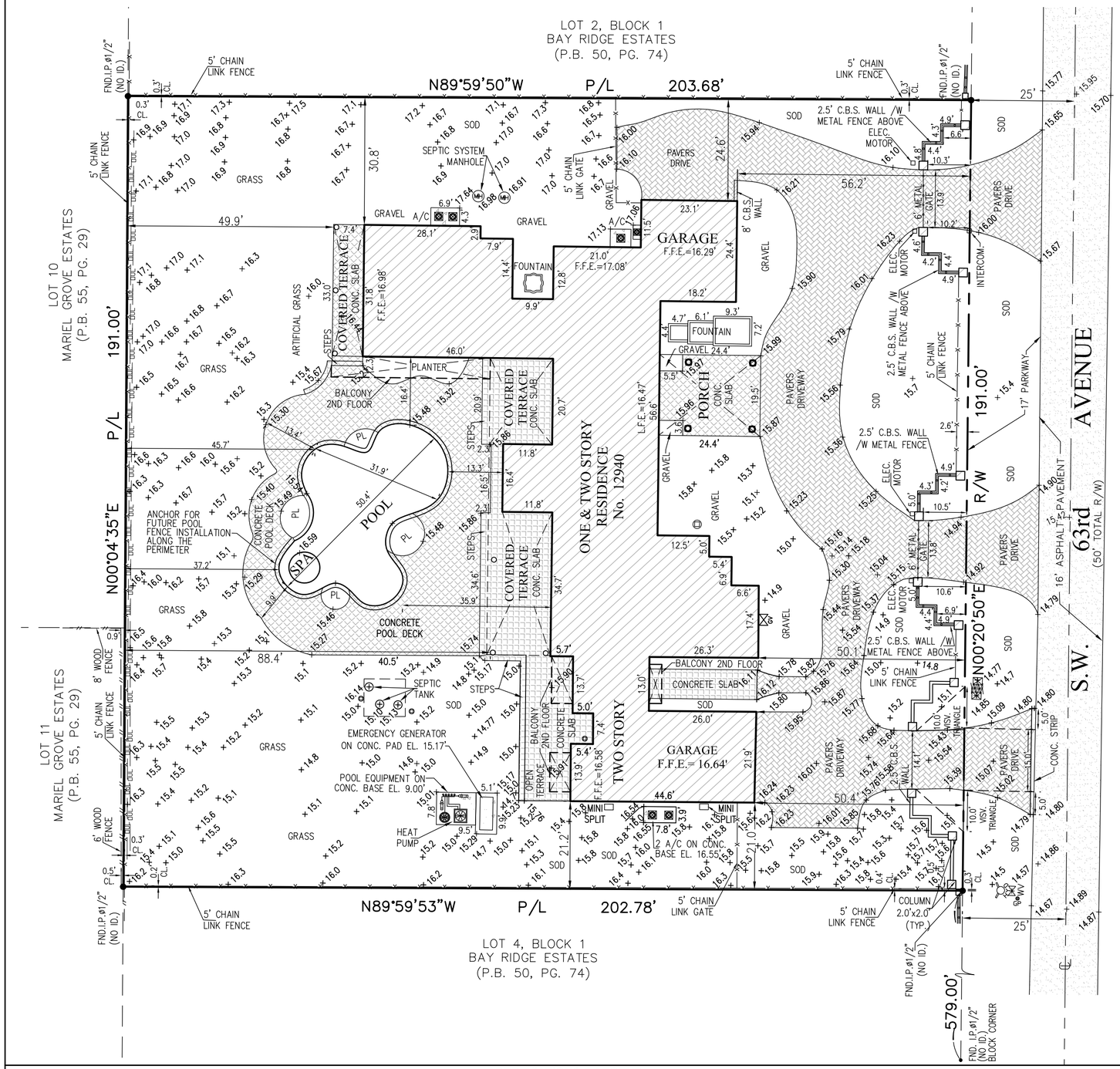
MAP OF BOUNDARY SURVEY

12940 S.W. 63rd Avenue, Pinecrest
Miami-Dade County, FL 33156
Folio# 20-5013-005-0030

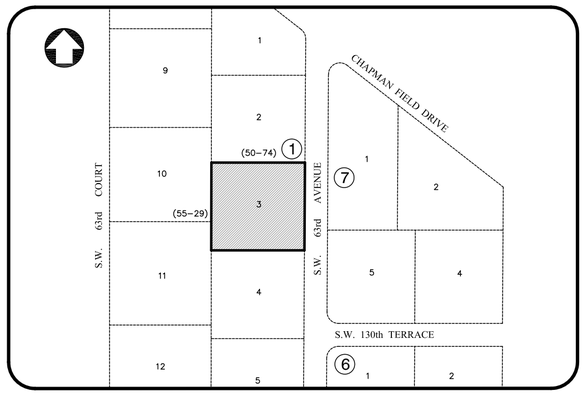
Scale: 1" = 20'

0' 10' 20' 40'

GRAPHIC SCALE



P.B. 50 G. 74



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: September 9th, 2026.

2. LEGAL DESCRIPTION:

Lot 3, Block 1, of BAY RIDGE ESTATES, according to the plat thereof as recorded in Plat Book 50, at Page 74, of the Public Records of Miami-Dade County, Florida.

3. AREA:

Containing 38,817 Square Feet or 0.89 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

-The Legal Description was furnished by client.
-North Arrow and Bearings refer to an assumed value of N00°20'50"E, along the C/L of S.W. 63rd Avenue, as per Plat Book 50, Page 74, of the Public Records of Miami-Dade County, Florida. This line is considered well-established and monumented.

VERTICAL CONTROL:

Elevations are referred to N.G.V.D. 1929.
Benchmark used:
Miami-Dade County Benchmark No. T-613, Elevation=8.49' (N.G.V.D. 1929)
located @ S.W. 128th Street and S.W. 67th Avenue.
PK nail and brass washer in concrete sidewalk.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X as per Federal Emergency Management Agency (FEMA), NFIP Community Name: Village of Pinecrest and Community Number 120425 Map/Panel Number 12086C0468, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said meets the intent of the applicable provisions of the "Standard of Practice for Land Surveying in the State of Florida" pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS & LEGEND

A	ARC LENGTH	C.B.	CATCH BASIN	℄	CENTERLINE	E.R.P.	ELEVATION REFERENCE POINT	F.I.R	FOUND IRON REBAR	L.F.E.	LOWES FLOOR ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	ON/PL	ON PROPERTY LINE	M	MONUMENT LINE	P.R.M.	PERMANENT REFERENCE MONUMENT	S.I.R.	SET IRON REBAR	U.E.	UTILITY EASEMENT
A/C	AIR CONDITIONER	C.B.S.	CONCRETE BLOCK STRUCTURE	CL.	CLEAR	F.F.E.	FINISH FLOOR ELEVATION	FND	FOUND	L.P.	LIGHT POLE	NO ID.	NOT IDENTIFIABLE	P.B.	PLAT BOOK	PL	PROPERTY LINE	P.T.	POINT OF TANGENCY	ST.	STREET	WM	WATER METER
AVE.	AVENUE	CHB.	CHORD BEARING	CONC.	CONCRETE	F.H.	FIRE HYDRANT	I.C.V.	IRRIGATION CONTROL VALVE	L.B.	LICENSE BUSINESS	NO.	NUMBER	P.C.	POINT OF CURVATURE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	R	RADIUS	T	TANGENT	WP	WATER PUMP
BLVD.	BOULEVARD	CH.	CHORD DISTANCE	C.O.	CLEAN OUT	FPL	FLORIDA POWER AND LIGHT	I.P	IRON PIPE	(M)	MEASURED	N.T.S.	NOT TO SCALE	P.C.C.	POINT OF COMPOUND CURVATURE	P.O.B.	POINT OF BEGINNING	(R)	RECORD	T.B.M.	TEMPORARY BENCH MARK	WV	WATER VALVE
B.M.	BENCH MARK	COR.	CORNER	E.B.	ELECTRIC BOX	F.I.P.	FOUND IRON PIPE	I.R	REBAR	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	N&D	NAIL & DISC	P.C.P.	PERMANENT CONTROL POINT	P.O.C.	POINT OF COMMENCEMENT	R/W	RIGHT-OF-WAY	TEL	TELEPHONE	W.U.P.	WOOD UTILITY POLE
CATV	CABLE TELEVISION BOX	CT.	COURT	ELEV.	ELEVATION			L	LEGAL			O.R.B	OFFICIAL RECORD BOOK	Pg.	PAGE	P.R.C.	POINT OF REVERSE CURVATURE	SAN.	SANITARY	TYP.	TYPICAL		
				ENC.	ENCROACHMENT													S.I.P.	SET IRON PIPE				

(MH) UNKNOWN MANHOLE (T) TELEPHONE MANHOLE WM WATER METER CV CONTROL VALVE CATCH BASIN FIRE HYDRANT MLP METAL LIGHT POLE CLP CONCRETE LIGHT POLE PROPERTY CORNER CHAIN LINK FENCE METAL FENCE
(S) SEWER MANHOLE DRAIN WV WATER VALVE GV GASOLINE VALVE BACKFLOW PREVENTER LIGHT POLE UTILITY POLE E ELECTRIC BOX +0.00 SPOT ELEVATION WOOD FENCE OHL OVERHEAD UTILITY LINE

FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 7, Miami, Florida, 33175
Ph: (786)429-3034 (786)443-0285 (786)443-0678
www.formtechsurveyors.com
email:formtechsurveyors@gmail.com

Proj # 22-10081 -
Job # 26-090408
REV. 9-29-2026

Digitally signed by EUGENIA L FORMOSO
Date: 2026.09.29 16:26:49 -04'00'

Date: 09-09-2026
Eugenia L. Formoso, P.S.M.

Seal: EUGENIA L. FORMOSO LICENSE NUMBER No. 6660 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER