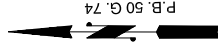
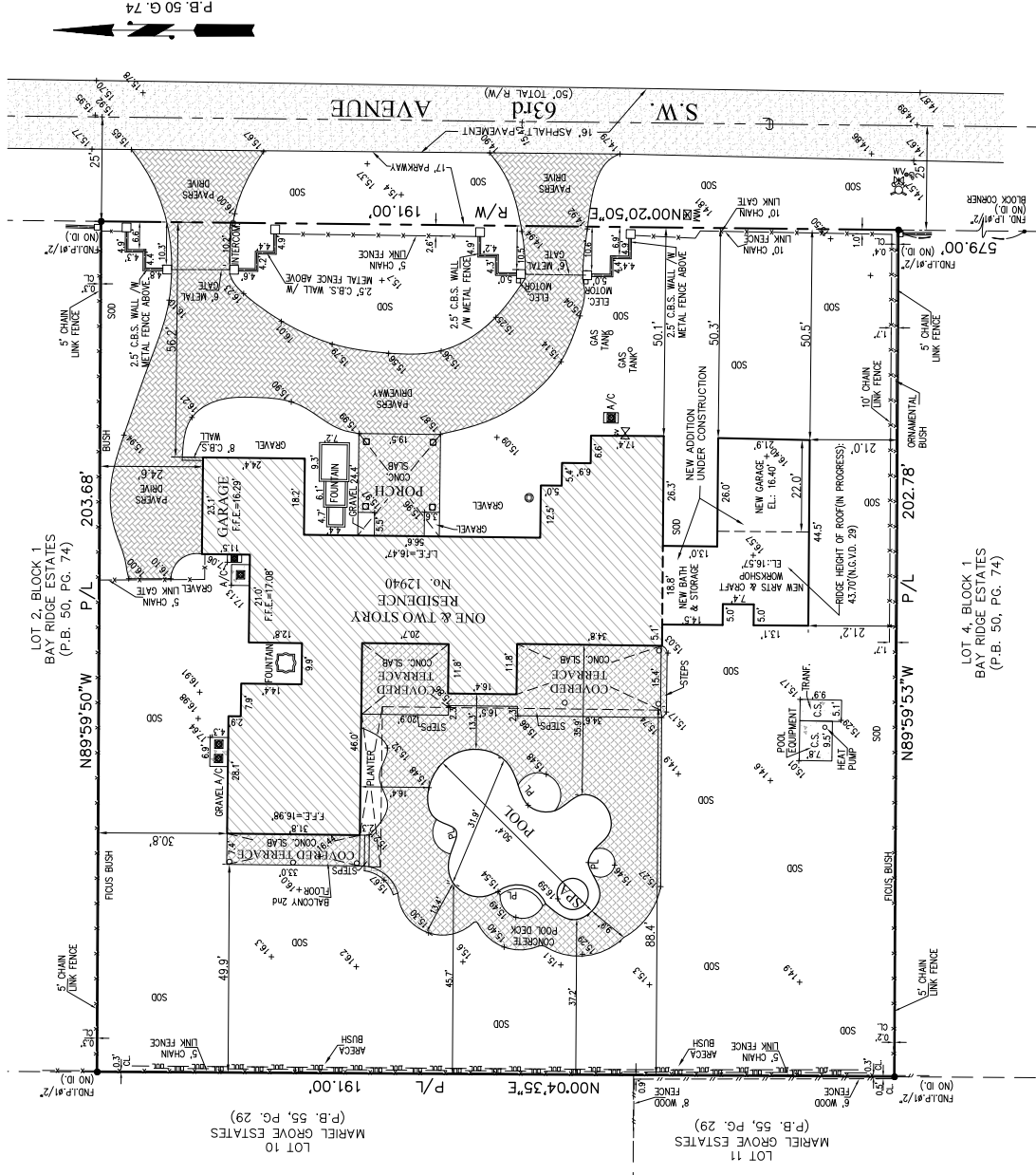
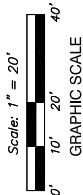


MAP OF BOUNDARY SURVEY

12940 S.W. 63rd Avenue, Pinecrest
Miami-Dade County, FL 33156
Folio# 20-5013-005-0030



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF BOUNDARY SURVEY, Fieldwork date of data acquisition: March 20th, 2025.
2. LEGAL DESCRIPTION:
Lot 1, Block 1, of BAY RIDGE ESTATES, according to the plat thereof as recorded in Plat Book 50, at Page 74, of the Public Records of Miami-Dade County, Florida.
3. AREA:
Containing 38,817 Square Feet or 0.89 Acres more or less by calculations.
4. ACCURACY:
The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.
5. DATA OF SOURCES:
HORIZONTAL CONTROL:
—North Arrow and Bearings refer to an assumed value of N00°20'50"E, along the C/A of S.W. 63rd Avenue, as per Plat Book 50, Page 74, of the Public Records of Miami-Dade County, Florida. (This line is considered well-established and monumented.)
VERTICAL CONTROL:
Elevations are referred to N.G.V.D. 1929.
—Miami-Dade County Benchmark No. T-613, Elevation=8.49' (N.G.V.D. 1929)
located @ S.W. 128th Street and S.W. 67th Avenue.
PK nail and brass washer in concrete sidewalk.
6. FLOOD INFORMATION:
By scale determination this property is located in Flood Zone X as per Federal Emergency Management Agency (FEMA), NFP Community Name: Village of Pinecrest and Community Number 120425 Map/Panel Number 12086C0468, Suffolk L. FIRM Panel Effective/Revised Date 09-11-2009.
7. LIMITATIONS:
No research was made for other instruments than the existing in the plat and provided by client.
No determination was made as to how the site can be served with utilities.
Fences and walls ownership by visual means only; legal ownership not determined.
No underground utilities and/or structures (foundations) was located within or abutting the Subject property.

SURVEYOR'S CERTIFICATION:

I certify: This Map of Boundary Survey resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said map meets the intent of the applicable provisions of the "Standard Practice for Land Surveying in the State of Florida" as adopted by the Board of Professional Land Surveyors of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.
Unless indicated to the contrary, the measured distance and directions shown on the Map of Boundary Survey are the same as the deed distances and directions.
Not valid without the signatures and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to the Map of Boundary Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.



FormTech
Land Surveying, Inc.
State of Florida License # 7980
12955 S.W. 42nd Street, Suite 7, Miami, Florida, 33175
Ph: (786) 429-3034 (786) 443-0285 (786) 443-0678
www.formtechsurveyors.com email:dominichsurveyors@gmail.com

Seal: Proj # 22-10081 Job # 25-031902
Digitally signed by
EUGENIA L. FORMOSO
FORMOSO Date: 2025.03.26 08:20:53 -0400
Date: 03-20-2025
Eugenia L. Formoso, P.S.M.
Seal of Florida is # 660

ABBREVIATIONS & LEGEND	
A. A/C UNIT	CL. CONCRETE BLOCK
B. BAY RIDGE ESTATES	CL. CONCRETE BLOCK
C. C/A	CL. CONCRETE BLOCK
D. DRAINAGE	CL. CONCRETE BLOCK
E. ELEVATION	CL. CONCRETE BLOCK
F. FENCE	CL. CONCRETE BLOCK
G. GARAGE	CL. CONCRETE BLOCK
H. HATCH	CL. CONCRETE BLOCK
I. IRON PIPE	CL. CONCRETE BLOCK
J. JOINT	CL. CONCRETE BLOCK
K. KITCHEN	CL. CONCRETE BLOCK
L. LIVING ROOM	CL. CONCRETE BLOCK
M. MASONRY	CL. CONCRETE BLOCK
N. NAIL	CL. CONCRETE BLOCK
O. ORNAMENTAL	CL. CONCRETE BLOCK
P. POOL	CL. CONCRETE BLOCK
Q. QUARTER	CL. CONCRETE BLOCK
R. RAMP	CL. CONCRETE BLOCK
S. SAND	CL. CONCRETE BLOCK
T. TERRACE	CL. CONCRETE BLOCK
U. UTILITY	CL. CONCRETE BLOCK
V. VENTILATION	CL. CONCRETE BLOCK
W. WALL	CL. CONCRETE BLOCK
X. XEROX	CL. CONCRETE BLOCK
Y. YARD	CL. CONCRETE BLOCK
Z. ZONE	CL. CONCRETE BLOCK