**PINNELL SURVEY, INC.**

PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 8100 S.W. 120TH STREET
PINECREST, FLORIDA 33156

CERTIFY TO:

1. TERRY BHAGWANSINGH AND MELISSA BHAGWANSINGH

LEGAL DESCRIPTION:

LOT 9, BLOCK 3, OF "SUNLAND ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:

- 1) 6 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.
- 2) 5 FOOT CHAIN LINK FENCE CROSSES OVER THE WESTERLY PROPERTY LINE.
- 3) 5 FOOT CHAIN LINK FENCE ENCROACHES INTO AN EASEMENT ALONG THE WESTERLY PORTION OF THE SUBJECT PROPERTY.

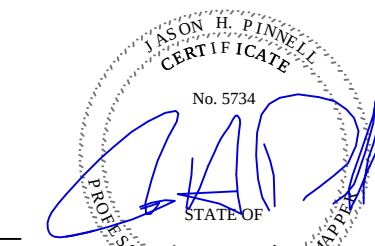
GENERAL NOTES:

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT HAS BEEN ELECTRONICALLY SIGNED AND SEALED.
- 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 1388633 DATED MAY 15, 2023 AT 11:00 P.M. AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SCHEDULE B OF SAID COMMITMENT WHICH AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NGVD '29, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK "P-433" ELEV.=11.58' NGVD 1929.
- 12) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 120425-0462-L, BEARING A MAP EFFECTIVE DATE OF 09/11/09.
- 13) TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 14) DATE FIELDWORK PERFORMED: 04/12/23 (FILED)
- 15) DRAWN BY: S.P. CHECKED BY: K.M.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE SJ-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA



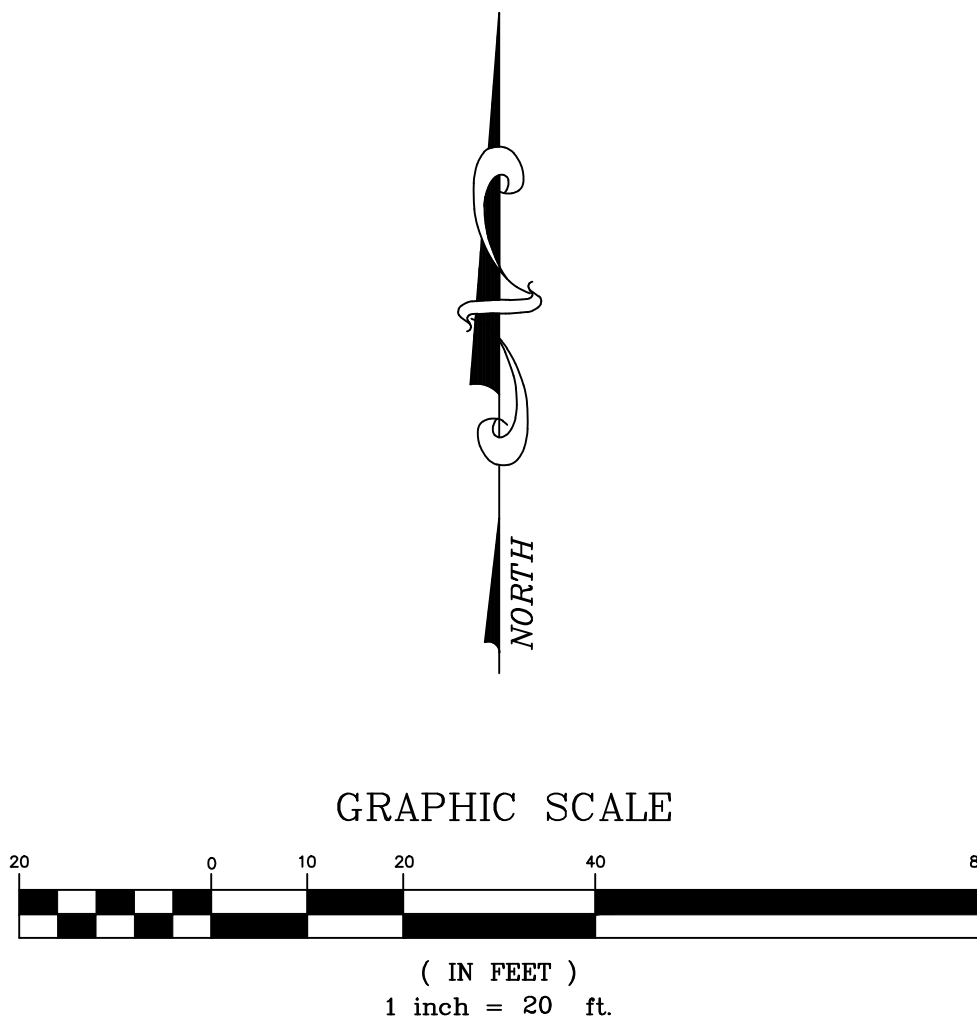
THE SEAL APPEARING ON THIS DOCUMENT WAS
APPROVED BY JASON H. PINNELL, P.S.M. #5734

REVISIONS:

REVISION	DATE	CHECKED BY
ADD ELEVATIONS, TREES, AND SEWERS	02/14/24	K.M.
REVISED SKETCH(TITLE COMMITMENT NUMBER AND DATE)	03/05/24	K.M.

PROJECT NAME: BHAGWANSINGH

JOB NO.: 23-0612

**LEGEND:**

- B.M. = BENCHMARK
B.C.R. = BROWARD COUNTY RECORDS
C = CALCULATED MEASUREMENT
CL = CENTERLINE
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CONC. = CONCRETE
C.L.P. = CONCRETE LIGHT POLE
C.R. = CABLE RISER
D. = DEED MEASUREMENT
E.S. = ELECTRIC SERVICE
ELEV. = ELEVATION
F.P.L. = FLORIDA POWER & LIGHT
G.A. = GUY ANCHOR
G.V. = GATE VALVE
L.P. = LIGHT POLE
M = MEASURED
M-D.C.R. = MIAMI-DADE COUNTY RECORDS
M.H. = MANHOLE
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT MEASUREMENT
P.B. = PLAT BOOK
P.E. = POOL EQUIPMENT
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TYP. = TYPICAL
W.M. = WATER METER
P.P. = POWER POLE
A/C = AIR CONDITIONING UNIT
o/s = OFFSET
R/W = RIGHT-OF-WAY
H = HAND-CAPPED PARKING
F = FIRE HYDRANT
U = UTILITY POLE
S = SPOT ELEVATION
T = TREE AND TREE NUMBER

TREE INFORMATION

TREE	DBH (INCHES)	DESCRIPTION
T1	10	PALM
T2	17	DAK
T3	42	DAK
T4	30	DAK
T5	28	DAK
T6	30	DAK
T7	28	DAK
T8	10	DAK
T9	6	PALM
T10	6	PALM
T11	43	DAK
T12	7	PALM
T13	37	DAK
T14	8	PALM
T15	13	DAK
T16	17	DAK
T17	31	DAK
T18	30	DAK
T19	29	DAK
T20	12	DAK
T21	27	DAK
T22	12	DAK
T23	7	DAK
T24	19	DAK
T25	15	DAK
T26	25	DAK
T27	10	DAK
T28	17	DAK
T29	11	DAK
T30	7	DAK
T31	12	DAK
T32	6	DAK
T33	20	DAK
T34	17	DAK
T35	8	DAK
T36	14	DAK
T37	22	DAK
T38	21	DAK
T39	14	DAK
T40	21	DAK
T41	24	DAK
T42	25	DAK

NOTE: DBH REPRESENTS DIAMETER AT BREAST HEIGHT

