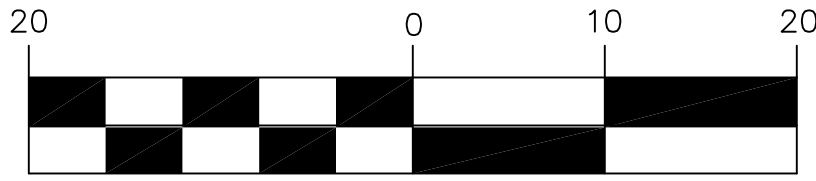
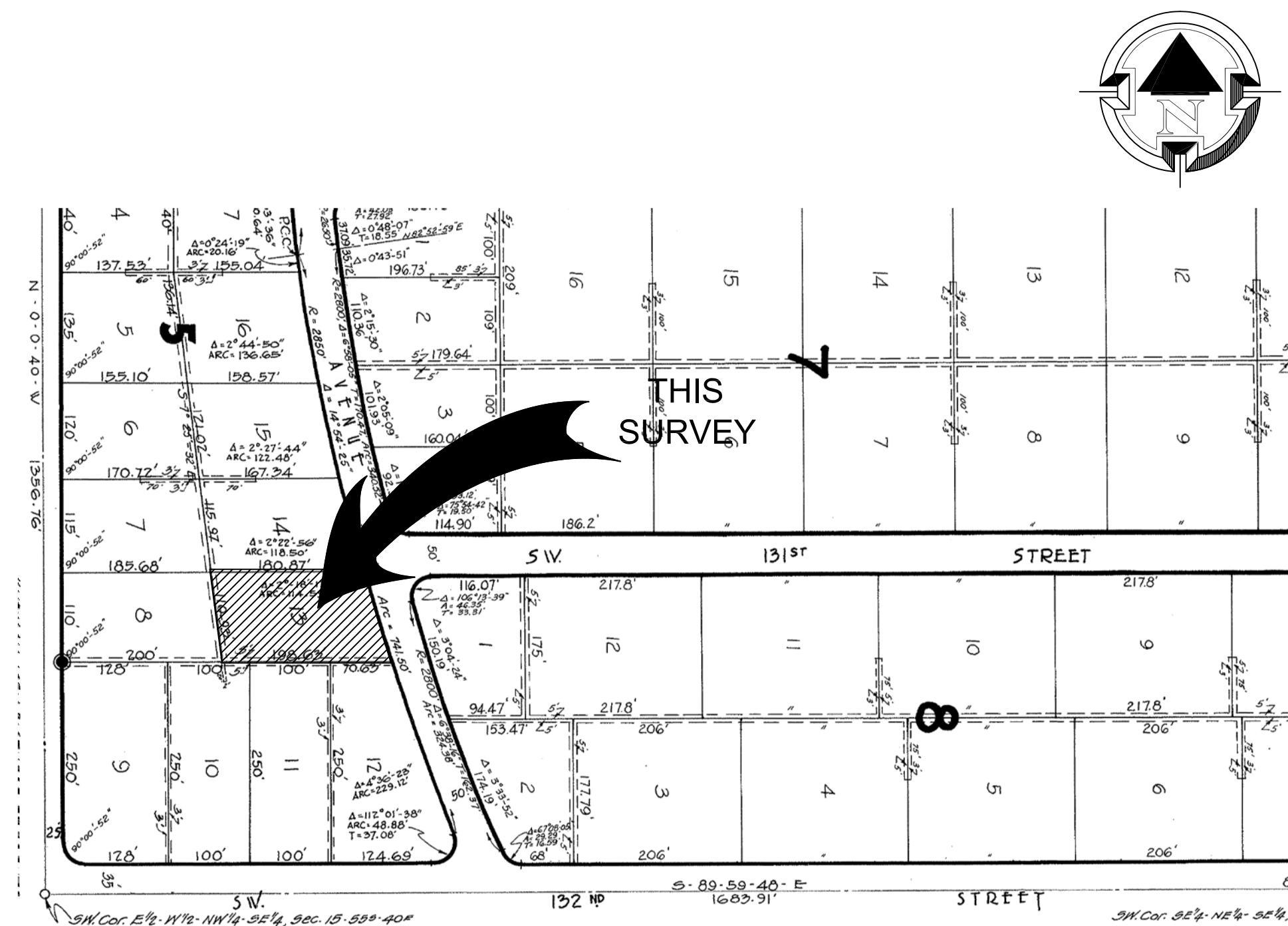
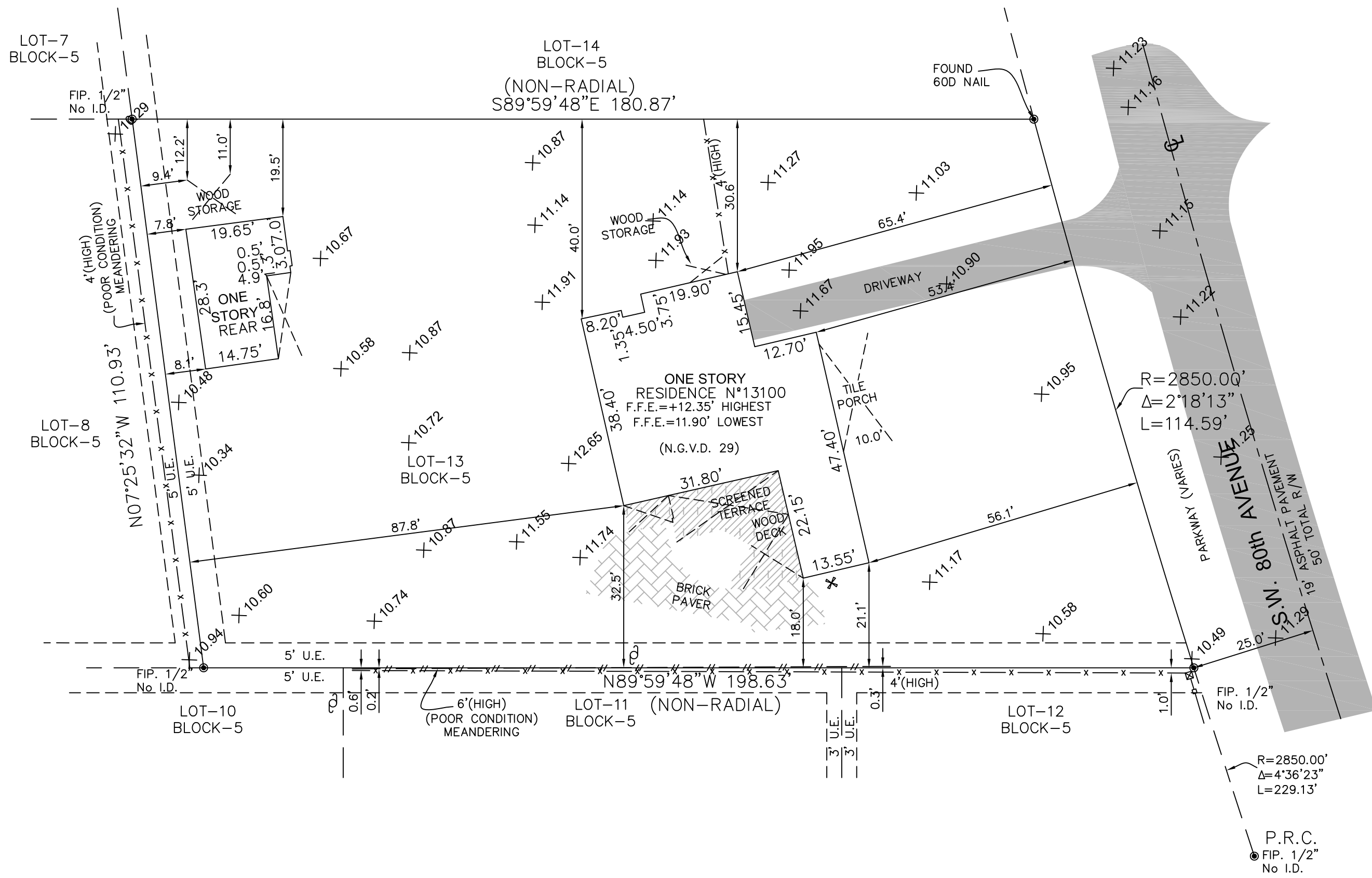
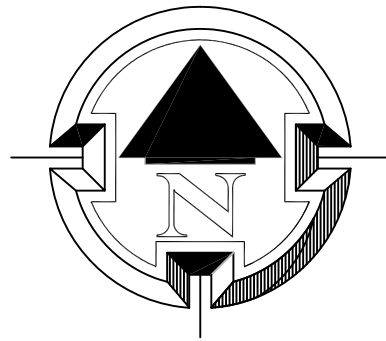


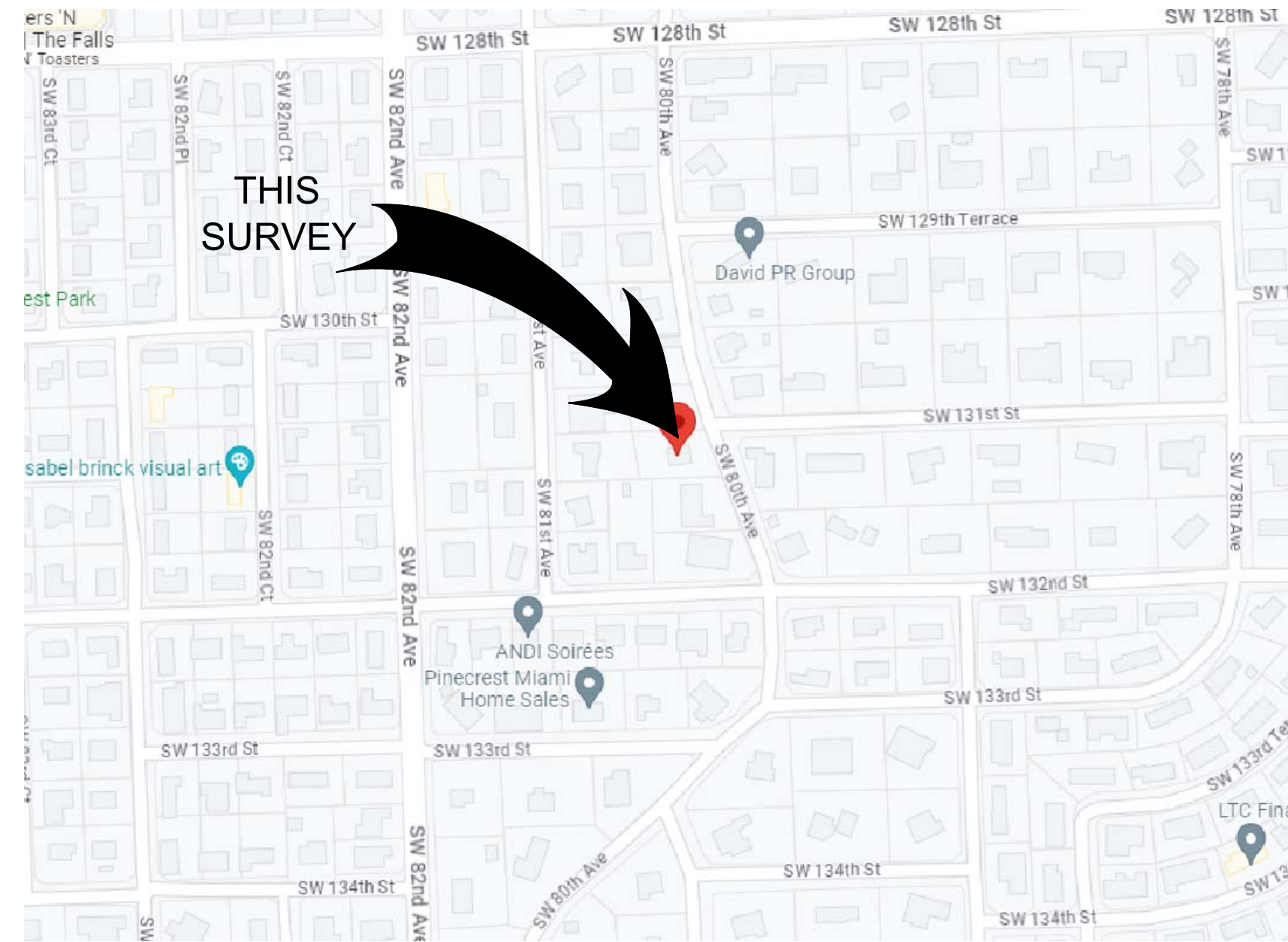
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH
SCALE: 1" = 150'



VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS AND LEGEND

A = AIR CONDITIONER
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C.G. = CONCRETE GUTTER OR VALLEY GUTTER
C&G = CURB & GUTTER
CH = CHORD
CHRG = CHORD BEARING
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
D = DITCH
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL AND DISC
F.P.N. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = PACE
P.L. = PLANTER OR PLANTED
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RECORD
(R) = RADIUS
R/W = RIGHT-OF-WAY
S.U.R./S.I.P. = SET 1/2" ROW ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATTS' EDE
SYMBOL LEGEND
X = AIR CONDITIONER
B = BELL SOUTH BOX
B = BOLLARD
C = CABLE BOX
C = CATCH BASIN
C = CLEAN OUT
C = COLLUM
C = CONCRETE POWER POLE
C = CONCRETE LIGHT POLE
C = CONTROL VALVE BOX
C = ELECTRIC BOX
C = EXISTING ELEVATIONS
C = ELECTRIC METER
C = ELECTRIC SERVICE BOX
C = FIRE HYDRANT
C = FLORIDA POWER & LIGHT BOX
C = GOLF COURSE
C = HANDICAP SPACE
C = INLET
C = LIGHT POLE
C = METAL LIGHT POLE
C = METAL LID
C = MONITORING WELL
C = POOL PUMP
C = PROPANE TANK
C = SANITARY MANHOLE
C = SINGLE POLE SIGN
C = STORM MANHOLE
C = TELEPHONE BOX
C = TREE
C = WATER METER
C = WATER VALVE
C = WOOD POLE
C = ANCHOR
C = OVERHEAD WIRE LINE
C = WOOD FENCE
C = CHAIN LINK FENCE
C = IRON/ALUMINUM FENCE
C = POLYVINYLCHLORIDE FENCE (PVC)
C = MONUMENT LINE
C = CENTERLINE
C = PROPERTY LINE
C = ASPHALT PAVING
C = BRICK
C = BRICK PAVEMENT
C = CONCRETE
C = CONCRETE BLOCK STUCCO
C = TILED
C = WOOD DECK/DOCK
C = OVERHANG (O/H) OR ROOF

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- ANY ELEVATIONS SHOWN HEREON ARE PER NGVD (NORTH AMERICAN VERTICAL DATUM) OF 1929.
- NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
- DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
- THIS SURVEY WAS PREPARED FOR PERMITTING.
- 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.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)
- I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE.
- ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO, SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

FOLIO NO: 20-5015-006-0770

PROPERTY ADDRESS:

13100 S.W. 80th AVENUE
PINECREST, FLORIDA 33156-6133

CERTIFIED TO:

1. FPM PINECREST 8 LLC

FLOOD ELEVATION INFORMATION:

Date of Field Work: 10-24-2023
DATE OF FIRM: 09/11/2009
COMMUNITY No: 120425/PINECREST
PANEL: 0464 SUFFIX: L
ZONE: X
BASE FLOOD ELEVATION: N/A
BENCHMARK NO: P-610
ELEVATION: 11.76' N.G.V.D. 29

J A F SURVEYING SERVICES, INC.

7178 WEST 29TH WAY, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

FPM PINECREST 8 LLC

SKETCH OF SURVEY

DRAWN: L.R.

CHECKED: G.F.

SCALE: 1" = 20'

FIELD DATE: 10-24-2023

JOB No.: JAF-13100-23

SHEET:

1

OF 1 SHEET