MAP OF BOUNDARY, TOPOGRAPHIC & PARTIAL TREE SURVEY

NORTH

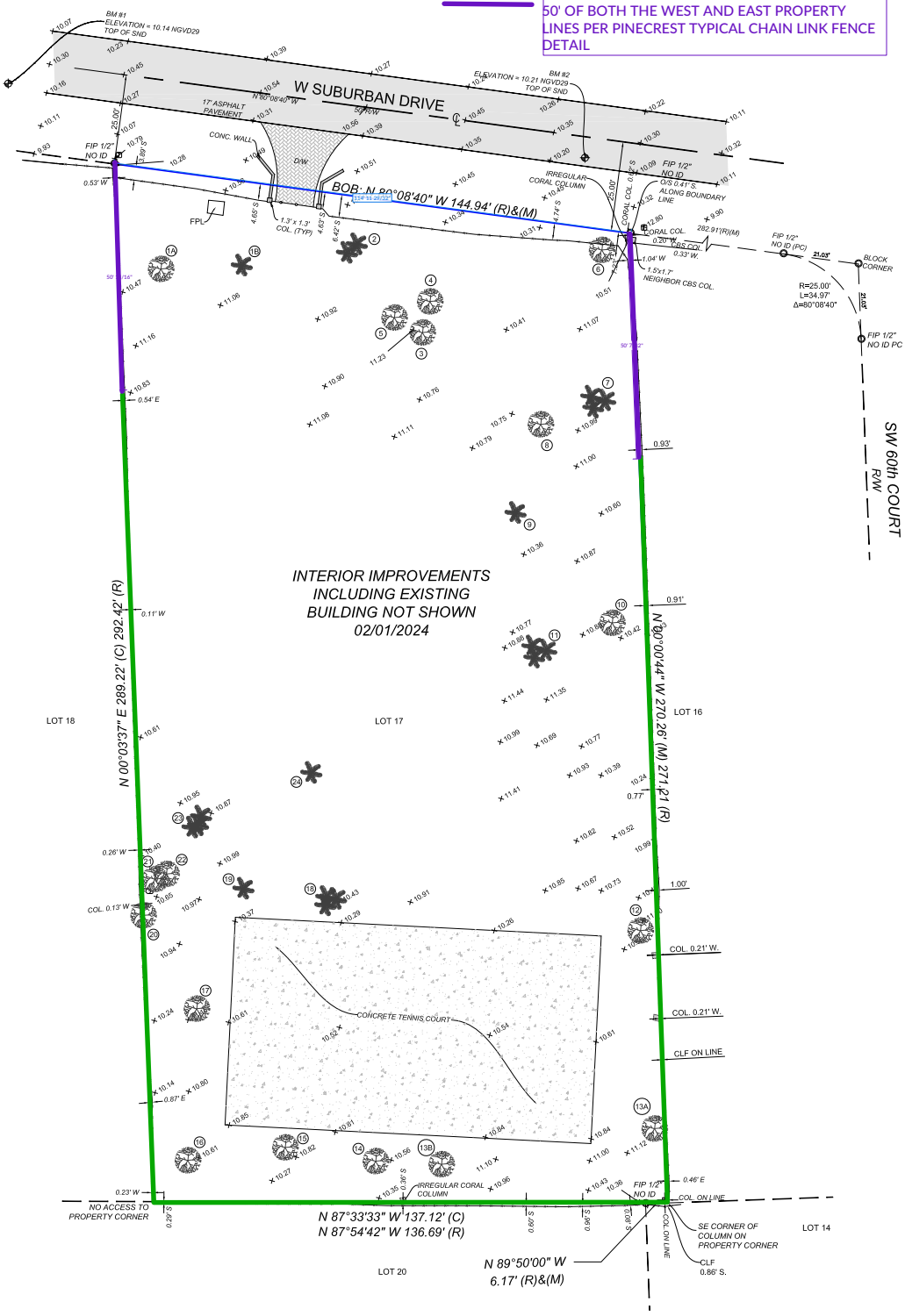
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

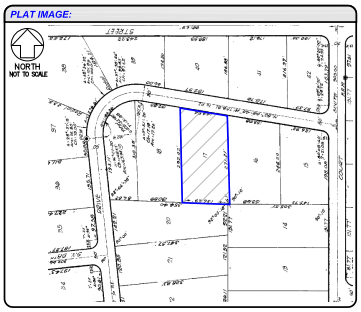
INSTALL 600' OF 6' TALL DURAFENCE PER ATTACHED NOA. "GOOD" SIDE TO BE INSTALLED ON BOTH SIDES.

INSTALL 6' HIGH BLACK CHAIN LINK ON THE FIRST 50' OF BOTH THE WEST AND EAST PROPERTY LINES PER PINECREST TYPICAL CHAIN LINK FENCE DETAIL



CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799
www.suarezsurveying.com

PLAT IMAGE:



PROPERTY ADDRESS:

6100 W SUBURBAN DRIVE, PINECREST, FL 33156

LEGAL DESCRIPTION:

LOT 17, MARTIN SUBURBAN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X, BASE FLOOD ELEVATION N/A, COMMUNITY NAME & NUMBER MUNLAGE OF PINECREST 120426, MAP & PANEL NUMBER 12086C0466 SUFFIX L

LEGEND:

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BCR =BROWARD COUNTY RECORDS
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
CHB = CHORD BEARING
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DME = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVE-WAY
E/E = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH =MAN HOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE.
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KALON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
WIF = WOOD FENCE
WMDE = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

= MAN HOLE
= ELECTRIC BOX
= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
= WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= DRAIN
= VALVE
= GAS VALVE
= BACKFLOW PREVENTER
= BOLLARDS
(OR) = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
= CENTER LINE
= CATCH BASIN
= UTILITY POLE
= CONC. POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= COMMUNICATION MANHOLE
= FPL MANHOLE
= BENCH
= ANCHOR
= GUARD RAIL
= IRON FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= OVERHEAD UTILITY WIRE
= LIMITED ACCESS RIGHT-OF-WAY LINE
= BOUNDARY LINE
x 0.00 = ELEVATION
(X) = ENCROACHMENT NOTE (SEE SURVEYOR'S NOTES)

TREE LEGEND:
(SYMBOL NOT TO SCALE)

TREE COMMON NAME

PALM COMMON NAME

SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

TREE TABLE

NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1A	ROYAL POINCIANA	2	40	60	
18	SABAL PALM	0.8	40	20	
2	TRAVELER PALM	8	30	30	TOTAL (CLUSTER)
3	OAK	1.5	35	25	
4	OAK	1.8	50	30	
5	OAK	1.5	40	30	
6	FICUS	5	60	30	
7	ALEXANDRA PALM	0.5	46	20	EACH(3)(CLUSTER)
8	OAK	2	60	40	
9	ALEXANDRA PALM	0.33	30	10	
10	GUMBO LIMBO	2	50	40	
11	SABAL PALM	6	40	30	TOTAL (CLUSTER)
12	BISHOP	3	65	60	
13A	GUMBO LIMBO	2	40	40	
13B	AFRICAN TULIP	1	50	30	
14	MANGO	1	30	30	
15	MANGO	3	45	30	
16	FICUS	5	60	40	
17	OAK	1.5	40	40	
18	ARECA	(CLUSTER)			
19	QUEEN PALM	0.8	30	20	
20	AFRICAN TULIP	2	60	40	
21	AFRICAN TULIP	1.5	60	40	
22	AFRICAN TULIP	1.5	60	40	
23	QUEEN PALM	0.8	30	20	EACH(3)(CLUSTER)
24	QUEEN PALM	0.8	30	20	

ONLY THOSE TREES SPECIFIED BY CLIENT WERE LOCATED

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(ES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. 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.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE NORTH LINE OF LOT 17 BEARS N 80°08'40" W.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE
12. THE SURVEYOR IS NOT A CERTIFIED ARBORIST, TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
13. *ONLY THOSE TREES SPECIFIED BY CLIENT WERE LOCATED.*

PROJECT:

DATE OF FIELD SURVEY: 10/24/2023
JOB #: 231037689
FILE #: D-1783
PROJECT NAME: SURVEYS 2023
CAD FILE(T):RITTER
PARTY CHIEF:ESPINOZA
F.B.: D PG. D
SHEET 1 OF 1

CERTIFIED TO:

HOLLUB HOMES

02/01/2024 – UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY–JOB# 240138082
REVISIONS:

BENCHMARK REFERENCE:

MIAMI DADE COUNTY BENCHMARK NAME:SC-38

ELEV(NGVD29):10.40

LOCATION1: SW 88 ST ----
LOCATION2: SW 57 AVE ----

DESCRIPTION1: BRASS BAR IN CONC WHEELGUARD AT SE CORNER OF BRIDGE OVER SNAPPER CREEK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

LICENSED PROFESSIONAL SURVEYOR AND MAPPER No. 6220 STATE OF FLORIDA

Juan A. Suarez, License No. LS6220

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220