

LEGEND

A = Arc
A/C = Air conditioner
BM = Bench Mark
BRG = Bearing
CATV = Catch basin
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
C.P.P. = Concrete power pole
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
C.O. = Clean-out
D = Deed
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance
Easement
E.B. = Electric Box
Enro. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD = Found
L.A. = Limited Access
L.P. = Light Pole
L.M.E. = Lake Maintenance Easement
M = Measured
M.L.P. = Metal light Pole
M.H. = Manhole
M = Monument Line
MON = Monument
N/A = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
OIS = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
P.C.C. = Point of Compound Curvature
PCR = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.P. = Power Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
ROR = Railroad
PSM = Professional Surveyor
RW = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service

as
depicted. Said scale may be altered in reproductions and as such, should be considered when
Accuracy. The depicted use of land as classified in the minimum technical standards
survey is 1 foot in 7,600 feet. The accuracy obtained by measurement and calculation of a closed
geometric figure was found to exceed this requirement.
No identification of building, zoning, utility, or other information is provided on this plat unless
described in the accompanying text or by reference to other plats.

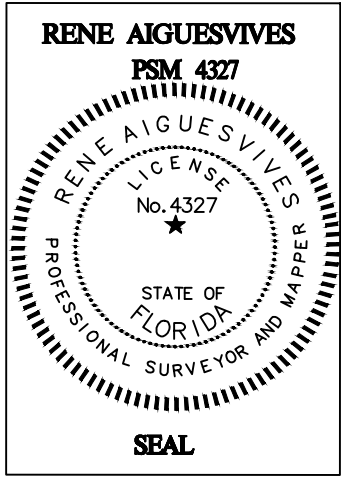
NOTE:
a) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or
institutions in the certification.
c) Code restrictions and title search not reflected in this survey
d) Undergound utilities, improvements, footings and encroachments, if any not located
e) from flooding or damage and does not create liability on the part of the firm or employee thereof, for
any damage that occurs from reliance on said information.
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to
ownership or matters of title are made or implied.

This property described as:
Lot 3, Block 9,
DEVONWOOD FIRST ADDITION,
according to the Plat thereof as recorded in
Plat Book 79, Page 47, of the Public Records
of Miami-Dade County, Florida.

Certified to:
Ronaldo FL2 LLC, a Florida limited liability company
Anchor Nationwide Loans, LLC
its successors and/or assigns, ATIMA
Rapid Title Services Company
Old Republic National Title Insurance Company

Address:
6545 SW 131st St, Pinecrest, FL 33156
Folio# 20-5013-025-0030

NOTES:
Elevations Show refer to NGVD 1929
BM # T-613 Elev.=8.49'
(Miami-Dade)



Rene
Aiguesvives
es
PSM4327
Digitally signed
by Rene
Aiguesvives
PSM4327
Date: 2024.06.07
09:12:01 -04'00'

"THIS SURVEY DECLARATION IS MADE ON THE FIELD
DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS."

AREA	
SQ. FT.	± 40276.28
ACRES	±0.924

Bearing, if any, shown based on Plat Meridian (reference) SOUTH ± **N89°50'15"W**

REVISIONS: 11/13/23 Additional Information Added <i>TA</i>				
FLOOD ZONE AE	COMM. No. 120425	PANEL No. 0468	SUFFIX L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 10 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the
standards of practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in Chapter 5J-17, Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.
Rene Aiguesvives
RENE AIGUESVIVES 11/10/23
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 11/07/23	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 23-24607
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TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	SOUTHERN LIVE OAK	14"	35'	20'
2	FICUS INSIPIDA	22"	35'	25'
3	SOUTHERN LIVE OAK	24"	28'	22'
4	SOUTHERN LIVE OAK	24"	35'	18'
5	SOUTHERN LIVE OAK	14"	28'	22'
6	SOUTHERN LIVE OAK	18	35'	18'
7	SOUTHERN LIVE OAK	36"	30'	30'
8	COMMON PRINCESS PALM	11"	18'	12'
9	COMMON PRINCESS PALM	7"	18'	12'
10	MANGO	8"	15'	14'
11	NISPERO	5"	18'	12'
12	AVOCADO	7"	13'	8'
13	FICUS	8"	30'	18'
14	WHITE SILK COTTON	14"	35'	18'
15	SOUTHERN LIVE OAK	24"	35'	30'
16	MAMEY	7"	12'	8'
17	SOUTHERN LIVE OAK	21"	30'	20'
18	SOUTHERN LIVE OAK	24"	30'	35'
19	SOUTHERN LIVE OAK	14"	30'	28'
20	SOUTHERN LIVE OAK	22"	30'	35'
21	ROYAL PALM	11"	20'	9'
22	SOUTHERN LIVE OAK	14"	30'	25'
23	SOUTHERN LIVE OAK	24"	30'	25'
24	SOUTHERN LIVE OAK	22"	30'	25'
25	SOUTHERN LIVE OAK	30"	30'	30'
26	SOUTHERN LIVE OAK	18"	30'	16'
27	SOUTHERN LIVE OAK	11"	28'	18'
28	SOUTHERN LIVE OAK	11"	35'	16'
29	SOUTHERN LIVE OAK	14"	35'	12'
30	SOUTHERN LIVE OAK	14"	35'	12'
31	PALM	7"	30'	12'
32	SOUTHERN LIVE OAK	24"	35'	25'
33	SOUTHERN LIVE OAK	13"	35'	18'
34	COOK'S PINE	13"	35'	15'
35	COOK'S PINE	13"	35'	15'
36	COOK'S PINE	13"	32'	16'
37	COOK'S PINE	7"	28'	8'
38	WHITE SILK COTTON	13"	35'	20'
39	SOUTHERN LIVE OAK	24"	28'	22'