



8887, SOUTHWEST 131 STREET
MIAMI, FLORIDA 33176
305.233.3004 DESIGN@MATEU.CO

ARCHITECTURE INTERIOR DESIGN PLANNING
SEAL:

RONEY J. MATEU, FAIA
AR0008220

G.F. CONSULTING ENGINEERS, INC.
STRUCTURAL ENGINEERING
13170 SW 128 STREET, SUITE 204
MIAMI, FLORIDA 33186

JMM CONSULTING ENGINEERS
MECH., ELEC., PLUMB. ENGINEERING
10251 SUNSET DRIVE, SUITE 103
MIAMI, FLORIDA 33173

CARLAB, INC.
CIVIL ENGINEERING
8730 SW 25 STREET
MIAMI, FLORIDA 33165

CARLOS MAURICIO &
FERNANDA ROCA
MA 2405
13125 SW 63 AVENUE
PINECREST, FLORIDA 33156

CASA @
63RD AVENUE

NEW SINGLE-FAMILY RES.
EU-1 RESIDENTIAL ESTATE

MATEU ARCHITECTURE INC

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PHASE

Project Status

FILE NAME:
M:\2405 Casa Pw Fernando_ARCH\Casa on 63rd
ave.DWG

PROJECT NO.:

MA 2405

DRAWN BY:

DY

CHECKED BY:

RJM

ISSUE DATE:

11/14/24

REVISIONS

SHEET TITLE

SURVEY - FOR
REFERENCE ONLY

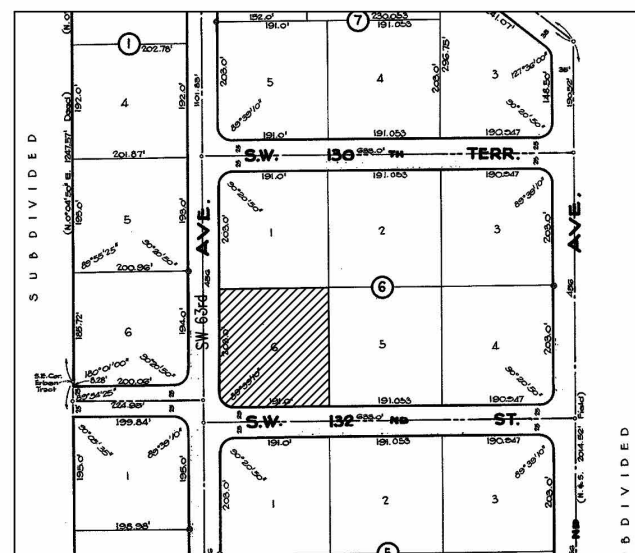
SHEET:

OF:

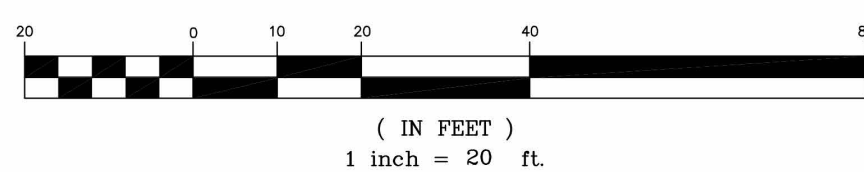
A-001

LOCATION MAP

N.T.S



GRAPHIC SCALE



BOUNDARY SURVEY

LEGAL DESCRIPTION:
Lot 6, Block 6, BAY RIDGE ESTATES, according to the Plat thereof, as
recorded in Plat Book 50, Page 74 of the Public Records of
Miami-Dade County, Florida.

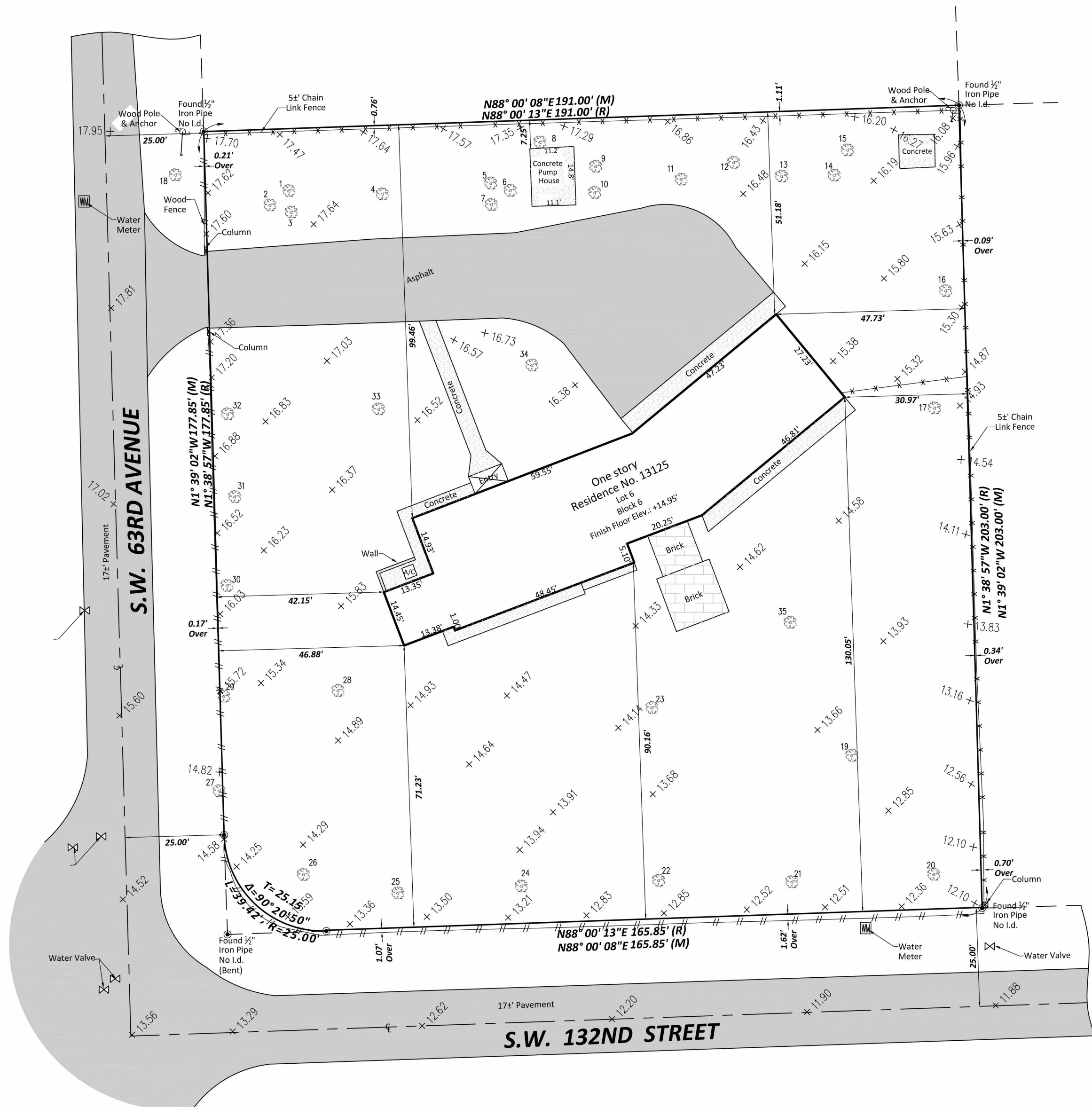
CERTIFIED TO:

- Fernanda Roca and Carlos A. Mauricio
- Herskowitz Shapiro PLLC
- FirstBank Puerto Rico dba FirstBank Florida, ISAQA/ATIMA
- Old Republic National Title Insurance Company

SURVEYOR'S NOTES:

- There may be additional restrictions that are 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 property.
- 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.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description; provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (51-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the South Right-of-Way line of SW 132ND STREET, being N 88°00'13"E.

#	TREE NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	SPREAD
1	OLMO LIMBO	BURSERIA SMARUBA	24	40	40
2	OLMO LIMBO	BURSERIA SMARUBA	24	40	40
3	OLMO LIMBO	BURSERIA SMARUBA	24	40	40
4	OAK TREE	QUERUS	24	40	40
5	OLMO LIMBO	BURSERIA SMARUBA	12	30	25
6	OLMO LIMBO	BURSERIA SMARUBA	16	30	25
7	OLMO LIMBO	BURSERIA SMARUBA	12	30	25
8	BUTTER BRUSH	CALLISTEMON	12	30	20
9	OLMO LIMBO	BURSERIA SMARUBA	16	30	25
10	OLMO LIMBO	BURSERIA SMARUBA	12	25	20
11	BUTTER BRUSH	CALLISTEMON	10	20	20
12	BUTTER BRUSH	CALLISTEMON	10	20	20
13	OLMO LIMBO	BURSERIA SMARUBA	36	30	40
14	OLMO LIMBO	BURSERIA SMARUBA	24	40	50
15	OLMO LIMBO	BURSERIA SMARUBA	24	40	15
16	OLMO LIMBO	BURSERIA SMARUBA	36	40	30
17	OAK TREE	QUERUS	24	50	50
18	OAK TREE	QUERUS	12	30	25
19	OAK TREE	QUERUS	16	40	30
20	OAK TREE	QUERUS	16	40	30
21	OAK TREE	QUERUS	48	60	60
22	OAK TREE	QUERUS	36	60	50
23	OAK TREE	QUERUS	16	40	40
24	SOUTHERN OAK	BURSERIA SMARUBA	24	50	1
25	OAK TREE	QUERUS	48	60	60
26	OAK TREE	QUERUS	24	30	30
27	TAMARIND	TAMARINDUS INDICA	36	60	60
28	OAK TREE	QUERUS	36	40	40
29	TAMARIND	TAMARINDUS INDICA	36	60	60
30	OAK TREE	QUERUS	24	60	50
31	OAK TREE	QUERUS	36	60	50
32	MANDARIN	CITRUS RETICULATA	24	30	30
33	OAK TREE	QUERUS	24	50	50
34	OAK TREE	QUERUS	36	50	50
35	OAK TREE	QUERUS	36	50	50



LEGEND

WATER METER	WATER MAIN
CATCH BASIN	SEWER MAIN
FIRE HYDRANT	TELEPHONE LINE
CLEAN OUT	GAS LINE
SANITARY MANHOLE	CHAIN LINK FENCE
STORM MANHOLE	BACKFLOW PREVENTER
FPL MANHOLE	HANDICAP PARKING
BELL SOUTH MANHOLE	ELECTRIC BOX
INLET	COLUMN
WATER VALVE	TBM TEMPORARY BENCH MARK
GAS VALVE	STREET LIGHT POLE
UTILITY POLE	
CONCRETE UTILITY POLE	
TRAFFIC BOX	
TREE	
PAGE	
PG. SQUARE FEET	
± MORE OR LESS	
ELEV. ELEVATION	
INV. INVERT	
CENTERLINE	
CITY OF MIAMI MONUMENT LINE	
PROPERTY LINE	
ENCR. ENCROACHMENT	
(M) MEASURED	
(P) PLAT	
(A) ATLAS SHEET	
OVERHEAD POWER LINES	
WATER MAIN	
SEWER MAIN	
TELEPHONE LINE	
GAS LINE	
CHAIN LINK FENCE	
BACKFLOW PREVENTER	
HANDICAP PARKING	
ELECTRIC BOX	
COLUMN	
TBM TEMPORARY BENCH MARK	
STREET LIGHT POLE	

ELEVATION NOTE: IF REQUESTED AND SHOWN
1. +14.00' indicates existing Elevation
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: SC-26, DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC OF ROUND WATER VALVE AND METER MANHOLE, LOCATION: SW 136 ST (OLD CUTLER RD) --- 28' SOUTH C/L & SW 62 AVE--- WEST OF C/L ELEVATION: +12.50'

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED & SEALED BY WALDO F. PAEZ
A PROFESSIONAL SURVEYOR IN THE STATE OF
FLORIDA. MY EXPIRATION DATE IS 11/11/25.
DIGITAL SIGNATURE CERTIFIED BY
IDENTRUST.

DIGITAL SIGNATURE CERTIFIED BY
IDENTRUST.

DELTA MAPPING & SURVEYING, INC.
LAND SURVEYORS & LAND PLANNERS
13125 SW 63 AVENUE, PINECREST, FL 33156
MIAMI, FLORIDA 33186
PHONE: (786) 429-3206 FAX: (786) 592-1152
WWW.DELTAMAPPING.COM

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FOR REFERENCE ONLY - NOT TO SCALE