



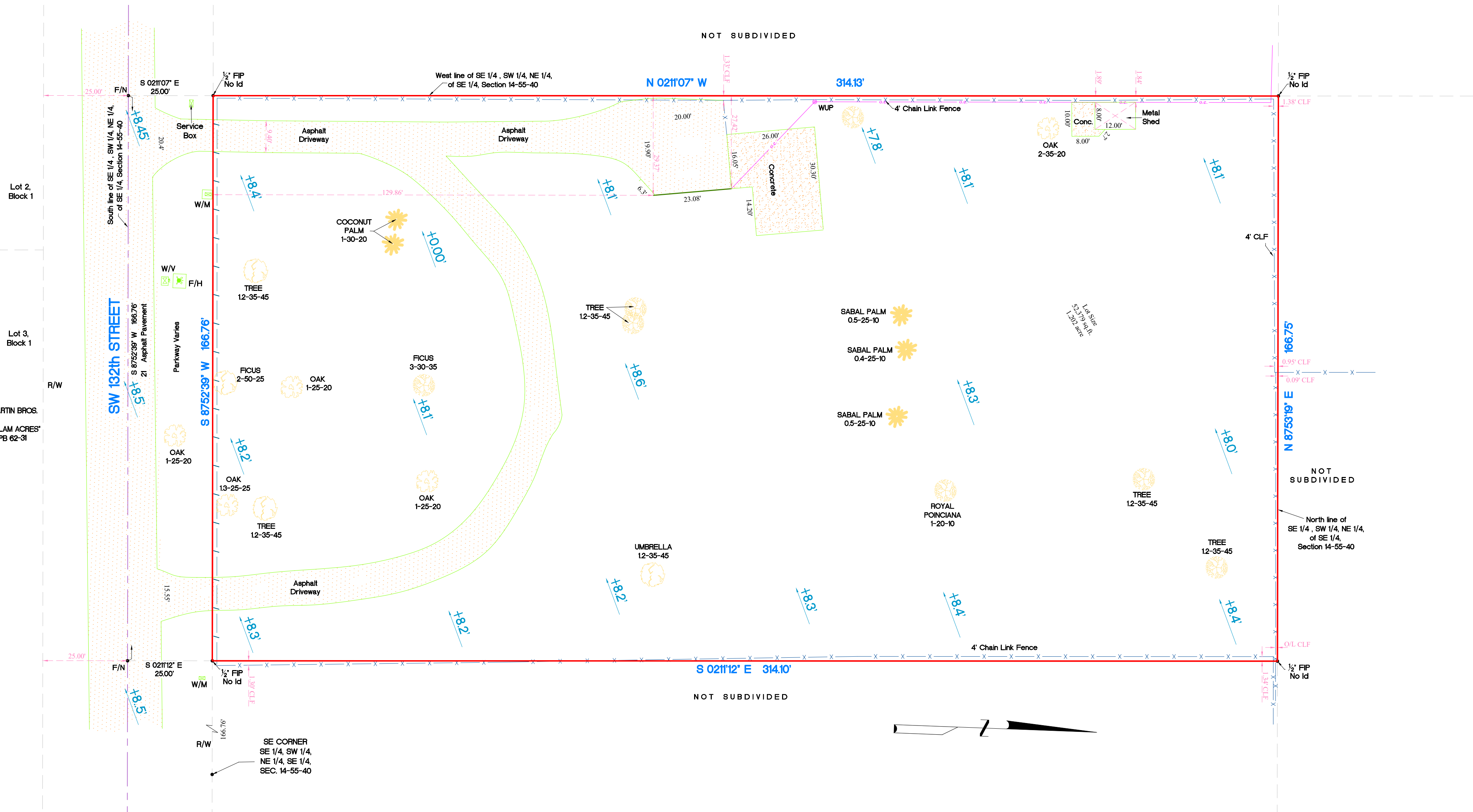
Prepared By:
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PROFESSIONAL LAND SURVEYORS AND MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
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Abbreviations of Legend

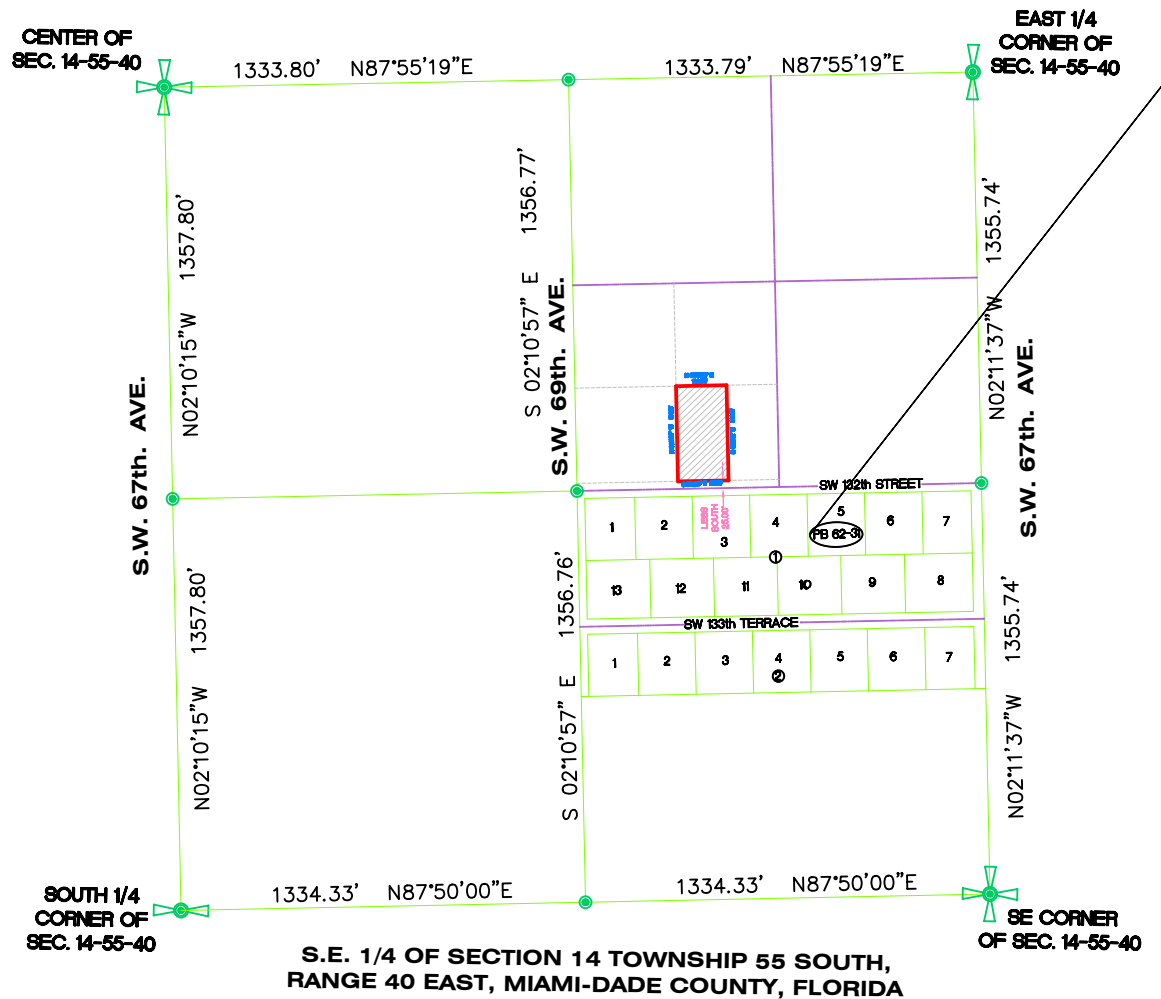
AVE. = AVENUE
ASPH. = ASPHALT
A/W = ANCHOR WIRE
A/C = AIR CONDITIONER
BLDG. = BUILDING
B. COR. = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CLF. = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS. = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D. = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
D.H.F. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F.D. = FOUND DISC
F.N. = FOUND NAIL
I.F. = IRON FENCE
L. = LENGTH
L.M.E. = LAKE MAINTENANCE EASEMENT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O.L. = ON LINE
P.C.P. = PERMANENT CONTROL POINT
P.M. = PARKING METER
P.C. = POINT OF CURVATURE
P.W. = PARKWAY
P.L. = PLANTER
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R. = RADIUS
RES. = RESIDENCE
R.W. = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.N. = SET NAIL
S.I.P. = SET IRON PIPE
S.D.W.K. = SIDEWALK
ST. = STREET
T. = TANGENT
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
I-20-15 = DIAMETER-HEIGHT-SPREAD
- = WOOD FENCE
- = IRON FENCE
- = CBS WALL
- = CHAIN LINK FENCE
- = OVERHEAD ELEC.
- = CENTER LINE
- = EASEMENT
- = DENOTES ELEVATIONS
- = BUILDING
- = DISTANCE
- = CATCH BASIN
- = WATER METER
- = W.U.P.
- = STATE ROAD
- = US HIGHWAY
- = INTERSTATE
- = MONITORY WELL

Boundary Survey

Graphic Scale 1" = 20'



Location Sketch N.T.S.



CERTIFIED ONLY TO:
Enrique J. Gallo & Mayling I. Molina

LEGAL DESCRIPTION:
The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, less the South 25 feet thereof, of Section 14, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida .

ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NGVD 1929

Comm Panel 120425
Panel # 0468
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 10.00'
F.Floor Elev. 10.32'
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

JOB #	24-1236
DATE	12-09-2024
SEC	14-55-40

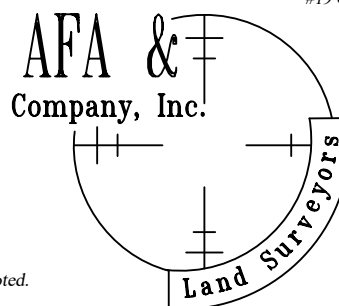
Surveyors Notes:

- Land Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- Benchmark: Miami-Dade County Public Works Dep. BM Name T-613, Locator 5012 S, Elevation 8.49
- Bearings as Shown hereon are Based upon Southwest 132th Street, S87°52'39"W
- Please See Abbreviations
- Drawn By: E.O. A.T.
- Date: 9-2-16; 12-09-24
- Completed Survey Field Date: 8-31-16; 12-9-24
- Disc No 2024, Station Surveying Scion
- Last Revised:
- Zoned Building setback line not determined

PROPERTY ADDRESS:
6825 Southwest 132th Street
Pinecrest, Florida 33156

Surveyor's Notes:

- The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- 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.
- There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of land, as classified in the Standards of Practice (SI-17.052), is residential. the minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00 feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- 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.
- Ownership subject to Opinion of Title.



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Armando
Alvarez

Professionally signed by Armando F. Alvarez
State of Florida
Professional Surveyor & Mapper #5526
Not Valid unless Signed & Stamped with Embossed Seal