TREE TABLE:

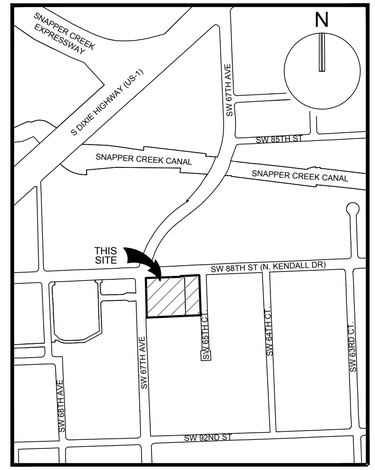
TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	TREE NUMBER	TREE NAME	DIAMETER IN INCHES
39	UNKNOWN	6	426	UNKNOWN	10	785	PALM	8
120	UNKNOWN	6	427	UNKNOWN	6	786	UNKNOWN	34
121	UNKNOWN	10	474	UNKNOWN	4	787	GUMBO LIMBO	4
122	UNKNOWN	10	475	UNKNOWN	4	788	GUMBO LIMBO	4
137	UNKNOWN	12	476	UNKNOWN	16	789	UNKNOWN	28
138	UNKNOWN	12	477	UNKNOWN	12	790	UNKNOWN	28
139	UNKNOWN	30	478	UNKNOWN	24	791	UNKNOWN	28
140	GUMBO LIMBO	4	512	UNKNOWN	3	792	UNKNOWN	6
141	GUMBO LIMBO	4	513	UNKNOWN	3	793	UNKNOWN	32
142	MAHOGANY	10	587	OAK	8	809	OAK	60
143	GUMBO LIMBO	4	588	UNKNOWN	5	810	OAK	36
144	UNKNOWN	4	589	UNKNOWN	2	813	UNKNOWN	72
145	UNKNOWN	3	590	UNKNOWN	5			
146	PALM	14	591	OAK	6			
147	OAK	6	592	OAK	8			
156	OAK	8	593	UNKNOWN	4			
157	OAK	8	594	OAK	4			
158	OAK	8	595	OAK	6			
285	OAK	20	598	MANGO	12			
364	PALM	12	607	UNKNOWN	12			
365	UNKNOWN	16	608	UNKNOWN	6			
366	UNKNOWN	36	609	UNKNOWN	4			
370	PALM	14	610	UNKNOWN	6			
371	UNKNOWN	48	615	UNKNOWN	12			
372	UNKNOWN	18	634	UNKNOWN	18			
373	UNKNOWN	18	660	UNKNOWN	12			
374	UNKNOWN	48	661	MANGO	12			
378	UNKNOWN	18	681	PALM	12			
379	UNKNOWN	18	682	UNKNOWN	10			
380	UNKNOWN	16	687	PINE	22			
381	PALM	8	688	PALM	12			
382	PALM	8	689	UNKNOWN	14			
383	UNKNOWN	18	690	UNKNOWN	14			
384	UNKNOWN	36	694	STRANGLER FIG & PALM	36 & 8			
402	UNKNOWN	12	740	PALM	14			
403	UNKNOWN	6	758	STRANGLER FIG & PALM	48 & 8			
404	UNKNOWN	10	761	PALM	10			
405	UNKNOWN	14	762	UNKNOWN	48			
406	UNKNOWN	12	764	UNKNOWN	8			
407	UNKNOWN	4	765	UNKNOWN	8			
408	UNKNOWN	8	766	UNKNOWN	8			
409	UNKNOWN	36	767	UNKNOWN	8			
410	UNKNOWN	24	770	UNKNOWN	4			
411	UNKNOWN	24	771	PALM	6			
412	UNKNOWN	24	774	UNKNOWN	22			
413	UNKNOWN	24	775	UNKNOWN	22			
414	PALM	10	780	UNKNOWN	12			
423	PALM	6	782	PALM	3			
424	UNKNOWN	12	783	PALM	3			
425	UNKNOWN	10	784	UNKNOWN	4			

SURVEY ABBREVIATIONS

ABBRV	DESCRIPTION
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
ELEV.	ELEVATION
LB	FLORIDA LICENSED BUSINESS NUMBER
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
PB.	PLAT BOOK
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
T.O.V.	TOP OF VALVE
TYP.	TYPICAL

SURVEY SYMBOL LEGEND

SYM	DESCRIPTION
	CENTERLINE
	CURB INLET
	COLUMN
C	CONCRETE POWER POLE
E	ELECTRICAL CABINET
E	HAND HOLE ELECTRIC
SL	HAND HOLE STREET LIGHT
TS	HAND HOLE TRAFFIC SIGNAL
E	ELECTRICAL METER
	GAS VALVE
	GUY ANCHOR
MB	MAIL BOX
	MASTARM POLE
	METAL LIGHT POLE
S	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
D	STORM DRAIN MANHOLE
	SIGN SINGLE POST
	SIGN DOUBLE POST
W	WATER METER
W	WATER VALVE
	WOOD UTILITY POLE
	PALM TREE
	TREE



LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST. SAID EAST LINE BEARS SOUTH 02°17;48" EAST.
7. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). SAID ELEVATIONS ARE DERIVED FROM MIAMI-DADE COUNTY VERTICAL CONTROL POINTS SC-22, BEING A NAIL & BRASS WASHER IN CONCRETE PAD OF HIGHWAY CAMERA CONTROL BOX, 13 FEET EAST OF THE NORTHEAST CORNER OF FPL BOX #9363, 38.5 FEET SOUTH OF EASTBOUND EDGE OF PAVEMENT FOR SW 88 STREET 70 FEET EAST OF CENTERLINE OF NORTHBOUND OVERPASS SW 77 AVE (PALMETTO EXPRESS WAY). ELEVATION=10.70'. AND T-616, BEING A NAIL & BRASS WASHER IN CONCRETE SLAB OF FIRE HYDRANT, 160 FEET SOUTH OF CENTERLINE OF SW 96 STREET, 27 FEET WEST OF CENTERLINE OF SW 67 AVE. ELEVATION=11.12'
10. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
11. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
12. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
13. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
14. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12086C0458L EFFECTIVE DATE SEPTEMBER 11 2009, THE LANDS SHOWN HEREON LIES IN ZONE X, BASE FLOOD ELEVATION (NONE).
16. UNLESS OTHERWISE NOTED THE UTILITY LINES SHOWN HEREON REPRESENT LOCATED SURFACE DESIGNATIONS (PAINT MARKS OR FLAGS) AS MARKED AND MAPPED BY KEITH & ASSOCIATES' SUBSURFACE UTILITY ENGINEERING DIVISION. THE GRAPHIC DEPICTION OF SAID UTILITY PAINT MARKS OR FLAGS DEFINE AN APPROXIMATE LOCATION OF THE ACTUAL UNDERGROUND UTILITY WITHOUT BENEFIT OF EXCAVATION. FOR A MORE PRECISE HORIZONTAL AND VERTICAL LOCATION OF THE UTILITY SEE THE TEST-HOLE REPORTS.

ADDRESS:

PARCEL 1:
ADDRESS 6610 SW 88 ST. PINECREST, FL 33156
FOLIO NO. 20-5001-000-0780
PARCEL 2:
ADDRESS 8850 SW 65 CR. PINECREST, FL 33156
FOLIO NO. 20-5001-000-1180
*INFORMATION SHOWN FROM MIAMI-DADE COUNTY PROPERTY APPRAISER

AREA:

PARCEL 1:	83,491	SQUARE FEET	1.917 ACRES
PARCEL 2:	41,504	SQUARE FEET	0.953 ACRES
TOTAL:	124,995	SQUARE FEET	2.870 ACRES

LAND DESCRIPTION:

PARCEL 1:

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION ONE (1), TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 40 FEET THEREOF AND LESS THAT PORTION OF SW 67TH AVENUE RIGHT OF WAY, AS DESCRIBED IN RIGHT OF WAY MAP OF SW 67TH AVE., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE WEST ½ OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE EAST 25 FEET OF SAID TRACT AND LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON DECEMBER 29, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

This item has been digitally signed and sealed by Donald Spicer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by DONALD A SPICER
Date: 2025.08.18 09:46:56-04'00'

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE BOUNDARY	01/03/25

DATE:	12/29/23
DRAWN BY:	DDB
CHECKED BY:	DAS
FIELD BOOK:	1012/1140

N

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

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

VILLAGE OF PINECREST
GARY MATZNER PARK

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER	1 OF 2
PROJECT NUMBER	13861.00

Plotted by: dspicer On 1/3/2025 11:29 AM

Drawing name: K:\13861.00 - Gary Matzner Park Design - Village of Pinecrest\Survey\DWG\13861.00 BOUNDARY & TOPO SURVEY.dwg

SW 67TH AVE (LUDLAM ROAD)

ACREAGE
SW ¼ OF SECTION 35-55-40

SW 88TH STREET (N KENDALL DR)

NE CORNER OF SECTION 2-55-40 FND. 1" IRON PIPE

NORTH LINE OF SECTION 1-55-40

STORM DRAIN MANHOLE
RIM ELEV.=9.71'
T.O.V. ELEV.=6.91'
BOTTOM ELEV.=UNABLE TO OBTAIN FULL OF DEBRIS

2' CONC. CURB & GUTTER TYP.

ASPHALT PAVEMENT

N87°33'44"E 253.40'

CONC. WALK

GRASS

6' CLF

HEDGE

BRICK PLANTER

SET ⅝" IRON ROD & CAP LB 6860

CURB INLET
RIM ELEV.=9.19'
W. INV. ELEV.=5.52'-15" RCP
N. INV. ELEV.=5.81'-18" CMP
BOTTOM ELEV.=5.49'

L=34.70' R=25.00'
Δ=79°31'24"

STOP BAR TYP.

SANITARY SEWER MANHOLE
RIM ELEV.=9.56'
T.O.V. ELEV.=7.04'

CURB INLET
RIM ELEV.=9.39'
N. INV. ELEV.=3.82'-15" CMP
BOTTOM ELEV.=2.05'

GRASS MEDIAN

ROAD STRIPE TYP.

N87°33'44"E 140.28'

FND. ½" IRON PIPE NO ID.
SET ⅝" IRON ROD & CAP LB 6860

N02°17'10"W 5.00'

5' CLF
4.9' S.

SET NAIL & DISC LB 6860

5' CLF
0.9' E.

ASPHALT PAVEMENT

CURB CUT TYP.

CROSS WALK TYP.

25'

GATE

S02°16'50"E 295.96'

5' CLF

WEST LINE OF NW ¼ OF SECTION 1-55-40
{BEARING BASIS} S02°17'48"E

40'

3' WALL & MAINTENANCE EASEMENT P.B. 139, PG. 47, M.D.C.R.

BLOCK 1
SWAN LAKE
P.B. 139, PG. 47, M.D.C.R.

L=140.44' R=778.51'
Δ=10°20'08"

EDGE OF TREE LINE

ACREAGE
NW ¼ OF THE NW ¼ OF THE NW ¼ OF THE NW ¼ SECTION 1-55-40

6' CLF POOR CONDITION

ROCK

EAST RIGHT-OF-WAY LINE (P.B. 83, PG. 42 M.D.C.R.)

SANITARY SEWER MANHOLE
RIM ELEV.=10.38'
N. INV. ELEV.=3.00'-8" PVC
S. INV. ELEV.=2.83'-8" PVC
E. INV. ELEV.=2.76'-8" PVC

SW 88TH TERRACE (PRIVATE ROAD)

DOUBLE YELLOW STRIPE TYP.

ROAD STRIPE TYP.

N02°17'48"W 130.48'

SET ⅝" IRON ROD & CAP LB 6860

5' CLF
0.4' N.

6' CLF
0.1' N.

SW 67TH AVE (LUDLAM ROAD)

BLOCK 2
SWAN LAKE
P.B. 139, PG. 47, M.D.C.R.

3' WALL & MAINTENANCE EASEMENT P.B. 139, PG. 47, M.D.C.R.

TRACT A
TREE TOP ESTATES
P.B. 109, PG. 28, M.D.C.R.

40'

35'

ACREAGE
SW ¼ OF THE NW ¼ OF THE NW ¼ SECTION 1-55-40

PARCEL 1

PARCEL 2

ACREAGE
A PORTION OF THE W. ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40

THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 1-55-40

N02°17'10"W 295.83'

290.51'

S87°36'44"W 430.76'

140.25'

SET ⅝" IRON ROD & CAP LB 6860

5' CLF
0.2' N.

5' CLF
0.4' W.
0.2' N.

FND. ½" IRON PIPE NO ID.
0.2' N.

ACREAGE
A PORTION OF THE W. ½ OF THE SE ¼ OF THE NW ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40

ACREAGE
A PORTION OF THE NW ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 1-55-40

SW 65TH CT

STORM DRAIN MANHOLE
RIM ELEV.=10.50'
T.O.V. ELEV.=7.84'
BOTTOM ELEV.=UNABLE TO OBTAIN FULL OF DEBRIS

ASPHALT PAVEMENT

GRASS

EDGE OF TREE LINE

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6880
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISE BOUNDARY	01/03/25

DATE:	12/29/23
DRAWN BY:	DDB
CHECKED BY:	DAS
FIELD BOOK:	1012/1140

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

VILLAGE OF PINECREST GARY MATZNER PARK

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER	2 OF 2
PROJECT NUMBER	13861.00

Plotted by: dspicer On 1/3/2025 11:29 AM

Drawing name: K:\13861.00 - Gary Matzner Park Design - Village of Pinecrest\Survey\DWG\13861.00 BOUNDARY & TOPO SURVEY.dwg