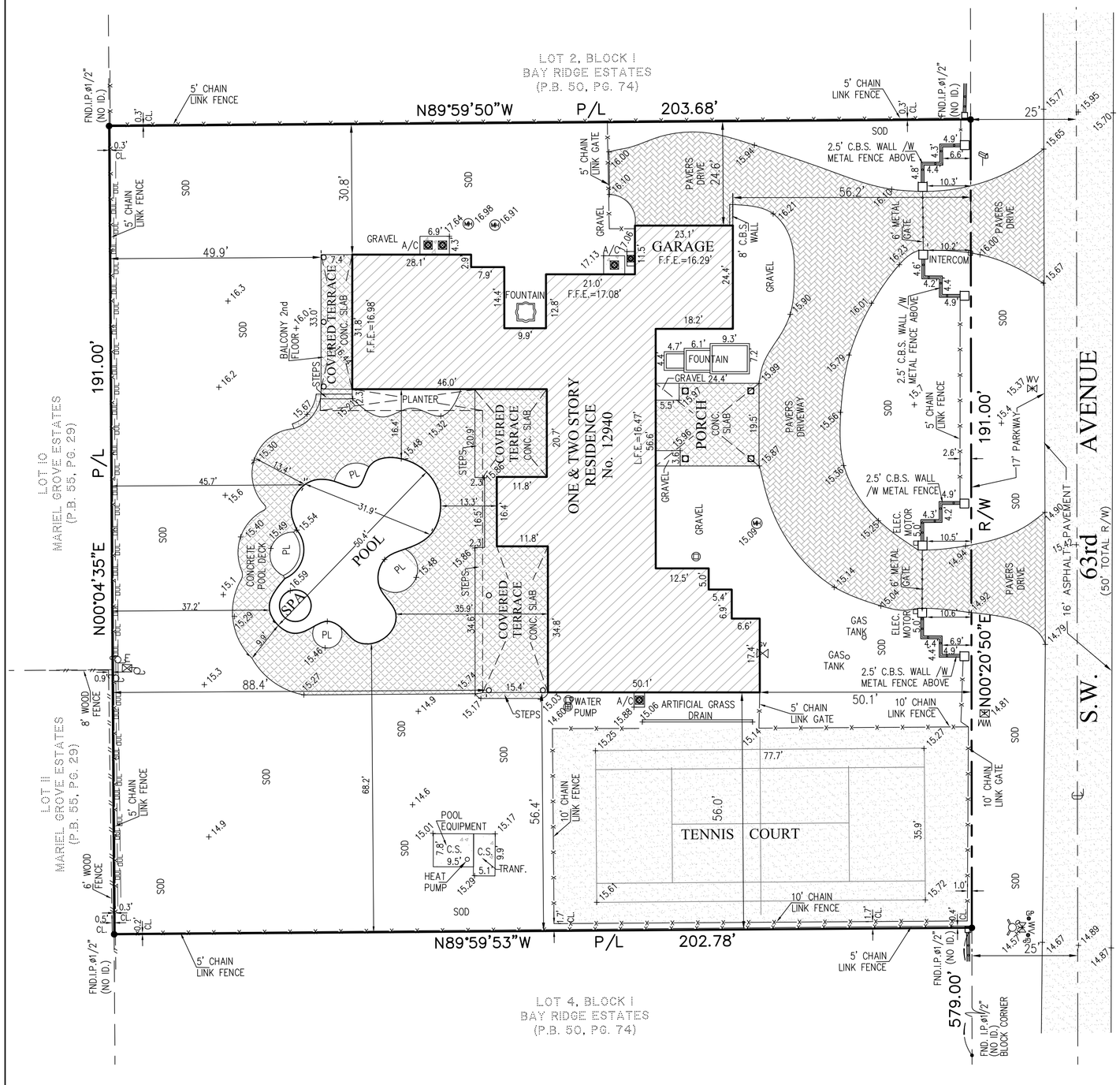
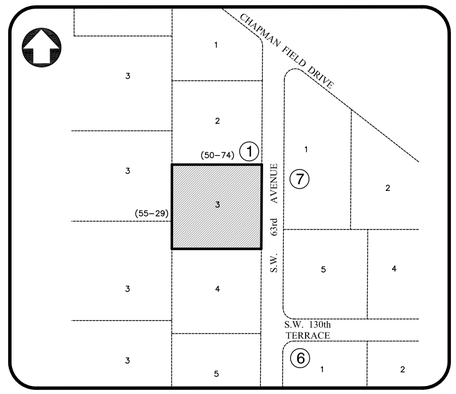
MAP OF BOUNDARY SURVEY

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





LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: October 28th, 2022.

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 SW 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 @ SW 128 Street and SW 67 Avenue.

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.

Professional Surveyor and Mapper
State of Florida LS # 6660

Digitally signed by Eugenia L. Formoso
Date: 2022.11.10 11:08:18 -05'00'

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey meets all applicable requirements of the Florida Minimum Technical Standards as contained Chapter 5J-17. 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
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
AVE.	AVENUE	CONC.	CONCRETE	C.O.	CLEAN OUT	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
BLVD.	BOULEVARD	CH.	CHORD BEARING	E.B.	ELECTRIC BOX	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
B.M.	BENCH MARK	CH.	CHORD DISTANCE	ELEV.	ELEVATION	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
CATV	CABLE TELEVISION BOX	COR.	CORNER	ENC.	ENCROACHMENT			L	LEGAL	O.R.B	OFFICIAL RECORD BOOK	Pg.	PAGE	P.R.C.	POINT OF REVERSE CURVATURE	SAN.	SANITARY	TYP.	TYPICAL
		CT.	COURT													S.I.P.	SET IRON PIPE	U.E.	UTILITY EASEMENT
(MH)	UNKNOWN MANHOLE	☼	LIGHT POLE		FIRE HYDRANT	WM	WATER METER		UTILITY POLE		DRAIN	GV	GASOLINE VALVE		CHAIN LINK FENCE		METAL FENCE	W.U.P.	WOOD UTILITY POLE	WM	WATER METER
E	ELECTRIC BOX				CATCH BASIN	WV	WATER VALVE	CLP	CONCRETE LIGHT POLE	CV	CONTROL VALVE		BACKFLOW PREVENTER		WOOD FENCE	OUL	OVERHEAD UTILITY LINE	WP	WATER PUMP	WV	WATER VALVE
																				W.U.P.	WOOD UTILITY POLE

Scale: 1" = 20'
0' 10' 20' 40'
GRAPHIC SCALE

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Seal:

Job # 22-10081

Date: 10-28-2022
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660