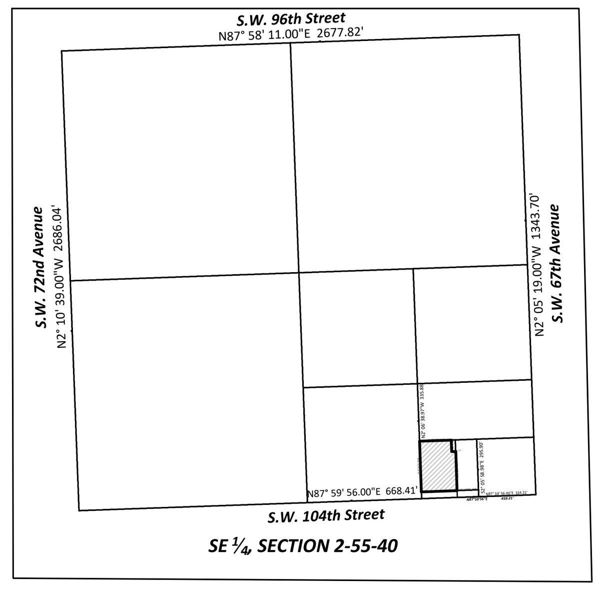
BOUNDARY SURVEY

LOCATION MAP

N.T.S



LEGAL DESCRIPTION:
The SW 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 2, Township 55 South, Range 40 East, less the South 40 feet, less the East 125.00 feet and less the West 23.33 feet of the East 148.33 feet of the North 67.60 feet thereof, lying and being in Miami-Dade County, Florida.

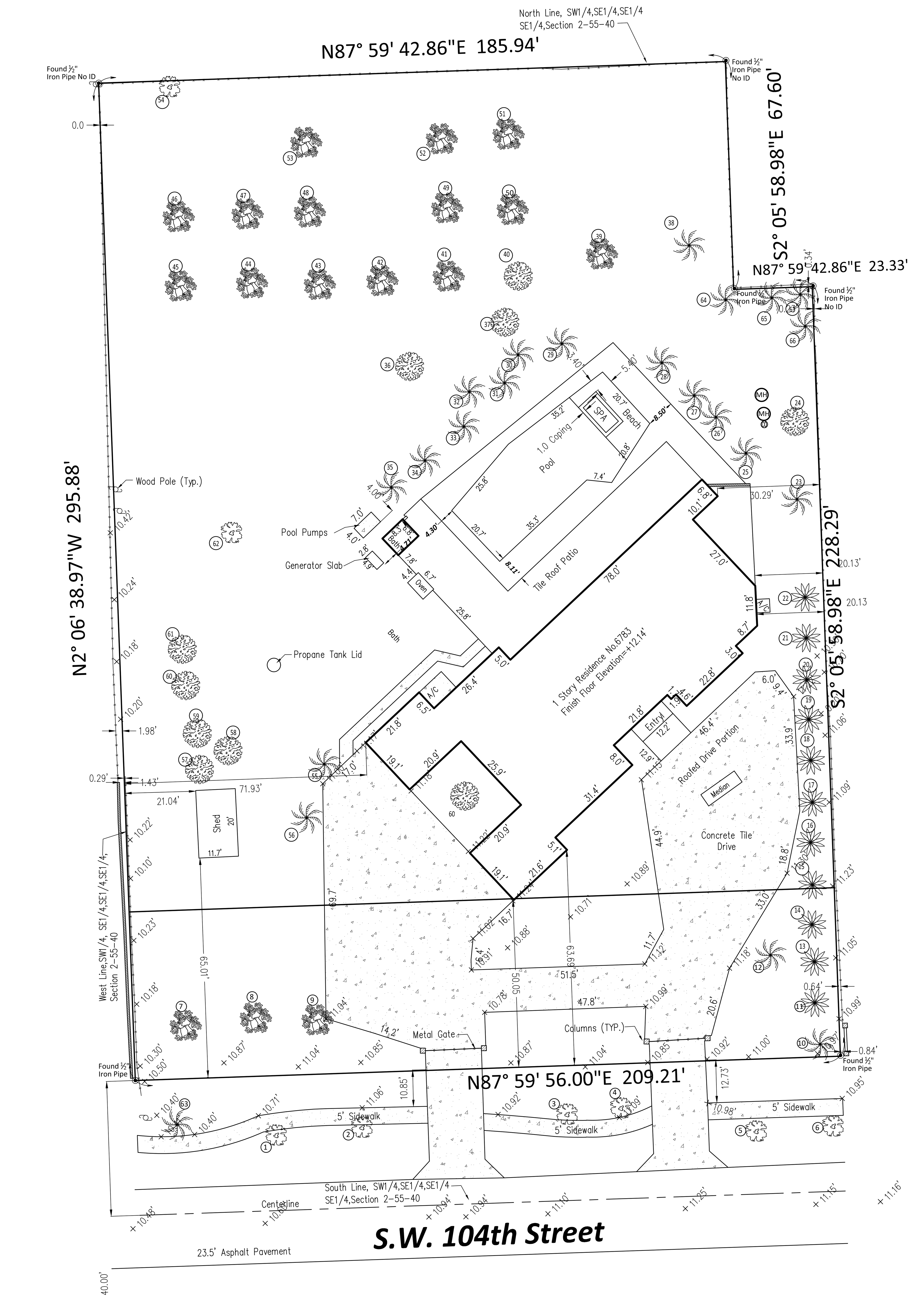
CERTIFIED TO:

DYLAN ROY
JAMIE ROY

SURVEYOR'S NOTES:

1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. 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.
4. Location and identification of utilities, if any, are shown in accordance with recorded plat.
5. Ownership is subject to opinion of title.
6. Type of Survey: BOUNDARY SURVEY
7. The herein captioned property was surveyed and described based on the shown legal description: provided by client.
8. 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.
9. 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.
10. 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.
11. The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-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.
13. 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.
14. No attempt has been made to locate any foundation beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. 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.
17. Bearings shown are assumed and are based on the North Right-of-Way line of ***SW 104th Street,*** being ***N87°59'56"E.***

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
1	OAK	QUERCUS	12"	20'	20
2	OAK	QUERCUS	12"	25'	20'
3	OAK	QUERCUS	4"	25'	10'
4	OAK	QUERCUS	6"	30'	15'
5	OAK	QUERCUS	12"	30'	20'
6	OAK	QUERCUS	16"	40'	30'
7	MANGO	MANGIFERA INDICA	36"	40'	40'
8	MANGO	MANGIFERA INDICA	24"	40'	40'
9	MANGO	MANGIFERA INDICA	16"	40'	30'
10	ROYAL PALM				
11	COCOPLUM		6"	15'	8'
12	COCOPLUM		6"	15'	8'
13	COCOPLUM		6"	15'	8'
14	COCOPLUM		6"	15'	8'
15	COCOPLUM		6"	15'	8'
16	COCOPLUM		6"	15'	8'
17	COCOPLUM		6"	15'	8'
18	COCOPLUM		6"	15'	8'
19	COCOPLUM		6"	15'	8'
20	COCOPLUM		6"	15'	8'
21	COCOPLUM		6"	15'	8'
22	COCOPLUM		6"	15'	8'
23	COCONUT		20"	30'	20'
24	STRANGLER FIG		60"	60'	50'
25	WASHINGTONIAN PALM		10"	30'	10'
26	DATE PALM		16"	30'	20'
27	2 WASHINGTONIAN		10"	30'	10'
28	DATE PALM		16"	30'	20'
29	DATE PALM		16"	30'	20'
30	COCONUT		8"	20'	10'
31	DATE PALM		16"	30'	20'
32	COCONUT		8"	20'	10'
33	DATE PALM		12"	20'	20'
34	COCONUT		8"	20'	10'
35	COCONUT		10"	20'	10'
36	GUMBO LIMBO		8"	12'	10'
37	GUMBO LIMBO		8"	20'	10'
38	DATE PALM		16"	25'	20'
39	DATE PALM		10"	15'	20'
40	GUMBO LIMBO		10"	20'	10'
41	MANGO	MANGIFERA INDICA	16'	40'	30'
42	MANGO	MANGIFERA INDICA	16'	40'	30'
43	MANGO	MANGIFERA INDICA	16'	40'	30'
44	MANGO	MANGIFERA INDICA	16'	40'	30'
45	MANGO	MANGIFERA INDICA	16'	40'	30'
46	MANGO	MANGIFERA INDICA	16'	40'	30'
47	MANGO	MANGIFERA INDICA	16'	40'	30'
48	MANGO	MANGIFERA INDICA	16'	40'	30'
49	MANGO	MANGIFERA INDICA	16'	40'	30'
50	MANGO	MANGIFERA INDICA	16'	40'	30'
51	MANGO	MANGIFERA INDICA	16'	40'	30'
52	MANGO	MANGIFERA INDICA	16'	40'	30'
53	MANGO	MANGIFERA INDICA	16'	40'	30'
54	OAK	QUERCUS	16'	50'	50'
55	WASHINGTONIAN PALM		10"	30'	10'
56	WASHINGTONIAN PALM		8"	25'	10'
57	CENEGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
58	CENEGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
59	CENEGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
60	PINK TRUMPET		5"	25'	15'
61	PINK TRUMPET		12"	30'	20'
62	OAK	QUERCUS	24"	50'	50'
63	WASHINGTONIAN PALM		8"	20'	10'
64	TRAVLERS PALM		10"	12'	20'
65	BISMARK		6"	10'	20'
66	BISMARK		6"	10'	20'
67	BISMARK		6"	10'	20'

LEGEND

WM	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
SA	SANITARY MANHOLE
ST	STORM MANHOLE
BS	BELL SOUTH MANHOLE
MH	MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
TB	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
PG.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
CL	CENTERLINE
ML	CITY OF MIAMI MONUMENT LINE
PL	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
EB	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
⊕	STREET LIGHT POLE
B.O.B.	BASIS OF BEARING
(typ.)	TYPICAL

ELEVATION NOTE: *(IF REQUESTED AND SHOWN)*
1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION:
NAME: T-621
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONCRETE SLAB OF POLE
LOCATION: SW 104 ST-38' NORTH OF C/L, SW 72 AVE-54' WEST OF C/L
ELEVATION: +10.76'(NGVD29)

WALDO F. PAEZ
CERTIFICATE
No. 3284
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LS3284 ON MAY 5, 2025 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WALDO F. PAEZ, LS3284 ON MAY 5, 2025.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Waldo F Paez Digitally signed by Waldo F Paez Date: 2025.05.05 11:11:18 -04'00'

BY: FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DATE SIGNED: ____

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS - LAND PLANNERS
15961 SW 79th Terrace
Miami, Florida 33193 **L.B. No. 7950**
PHONE: (786) 429-1024 FAX: (786) 592-1152

Delta Mapping & Surveying, Inc

SCALE:	DRAWN BY:	CHECKED BY:
1" = 20'	M.G.	Waldo F Paez

ADDRESS: 6783 SW 104 ST, PINECREST, FL 33156
FOLIO NO.: 20-5002-000-1100

FLOOD ZONE INFORMATION:

COMMUNITY NAME & NUMBER	VILLAGE OF PINECREST 120425
MAP/PANEL NUMBER	12086C0466 L
FLOOD ZONE(S)	X
FIRM PANEL EFFECTIVE/REVISED DATE	09-11-2009
BASE FLOOD ELEVATION	N/A

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

SHEET:
1
OF 1 SHEET(S)

SURVEY DATE:
03/28/2025

JOB NO.:
25-0059