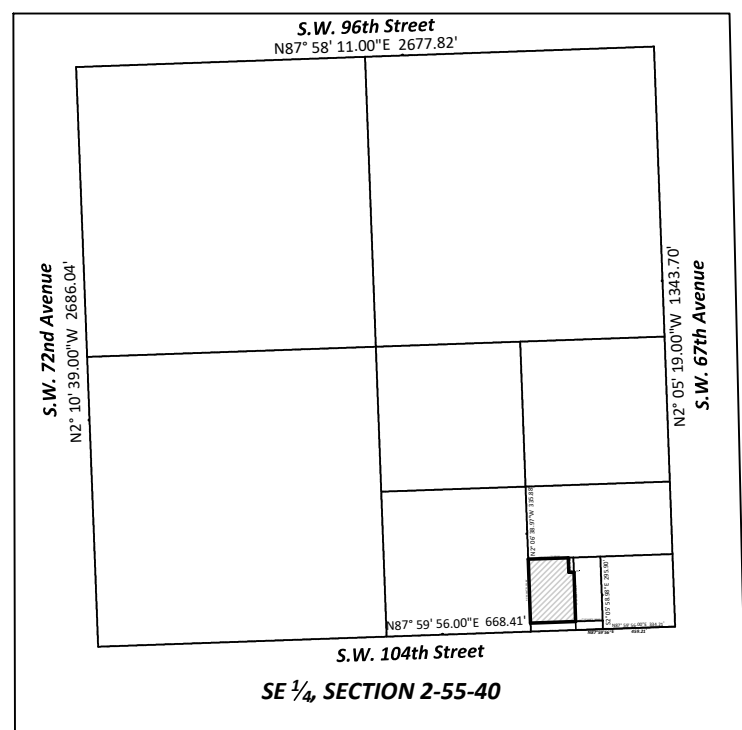




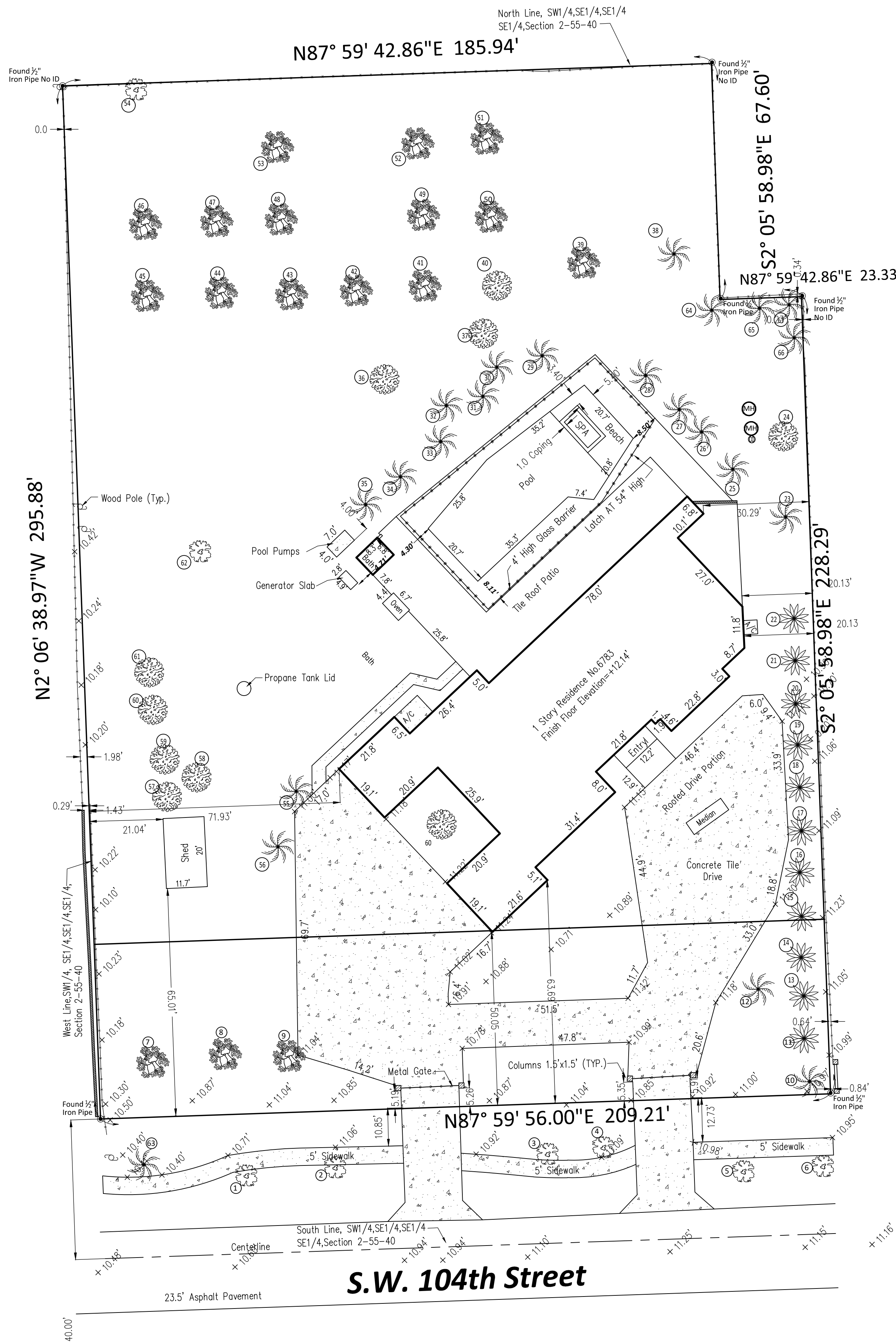
LEGAL DESCRIPTION:
The SW 1/4 of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 2,
Township 55 South, Range 40 East, less the South 40 feet, less the
East 125.00 feet and less the West 23.33 feet of the East 148.33 feet
of the North 67.60 feet thereof, lying and being in Miami-Dade
County, Florida.

CERTIFIED TO:

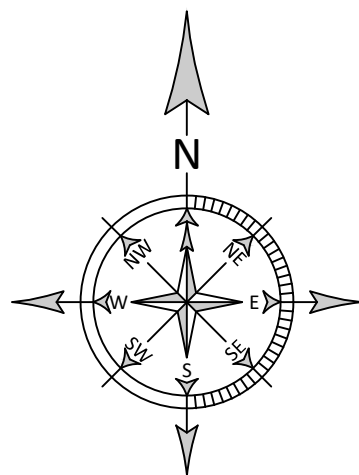
DYLAN ROY
JAMIE ROY

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 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.***



BOUNDARY SURVEY



TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
(1)	OAK	QUERCUS	12"	25'	20'
(2)	OAK	QUERCUS	4"	25'	10'
(3)	OAK	QUERCUS	6"	30'	15'
(4)	OAK	QUERCUS	12"	30'	20'
(5)	OAK	QUERCUS	16"	40'	30'
(6)	MANGO	MANGIFERA INDICA	36"	40'	40'
(7)	MANGO	MANGIFERA INDICA	24"	40'	40'
(8)	MANGO	MANGIFERA INDICA	16"	40'	30'
(9)	ROYAL PALM				
(10)	COCOPLUM		6"	15'	8'
(11)	COCOPLUM		8"	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)	COCOA		20"	30'	20'
(24)	STRANGLER FIG		60"	60'	60'
(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)	COCOA		8"	20'	10'
(31)	DATE PALM		16"	30'	20'
(32)	COCOA		8"	20'	10'
(33)	DATE PALM		12"	20'	10'
(34)	COCOA		8"	20'	10'
(35)	COCOA		10"	20'	10'
(36)	COCOA		10"	20'	10'
(37)	GUMBO LIMBO		8"	20'	10'
(38)	GUMBO LIMBO		8"	20'	10'
(39)	DATE PALM		16"	25'	20'
(40)	DATE PALM		10"	15'	20'
(41)	GUMBO LIMBO		10"	20'	10'
(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)	MANGO	MANGIFERA INDICA	16"	40'	30'
(55)	MANGO	MANGIFERA INDICA	16"	40'	30'
(56)	MANGO	MANGIFERA INDICA	16"	40'	30'
(57)	OAK	QUERCUS	16"	50'	50'
(58)	WASHINGTONIAN PALM		8"	20'	10'
(59)	WASHINGTONIAN PALM		8"	20'	10'
(60)	CENGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
(61)	CENGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
(62)	CENGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
(63)	CENGAU MAHO	MELICYTUE RAMIFLOOS	6"	25'	15'
(64)	PINK TRUMPET		5"	25'	15'
(65)	PINK TRUMPET		12"	30'	20'
(66)	OAK	QUERCUS	24"	50'	50'
(67)	WASHINGTONIAN PALM		8"	20'	10'
(68)	WASHINGTONIAN PALM		10"	12'	10'
(69)	BISMARCK		6"	10'	20'
(70)	BISMARCK		6"	10'	20'
(71)	BISMARCK		6"	10'	20'
(72)	BISMARCK		6"	10'	20'

LEGEND

- | | |
|---|--------------------------------|
|  | WATER METER |
|  | CATCH BASIN |
|  | FIRE HYDRANT |
|  | CLEAN OUT |
|  | SANITARY MANHOLE |
|  | STORM MANHOLE |
|  | BELL SOUTH MANHOLE |
|  | MANHOLE |
|  | INLET |
|  | WATER VALVE |
|  | GAS VALVE |
|  | UTILITY POLE |
|  | CONCRETE UTILITY POLE |
|  | TRAFFIC BOX |
|  | TREE |
|  | P.B. PLOT BOOK |
|  | PAGE |
|  | SQUARE FEET |
|  | MORE OR LESS |
|  | ELEVATION |
|  | INVERT |
|  | CENTERLINE |
|  | CITY OF MIAMI
MONUMENT LINE |
|  | PROPERTY LINE |
|  | ENCROACHMENT |
|  | MEASURED |
|  | PLAT |
|  | ATLAS SHEET |
|  | OVERHEAD POWER LINES |
|  | WATER MAIN |
|  | SEWER MAIN |
|  | TELEPHONE LINE |
|  | GAS LINE |
|  | CHAIN LINK FENCE |
|  | BACKFLOW PREVENTER |
|  | HANDICAP PARKING |
|  | ELECTRIC BOX |
|  | COLUMN |
|  | TEMPORARY BENCH MARK |
|  | STREET LIGHT POLE |
|  | BASIS OF BEARING |
|  | TYPICAL |

ELEVATION NOTE: (IF REQUESTED AND SHOWN)

1. +0.00' Indicates existing Elevations

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)



THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED & SEALED BY WALDO F. PAEZ,
L33284 ON MAY 12, 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, L33284 ON MAY 12, 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 427.027, FLORIDA STATUTES.

Waldo F. D...
Digitally signed by Waldo F. D...
Paez

DATE: 2025.05.14 09:47:41

DELTA MAPPING & SURVEYING, Inc

 Delta Mapping & Surveying, Inc.
15961 SW 79th Terrace
Miami, Florida 33193 L.B. No. 7950
PHONE: (786) 429-1024 FAX: (786) 592-1152

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

FLOOD ZONE INFORMATION:	SCALE: 1" = 20'
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	COMMUNITY NAME & NUMBER VILLAGE OF PINECREST 120425
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12086C0466 L	FIRM PANEL	BASE FLOOD ELEVATION	 Delta Mapping Surveying, Inc.
WIAP/PANEL NUMBER	EFFECTIVE/REVISION DATE	N/A	

SHEET:
1
OF 1 SHEET(S)
SURVEY DATE:
03/28/2021
JOB NO.:
25-005

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SETBACK CORRECTION	25-0059A:	05-05-25			
FRONT COLUMNS SETBACK	25-0059B:	05-12-25			