Northeastly Boundary Line with an assumed bearing of N49°37'28" W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X" with the Base Flood Elevation being Not Determined, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120425 Village of Pinecrest, Map No. 12086C0468, Surfile L, Map Revised Date: 9/11/2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: B-318 Elevation: + 19.78 (N.G.V.D. 29 Datum)
Located at SW 128 ST --- 65' South of the Centerline.

Legal Description was furnished by client.

Plat of "TOWN AND RANCH ESTATES", recorded in Plat Book 50 at Page 46 Public Records of Miami-Dade County Florida.

Warranty Deed, recorded on 08/05/2005, in Official Records Book 23649 at Page 3685 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The survey was ordered for Design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

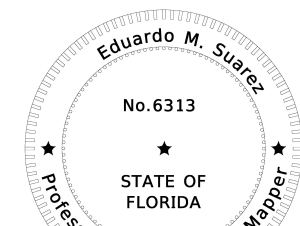
Antonio J. Castro & W Coral Diaz Castro

SURVEYOR'S CERTIFICATE:

I hereby certify, That this "Boundary Survey" and the Survey Map consisting of sheet 1 of 1 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary 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.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Corporation,
Florida Certificate of Authorization Number LB7335

By: **Eduardo M. Suarez, PSM** Signature Date
Registered Surveyor and Mapper LS6313
State of Florida



NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS

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SUITE 705
MIAMI, FLORIDA
33156
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION	By:	Description	GP	GP	GP	GP
		Topographic Survey				
		Update Tree Survey				
		Update Survey				
		Digitally sign only				

No.:	Date:	
1.	07.14.2021	
2.	01.05.2023	
3.	05.11.2023	
4.	06.28.2023	

Project Name: **CASTRO RESIDENCE**
12715 Rolling Road Drive, Pinecrest, Florida 33156
Type of Project: **BOUNDARY SURVEY**

Scale: AS SHOWN
Drawn By: JM
Checked By: DR
Managed By: DR
Drawing Date: June 28, 2023
Project No.: **15250.008**
Sheet 1 of 1